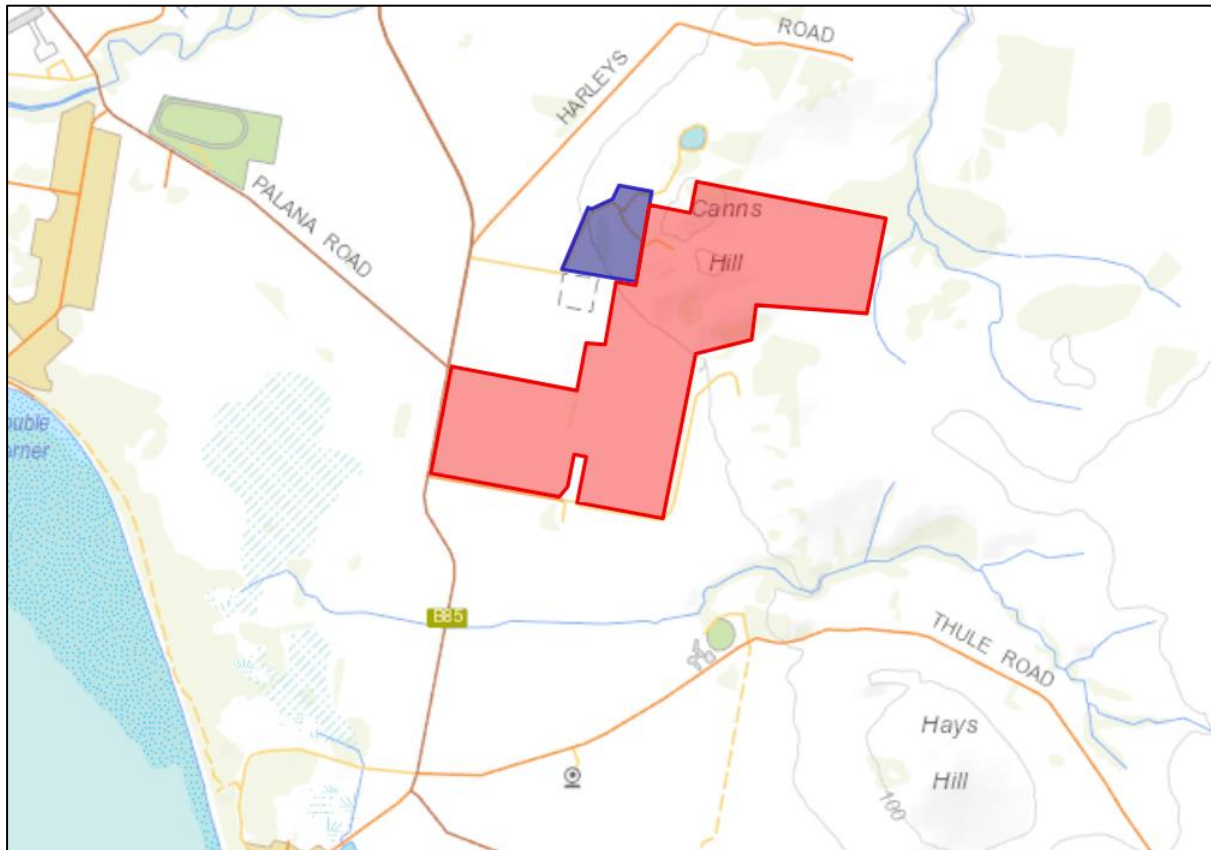

BUSH FIRE RISK ASSESSMENT REPORT – 3 LOT SUBDIVISION

LOT 1 PALANA ROAD & LOT 2 CEMETERY ROAD - WHITEMARK

31ST MAY 2024



Disclaimer: The information in this report is ensuring compliance with the Tasmanian Planning Scheme – Flinders Local Provisions Schedule. The information stated within this report is also based on the instructions of AS 3959 – 2018 – Construction of buildings in bush fire-prone areas. The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

“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.”

GPM P/L has taken all reasonable steps to ensure that the information and data collected in the preparation of this assessment is accurate and reflects the conditions on and adjoining the site and allotment on the date of assessment. GPM P/L do not warrant or represent that the information contained within this assessment report is free from errors or omissions and accepts no responsibility for any loss, damage, cost or expense (direct or indirect) incurred as result of a person taking action in respect to any representation, statement or advice referred to in this report. This report is only to be used for the purpose of which it was commissioned.

Document Version: 02 – 31st May 2024

CONTENTS

Executive Summary	3
Introduction & Description of Proposal	4
Summary Details	5
Bushfire Site Assessment – Lots 1 to 3	6
Other Considerations	15
Conclusions / Recommendations	16
Report Preparation & Certification	17
Definitions	18
References	19
Appendixes	
- Title Plans	20
- Proposed Subdivision Plan	22
- Aerial View of Allotment	23
- TasVeg 4.0 Map	23
- Natural & Cultural Values Map	24
- Photos	24
- Accreditation Documentation	26
- Copy of Insurance	27
Bushfire Hazard Management Plan (BHMP)	
Form 55	
Planning Certificate	
Subdivision Proposal Plan – Cohen & Associates P/L	
TFS Water Signage Guidelines V1.0 201702	

EXECUTIVE SUMMARY

This report covers a 3 Lot subdivision development of Lot 1 Palana Road & Lot 2 Cemetery Road, Whitemark. This report will support a planning application for the proposed development.

Each individual lot has been assessed and a specified building envelope provided based on the defensible space requirements, utilising Table 2.6 of AS 3959 – 2018. All lots have provided with BAL 12.5 solutions.

The site is located off Palana, Virieux and Cemetery Roads, approximately 2km northeast of the Whitemark town centre. The current allotments are located in a coastal farmland area. It also includes an area of quarry development on the northern sections of the proposal. The allotment also consists of patches of fernland and scrubland. Areas adjoining the proposed subdivision consist of agricultural grassland, scrub and fernland.

Assessment of the allotment has concluded that there is a realistic risk of bushfire associated with the development due to the location of the bushfire prone grassland vegetation community that exists on the subject allotment being subdivided or within 100m of the subdivision proposal.

The intention is to split the existing title boundaries of Lot 1 Palana Road (94.9ha) and Lot 2 Cemetery Road (8.402ha), into 4 separate lots. The resulting allotments are summarised in the Table 1 below:

Lot No.	Size	BAL Solution(s)
1	±9ha	BAL 12.5
2	±51ha	BAL 12.5
3	±45ha	BAL 12.5

Using AS3959 – 2018 Simplified procedure (Method 1) the Bushfire Attack Level of the new allotment building envelope and the associated construction requirements will be classified as either BAL 12.5 for all Lots 1 - 3. BAL – 12.5 is described as being exposed to “Ember attack and radiant heat below 12.5 kW/m².”

The BAL classifications provide specifications for construction standards and the determination of the hazard management area defined in the Bushfire Hazard Management Plan (BHMP).

INTRODUCTION & PROPOSAL DESCRIPTION

Client: Flinders Council

Development Type / BCA Classification: 3 Lot Subdivision & Potential New Class 1A Dwellings

Construction Materials: BAL 12.5 standards

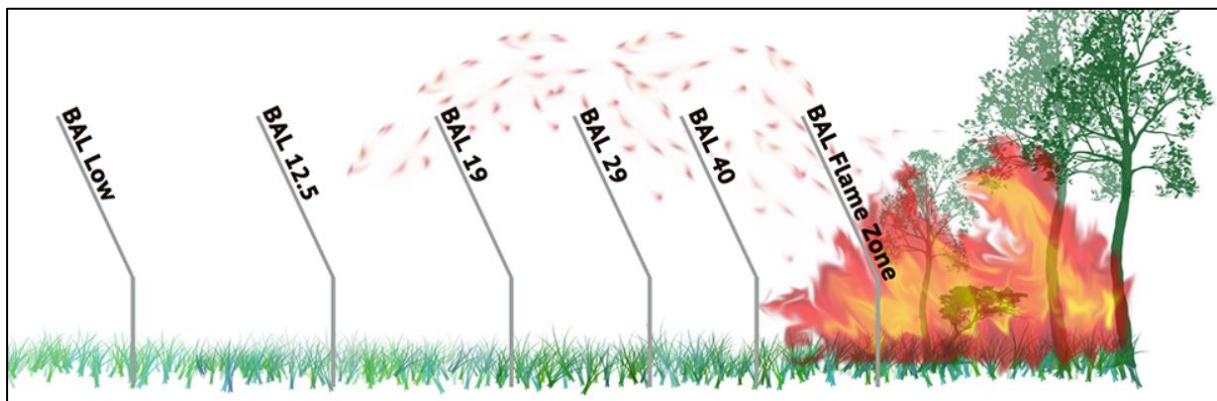
Date of Site Inspection: May 2023

Inspected by: Justin Cashion – Ground Proof Mapping P/L

The purpose of this assessment is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

This Bushfire Risk assessment report will define the sites Bushfire Attack Level classification and determine its compliance with the requirements of the National Construction Code (NCC), 2016 and AS3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

This report will satisfy associated Council Planning and Building Requirements.



SUMMARY DETAILS

Applicants Names: Flinders Council

Location: Lot 1 Palana Road and Lot 2 Cemetery Road – Whitemark

Property ID(s): 6427750 & 3445574

Current Combined Total Lot Sizes: 103ha

Proposed Lot Sizes: As per Table 1

Zoning:

Rural Living – Proposed Lot 1

Rural – Proposed Lots 2 & 3

Code Overlays:

Bushfire Prone Areas

Safeguarding of Airports

Natural Assets

Landslip Hazard

Council: Flinders

Building Envelopes: Indicative as defined on BHMP GPM 23 – 020 V2.0. Please note that the suggested BAL building envelopes do not account for other planning setbacks required.

Defendable Space – Maintain the vegetation within the individual HMA’s in a “low fuel” state within the required distance set out in this report (as shown on the Bushfire Hazard Management Plan) to satisfy ongoing compliance. This must be continually managed in perpetuity.

Access – Proposed access is onto Virieux Road for Lot 1, Palana Road for Lot 2 and Cemetery Road for Lot 3. Further requirements are required to satisfy access and egress as outlined further in this report for all new lots.

Water Supply – Further requirements to satisfy water supply required and are outlined further in this report for all new lots.

Construction – Construct and maintain any potential new dwellings on the new proposed Lots to a minimum specification complying with either BAL 12.5 in accordance with AS3959 – 2018, Sections 3 & 5.

Surrounding Area - The site is located approximately 2km to the northeast of the Whitemark township, a small coastal town on the west coast of Flinders Island. The allotment is located in a rural area, consisting of existing residential development interspersed with small pockets of scrub and fernland vegetation and large areas of agricultural grassland.

Predominant Fire Direction – The predominant fire direction during the summer period is from the North and North West. The vegetation that triggers the assessment provide a realistic fire threat under fire weather conditions from that direction. Please note that as the development site is on the west coast of an island, it is also subject to sea breeze and winds from other directions, thus a threat from any direction can be considered as realistic.

BUSHFIRE SITE ASSESSMENT

Vegetation

Vegetation within the lots to be subdivided consist of agricultural grassland (FAG), *Pteridium esculentum* fernland (FPF) and costal scrub (SSC). Classifiable vegetation surrounding the new proposed lots is agricultural grassland (FAG). It is the areas containing the agricultural grassland (FAG) vegetation types within 100m of the proposed allotments to be subdivided that presents the fire risk to this development. The area being subdivided is also noted being within a bushfire prone area.

Slope / Aspect

The slope class across the allotment to be subdivided varies between 0 - 20°, whilst areas surrounding this development within 100m are also in this range. The aspect varies across each proposed new lot and the altitude also varies for each proposed new lot between 10m and 105m.

Distances to Vegetation

Appropriate distances to assessable flammable vegetation, from the proposed subdivision allotments requires defendable spaces for BAL 12.5 rating solutions. All vegetation within 100m of the proposed allotments was assessed. Appropriate distances to assessable flammable vegetation ensure compliance with the ‘Deemed to Satisfy’ requirement for Subdivisions, which provides for hazard management areas as per the Tasmanian Planning Scheme – Flinders Local Provisions Schedule.

Assessment and HMA

The proposed development is located in a rural interface and the risk of bushfire attack is considered to be a threat. Using AS3959-2018 Simplified Procedure (Method 1) the Bushfire Attack Level of the sites and the associated construction requirements will be classified as BAL 12.5.

Bushfire Attack Level (BAL) – Steps 1 to 5 Summary Results

For calculations based on Tasmania’s FDI of 50, for the proposed allotments please refer to the Tables below:

Table 2 – Proposed New Lot 1:

	North	East	South	West
Vegetation to 100m	Grassland	Grassland	Grassland	Grassland
Vegetation Classification	G	G	G	G
Slope	Level/Upslope	Level/Upslope	Level/Upslope	Downslope 0 - 5°
Current BAL	BAL FZ	BAL FZ	BALFZ	BAL FZ
HMA for BAL 12.5	14m+	14m+	14m+	16m+

Table 3 – Proposed New Lot 2:

	North	East	South	West
Vegetation to 100m	Grassland	Grassland	Grassland	Grassland
Vegetation Classification	G	G	G	G
Slope	Level/Upslope	Level/Upslope	Level/Upslope	Downslope 0 - 5°
Current BAL	BAL FZ	BAL FZ	BALFZ	BAL FZ
HMA for BAL 12.5	14m+	14m+	14m+	16m+

Table 4 – Proposed New Lot 3:

	North	East	South	West
Vegetation to 100m	Grassland	Grassland	Grassland	Grassland
Vegetation Classification	G	G	G	G
Slope	Level/Upslope	Level/Upslope	Downslope 0 - 5°	Downslope 0 - 5°
Current BAL	BAL FZ	BAL FZ	BALFZ	BAL FZ
HMA for BAL 12.5	14m+	14m+	16m+	16m+

Bushfire Prone Areas Code Assessment Criteria (Lots 1- 3)

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the “Acceptable Solutions” as specified in the Tasmanian Planning Scheme – Flinders Local Provisions Schedule.

Section C13.6.1 Bushfire Prone Areas Code - Subdivision: Provision of hazard management areas		
Acceptable Solution	Requirement	Comment
The proposed plan of subdivision: A1 (b) (i)	Shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision.	Compliant.
A1 (b) (ii)	Shows the building area for each lot.	Compliant.
A1 (b) (iii)	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.	Compliant.
A1 (b) (iv)	Is accompanied by a bushfire hazard management plan for lots, certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 12.5 or 19 in Table 2.6 of Australian Standard AS 3959 – 2018 Construction of buildings in bushfire-prone areas.	Compliant.
Section C13.6.2 Bushfire Prone Areas Code - Subdivision: Public and firefighting access		
Acceptable Solution	Requirement	Comment
A1 (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: proposed roads and fire trails will comply with Table C13.2.	Compliant.
A1 (b) (ii)	Is certified by the TFS or an accredited person.	Compliant.
Section C13.6.3 Bushfire Prone Areas Code - Subdivision: Provision of water supply for firefighting purposes		
Acceptable Solution	Requirement	Comment
A2 (b)	The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table C13.5	Compliant.

HMA Guidelines

Please note that the implementation of the HMA must comply prior to occupancy.

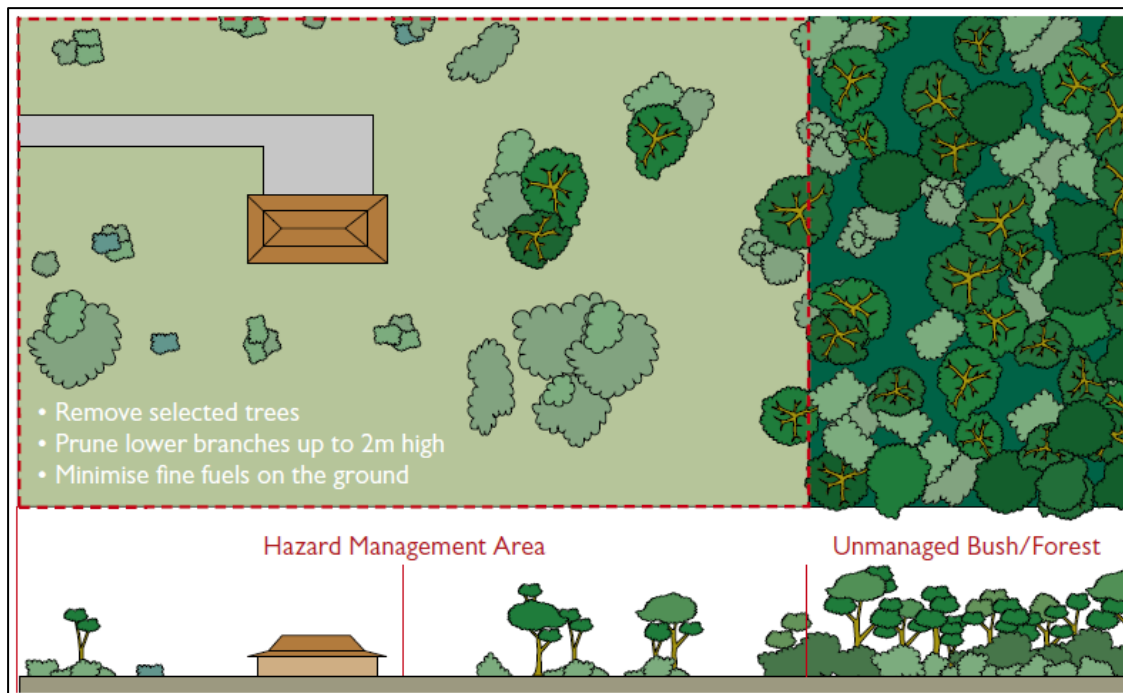
Please note that the maintenance of the HMA must continue in perpetuity.

The HMA requirements listed in Tables 2 – 4, are the minimum distances required to achieve a compliance rating of BAL 12.5 for all lots. The HMA (defendable space area), should have significant fuel reduction carried out to ensure compliance with low threat vegetation classification. This single zone hazard management area must be managed and kept in a minimum fuel condition at all times, in perpetuity, “where fine fuels are minimised to the extent that the passage of fire will be restricted, e.g. short green lawns, paths, driveways etc.” All grassed areas within this zone need to be short cropped and kept to a nominal height of 100mm.

The four design principles for this area are to:

- (1) Create space
- (2) Remove flammable objects or materials
- (3) Separate fuel
- (4) Selection, location and maintenance of trees

The diagram below explains this requirement.



Other recommendations include:

- Trees and large shrubs should be pruned to remove branches within 2 m of the ground.
- Use only mown lawn, bare ground (driveways, paths etc.) or non-flammable native succulent ground cover plants immediately adjacent to buildings (within 2 metres).
- Total understorey canopy cover should be less than 20%.
- Separate tree crowns by four metres.
- Shrubs should be isolated or in small clumps; avoid continuous canopies.
- New trees should not be planted closer to buildings than their expected full height.
- Avoid planting or retaining trees and shrubs with rough fibrous bark, or which retain shed bark in long strips (ribbon bark) (e.g. any of the stringy bark group of eucalypts).

- Avoid planting or retaining trees and shrubs that retain dead material in their canopies (e.g. most conifers, and most *Melaleuca* and *Leptospermum* species).
- Avoid planting or retaining shrubs under trees.
- Canopies of trees and shrubs should not touch walls or overhang buildings.
- Avoid planting or retaining trees and shrubs that deposit large quantities of litter in a short period, particularly in spring and summer.
- Combustible mulches should not be used, except in very limited quantities around the base of shrubs; use non-combustible mulches, such as pebble, scoria or gravel, or mown grass.
- Shrubs should not be allowed to grow to within 2 m of windows with annealed (standard) glass, or within 1 m of windows with heat toughened glass or walls with timber cladding.
- Locate any combustible materials, such as woodpiles, flammable fuel stores etc., outside the Hazard Management Area.



Figure 1: This photo illustrates a maintained hazard management zone in the foreground with unmanged vegetation in the background.

Some thought should be given to other landscaping alternatives using such plants as described in the “Fire Resisting Garden Plants” booklet produced by the Tasmania Fire Service (TFS) available on the website @ www.fire.tas.gov.au

Public and Firefighting Access:

Please note that the implementation/construction of public and firefighting access must comply prior to occupancy.

Objective: Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both properties 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.

Table C13.2 Standards for Property Access:

For all Lots 1 - 3:

Element B: Property access length is 30m or greater; or access is required for a fire appliance to a firefighting water point.

Requirement: The following design and construction requirements apply to property access:

- a) All weather construction;
- b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- c) Minimum carriageway width of 4 metres;
- d) Minimum vertical clearance of 4 metres;
- e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- f) Cross falls of less than 3 degrees (1:20 or 5%);
- g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- h) Curves with a minimum inner radius of 10 metres;
- i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- j) Terminate with a turning area for fire appliances provided by one of the following:
 - i. A turning circle with a minimum inner radius of 10 metres;
 - ii. A property access encircling the building; or
 - iii. A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

And for Lot 3 it also includes the following:

Element C: Property access length is greater than 200m or greater.

Requirement: The following design and construction requirements apply to property access:

- (a) complies with requirements for B above; and
- (b) passing bays of 2m additional carriageway width and 20m length must be provided every 200m.

Property access for Lot 3 will be greater than 200m, (±633m), thus there is requirements for 3 passing bays.

Provision of Water Supply for Firefighting Purposes:

Please note that the provision of water supply for firefighting purposes must comply prior to occupancy.

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

Static Water Supply for Firefighting: Applicable as per below. Please note that a new static water supply is required for compliance for all proposed Lots 1 – 3.

Table C13.5 Static water supply for fire fighting

Element A: Distance between building area to be protected and water supply

Requirement: The following requirements apply:

- (a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and
- (b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Element B: Static Water Supplies

Requirement: 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 (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;
- (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;
- (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
- (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
 - (i) metal;
 - (ii) non-combustible material; or
 - (iii) fibre-cement a minimum of 6 mm thickness.

Element C: Fittings, pipework and accessories (including stands and tank supports)

Requirement: Fittings and pipework associated with a water connection point for a static water supply must:

- (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) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
- (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting 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 220 mm length);
- (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
- (i) Where a remote offtake is installed, ensure the offtake is in a position that is:
 - (i) Visible;
 - (ii) Accessible to allow connection by firefighting equipment;
 - (iii) At a working height of 450 – 600mm above ground level; and
 - (iv) Protected from possible damage, including damage by vehicles.

Element D: Signage for static water connections

Requirement: The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmanian Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

This document is attached as an appendix to this report.

Element E: Hardstand

Requirement: A hardstand area for fire appliances must be provided:

- (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- (b) No closer than six metres from the building area to be protected;
- (c) With a minimum width of three metres 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.

An indicative location of a firefighting water storage tank for all new Lots is marked on the attached BHMP. These locations are subject to change depending on actual dwelling setbacks.

Construction

The construction of any new dwelling on the proposed new Lots and their elements shall be designed, constructed, and maintained in accordance with Construction Sections 3 and 5 of AS 3959-2018 *Construction of Buildings in Bushfire Prone Areas* for BAL 12.5.

	BAL-LOW	BAL-12.5	BAL-19
SUBFLOOR SUPPORTS	No special construction requirements	As for BAL-19	Enclosure by external wall or by steel, bronze or aluminum mesh. [Amendment 2 will likely fix the omission of the BAL-29 construction requirements for <u>unenclosed subfloors</u>]
FLOORS	No special construction requirements	As for BAL-19	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation
EXTERNAL WALLS	No special construction requirements	As for BAL-19	External walls – Parts less than 400 mm above ground or decks etc to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber
EXTERNAL WINDOWS	No special construction requirements	4mm Grade A Safety Glass or glass blocks within 400 mm of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	5mm toughened glass or glass blocks within 400 mm of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened
EXTERNAL DOORS	No special construction requirements	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Screened with steel, bronze or aluminum mesh or glazed with 5mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc, tight-fitting with weather strips at base
	No special construction requirements	As for BAL-19	Non-combustible or
	(including roof to be fully sarked)	junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	
special construction requirements	As for BAL-19	Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element	VERANDAS DECKS ETC.

OTHER CONSIDERATIONS

Natural and Cultural Values

No natural or cultural values were identified on site or through desktop assessments, which would prevent the clearing and or maintenance of vegetation communities within the Hazard Management Area for achieving BAL – 12.5 classification. The following resources were checked as part of the desktop assessment;

- Natural Values Atlas – DPIPWE 2015
- TasVeg 4.0 – Tasmanian Government / DPIPWE 2020
- The List – DPIPWE 2021

Other Environmental or Planning Issues

No other environmental or planning issues were identified on site or through desktop assessments, including review of the Tasmanian Planning Scheme – Flinders Local Provisions Schedules.

CONCLUSIONS / RECOMMENDATIONS

The purpose of this assessment is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires and more specifically the subdivision of land that is located within, or partially within, a bushfire-prone area.

The development site is located in a rural setting, within 100m of flammable grassland vegetation. The risk of bushfire attack needed to be considered as the site is classified as being in a Bushfire Prone Area and may be susceptible to bushfires in the future.

Please note that this subdivision proposal has been assessed against the Tasmanian Planning Scheme – Flinders Local Provisions Schedules.

This report should be considered in conjunction with all other planning documents for this proposed development in case of conflict. It is the client's responsibility to provide this report to all relevant parties that are involved with the planning and development of this proposed subdivision. Any changes in relation to these functions that may alter the proposed layout or BAL rating, need to be addressed with GPM P/L as there may be a necessity for a new assessment to be undertaken.

Other valuable resources in regards to bushfires and planning and preparation are available on the Tasmania Fire Service (TFS) website @ www.fire.tas.gov.au

REPORT PREPARATION & CERTIFICATION

This Bushfire Risk Assessment Report was prepared by:

Justin Cashion – Ground Proof Mapping P/L.

Signature:

Date: 31/05/2024

This Bushfire Risk Assessment Report is certified by:

Justin Cashion – Ground Proof Mapping P/L.

Signature:

Date: 31/05/2024

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation No: **BFP-112**

Certificate: **GPM 23 – 020 V2.0**

DEFINITIONS

Term	Definition
accredited person	Means as defined in the act
BAL	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 square metre, which is the basis for establishing the requirements for construction to improve protection of building elements from attack by a bushfire (AS 3959-2018).
BAL ratings	Used as the basis for establishing the requirements for construction to improve protection of a (proposed) building from bushfire attack. There are 6 BAL ratings; low, 12.5, 19, 29, 40 and FZ.
bushfire hazard management plan	Means as defined in the Act
bushfire-prone area	Means: land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.
bushfire-prone vegetation	Means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
contiguous	Means separated by less than 20m.
defendable space	An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with a bushfire.
hazard management zone / area	Means the zone / area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for firefighting, 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.
Part 5 agreement	Means as defined in the Act.
TFS	Means the Tasmanian Fire Service.
slope	The slope under the classified vegetation in relation to the (proposed) building.
static water supply	Means water stored in a tank, swimming pool, dam, or lake that is available for firefighting purposes at all times.
vegetation	The vegetation that presents a bushfire hazard within 100 metres of the development and is classified in accordance with Section 2 of AS 3959-2018.

REFERENCES

- Standards Australia Limited. (2011). *AS 3959 – 2018 – Construction of buildings in bush fire-prone areas.*
- Tasmanian Planning Scheme – Flinders Local Provisions Schedule
- Australian Building Codes Board. (2016). *National Construction Code – Volume 2.* ABCB.
- UTS:CLG / TFS. Development and Building in Bushfire Prone Areas course resources.
- Proposed Plan of Subdivision – Lot 1 Palana Road Whitemark, Cohen & Associates P/L, Ref No. 04-09 (8445), May 2024, Version: 03.

05 2 425
ANNEXURE TO CERTIFICATE OF TITLE VOL. 3849 FOL. 62
ACTING Recorder of Titles

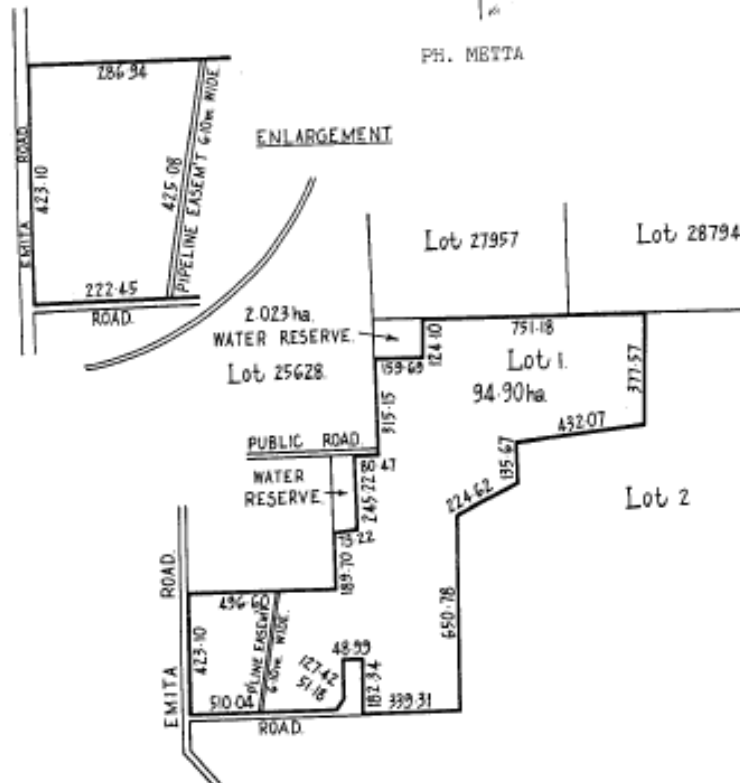


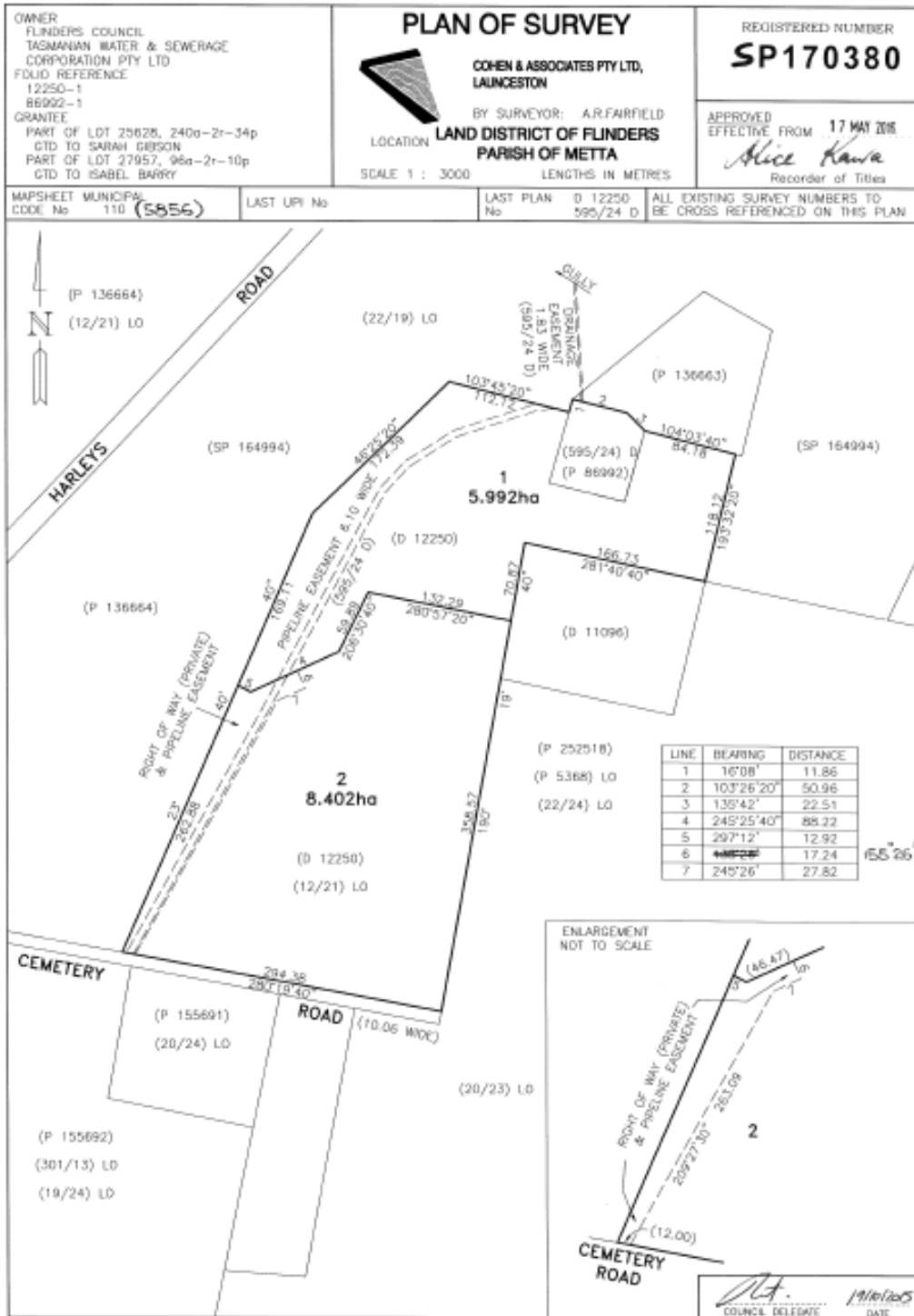
REGISTERED NUMBER
252518

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

Whole of Lot 1 Whitemark Estate Gtd.
to the Closer Settlement Board.
Meas in Metres.

PH. MBTTA





Figures 1a & 1b: Title Plans.

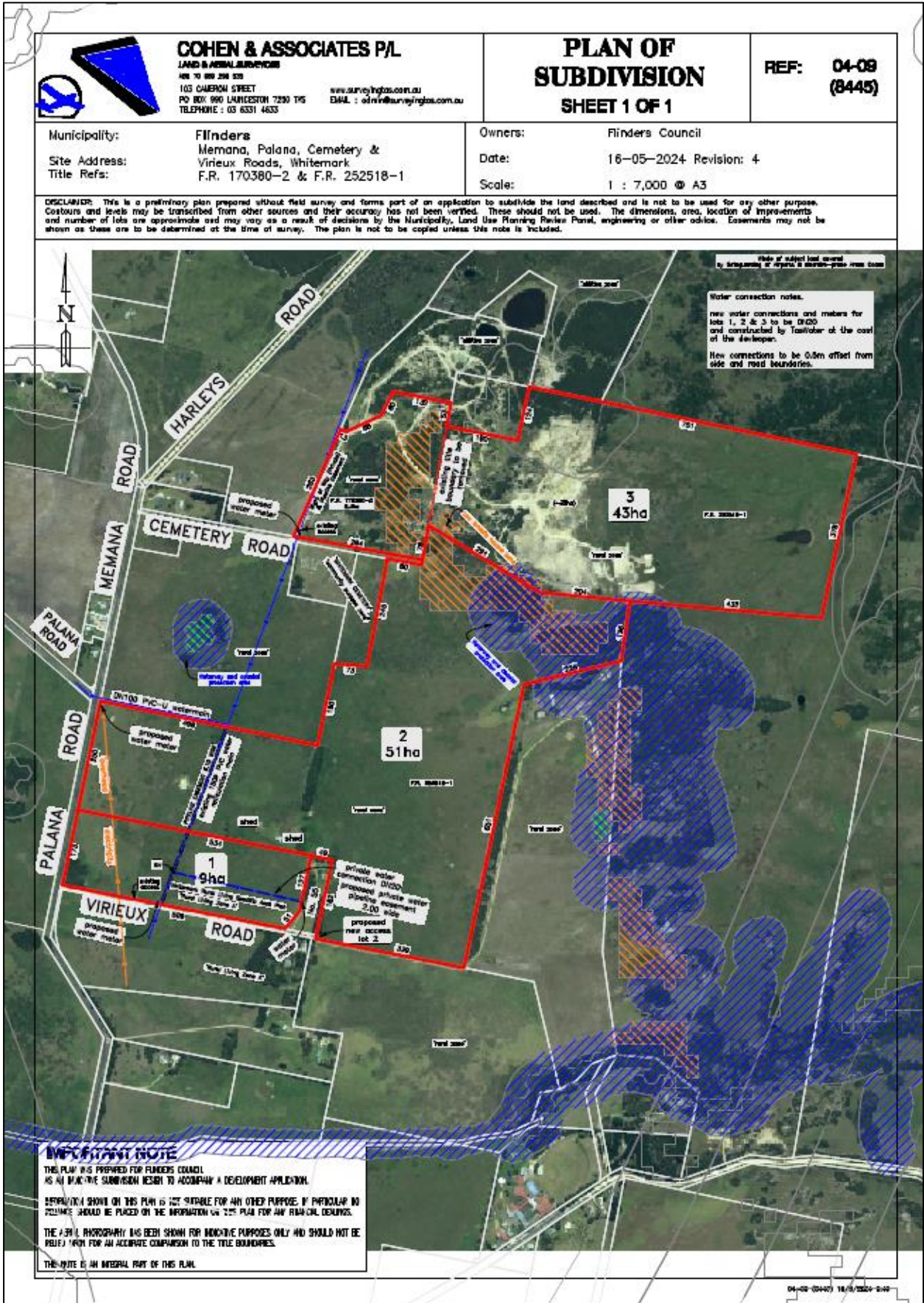


Figure 2: Proposed Plan of Subdivision.

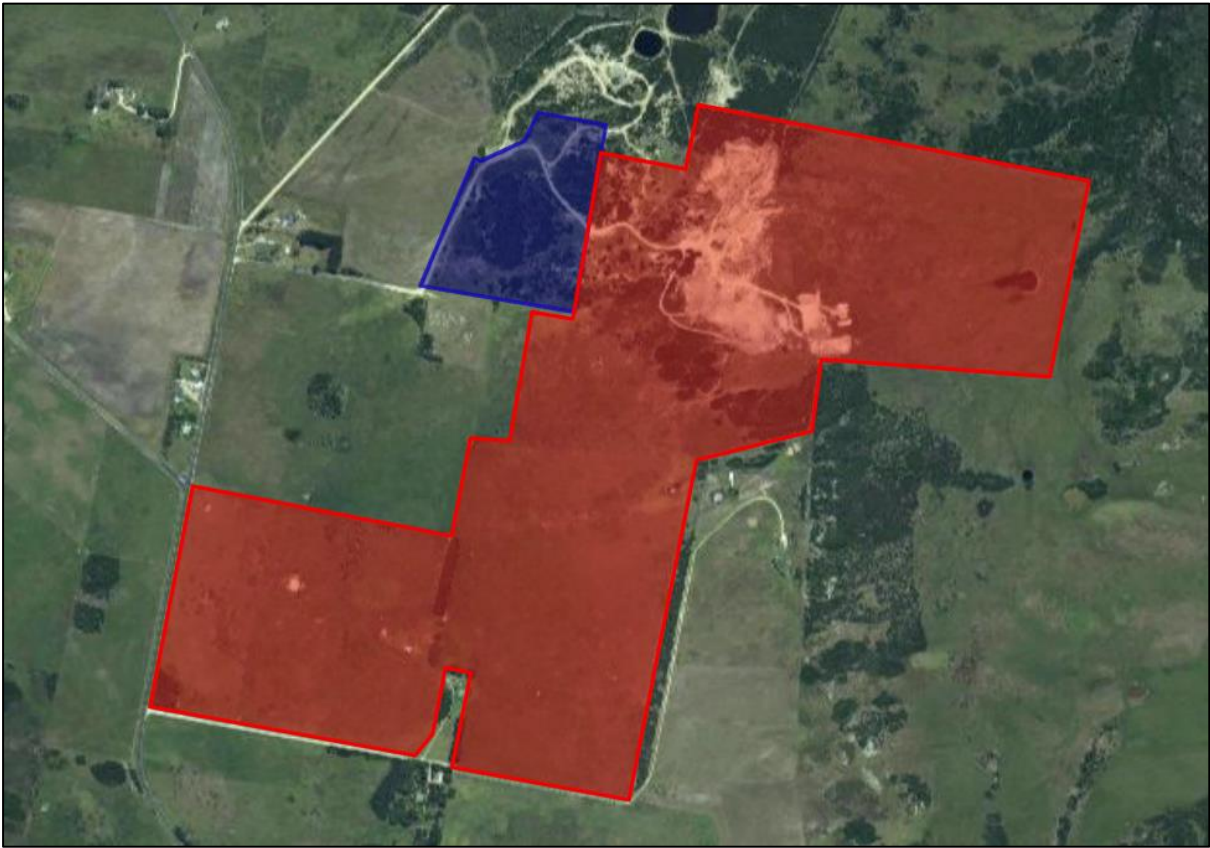


Figure 3: Aerial View of allotments.

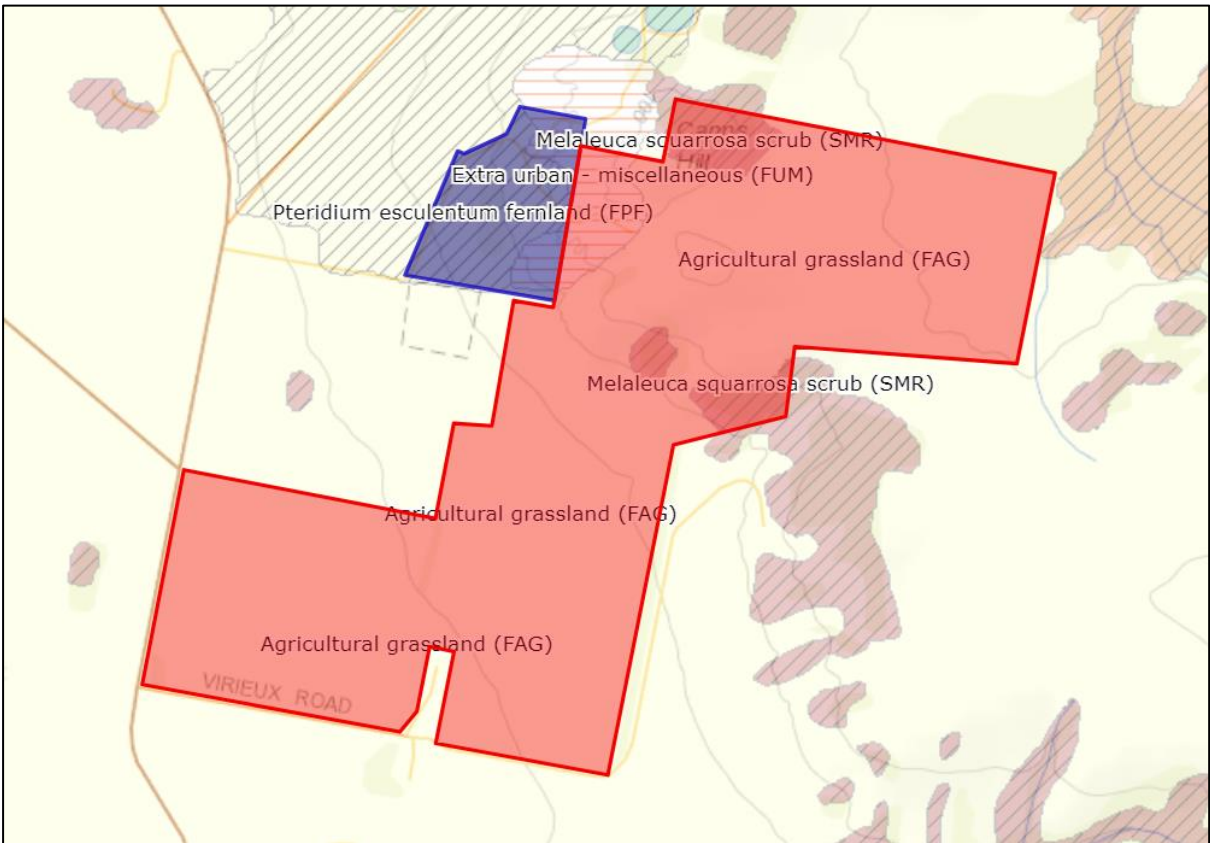


Figure 4: TasVeg 4.0 Map.

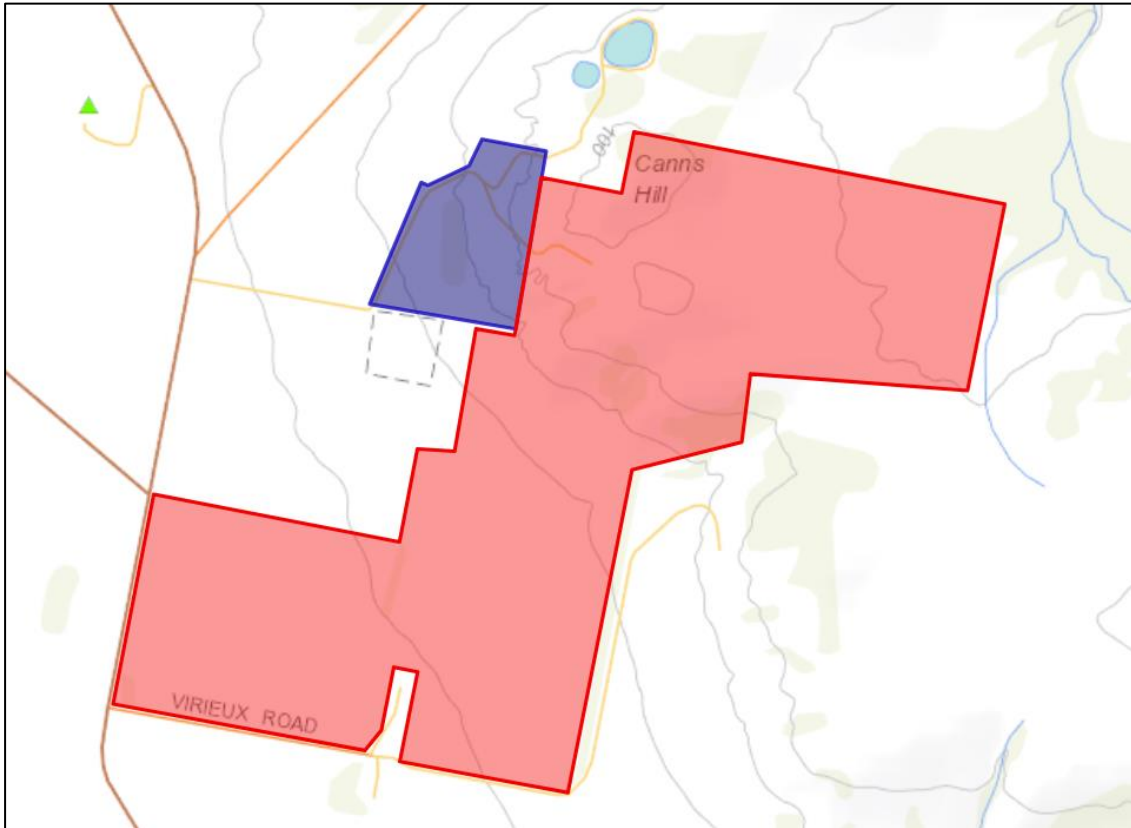


Figure 5: Natural & Cultural Values Map.



Figure 6: Photo showing proposed Lot 1 building area and surrounding grassland.



Figure 7: Photo showing proposed Lot 2 building area and surrounding grassland.



Figure 8: Photo showing proposed Lot 3 building area and surrounding grassland.



Tasmania Fire Service

Bushfire Hazard Practitioner Accreditation Certificate

In accordance with Section 60D of the *Fire Service Act 1979*

Justin Cashion

Accreditation No: BFP - 112

Accreditation Category: 2

Is hereby granted accreditation to perform the functions of an Accredited Person under Part 4A of the *Fire Service Act 1979* with the following conditions and restrictions:

	Scope of Work	Status
1	Certify a Bushfire Hazard Management Plan for the purposes of the <i>Building Act 2016</i> .	Accredited
2	Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the <i>Building Act 2016</i> or the <i>Land Use Planning and Approvals Act 1993</i> .	Accredited
3A	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the <i>Land Use Planning and Approvals Act 1993</i> .	Accredited
3B	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions (less than 10 lots) for the purposes of the <i>Land Use Planning and Approvals Act 1993</i> .	Accredited
3C	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for large subdivisions (more than 10 lots, or multiple stages) for the purposes of the <i>Land Use Planning and Approvals Act 1993</i> .	Accredited
4	Certify an Emergency Management Strategy or Bushfire Emergency Plan for all uses and classes of building for the purposes of the <i>Building Act 2016</i> or the <i>Land Use Planning and Approvals Act 1993</i> .	Not Accredited

Conditions

Conform with requirements of the *Chief Officer's Scheme for the Accreditation of Bushfire Hazard Practitioners*, and Bushfire Hazard Advisory Notes issued by the Chief Officer.

This accreditation remains valid until such time that it is surrendered, varied, suspended or revoked.



Jeff Harper AFSM
A/CHIEF OFFICER

1 May 2018

Figure 9: Accreditation Documentation.



Michael Sims
Account Executive

Marsh Pty Ltd
ABN 31 081 358 303
Ground Floor,
85 York Street,
Launceston, TAS 7250
Michael.Sims@marsh.com

Justin Cashion
Ground Proof Mapping Pty Ltd
81 Elizabeth Street
TAS 7250

11 May 2023

Dear Justin,

Confirmation of Cover Ground Proof Mapping Pty Ltd

We are pleased to enclose documentation following your placement instructions.

INSURANCE CLASS	INSURER	POLICY NO	COVERAGE	POLICY PERIOD
Public Liability	CFC Underwriting Ltd	3290298	\$20,000,00 any one claim	10/05/2023 - 31/08/2024
Professional Indemnity-Cyber Liability	Lloyd's of London through CFC Underwriting Ltd	3290298	\$1,000,000 Limit of Liability \$2,000,000 In the aggregate	10/05/2023 - 31/08/2024
Motor Vehicle	Allianz Australia Insurance Ltd - GC	138SV00520VSD	Section 1 – Market Value or Sum Insured whichever is the lessor Section 2 - \$35,000,000	1/04/2023 - 1/04/2024
Workers' Compensation	Allianz Australia Insurance Ltd	LWL0016802	Liability at Common Law - Unlimited	1/04/2023 - 1/04/2024

*Inclusive of FSLIESL, Statutory Charges and Fees.

Occupations including but not limited to:

- Bushfire Management & Mitigation Planning
- Bushfire Attack Level (BAL), Bushfire Hazard Management Plans (BHMP's), Bushfire Emergency Plans, Bushfire Evacuation & Action Plans
- Planning and Supervision of Low & High Intensity Burn Programs
- Unplanned Bushfire Suppression under direction/supervision of one of Tasmania's 3 Fire Agency bodies; Tasmanian Fire Service (TFS), Sustainable Timber Tasmania (STT) and Parks and Wildlife Service/DPIPWE (PWS).
- Providing Nationally Accredited Fire Training under qualification for specific fire management modules
- Vegetation assessments & plans
- Ecological assessments & plans
- Post Fire Regeneration and Rehabilitation Plans

Confirmation of Cover

Figure 10: Copy of Insurance.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: *Owner /Agent*
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
Address:
Licence No: Email address:
Phone No:
Fax No:

Qualifications and Insurance details: *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise: *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work:

Address:
Lot No:
Certificate of title No:
The assessable item related to this certificate: *(description of the assessable item being certified)*
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Attack Level (BAL 12.5 Solution) Assessment & Bushfire Hazard Management Plan (BHMP) for New Lots 1 – 3, Palana Road – Whitemark – Flinders Island.
Relevant calculations:	As per AS 3959-2018 Construction of Buildings in Bushfire Prone areas and onsite findings.
References:	AS 3959-2018 Construction of Buildings in Bushfire Prone areas. Tasmanian Planning Scheme – Flinders Local Provisions Schedule. Director’s Determination 12th April 2021 – Bushfire Hazard Areas V1.1, Building Act 2016 & Building Regulations 2016 (Part 5 Division 6).

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

New Lots 1 - 3: BAL 12.5 Solutions.

(As per attached BHMPs for each Lots 1 - 3).

Scope and/or Limitations

This report evaluates the risks to the development associated with bushfire hazard and defines the site’s Bushfire Attack Level (BAL). It also determines the compliance of the development with the requirements of the Building Code of Australia, Director’s Determination 12th April 2021 – Bushfire Hazard Areas V1.1, Building Act 2016 & Building Regulations 2016 (Part 5 Division 6) and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas. It recommends measures to help protect buildings from the effects of a bushfire and reduce the likelihood of fatalities arising from occupants of a dwelling who do not evacuate a property prior to exposure from a bushfire event.

The information contained within this report is based on the instructions of AS 3959-2018. The Standard states that “Although this Standard is designed to improve the

performance of buildings when subjected to bushfire attack in designated bushfire-prone areas there can be no 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 effectiveness of the measures and recommendations detailed in this report are dependent on their implementation and maintenance for the life of the development. Should the site characteristics that this assessment has been measured from alter from those identified, the BAL classification may differ and cause this report to become void. The inspection has been undertaken and report provided on the understanding that the report:

- Only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
- Only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
- Doesn't deal with Impacts of future development.
- Vegetation growth has not been considered.

No liability can be accepted for actions by Lot Owners, Council or Government Agencies which compromise the effectiveness of this report.

I certify the matters described in this certificate.

Qualified person:	<i>Signed:</i> <i>Justin Cashion</i>	<i>Certificate No:</i> GPM 23 – 020 V2.0	<i>Date:</i> 31/05/2024
-------------------	---	--	----------------------------

Lot 1 - 9ha

100m

Grassland Level/Upslope

Grassland Downslope 0-5

14m

16m

14m

Grassland Level/Upslope

14m

Virieux Road

Grassland Level/Upslope

100m



Important:
 PROJECTION: Universal Transverse Mercator (UTM).
 HORIZONTAL DATUM: Geocentric Datum of Australia 1994(GDA94)
 MAP GRID: Mapping Grid of Australia (MGA94)

Disclaimer:
 Whilst GPM (and its agents) make every reasonable effort to locate and identify features on the land which is the subject of this map not all features either above or below the surface have been located. Users are advised to independently verify all data for accuracy and completeness prior to use.



Bushfire Hazard Management Plan Map

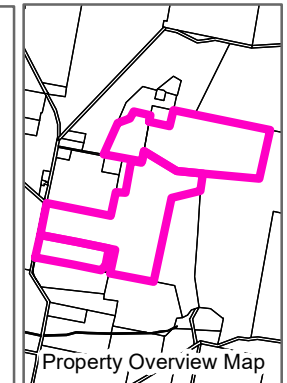
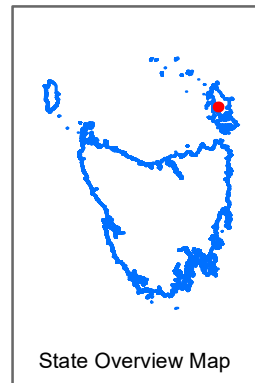
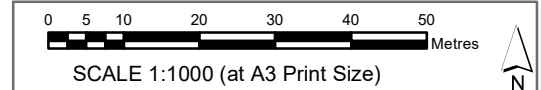
PID Number: 6427750
Client: Flinders Council
Address: Canns Hill - Palana Road
 Whitemark 7255
Production Date: 31/05/2024
Assessor: Justin Cashion
Accreditation No.: BFP - 112 (1, 2, 3a & 3B)

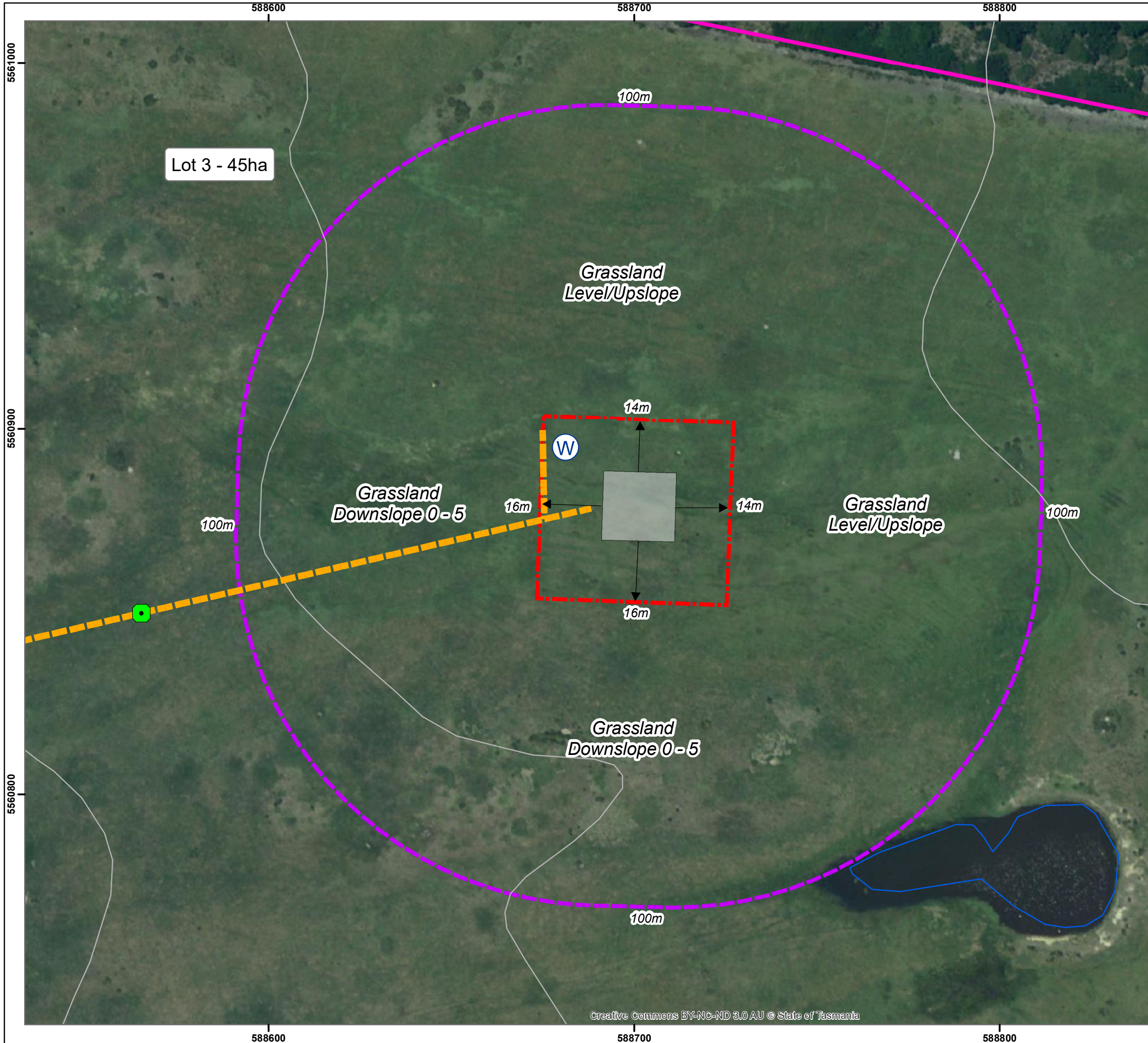
Notes:
 Lot 1 - BAL 12.5 Solution
 *BHMP should be read in conjunction with
 Bushfire Hazard Report GPM 23 - 020 V2.0

Base data from theLIST (www.thelist.tas.gov.au), © State of Tasmania

Legend

- Cadastre Parcel Boundaries
- Lot Boundaries
- Indicative Building Envelope
- Lot 2 Hazard Management Area
- 100m Assessment Zone
- Indicative Access
- Indicative Static Water Supply
- Indicative Crossover
- 5m Contours Urban Regions
- Hydrology Lines
- Aurora High Voltage Conductor
- Aurora Power Poles





Important:
 PROJECTION: Universal Transverse Mercator (UTM).
 HORIZONTAL DATUM: Geocentric Datum of Australia 1994(GDA94)
 MAP GRID: Mapping Grid of Australia (MGA94)

Disclaimer:
 Whilst GPM (and its agents) make every reasonable effort to locate and identify features on the land which is the subject of this map not all features either above or below the surface have been located. Users are advised to independently verify all data for accuracy and completeness prior to use.



Bushfire Hazard Management Plan Map

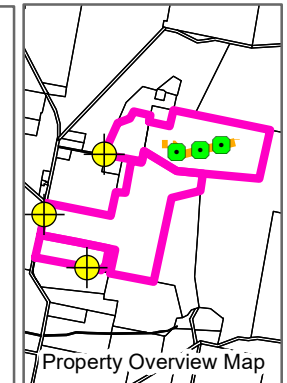
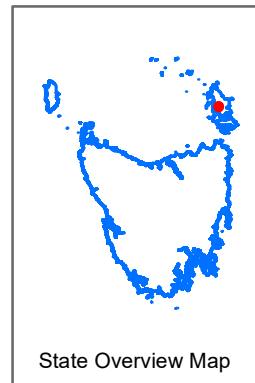
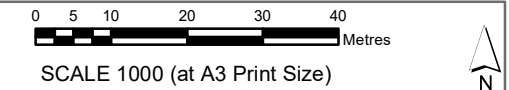
PID Number: 6427750 & 3445574
Client: Flinders Council
Address: Canns Hill - Palana Road
 Whitemark 7255
Production Date: 31/05/2024
Assessor: Justin Cashion
Accreditation No.: BFP - 112 (1, 2 & 3A & 3B)

Notes:
 Lot 3 - BAL 12.5 Solution
 *BHMP should be read in conjunction with
 Bushfire Hazard Report GPM 23 - 020 V2.0

Base data from theLIST (www.thelist.tas.gov.au), © State of Tasmania

Legend

- Cadastre Parcel Boundaries
- Lot Boundaries
- Indicative Building Envelope
- Lot 4 Hazard Management Area
- 100m Assessment Zone
- Indicative Access
- Indicative Crossover
- Indicative Passing Bay Locations
- Indicative Static Water Supply
- 5m Contours Urban Regions
- Hydrology Lines
- Aurora High Voltage Conductor
- Aurora Power Poles





Important:
 PROJECTION: Universal Transverse Mercator (UTM).
 HORIZONTAL DATUM: Geocentric Datum of Australia 1994(GDA94)
 MAP GRID: Mapping Grid of Australia (MGA94)

Disclaimer:
 Whilst GPM (and its agents) make every reasonable effort to locate and identify features on the land which is the subject of this map not all features either above or below the surface have been located. Users are advised to independently verify all data for accuracy and completeness prior to use.

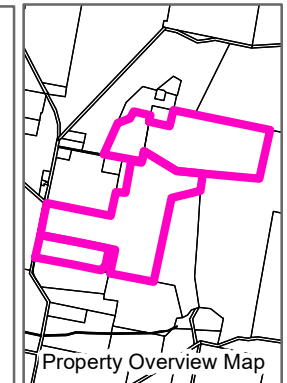
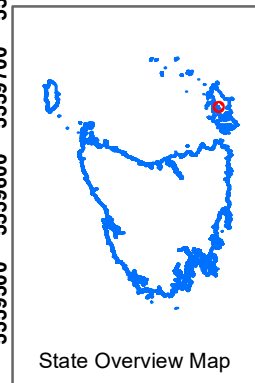
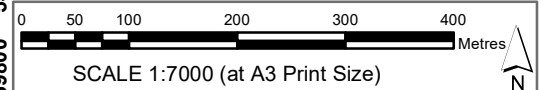


Bushfire Hazard Management Plan Map

PID Number: 6427750 & 3445574
Client: Flinders Council
Address: Canns Hill - Palana Road
 Whitemark 7255
Production Date: 31/05/2024
Assessor: Justin Cashion
Accreditation No.: BFP - 112 (1, 2, 3A & 3B)
Notes:
 3 Lot Subdivision
 BAL 12.5 Solution for Lots 1 - 3
 *BHMP should be read in conjunction with
 Bushfire Hazard Report GPM 23 - 020 V2.0
 Base data from theLIST (www.thelist.tas.gov.au), © State of Tasmania

Legend

- Cadastre Parcel Boundaries
- Lot Boundaries
- Indicative Building Envelope
- Indicative Access
- Indicative Static Water Supply
- Indicative Crossover
- 5m Contours Urban Regions
- Hydrology Lines
- Aurora High Voltage Conductor
- Aurora Power Poles



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:

Lot 1 Palana Road & Lot 2 Cemetery Road – Whitemark – Flinders Island.

Certificate of Title / PID:

252518/1 & 170380/2

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of existing lots into 3 lots. The new allotments are created for the provision of new dwellings to achieve BAL 12.5 solutions.

Applicable Planning Scheme:

Tasmanian Planning Scheme – Flinders Local Provisions Schedule.

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Plan of Subdivision – Canns Hill - Whitemark	Cohen & Associates P/L Ref No. 04-09 (8445)	May 2024	03
Canns Hill – Subdivision Bushfire Hazard Report: GPM 23 – 020.	Justin Cashion – Ground Proof Mapping Pty Ltd	31/05/2024	02
Bushfire Hazard Management Plans (Lots 1 – 3): GPM 23 – 020.	Justin Cashion – Ground Proof Mapping Pty Ltd	31/05/2024	02
Form 55: GPM 23 - 020 for Proposed New Lots 1 - 3.	Justin Cashion – Ground Proof Mapping Pty Ltd	31/05/2024	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/Burdening Covenants
--------------------------	------------------------------	--

<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:

Justin Cashion

Phone No:

0487 476 479

Postal Address:

PO Box 1027, Launceston, 7250

Email Address:

justin@groundproofmapping.com.au

Accreditation No:

BFP – 112

Scope:

1,2,3A, 3B & 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures.
- 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

Justin Cashion

Name:

Justin Cashion

Date:

31/05/2024

Certificate
Number:

GPM 23 – 020 V2.0

(for Practitioner Use only)