

## PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	<b>Cohen &amp; Associates Pty Ltd - PA\24\0151</b>
PROPERTY ADDRESS:	<b>77 Delantys Road BIRRALEE (CT:18830/1)</b>
DEVELOPMENT:	<b>Subdivision (4 lots) - lot design, driveways, priority vegetation area, attenuation area.</b>

The application can be inspected until **Tuesday, 6 February 2024**, at [www.meander.tas.gov.au](http://www.meander.tas.gov.au) or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au). Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application, please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 6 February 2024.

John Jordan  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING PERMIT

### Land Use Planning and Approvals Act 1993



- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

#### OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? ☐ Yes ☐ No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? ☐ Yes ☐ No
- Is a new vehicle access or crossover required? ☐ Yes ☐ No

#### PROPERTY DETAILS:

Address:	<input type="text" value="Delantys Road"/>	Certificate of Title:	<input type="text" value="18830"/>
Suburb:	<input type="text" value="Birralee"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="43.31ha"/>	$m^2 / ha$	
Present use of land/building:	<input type="text" value="Rural"/>	(vacant, residential, rural, industrial, commercial or forestry)	

- Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☐ No
- Heritage Listed Property: ☐ Yes ☐ No

#### DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- |  |  |                                      |                                     |
|--|--|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry      | <input type="checkbox"/> Other         |                                      |                                     |

Total cost of development (inclusive of GST):  Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building:  (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area:   $m^2$  New building height:  m

Materials: External walls:  Colour:   
Roof cladding:  Colour:

## SEARCH OF TORRENS TITLE

VOLUME 18830	FOLIO 1
EDITION 3	DATE OF ISSUE 05-Feb-2019

SEARCH DATE : 30-Oct-2023

SEARCH TIME : 12.37 PM

DESCRIPTION OF LAND

Parish of SELBORNE, Land District of DEVON  
Lot 1 on Diagram 18830  
Derivation : Part of 5A-1R-23Ps. Gtd. to E. Denman  
Prior CT 3990/82

SCHEDULE 1

M735005 TRANSFER to LA ARNOLD PTY LTD Registered  
05-Feb-2019 at 12.01 PM

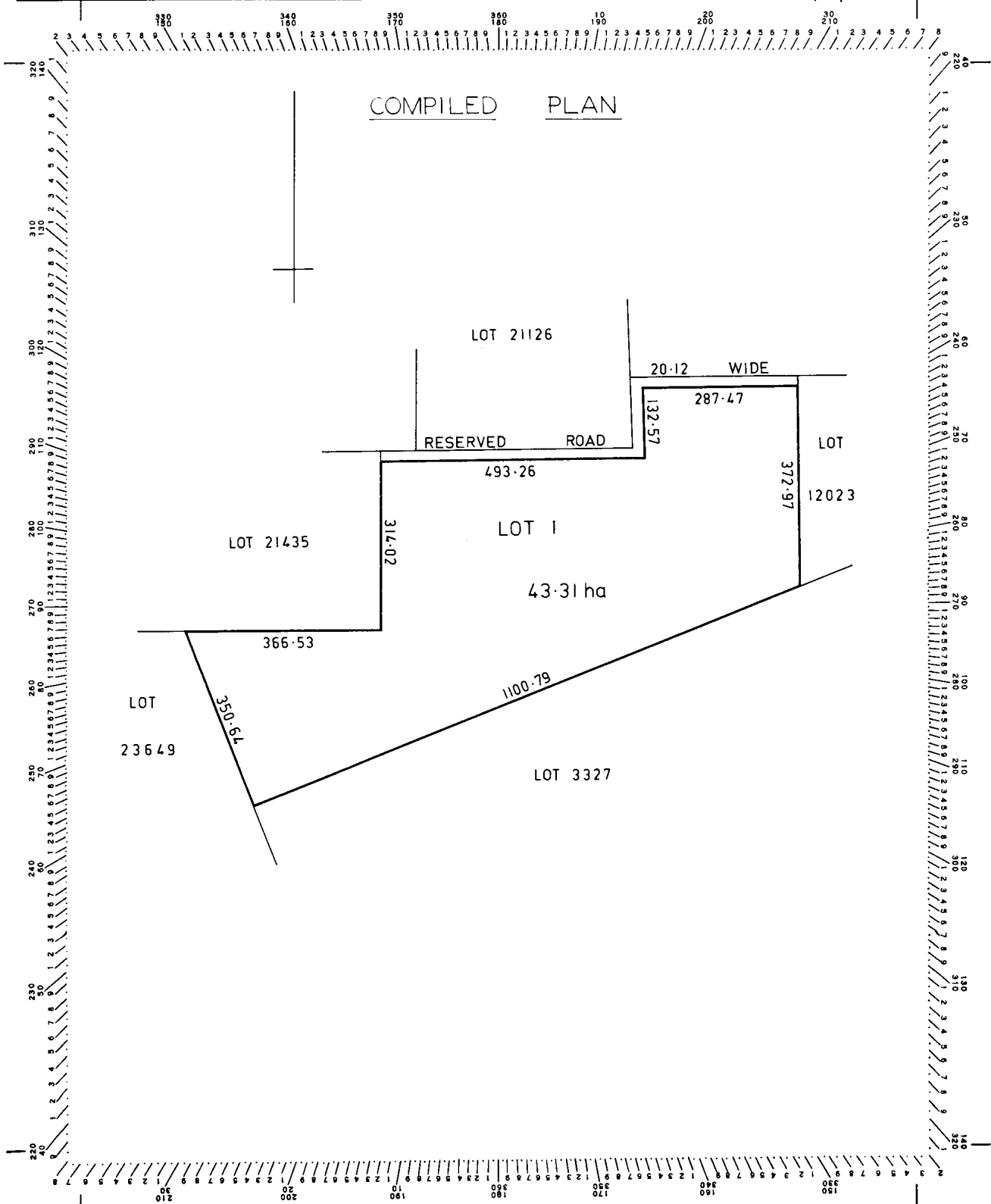
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: PETER RYAN	PLAN OF SURVEY by Surveyor _____ of land situated in the	Registered Number: D. 18830
Title Reference: C.T. 2709-83 <i>(102<sup>A</sup>, 2<sup>A</sup>, 10<sup>P</sup>)</i>	LAND DISTRICT OF DEVON	Approved - 7 SEP 1982 Effective from _____
Grantee: WHOLE OF LOT 23650 & PART OF 5 <sup>A</sup> 1 <sup>R</sup> 23 <sup>P</sup> GRANTED TO ELIZA DENMAN	PARISH OF SELBORNE SCALE 1: 7500 MEASUREMENTS IN METRES	<i>Altham</i> Acting Deputy Recorder of titles







ABN: 70 689 298 535  
ACN: 144 472 659



**COHEN & Associates Pty. Ltd.**

LAND & AERIAL SURVEYORS  
Operating in Tasmania Since 1946

ADRIAN R. FAIRFIELD, DIRECTOR  
103 Cameron Street  
PO Box 990 Launceston TAS 7250  
**Office: (03) 6331 4633**  
[admin@surveyingtas.com.au](mailto:admin@surveyingtas.com.au)  
[www.surveyingtas.com.au](http://www.surveyingtas.com.au)

Our ref: 25-59 (7840)

14 December 2023

Planning and Development  
Meander Valley Council  
P O Box 102  
WESTBURY TAS 7303

**Via Email**

To whom it may concern,

**Re: Development Application – 4 Lot Subdivision  
Delantys Road, Birralee**

We are pleased to submit this Development Application for the proposed 4 Lot subdivision at the above address.

We enclose:

- PDF copy of the proposed Plan of Subdivision
- Copy of the relevant title
- Application for Planning Approval
- Bushfire Hazard Assessment documents prepared by Justin Cashion
- Planning Supportive Letter prepared by Rebecca Green

Please forward the invoice for the planning application to [admin@surveyingtas.com.au](mailto:admin@surveyingtas.com.au).

We seek Council's approval for the subdivision and will be pleased to supply additional information as required.

Yours faithfully,

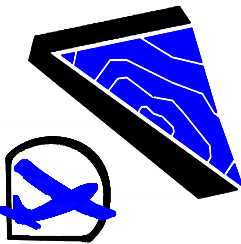
Melissa Perry of  
Cohen & Associates Pty. Ltd.

Encl.

PLAN OF SUBDIVISION  
SHEET 1 OF 1

REF: 25-59  
(7840)

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements are not shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.



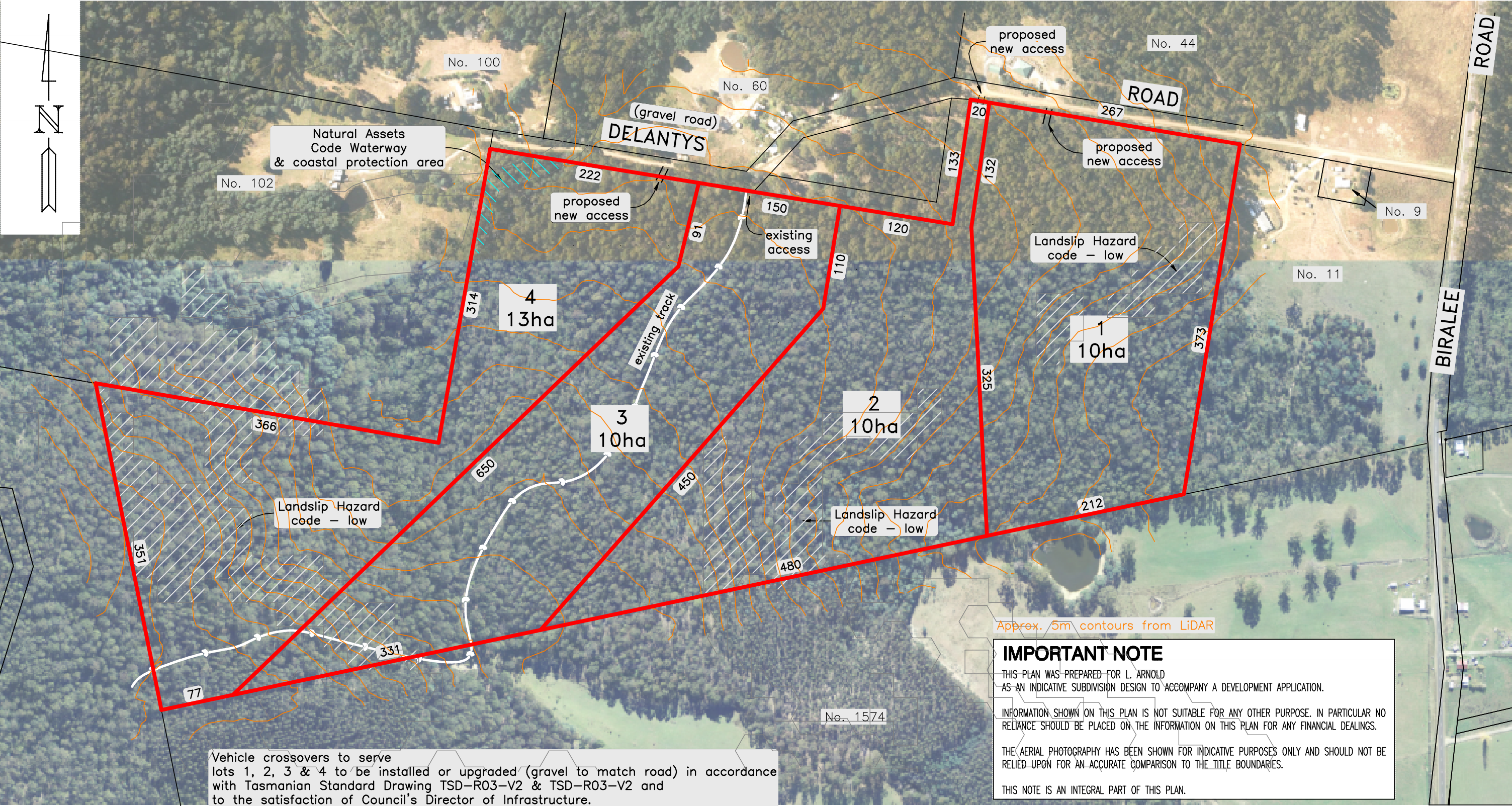
COHEN & ASSOCIATES P/L  
LAND & AERIAL SURVEYORS

103 CAMERON STREET  
PO BOX 990 LAUNCESTON 7250 TAS  
TELEPHONE : 03 6331 4633  
www.surveyingtas.com.au  
EMAIL : admin@surveyingtas.com.au

ABN 70 689 298 535

Municipality: Meander Valley  
Site Address: DELANTYS RD BIRRALEE  
Tasmanian Planning Scheme – Zone: Rural Living D – all  
Bushfire-prone Areas Code – all  
Natural Assets Code – Priority vegetation area – all &  
Waterway and coastal protection area – part  
Landslip Hazard Code – Low landslip hazard band – part

Owners: LA ARNOLD PTY LTD  
Title Refs: 18830–1  
Date: 10–01–2024 Revision: 5  
Scale: 1 : 4000 @ A3



IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR L. ARNOLD  
AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.  
INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO  
RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS.  
THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE  
RELIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES.  
THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

Planning Department  
Meander Valley Council  
PO Box 102  
WESTBURY TAS 7303

15 January 2024

Dear Sir/madam,

**RE: Planning Application, Subdivision – Delantys Road, Birralelee**

This letter is prepared in support of a proposal on behalf of LA Arnold Pty Ltd for a four-lot subdivision at land identified in CT 18830/1. The land is vacant with one existing vehicular access provided to the property from Delantys Road.

One lot currently exists; the subdivision will create three additional lots. Lot 3 will maintain existing access off Delantys Road, with Lots 1, 2 and 4 to be provided with a new access to Delantys Road.

Lot number	Area
1	10ha
2	10ha
3	10ha
4	13ha

The subject land is zoned Rural Living Zone D within the Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule, effective 19<sup>th</sup> April 2021, and subject to the Bushfire-Prone Areas Code, and the Landslip Code (low bands) and the Natural Assets Code (Waterway and coastal protection area and Priority vegetation area).

**Rural Living Zone**

**11.5 Development Standards for Subdivision**

**11.5.1 Lot Design**

**A1** – All lots will each have an area of no less than 10ha and therefore meet A1 (a). Each lot is able to contain a minimum area of 15m x 20m clear of all setbacks required by clause 11.4.2 A2 and A3 and any easements (minimum 20m from a frontage and minimum 10m from a side and rear boundary). No dwellings are contained on the land, the land is currently vacant.



**A2** – Lots 1, 3 and 4 are proposed to have frontage to Delantys Road of at least 40 metres. Proposed Lot 2 will have frontage to the Delantys Road of 20m and rely upon assessment against the performance criteria.

**P2** – Lot 2 will have a frontage to Delantys Road of 20m. Lot 2 will be provided with a new vehicular access to Delantys whilst any internal access way of the Lot will be provided in accordance with the requirements of the Bushfire Hazard Management Plan for any future habitable building on that lot. The frontage is consistent with the pattern of existing established properties in the area, i.e. 102 Delantys Road. The proposal is consistent with the performance criteria.

**A3** - Each lot is provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

#### **11.5.2 Roads**

**A1** – Proposal complies, the subdivision does not include any new roads.

#### **11.5.3 Services**

**A1** – Each lot is not able to be connected to the relevant water supply service.

**A2** – Not applicable, the subject land is within Rural Living Zone D where there is no requirement for each lot to be connected to a reticulated sewerage system.

### **CODES**

#### **C2.0 Parking and Sustainable Transport Code**

Proposal complies where relevant to C2.5.1. Each proposed lot has sufficient area to accommodate on site car parking at the time of consideration of a future dwelling.

#### **C3.0 Road and Railway Assets Code**

One new vehicle crossing is proposed to Lot 1, Lot 2 and Lot 4 to Delantys Road, which will not result in any increase in traffic movement by the proposed subdivision. Any further development on the lots may be required to consider this Code further dependent on the use, although likely to be a single dwelling with less than 9 vehicle movements per day on average anticipated. The subdivision is not within a road or railway attenuation area.

#### **C7.0 Natural Assets Code**

**The application of this Code does apply to this subject site as the Code applies to development on land within a waterway and coastal protection area and to priority vegetation areas within the Rural Living Zone.**

##### **C7.7.1 Subdivision within a waterway and coastal area or a future coastal refugia area**

**A1** –The subdivision demonstrates a number of building areas can be located outside a waterway and coastal protection area for each resultant lot as demonstrated on both the Plan of Subdivision and Bushfire Hazard Management Plan, given the overlay is only over small portions of the lots. Except for the provision of vehicular accesses, no additional works are proposed as part of the subdivision proposal. No works therefore will be within a waterway and coastal protection area, meeting subclause (e).

**C7.7.2 Subdivision within a priority vegetation area**

**P1.1 (f) and P1.2** – There are no listed threatened Flora or Fauna species identified on the subject site. The subdivision proposed is likely for a future single dwelling to be constructed on each of the resultant lots, and likely to be in locations similar to those as indicated on the Bushfire Hazard Management Plan.

The proposal does not require nor seek native vegetation clearance or removal for the subdivision, except the vehicular accesses (most likely Lot 4 will require some). The indicative bushfire hazard management areas (including indicative dwelling footprint) equate to only approximately 7.3% of the lot sizes proposed (this provides for BAL 12.5) and even less for Lot 4 which is the larger of the four lots. No bulk earthworks is necessary to construct/upgrade the vehicular accesses. The removal of vegetation will be minimal to provide only for vehicular access locations and construction forming part of the subdivision.

The subdivision involves minimal native vegetation clearance that is of limited scale relative to the extent of priority vegetation on the site and consistent with the performance criteria.

**C13.0 Bushfire-Prone Areas Code**

Attached to this submission is a Bush Fire Risk Hazard Report & Bushfire Hazard Management Plan prepared by Justin Cashion BFP—112, dated: 9<sup>th</sup> June 2022 demonstrating compliance with the relevant acceptable solutions.

**C15.0 Landslip Hazard Code**

In accordance with Clause C15.4.1 any future use (residential) is exempt from this Code as the site is mapped as low landslip hazard bands (subclause (a)).

Subdivision of land within the low landslip hazard bands is also exempt from this Code in this instance as the proposal does not involve significant works or creation of a new road or extension of an existing road (subclauses (e) and (i)) within the mapped overlay areas. In fact, no works at all are proposed within these landslip bands.

The proposal is considered to be consistent with the Tasmanian Planning Scheme - Meander Valley and should therefore be considered for approval.

Kind Regards,



Rebecca Green

Senior Planning Consultant

m – 0409 284422

e – admin@rgassociates.com.au

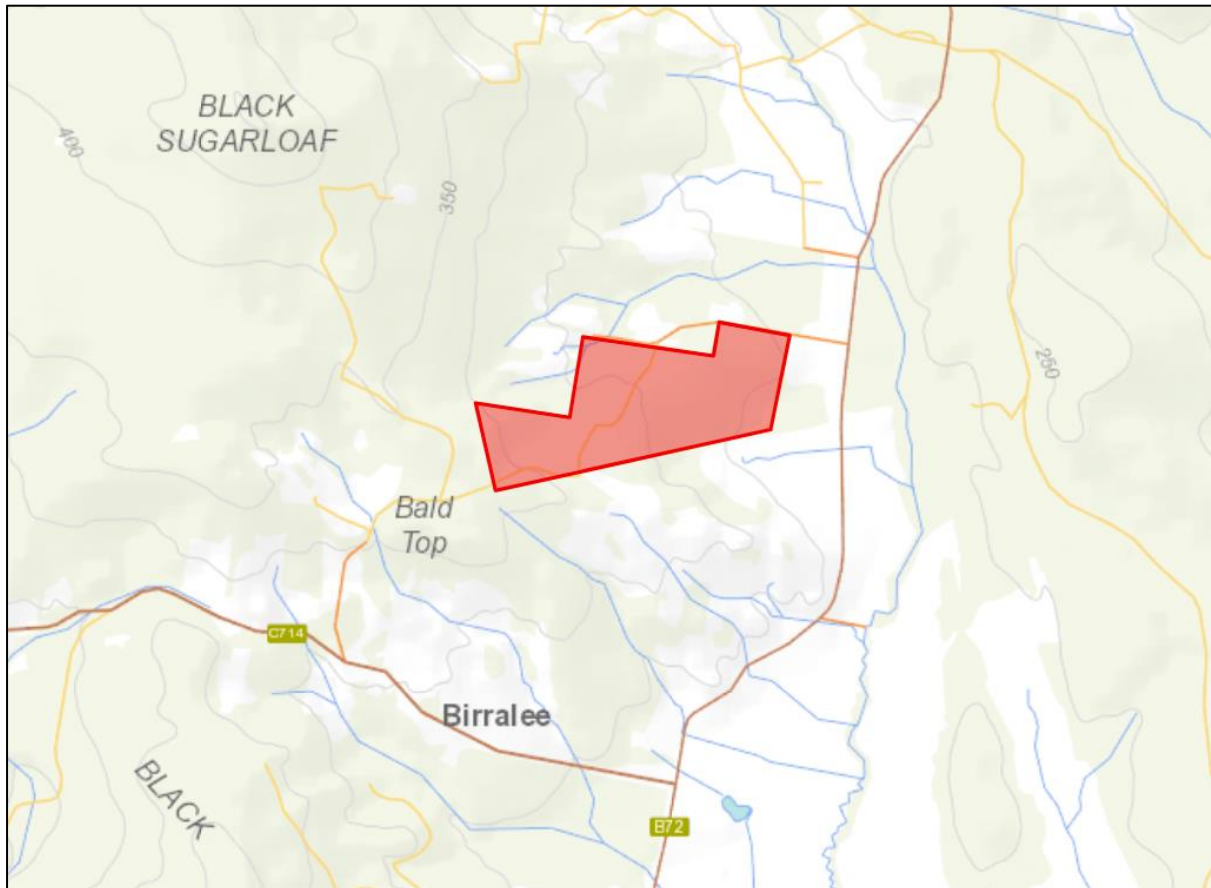
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**BUSH FIRE RISK HAZARD REPORT – 4 LOT SUBDIVISION**

**LOT 1 DELANTYS ROAD – BIRRALEE**

**09<sup>TH</sup> JUNE 2022**

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**Disclaimer:** The information in this report is ensuring compliance with the Tasmanian Planning Scheme – Meander Valley 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:** 01 – 09<sup>th</sup> June 2022

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## EXECUTIVE SUMMARY

This report covers a proposed 4 Lot subdivision development at Delantys Road – Birralee. 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 of the proposed new lots have designated BAL 12.5/BAL 19 building envelopes, dependant on setbacks. Proposed building envelope options are as per client's instructions.

The site is located off Delantys Road in Birralee, approximately 14km north of the Westbury town centre. The current allotment to be subdivided is in a rural forest vegetated area, surrounded by other similar sized and larger private property allotments. The proposed subdivision areas are surrounded by a combination of agricultural land interspersed with residential development and large consolidated areas of forest. Delantys Road (Council maintained road) adjoins most of the northern boundary of the subdivision proposal area. The subject allotment is fully forested, however is currently being harvested/thinned. As part of this operation, the proposed house sites are being predominantly cleared, to help in meeting the hazard management area specifications for future developments.

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 forest vegetation communities that exists within 100m of the proposal.

The intention is to split the existing title boundary of Lot 1 Delantys Road (Los 188303/1 – 43ha) into 4 separate lots. The resulting allotments are summarised in the Table 1 below:

Lot No.	Size	BAL Solution(s)
1 (including road)	±10ha	BAL 12.5/BAL 19 (proposed dwelling)
2 (including road)	±10ha	BAL 12.5/BAL 19 (proposed dwelling)
3 (including road)	±10ha	BAL 12.5/BAL 19 (proposed dwelling)
4 (including road)	±13ha	BAL 12.5/BAL 19 (proposed dwelling)

Using ASA3959 – 2018 Simplified procedure (Method 1) the Bushfire Attack Level of the new allotment building envelopes and the associated construction requirements will be classified as either:

BAL 12.5: BAL – 12.5 is described as being exposed to “Ember attack and radiant heat below 12.5 kW/m<sup>2</sup>”.

Or

BAL 19: BAL – 19 is described as being exposed to “Increasing ember attack and radiant heat between 12.5 kW/m<sup>2</sup> and 19 kW/m<sup>2</sup>”.

Exact BAL solution is dependent on setbacks.

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



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## INTRODUCTION & PROPOSAL DESCRIPTION

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**Client:** LA Arnold Pty Ltd

**Development Type / BCA Classification:** 4 Lot Subdivision

**Construction Materials:** BAL 112.5/BAL 19 (dependant on setbacks)

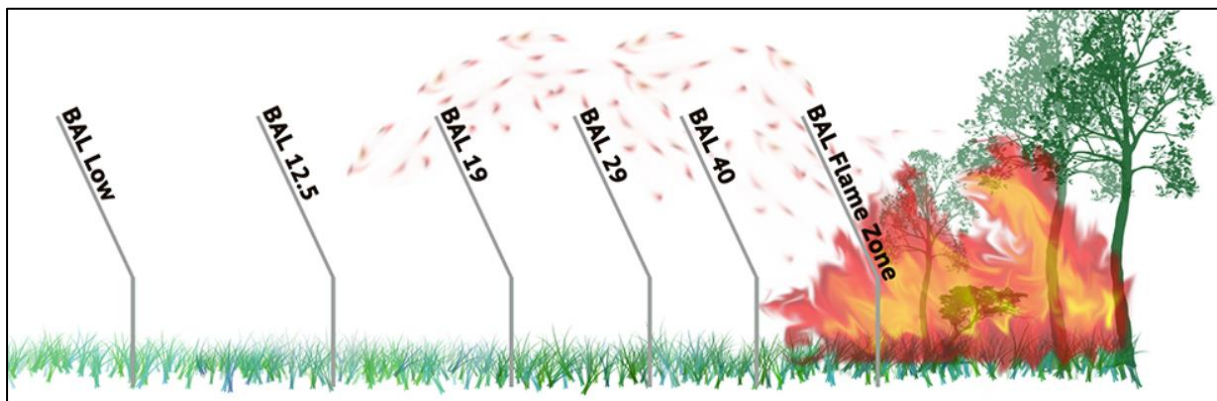
**Date of Site Inspections:** April 2022

**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.



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## SUMMARY DETAILS

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**Applicants Names:** LA Arnold Pty Ltd

**Location:** Lot 1 Delantys Road – Birralelee

**Property ID:** 7032603

**Title Reference(s):** 18830/1

**Current Lot Size:** 43ha

**Proposed Lot Sizes:** As per Table 1

**Zoning:** Rural Living

**Code Overlays:**

Landslip Hazard  
Bushfire Prone Areas  
Natural Assets

**Council:** Meander Valley

**Building Envelopes:** As defined on BHMP GPM 22 – 011. 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 private access/egress is onto Delantys Road. 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 existing/potential new dwellings on the new proposed Lots to a minimum standard of BAL 12.5/BAL 19 (dependent on setbacks) in accordance with AS3959 – 2018, Sections 3, 5 and 6.

**Surrounding Area** - The current allotment to be subdivided is in a rural forest vegetated area, surrounded by other similar sized and larger private property allotments. The proposed subdivision areas are surrounded by a combination of agricultural land interspersed with residential development and large consolidated areas of forest.

**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.

## BUSHFIRE SITE ASSESSMENT

### Vegetation

Vegetation within the lots consist of *Eucalyptus amygdalina* - *Eucalyptus obliqua* damp sclerophyll forest (DSC). This forest is currently being thinned out as part of a harvesting regime. The proposed house sites are also being predominantly cleared in anticipation of future development. It is the above vegetation types, within 100m of the proposed allotments to be subdivided that presents the fire risk to this development. The area is also considered as being bushfire prone.

### Slope / Aspect

The slope class across the building envelopes on the proposed allotments are in the 0 - 5° range whilst areas surrounding the building envelopes within 100m are also within this range. The aspect is predominantly northerly for all building envelopes and the altitude varies between 210m (Lot 1) and 245m (Lot 4).

### Distances to Vegetation

Appropriate distances to assessable flammable vegetation, from the proposed subdivision allotments requires defendable spaces for a maximum BAL 19 rating. 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 – Meander Valley Local Provisions Schedule.

### Assessment and HMA

The proposed development is located in a forested interface and the risk of bushfire attack is considered to be a realistic threat. Using AS3959-2018 Simplified Procedure (Method 1) the Bushfire Attack Level of the sites and the associated construction requirements will be classified as either BAL 12.5/BAL 19 (dependent on setbacks).

### 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
<b>Vegetation to 100m</b>	Forest	Forest	Forest	Forest
<b>Vegetation Classification</b>	A	A	A	A
<b>Slope</b>	Downslope 0 - 5°	Downslope 0 - 5°	Downslope 0 - 5°	Upslope/Level
<b>Current BAL</b>	BAL FZ	BAL FZ	BALFZ	BAL FZ
<b>HMA for BAL 12.5</b>	38m+	38m+	38m+	32m+
<b>HMA for BAL 19</b>	27m+	27m+	27m+	23m+

Table 3 – Proposed New Lots 2, 3 & 4:

	North	East	South	West
<b>Vegetation to 100m</b>	Forest	Forest	Forest	Forest
<b>Vegetation Classification</b>	A	A	A	A
<b>Slope</b>	Downslope 0 - 5°	Downslope 0 - 5°	Upslope/Level	Upslope/Level
<b>Current BAL</b>	BAL FZ	BAL FZ	BALFZ	BAL FZ
<b>HMA for BAL 12.5</b>	38m+	38m+	32m+	32m+
<b>HMA for BAL 19</b>	27m+	27m+	23m+	23m+

## Bushfire Prone Areas Code Assessment Criteria (Lots 1- 4)

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Performance Solutions as specified in the Tasmanian Planning Scheme – Meander Valley 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 C13.1 & 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.

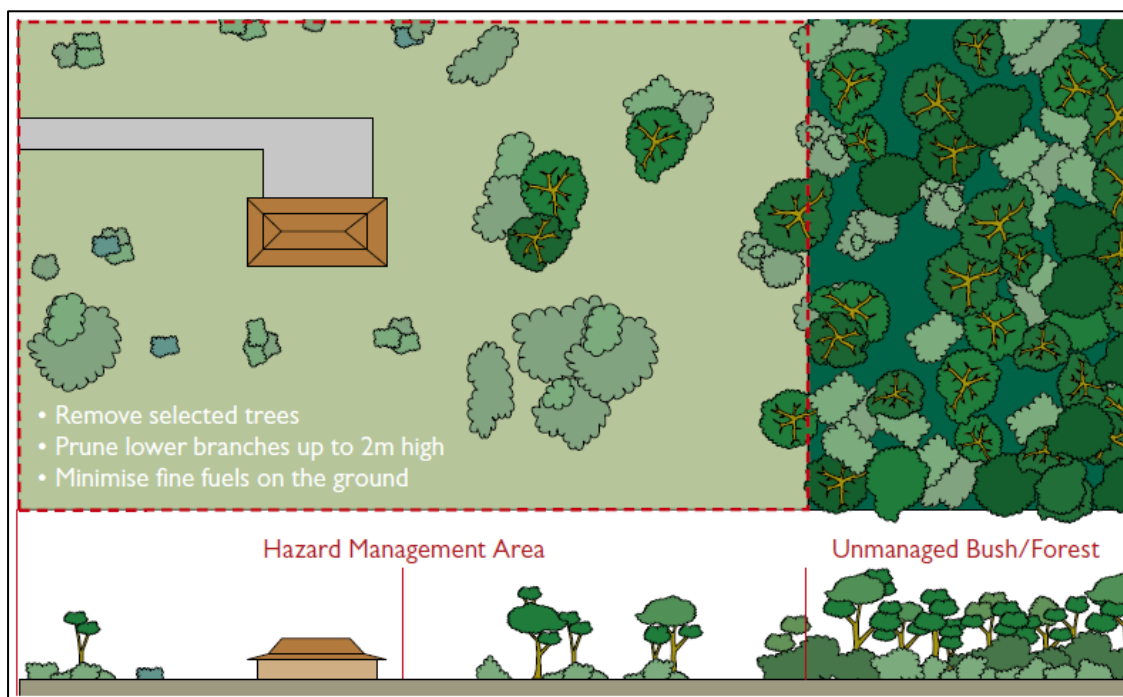
Please note that the maintenance of the HMA must continue in perpetuity.

The HMA requirements listed in Tables 2 and 3 are the minimum distances required to achieve a compliance rating either BAL 12.5 or BAL – 19 (dependent on setbacks) for all proposed lots and building envelopes. 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 unmanaged 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](http://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 for all Lots.

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 Subdivision:

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 20t, including for bridges and culverts;
- (c) minimum carriageway width of 4m;
- (d) minimum vertical clearance of 4m;
- (e) minimum horizontal clearance of 0.5m from the edge of the carriageway;
- (f) cross falls of less than 3 degrees (1:20 or 5%);
- (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) curves with a minimum inner radius of 10m;
- (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) terminate with a turning area for fire appliances provided by one of the following:
  - (i) a turning circle with a minimum outer radius of 10m; or
  - (ii) a property access encircling the building; or
  - (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.

**And**

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

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

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



**Road Distances from Council Road (Delantys Road):**

- Lot 1 House Site = +/-75m (No Passing Bays)
- Lot 2 House Site = +/-240m (1 Passing Bay)
- Lot 3 House Site = +/- 130m (No Passing Bays)
- Lot 4 House Site = +/- 110m (No Passing Bays)

**Provision of Water Supply for Firefighting Purposes:**

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

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.

**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, 5 and 6 of AS 3959-2018 *Construction of Buildings in Bushfire Prone Areas* for BAL 12.5/BAL 19 (dependent on setbacks).

	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</u> subfloors]
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
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element

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## *OTHER CONSIDERATIONS*

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### **Natural and Cultural Values**

No natural or cultural values were identified on site or through desktop assessments, which would prevent the maintenance of vegetation communities within the existing Hazard Management Area. 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 – Meander Valley Local Provisions Schedules.

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## *CONCLUSIONS / RECOMMENDATIONS*

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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 forested setting, within 100m of flammable forest vegetation types. 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 – Meander Valley 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](http://www.fire.tas.gov.au)

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*REPORT PREPARATION & CERTIFICATION*

---

This Bushfire Risk Assessment Report was prepared by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 09/06/2022

This Bushfire Risk Assessment Report is certified by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 09/06/2022

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

Certificate: **GPM 22 – 011**

## 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.

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## REFERENCES

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- Standards Australia Limited. (2011). *AS 3959 – 2018 – Construction of buildings in bush fire-prone areas*.
- Tasmanian Planning Scheme – Meander Valley 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 – Cohen & Associates P/L Ref No. 25-59 (7840), 27/11/2020 V3.9.



Owner: <b>PETER RYAN</b>	PLAN OF SURVEY by Surveyor of land situated in the	Registered Number: <b>D. 18830</b>
Title Reference: <b>C.T. 2709-83</b> <i>102.2 2.1 10.6</i>	LAND DISTRICT OF DEVON	Approved - 7 SEP 1982 <i>Effective from</i>
Grantee: WHOLE OF LOT 23650 & PART OF 5 <sup>th</sup> 1 <sup>st</sup> 23 <sup>rd</sup> GRANTED TO ELIZA DENMAN	PARISH OF SELBORNE SCALE 1:7500 MEASUREMENTS IN METRES	<i>Althaus</i> Acting Deputy Recorder of Titles

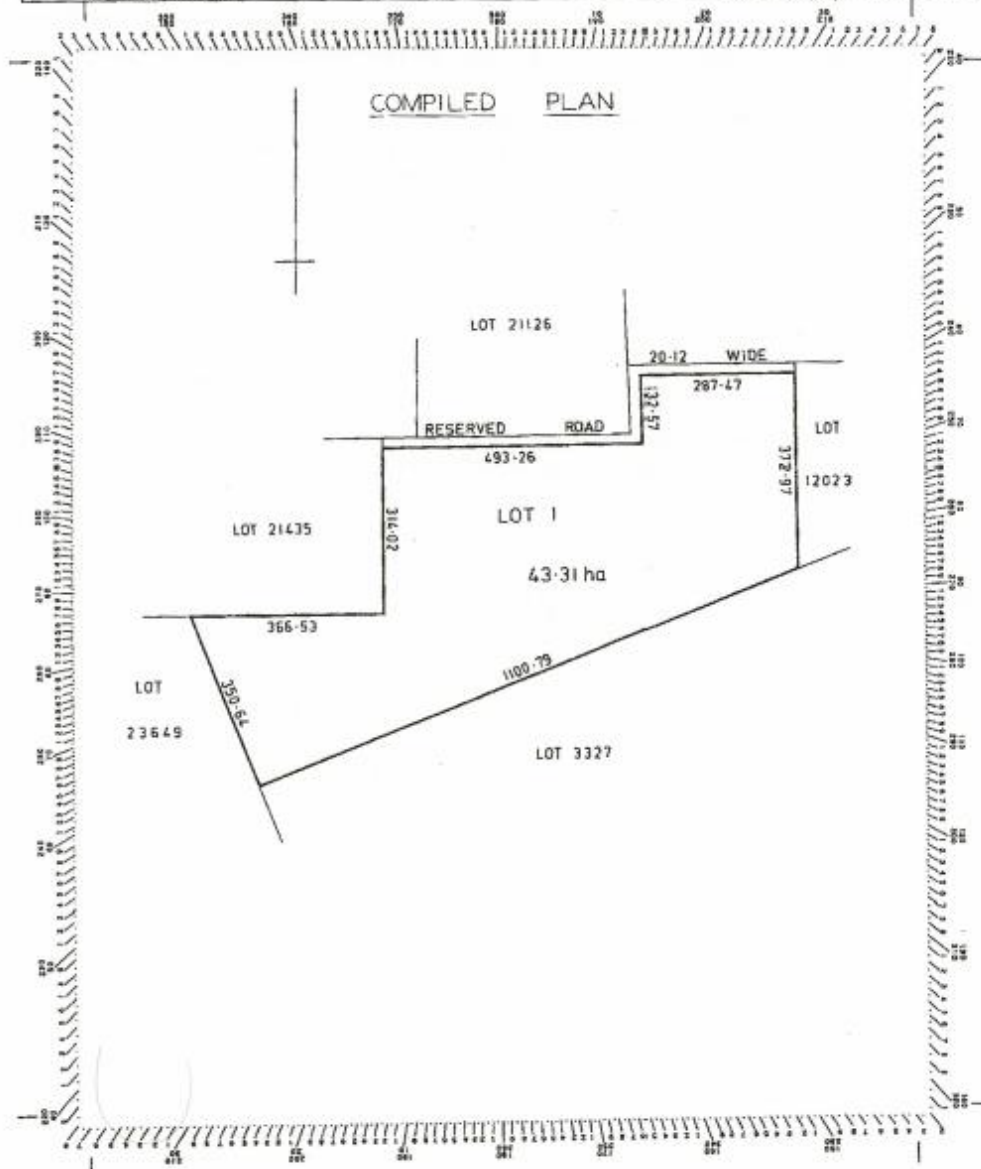


Figure 1: Current Title Plan.

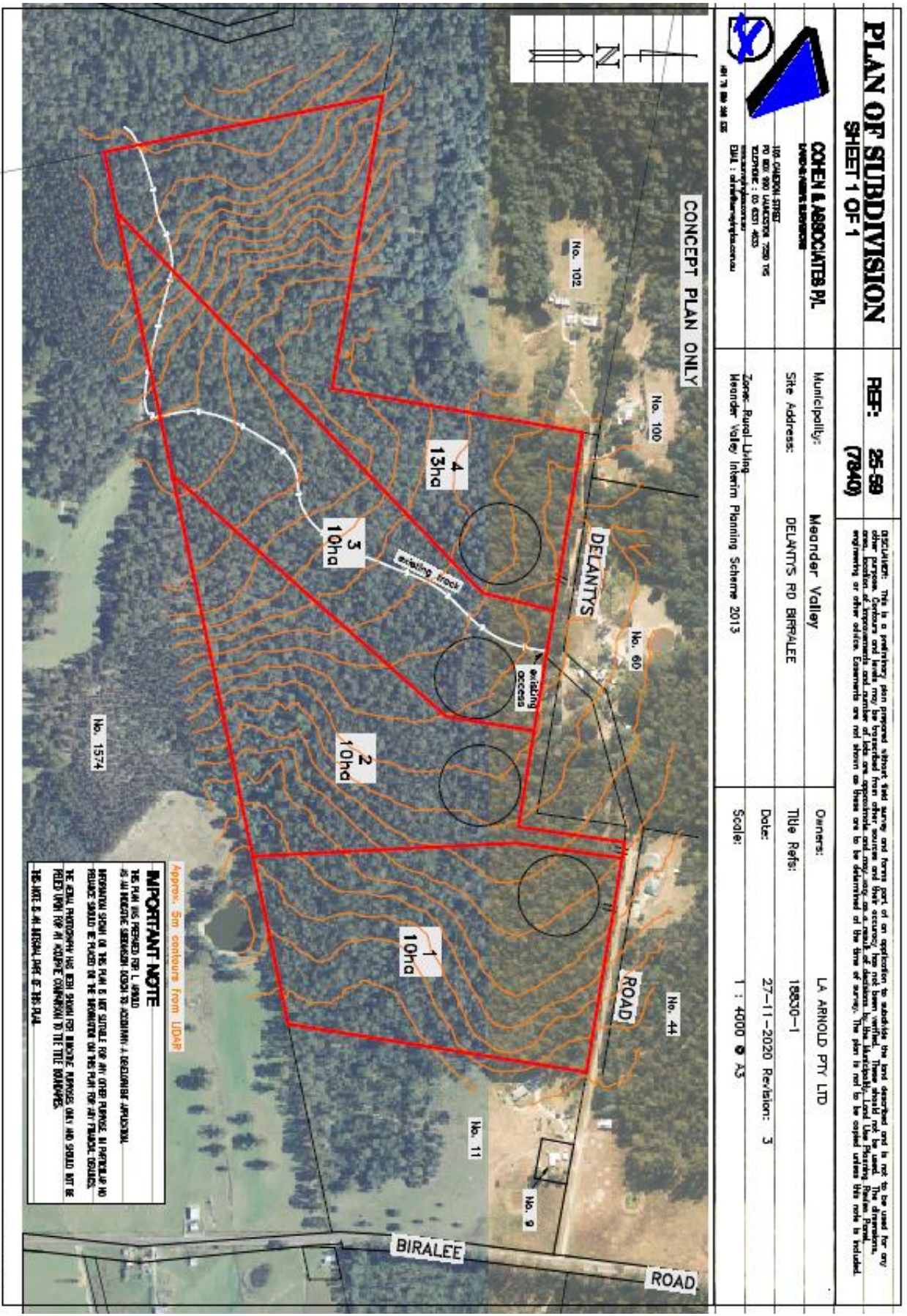


Figure 2: Proposed Plan of Subdivision.



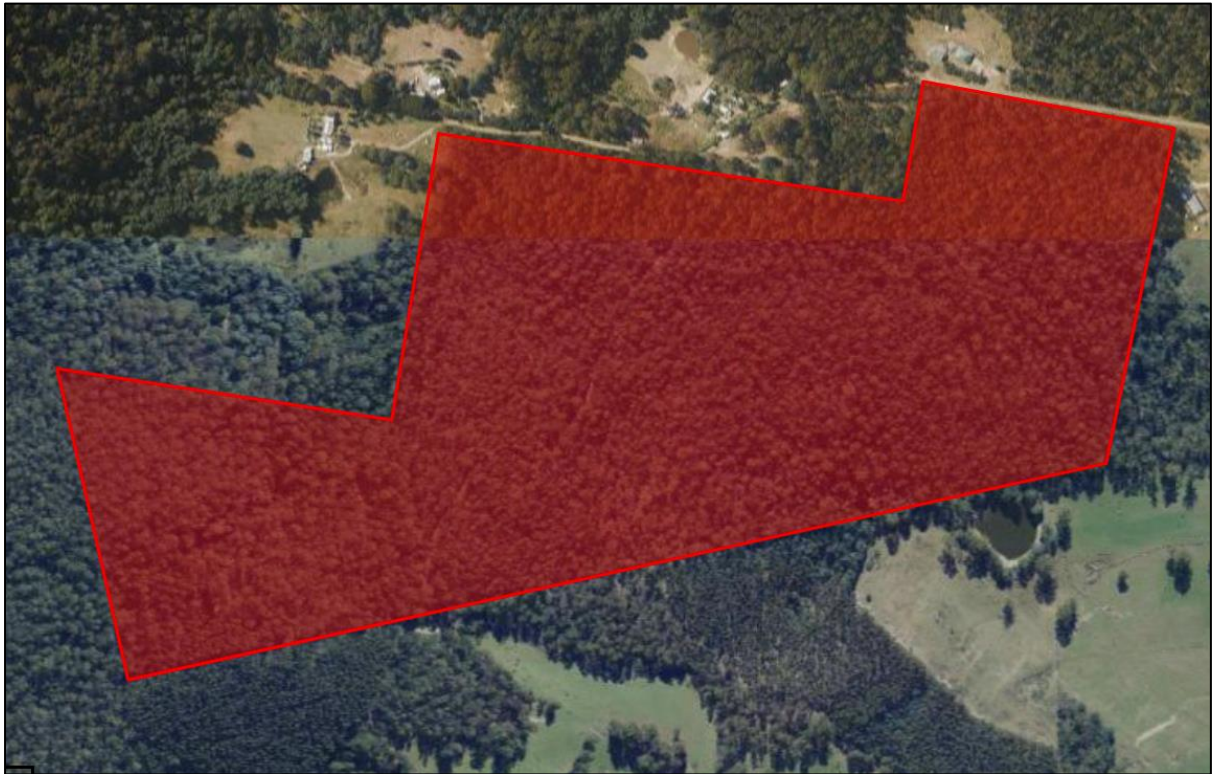


Figure 3: Aerial View of allotment.

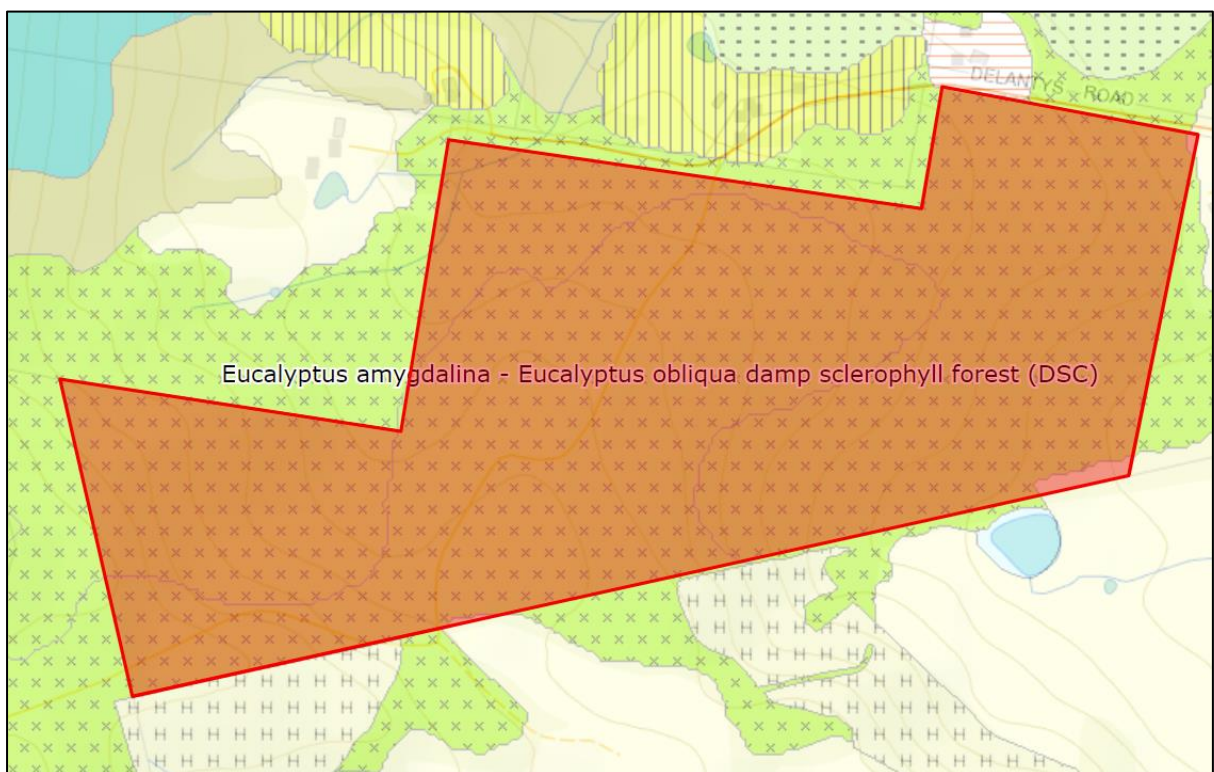


Figure 4: TasVeg 4.0 Map.



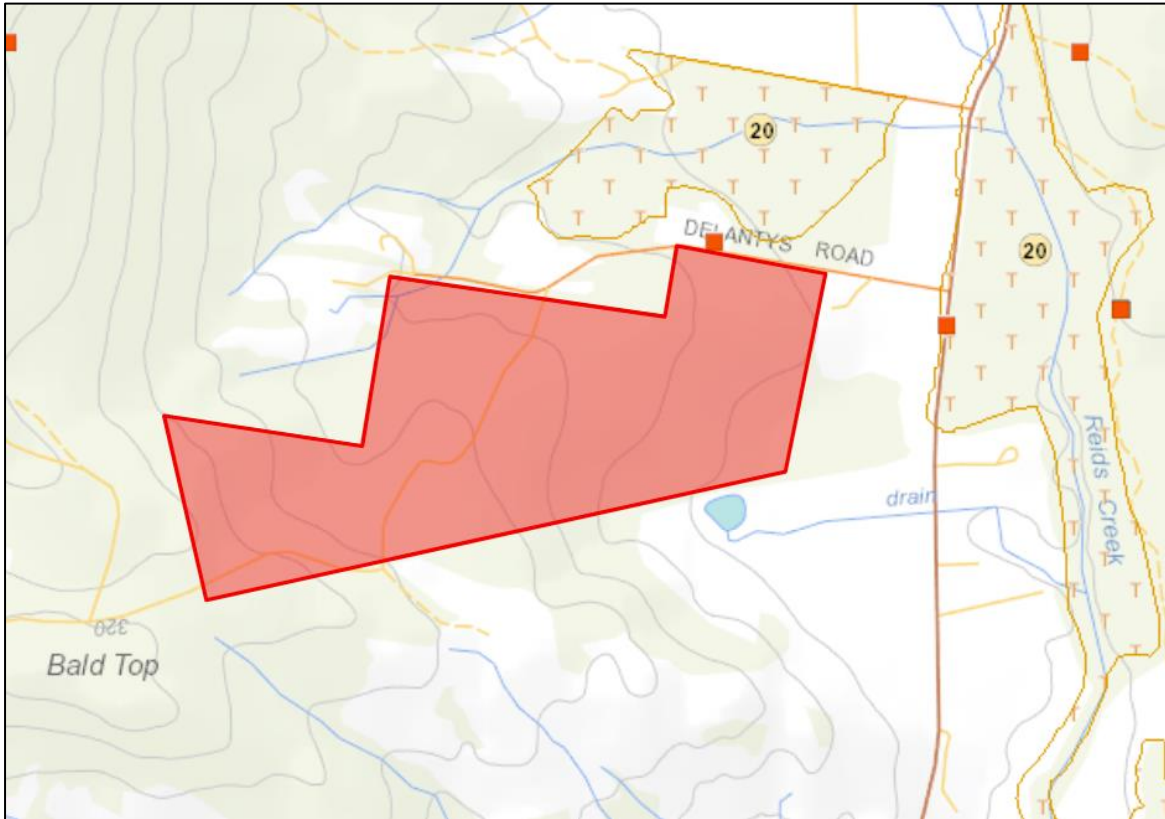


Figure 5: Natural & Cultural Values Map.



Figure 6: Proposed Lot 1 House Site.





*Figure 7: Proposed Lot 2 House Site.*



*Figure 8: Proposed Lot 3 House Site.*





*Figure 9: Proposed Lot 4 House Site (note that this site has not been subject to harvesting as yet).*



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 10: Accreditation Documentation.





Michael Sims  
Client Relationship Manager

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

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

13 May 2022

Dear Justin,

## Confirmation of Cover Ground Proof Mapping Pty Ltd

This letter is to certify that the below mentioned policies are current.

INSURANCE CLASS	INSURER	POLICY NO	COVERAGE	POLICY PERIOD
Public & Products Liability	CGU Insurance - GC	AGLIAB-0000-0005-3975	\$20,000,000 any one claim \$5,000,000 bushfire sub-limit	2/05/2022 - 1/04/2023
Cyber Liability	Lloyd's of London through Dual Australia Pty Ltd	AU00021813-000	\$500,000 any one claim \$500,000 in the aggregate	1/04/2022 - 1/04/2023
Professional Indemnity	Lloyd's of London through CFC Underwriting Ltd	2754108	\$1,000,000 any one claim \$2,000,000 in the aggregate	10/05/2022 - 10/05/2023
Motor Vehicle	Allianz Australia Insurance Ltd	138SV00520VSD	Toyota LANDCRUISER – J47MR - Comprehensive Audi Q5 – J40UJ - Comprehensive	1/04/2022 - 1/04/2023
Workers' Compensation	Allianz Australia Insurance Ltd	LWL0016802	Covering all Employees	1/04/2022 - 1/04/2023

\*Inclusive of F&L/E&L, Statutory Charges and Fees.

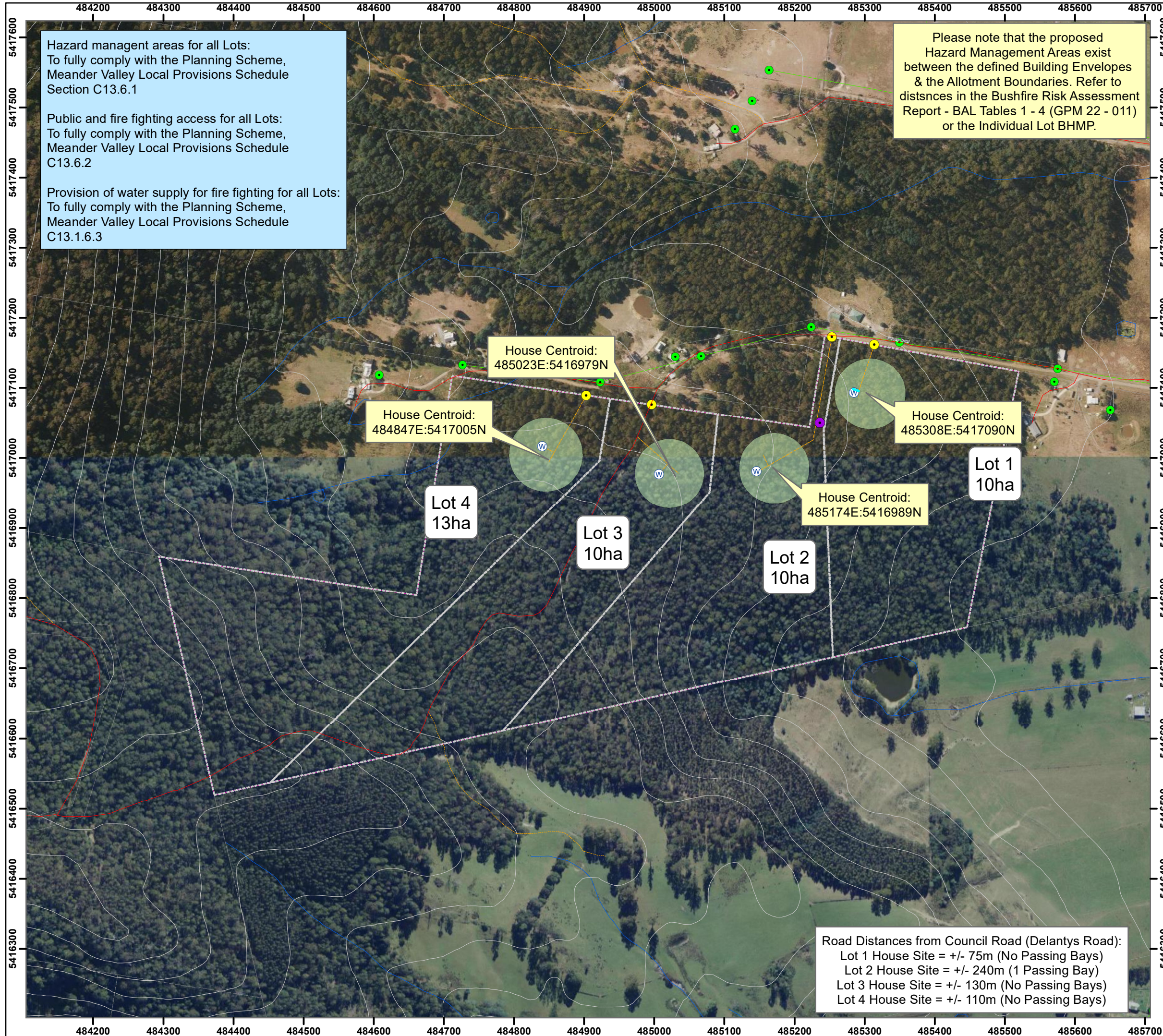
Occupations including but not limited to:

- Bushfire Management & Mitigation Planning
- Bushfire Attack Level (BAL), Bushfire Hazard Management Plans (BHMP's), Bushfire Emergency Plans, Bushfire Evacuation & Action Plans
- Planning, Supervision and Operational undertaking 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). Sole Fire Management Services Provider for 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 11: Copy of Insurance.





Hazard management areas for all Lots:  
To fully comply with the Planning Scheme,  
Meander Valley Local Provisions Schedule  
Section C13.6.1

Public and fire fighting access for all Lots:  
To fully comply with the Planning Scheme,  
Meander Valley Local Provisions Schedule  
C13.6.2

Provision of water supply for fire fighting for all Lots:  
To fully comply with the Planning Scheme,  
Meander Valley Local Provisions Schedule  
C13.1.6.3

Please note that the proposed  
Hazard Management Areas exist  
between the defined Building Envelopes  
& the Allotment Boundaries. Refer to  
distnsces in the Bushfire Risk Assessment  
Report - BAL Tables 1 - 4 (GPM 22 - 011)  
or the Individual Lot BHMP.

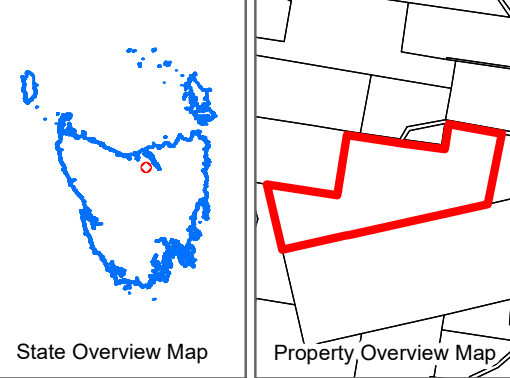
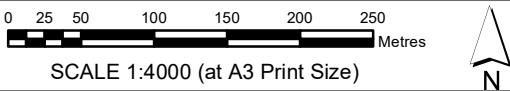


**Important:**  
PROJECTION: Universal Transverse Mercator (UTM).  
HORIZONTAL DATUM: Geocentric Datum of Australia 1994(GDA94)  
MAP GRID: Mapping Grid of Australia (MGA94)

**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.

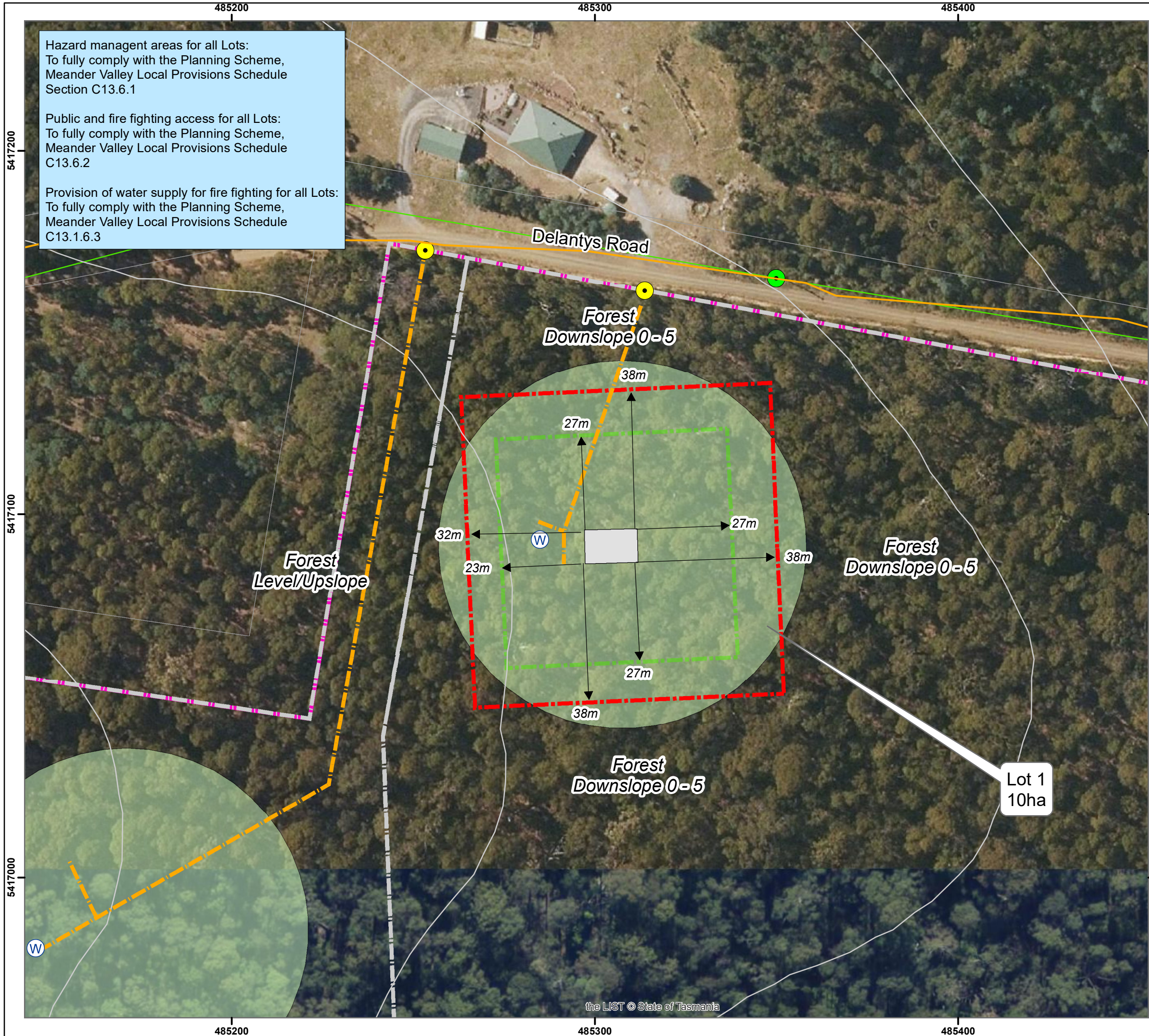
**Bushfire Hazard Management Plan**  
**4 Lot Subdivision Overview Map**  
**PID Number:** 7032603  
**Client:** Leigh Arnold  
**Address:** Lot 1 - Delantys Road  
Biralee 7303  
**Production Date:** 09/06/2022  
**Assessor:** Justin Cashion  
**Accreditation No.:** BFP-112 Scope: 1,2, 3A, 3B & 3C  
**Notes:**  
BAL 12.5/BAL 19 Solutions  
\*BHMP should be read in conjunction with  
Bushfire Hazard Report GPM 22 - 011  
  
Base data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), © State of Tasmania

- Legend**
- Cadastre Parcel Boundaries
  - Lot 1 Delantys Road
  - Allotment Boundaries
  - Proposed House Sites
  - Existing Roads
  - Proposed Private Access
  - Indicative Passing Bay Location
  - Proposed Crossovers
  - Proposed Firefighting Water Supply
  - 10m Contours Statewide
  - Hydrology Lines
  - Aurora High Voltage Conductor
  - Aurora Power Poles



Road Distances from Council Road (Delantys Road):  
Lot 1 House Site = +/- 75m (No Passing Bays)  
Lot 2 House Site = +/- 240m (1 Passing Bay)  
Lot 3 House Site = +/- 130m (No Passing Bays)  
Lot 4 House Site = +/- 110m (No Passing Bays)





Hazard management areas for all Lots:  
To fully comply with the Planning Scheme,  
Meander Valley Local Provisions Schedule  
Section C13.6.1

Public and fire fighting access for all Lots:  
To fully comply with the Planning Scheme,  
Meander Valley Local Provisions Schedule  
C13.6.2

Provision of water supply for fire fighting for all Lots:  
To fully comply with the Planning Scheme,  
Meander Valley Local Provisions Schedule  
C13.1.6.3



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

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**Bushfire Hazard Management Plan  
Delantys Road Lot 1**

**PID Number:** 7032603

**Client:** Leigh Arnold

**Address:** Lot 1 - Delantys Road  
Biralee 7303

**Production Date:** 09/06/2022

**Assessor:** Justin Cashion

**Accreditation No.:** BFP-112 Scope: 1, 2, 3A, 3B & 3C

**Notes:**  
BAL 12.5/BAL 19 Solutions

\*BHMP should be read in conjunction with  
Bushfire Hazard Report GPM 22 - 011

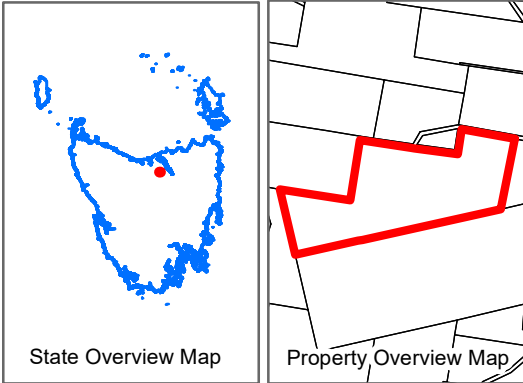
Base data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), © State of Tasmania

**Legend**

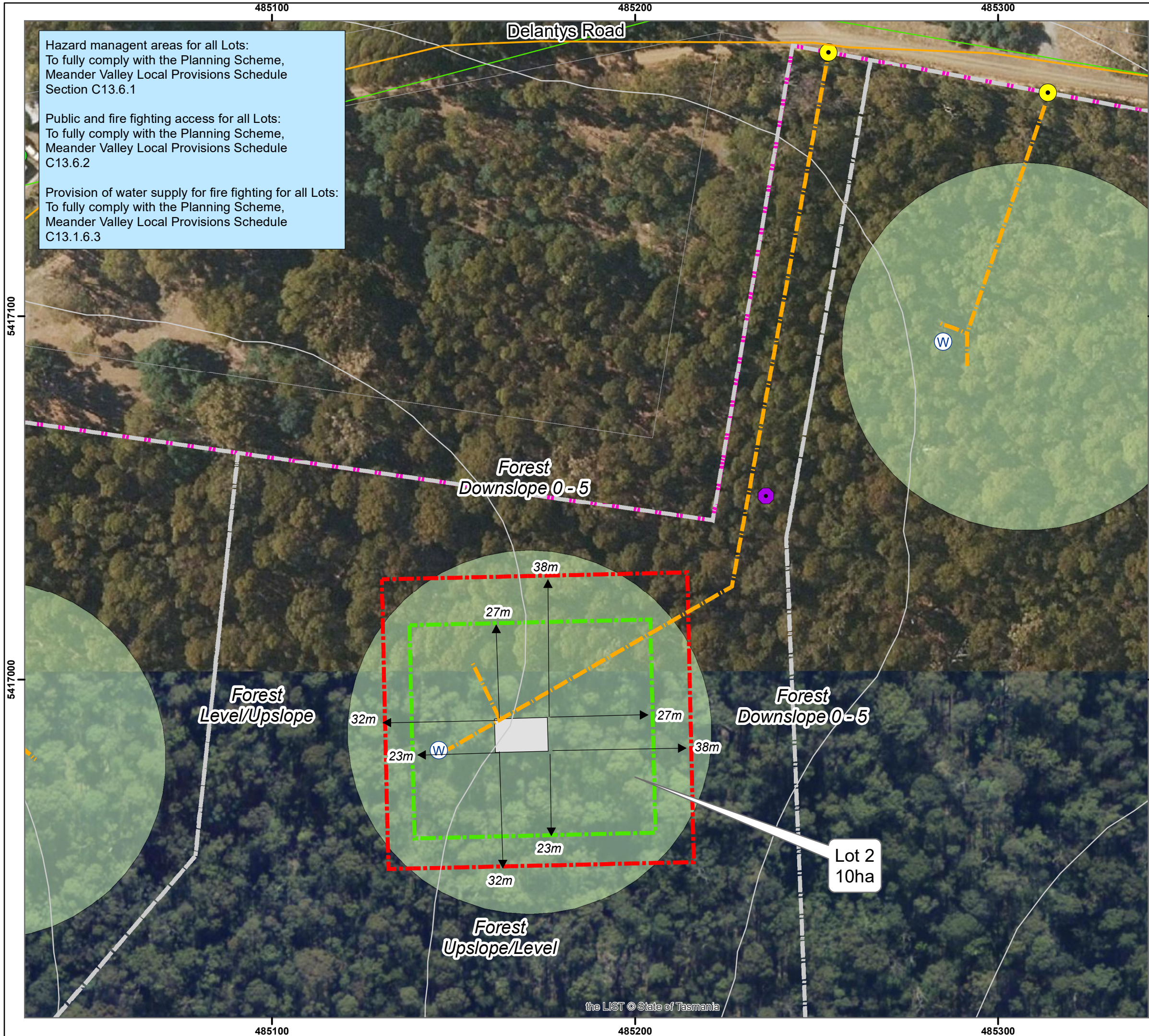
- Cadastre Parcel Boundaries
- Delantys Road Existing Allotment
- Allotment Boundaries
- Proposed House Sites
- Indicative Dwelling Footprint
- BAL 19 Envelope
- BAL 12.5 Envelope
- Proposed Private Access
- Proposed Crossovers
- Proposed Firefighting Water Supply
- 10m Contours Statewide
- Hydrology Lines
- Aurora High Voltage Conductor
- Aurora Power Poles

0 5 10 20 30 40 50 Metres

SCALE 1:1000 (at A3 Print Size)







Hazard management areas for all Lots:  
To fully comply with the Planning Scheme,  
Meander Valley Local Provisions Schedule  
Section C13.6.1

Public and fire fighting access for all Lots:  
To fully comply with the Planning Scheme,  
Meander Valley Local Provisions Schedule  
C13.6.2

Provision of water supply for fire fighting for all Lots:  
To fully comply with the Planning Scheme,  
Meander Valley Local Provisions Schedule  
C13.1.6.3



**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  
Delantys Road Lot 2**

**PID Number:** 7032603

**Client:** Leigh Arnold

**Address:** Lot 1 - Delantys Road  
Biralee 7303

**Production Date:** 09/06/2022

**Assessor:** Justin Cashion

**Accreditation No.:** BFP-112 Scope: 1, 2, 3A, 3B & 3C

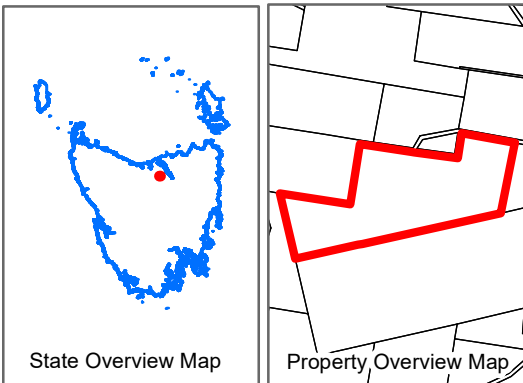
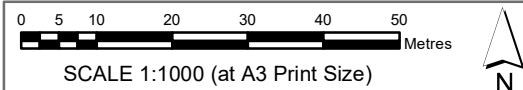
**Notes:**  
BAL 12.5/BAL 19 Solutions

\*BHMP should be read in conjunction with  
Bushfire Hazard Report GPM 22 - 011

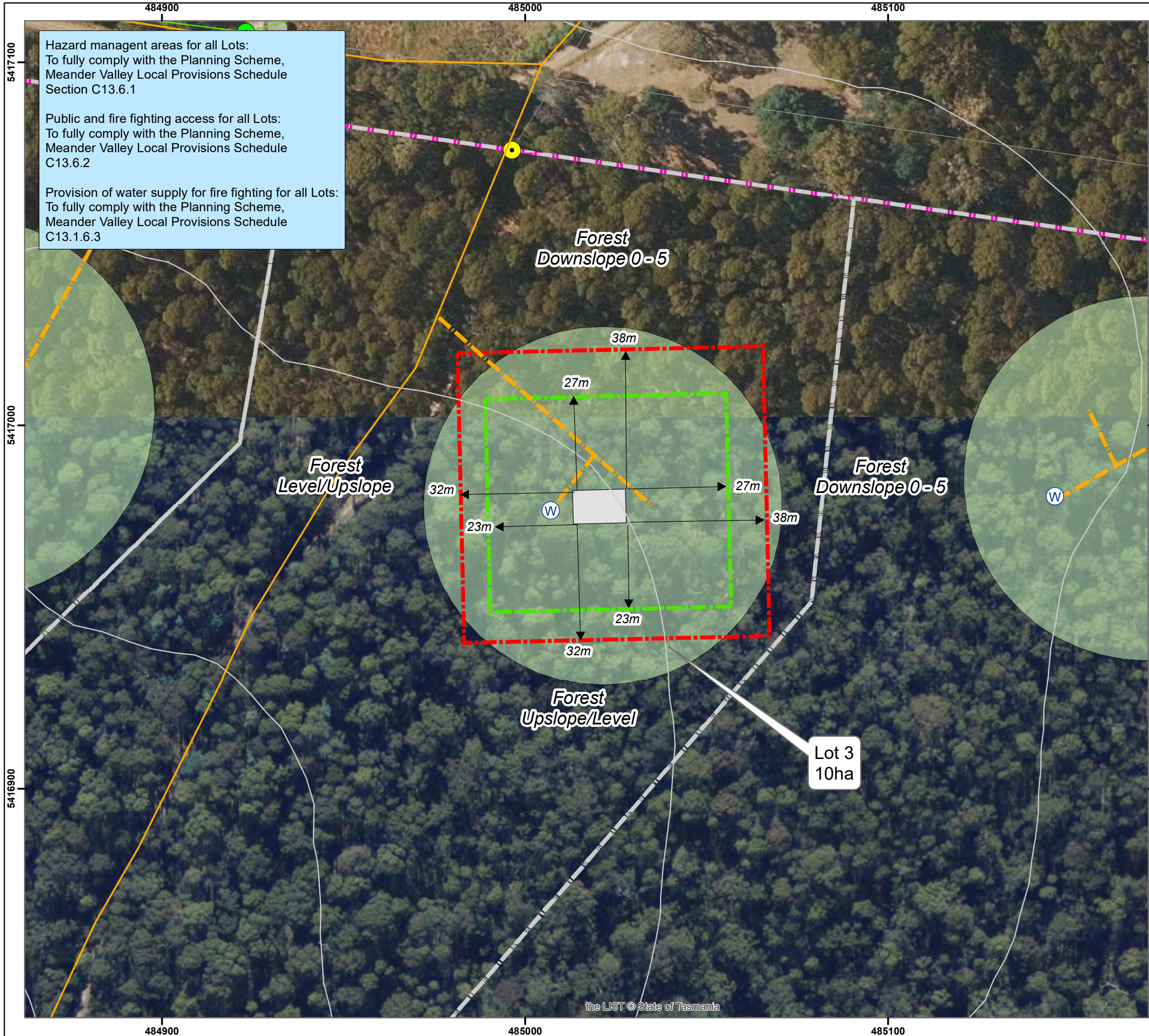
Base data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), © State of Tasmania

**Legend**

- Cadastral Parcel Boundaries
- Delantys Road Existing Allotment
- Allotment Boundaries
- Proposed House Sites
- Indicative Dwelling Footprint
- Lot 2 BAL 19 Envelope
- Lot 2 BAL 12.5 Envelope
- Proposed Private Access
- Proposed Crossovers
- Indicative Passing Bay Location
- Proposed Firefighting Water Supply
- 10m Contours Statewide
- 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  
Delantys Road Lot 3**

**PID Number:** 7032603

**Client:** Leigh Arnold

**Address:** Lot 1 - Delantys Road  
Biralee 7303

**Production Date:** 09/06/2022

**Assessor:** Justin Cashion

**Accreditation No.:** BFP-112 Scope: 1, 2, 3A, 3B & 3C

**Notes:**  
BAL 12.5/BAL 19 Solutions  
\*BHMP should be read in conjunction with  
Bushfire Hazard Report GPM 22 - 011

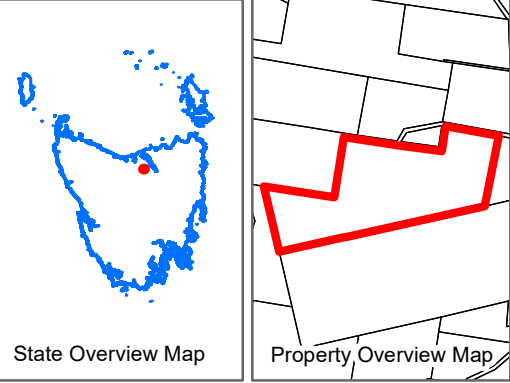
Base data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), © State of Tasmania

**Legend**

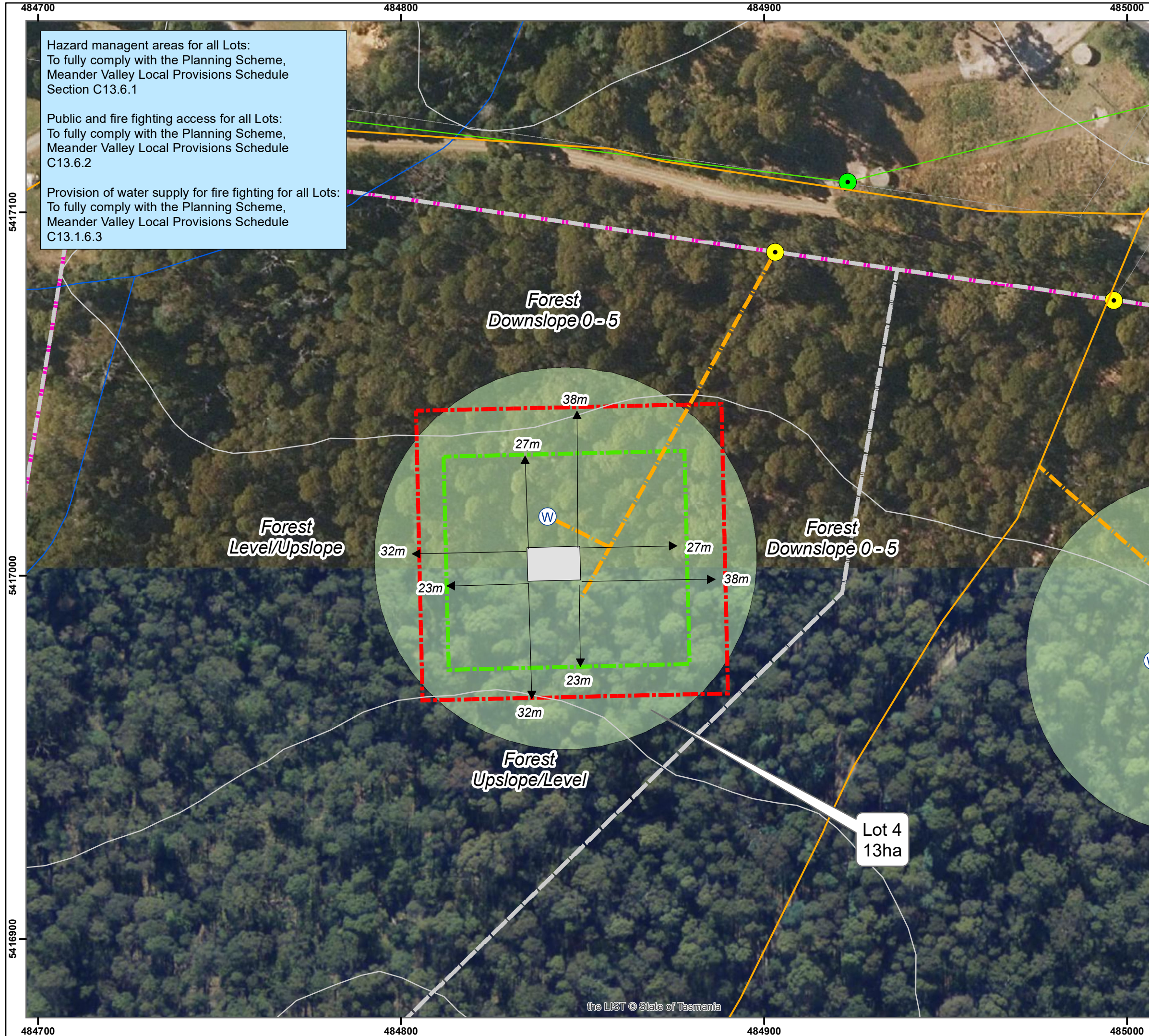
- Cadastre Parcel Boundaries
- Delantys Road Existing Allotment
- Allotment Boundaries
- Proposed House Sites
- Indicative Dwelling Footprint
- Lot 2 BAL 19 Envelope
- Lot 2 BAL 12.5 Envelope
- Proposed Private Access
- Proposed Crossovers
- Proposed Firefighting Water Supply
- 10m Contours Statewide
- Hydrology Lines
- Aurora High Voltage Conductor
- Aurora Power Poles

0 5 10 20 30 40 50 Metres

SCALE 1:1000 (at A3 Print Size)







Hazard managment areas for all Lots:  
To fully comply with the Planning Scheme,  
Meander Valley Local Provisions Schedule  
Section C13.6.1

Public and fire fighting access for all Lots:  
To fully comply with the Planning Scheme,  
Meander Valley Local Provisions Schedule  
C13.6.2

Provision of water supply for fire fighting for all Lots:  
To fully comply with the Planning Scheme,  
Meander Valley Local Provisions Schedule  
C13.1.6.3



**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  
Delantys Road Lot 4**

**PID Number:** 7032603

**Client:** Leigh Arnold

**Address:** Lot 1 - Delantys Road  
Biralee 7303

**Production Date:** 09/06/2022

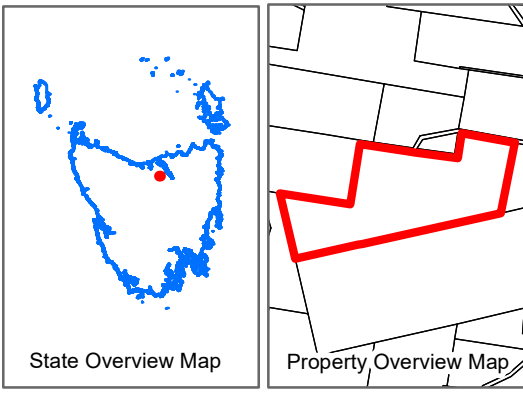
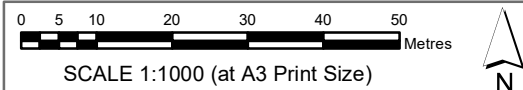
**Assessor:** Justin Cashion

**Accreditation No.:** BFP-112 Scope: 1, 2, 3A, 3B & 3C

**Notes:**  
BAL 12.5/BAL 19 Solutions  
  
\*BHMP should be read in conjunction with  
Bushfire Hazard Report GPM 22 - 011

Base data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), © State of Tasmania

- Legend**
- Cadastre Parcel Boundaries
  - Delantys Road Existing Allotment
  - Allotment Boundaries
  - Proposed House Sites
  - Indicative Dwelling Footprint
  - Lot 2 BAL 19 Envelope
  - Lot 2 BAL 12.5 Envelope
  - Proposed Private Access
  - Proposed Crossovers
  - Proposed Firefighting Water Supply
  - 10m Contours Statewide
  - Hydrology Lines
  - Aurora High Voltage Conductor
  - Aurora Power Poles





---

## BUSHFIRE-PRONE AREAS CODE

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

---

#### 1. Land to which certificate applies

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

**Street address:**

Delantys Road – Birralee

**Certificate of Title / PID:**

18830/1 - 7032603

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

Subdivision of 1 existing lots (18830/1) into 4 new lots. The new allotments are created for the provision of new dwellings and an existing dwelling to achieve either BAL 12.5/BAL 19 solutions, dependant on setbacks.

**Applicable Planning Scheme:**

Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule.

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Plan of Subdivision – Delantys Road	Cohen & Associates P/L - Ref No. 25-59 (7840)	27/11/2020	03
Delantys Road – Subdivision Bushfire Hazard Report: GPM 22 - 011.	Justin Cashion – Ground Proof Mapping Pty Ltd	09/06/2022	01
Bushfire Hazard Management Plan: GPM 22 – 011.	Justin Cashion – Ground Proof Mapping Pty Ltd	09/06/2022	01
Form 55: GPM 22 - 011 for Proposed New Lots 1 - 4.	Justin Cashion – Ground Proof Mapping Pty Ltd	09/06/2022	01

---

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

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

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

09/06/2022

Certificate  
Number:

GPM 22 - 011

(for Practitioner Use only)

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

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

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/BAL19 Solution – Depending on setbacks) Assessment & Bushfire Hazard Management Plan (BHMP) for New Lots 1 – 4, Delantys Road – Birralee.

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 – Meander Valley 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 - 4: BAL 12.5/19 Solutions (Depending on setbacks). As per attached BHMP.

*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.**

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:	<i>Justin Cashion</i>	<b>GPM 22 - 011</b>	<b>09/06/2022</b>

# Tasmania Fire Service Water Supply Signage Guideline

Guidelines for the design and  
installation of water supply signs &  
fire hydrant marking in bushfire-prone  
areas

**fire.tas.gov.au**

**Bushfire Planning & Policy**

GPO Box 1526 Hobart Tasmania 7001

Phone (03) 6230 8600 | [planning@fire.tas.gov.au](mailto:planning@fire.tas.gov.au)



This Guideline has been developed in consultation with TasWater.



### For further information

Tasmania Fire Service  
Bushfire Planning & Policy  
GPO Box 1526  
HOBART TAS 7001  
PH: (03) 6230 8600  
Fax: (03) 6234 6647  
Email: [planning@fire.tas.gov.au](mailto:planning@fire.tas.gov.au)  
Web: [www.fire.tas.gov.au](http://www.fire.tas.gov.au)

### Disclaimer

While the State Fire Commission has made every effort to ensure the accuracy and reliability of the information contained in this booklet, the State Fire Commission does not accept any responsibility for the accuracy, completeness, or relevance to the reader's purpose, of the information contained in this document and those reading it for whatever purpose are advised to verify its accuracy and to obtain appropriate professional advice.

The State Fire Commission, its officers, employees and agents do not accept any liability, however arising, including liability for negligence, for any loss or damage resulting from the use of, or reliance upon, the information contained in this document.

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## 1.0 Identification

### 1.1 Guideline Title

1.1.1 This Guideline is called the *Tasmania Fire Service Water Supply Signage Guideline*.

### 1.2 Composition of this Guideline

1.2.1 This Guideline consists of:

- (a) This document;
- (b) Design drawing TFS-WS01; and
- (c) Design drawing TFS-WS02.

## 2.0 Purpose

2.1 The purpose of this Guideline is:

- (a) To ensure that fire fighting water points are appropriately identified to reduce the risk to human life and property, and the cost to the community, caused by bushfires; and
- (b) To describe the water supply signage requirements which are referred to in the *Bushfire-Prone Areas Code*<sup>1</sup> and the *Directors Determination Requirements for Building in Bushfire-Prone Areas*<sup>2</sup>.

## 3.0 Application

3.1 Where referenced by the relevant planning and building regulations, the content of this Guideline forms a statutory requirement for development within bushfire-prone areas.

3.2 This Guideline may be voluntarily adopted as required.

3.3 This Guideline applies to:

- (a) Private and water corporation owned or managed fire fighting water points;
- (b) Fire fighting water points servicing a bushfire-prone area; and
- (c) Fire fighting water points connected to:
  - i. A static water supply; or
  - ii. A reticulated water supply that does not comply with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code*, and where a single fire fighting water point discharges a minimum of 5 L per second and a minimum of 150 kPa residual pressure.

---

<sup>1</sup> The *Bushfire-Prone Areas Code* can be accessed via [www.iplan.tas.gov.au](http://www.iplan.tas.gov.au)

<sup>2</sup> The *Directors Determination Requirements for Building in Bushfire-Prone Areas* can be accessed via <http://www.justice.tas.gov.au/building/publications>



## 4.0 Definition of Terms

In this Guideline:

bushfire-prone area	means:  (a) land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and (b) i. where there is no overlay on a planning scheme map; or ii. 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.
carriageway	means the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.
fire hydrant	means a fire hydrant as described in <i>AS 2419.1-2005 Fire hydrant installations – System design, installation and commissioning</i> .
fire fighting water point	means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body.
property access	means the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.
static water supply	means water stored in a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.
water corporation	means the corporation within the meaning of the <i>Water and Sewerage Corporation Act 2012</i> .

## 5.0 Referenced Documents

The following documents are referenced in this guideline:

AS 1743 Road signs—Specifications

AS 1744 Standard alphabets for road signs

AS 2700 Colour Standards for general purposes

AS 2419.1 Fire hydrant installations - System design, installation and commissioning

AS/NZS 1734 Aluminium and aluminium alloys—Flat sheet, coiled sheet and plate

AS/NZ 1906.1 Retroreflective materials and devices for road traffic control purposes  
Part 1: Retroreflective Sheeting.

*Australian Paint Approval Scheme Specifications AP-S0041*, CSIRO

*Bushfire-Prone Areas Code*, Tasmanian Planning Commission, Department of Justice, Tasmania.

*Determination Director of Building Control Requirements for Building in Bushfire-Prone Areas*, Building Standards & Occupational Licencing, Department of Justice, Tasmania.

*TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA*, TasWater, Tasmania.

## 6.0 Design Standards for Marking Compliant Fire Hydrants

### 6.1 Compliant Hydrant Markings (General)

A fire hydrant connected to a reticulated water supply that complies with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code* will be marked in accordance with water corporation specifications<sup>3</sup>.

Water corporation specified fire hydrant markings include a combination of:

- a) Fire Plug Indicator: a yellow, 250 mm x 450 mm triangle, marked on the pavement, and pointing towards the location of the hydrant;
- b) Fire Plug Kerb Marking: a yellow, 300 mm long rectangle, marked on the carriageway kerb, adjacent to the location of the fire hydrant;
- c) Two-Way Retroreflective Raised Pavement Marker: a blue, square marker, adhered to the pavement, and located perpendicular to the hydrant;
- d) Fire Plug Cover and Surround: a yellow, 400 mm x 400 mm square; surrounding the hydrant cover; and
- e) Marker Post: a yellow post with blue decals, located adjacent to the carriageway.

<sup>3</sup> TasWater specifications: <https://www.taswater.com.au/Development/Development-Standards>

## 7.0 Design Standards for Marking Non-Compliant Fire Hydrants

### 7.1 Marking Criteria

A fire hydrant connected to a reticulated water supply that:

- a) Otherwise complies with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code*, except for flow and pressure; and
- b) Discharges a minimum of 5 L per second and a minimum of 150 kPa residual pressure;

shall have additional markings to those identified in 6.1, in accordance with the following:

### 7.2 Pavement Marking Material

Objective:	Pavement markings that identify fire fighting water points are clearly visible and durable.
7.2.1 Pavement marking materials shall conform to Australian Paint Approval Scheme Specifications <i>AP-S0041</i> , or similar.	

### 7.3 Post Marking Material

Objective:	Pavement markings that identify fire fighting water points are clearly visible and durable.
7.3.1 Post marking material shall be: <ul style="list-style-type: none"> <li>(a) Class 1 retroreflective material, compliant with <i>AS/NZS1906.1</i>; or</li> <li>(b) A suitable outdoor, long-life, UV stabilised coating.</li> </ul>	

### 7.4 Pavement & Post Marking Design

Objective:	Fire fighting water points are clearly visible and identifiable.
7.4.1 Pavement and post marking shall comprise of a legend designed in accordance with design drawing TFS-WS02.	
7.4.2 The legend shall be: <ul style="list-style-type: none"> <li>(a) Coloured red, 'Signal Red' (R13) in accordance with <i>AS2700</i> (or equivalent colour); and</li> <li>(b) Comprised of the letter 'W' within a circular band.</li> </ul>	
7.4.3 The letter 'W' in the legend shall be: <ul style="list-style-type: none"> <li>(a) Uppercase;</li> <li>(b) No less than 44 mm in height;</li> </ul>	

- (c) Located in the centre of the circular band; and
- (d) Consistent with the form and dimensions of Series F, as defined in *AS1744*.

7.4.4 The circular band in the legend shall have:

- (a) An outer diameter of 100 mm; and
- (b) A line thickness of 6.5 mm.

## 7.5 Pavement & Post Marking

Objective:	Fire fighting water points are clearly visible and identifiable.
------------	--

7.5.1 Where fire hydrants are of the in-ground type (fire plug), the hydrant cover (lid) shall be marked in accordance with 7.2 and 7.4.

7.5.2 Where hydrant location is identified using a marker post, the post shall be marked:

- (a) In accordance with 7.3 and 7.4;
- (b) With legend facing the carriageway; and
- (c) No less than 400 mm above ground level (where practical).

## 8.0 Design Standards for Signs

Static water supplies shall be identified in accordance with the following:

### 8.1 Sign Materials

Objective:	Signs that identify fire fighting water points are durable and resilient against the elements.
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8.1.1 The signboard material shall be:

- (a) 1.6 mm thick aluminium alloy, type 5251 or 5052, of temper H36 or H38;
- (b) Free from scratches or other surface blemishes;
- (c) Have edges that are true and smooth; and
- (d) Compliant with *AS/NZS1734*.

8.1.2 The sign background material shall be:

- (a) Non-reflective;
- (b) Of uniform density;
- (c) Compatible with the material used for the legend both in application and durability; and
- (d) Applied to the sign face in accordance with *AS1743*.

8.1.3 The sign legend material shall be:

- (a) Class 1 retroreflective material, compliant with *AS/NZS1906.1*;
- (b) Of uniform density;



- (c) Compatible with the material used for the background in application and durability; and
- (d) Applied to the sign face in accordance with *AS1743*.

## 8.2 Sign Design

Objective:	Signs that identify fire fighting water points are clearly visible and identifiable.
8.2.1 The sign shall be designed in accordance with: <ul style="list-style-type: none"> <li>(a) Design drawing TFS-WS01.</li> </ul>	
8.2.2 The sign shall: <ul style="list-style-type: none"> <li>(a) Be square;</li> <li>(b) Have rounded corners with a radii of 25 mm; and</li> <li>(c) Have a side length of 300 mm.</li> </ul>	
8.2.3 The sign background shall be: <ul style="list-style-type: none"> <li>(a) Coloured red, 'Signal Red' (R13) in accordance with <i>AS2700</i> (or equivalent colour).</li> </ul>	
8.2.4 The legend shall be: <ul style="list-style-type: none"> <li>(a) Coloured white (N14) in accordance with <i>AS2700</i> (or equivalent colour);</li> <li>(b) Comprised of the letter 'W' within a circular band; and</li> <li>(c) Visually centred on the sign.</li> </ul>	
8.2.5 The letter 'W' in the legend shall be: <ul style="list-style-type: none"> <li>(a) Uppercase;</li> <li>(b) No less than 100 mm in height;</li> <li>(c) Located in the centre of the circular band; and</li> <li>(d) Consistent with the form and dimensions of Series F, as defined in <i>AS1744</i>.</li> </ul>	
8.2.6 The circular band in the legend shall have: <ul style="list-style-type: none"> <li>(a) An outer diameter of 230 mm; and</li> <li>(b) A line thickness of 15 mm.</li> </ul>	
8.2.7 The rear surface of the signboard shall be stamped or engraved with: <ul style="list-style-type: none"> <li>(a) The designation of the sign manufacturer;</li> <li>(b) Four numerals indicating the month and year of manufacture (e.g. 01/17);</li> <li>(c) The design drawing identification (e.g. TFS-WS01); and</li> <li>(d) Letters &amp; numerals no less than 5 mm high.</li> </ul>	

## 8.3 Sign Mounting

Objective:	Signs that identify fire fighting water points are, and will remain, clearly visible.
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8.3.1 The sign shall be permanently mounted to:

- (a) A vertical surface;
- (b) A surface that cannot change orientation or position; and
- (c) A surface that is:
  - i. Non-flammable; and
  - ii. Non-heat deforming.

#### 8.4 Sign Location

Objective:	Signs that identify fire fighting water points are located adjacent to the fire fighting water point, and are clearly visible.
8.4.1 The sign shall be mounted in a location: <ul style="list-style-type: none"><li>(a) No further than 2 m vertically and 1 m horizontally from the fire fighting water point;</li><li>(b) No less than 400 mm above ground level;</li><li>(c) That will not impede access or operation of the fire fighting water point;</li><li>(d) That will not become obscured by visual obstructions; and</li><li>(e) That is visible from the property access on approach from a public road.</li></ul>	

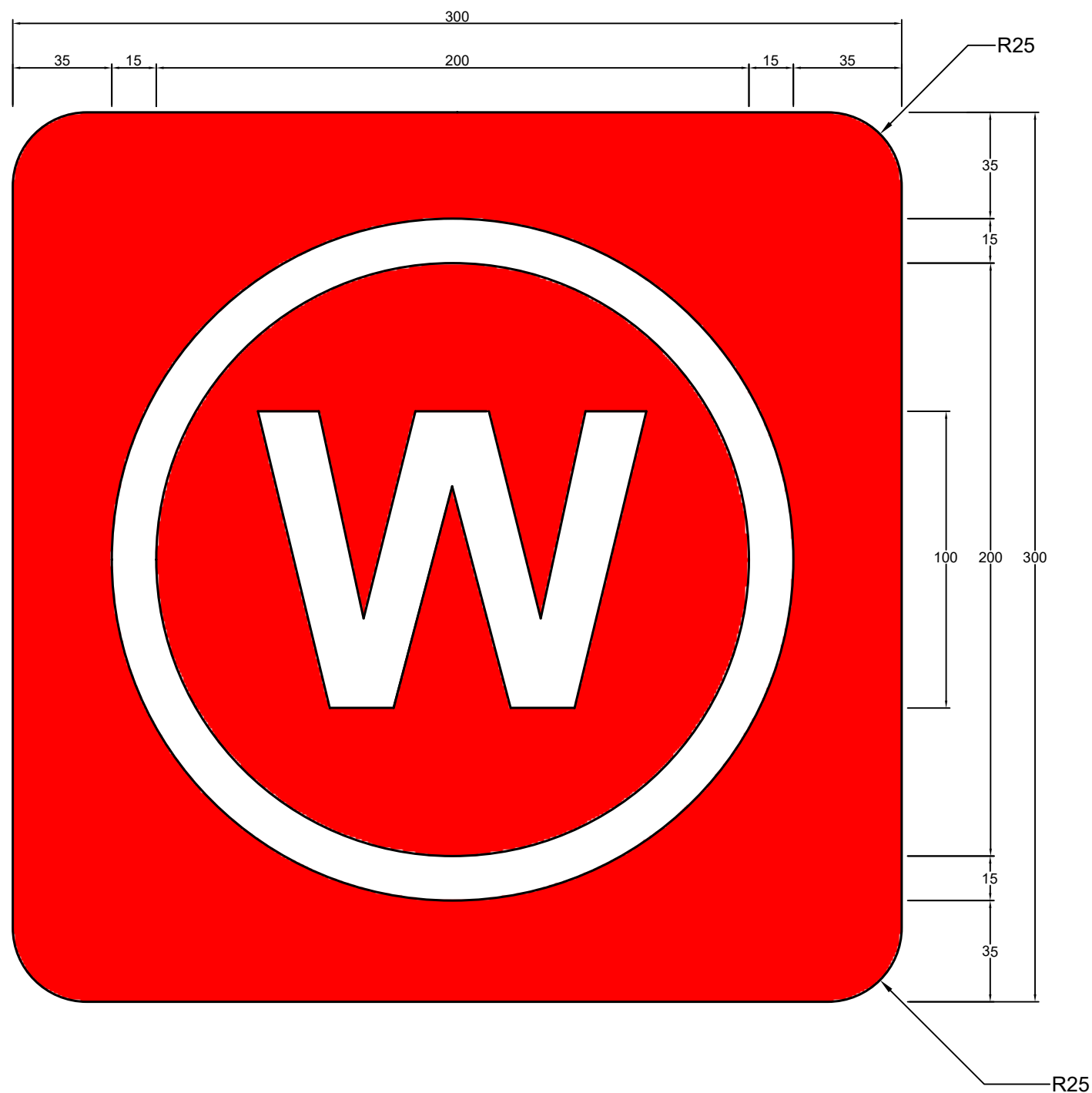
### 9.0 Design & Manufacture Tolerances of Sign & Legend

#### 9.1 Dimensional tolerances of the signboard

- (a) Overall dimensions of signboard:  $\pm 5$  mm;
- (b) Maximum allowable warp, twist or departure from flatness: 1.5 mm; and
- (c) Squareness: corners  $< 2$  mm from theoretical position relative to other corners.

#### 9.2 Dimensional tolerances of the legend

- (a) Shape, size and alignment of legend elements:  $\pm 2$  mm; and
- (b) Legend position:  $\pm 2$  mm.

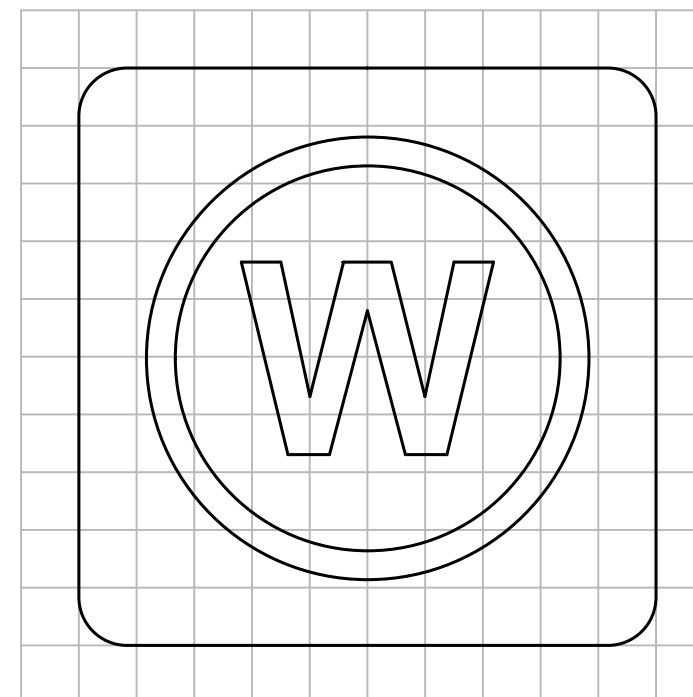


OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5  
SURFACE AREA OF SIGN (sq m) : 0.0895

LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH AS2700,  
WITH A RETROREFLECTIVE SURFACE FINISH  
BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCORDANCE WITH AS2700

FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO  
TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL  
REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

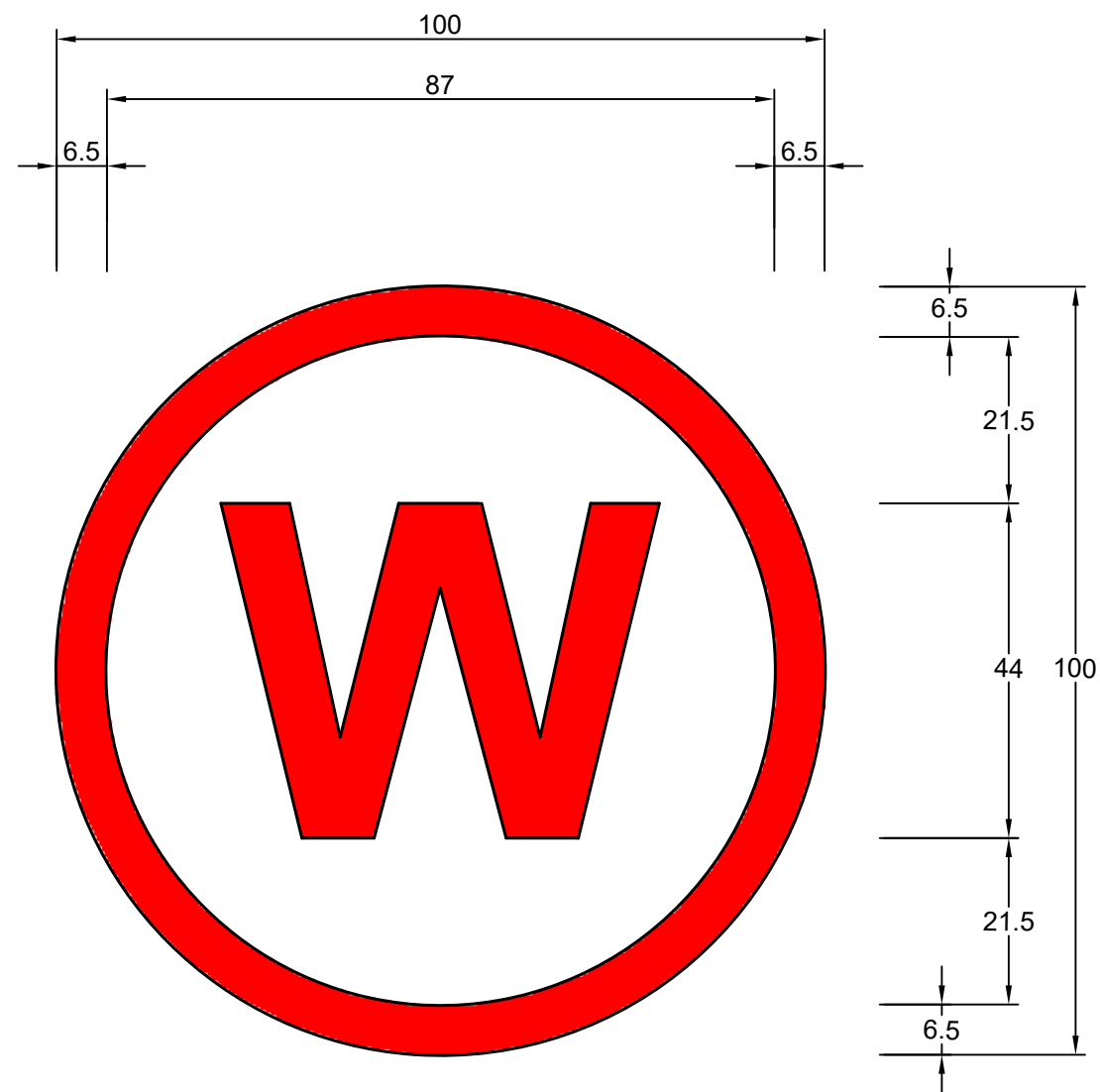


GRID MODULE X = 30mm Y= 30mm

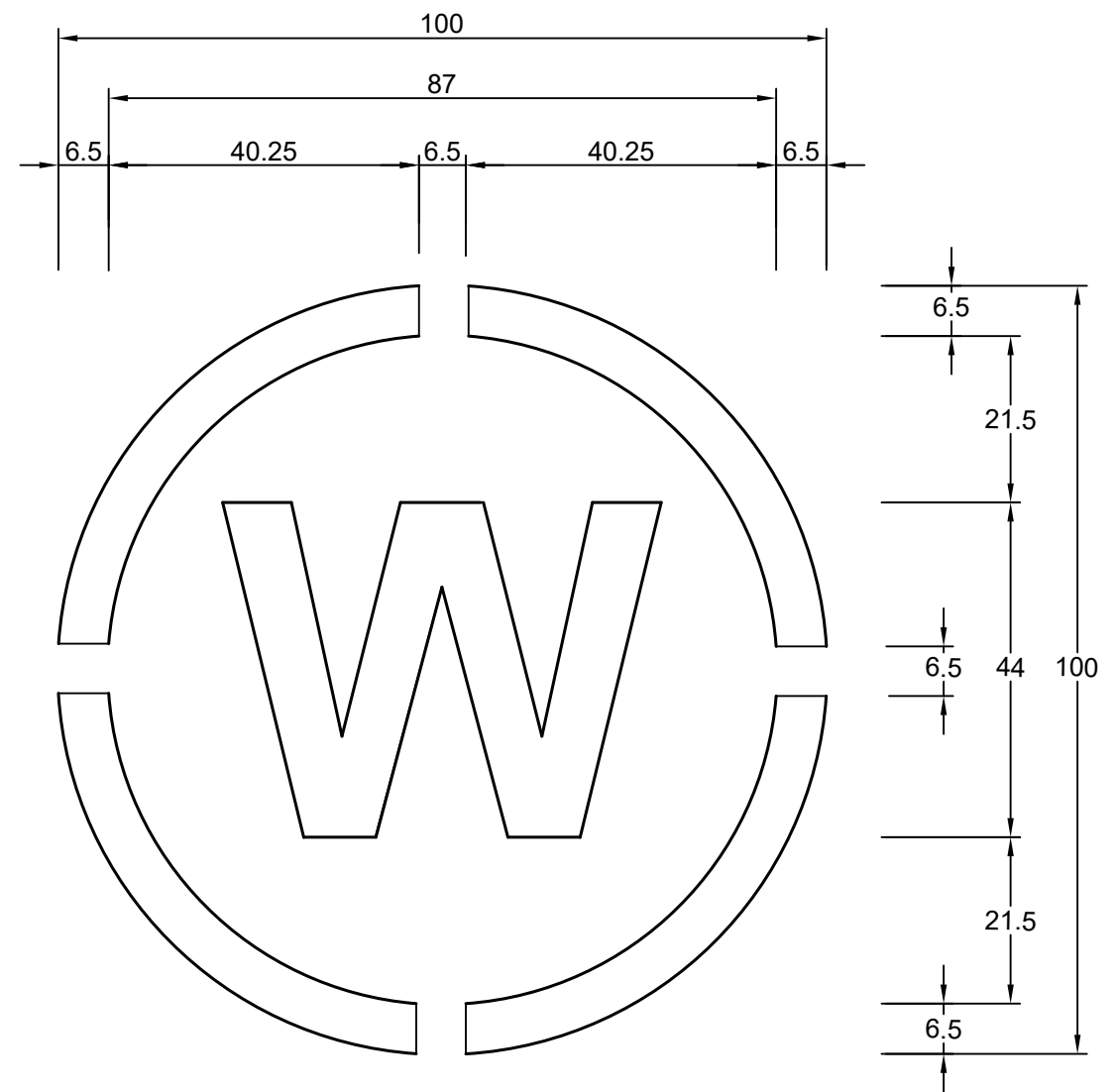


Tasmania Fire Service

ISSUE	APPR'D	DATE	AMENDMENT	NOTES - all dimensions are in mm - written dimensions take precedence over scaled measurements			TITLE TASMANIA FIRE SERVICE WATER SUPPLY SIGN		
A									
B									
C									
D									
DRWN WH				APPR'D CC	DATE 2/2/2017		FILE BPP	DWG NO. TFS-WS01	SCALE 1:2

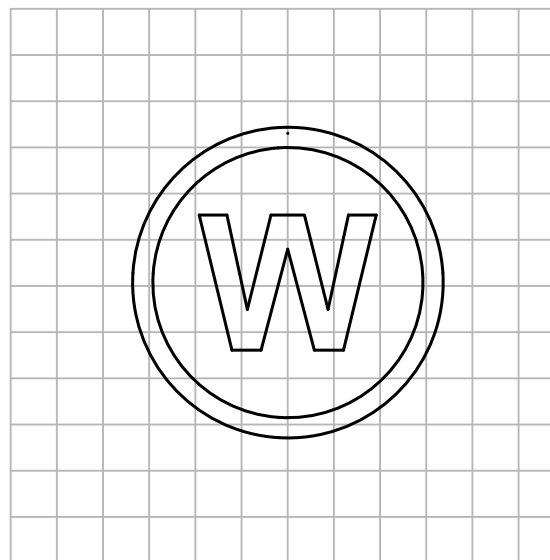


POST AND PAVEMENT DESIGN



TEMPLATE

GRID MODULE X = 15mm Y= 15mm



OVERALL LEGEND DIMENSIONS (mm): 100 x 100, +/- 5

FOR TEMPLATE APPLICATION REQUIREMENTS, REFER TO  
TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL  
REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

WHERE A TEMPLATE IS USED, THE CIRCULAR BAND MAY HAVE  
UP TO FOUR BREAKS OF UP TO 6.5MM IN WIDTH



Tasmania Fire Service

ISSUE	APPR'D	DATE	AMENDMENT
A			
B			
C			
D			

NOTES

- all dimensions are in mm
- written dimensions take precedence over scaled measurements

TITLE

**TASMANIA FIRE SERVICE  
NON-COMPLIANT FIRE HYDRANT MARKING**

DRWN WH

APPR'D CC

DATE 7/2/2017

FILE BPP

DWG NO. TFS-WS02

SCALE 1:1



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