



Meander Valley Council
Working Together

PLANNING NOTICE

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

APPLICANT:	Cohen & Associates Pty Ltd - PA\24\0214
PROPERTY ADDRESS:	137 Mary Street WESTBURY (CT: 154900/2)
DEVELOPMENT:	Subdivision (4 lots) - lot design, not connected to sewerage & stormwater, driveway.

The application can be inspected until **Tuesday, 7 May 2024**, at 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. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

Please note: Council will be closed from 5.00pm Wednesday 24 April 2024 & will reopen at 8:30am Friday 26 April 2024.

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 20 April 2024.

Jonathan Harmey
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="137 Mary Street"/>	Certificate of Title:	<input type="text" value="154900"/>
Suburb:	<input type="text" value="Westbury"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="2"/>
Land area:	<input type="text" value="5.874 ha"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Residential"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- 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):	<input type="text" value="\$"/>	<i>Includes total cost of building work, landscaping, road works and infrastructure</i>		
Description of work:	<input type="text" value="4 Lot Subdivision (Staged)"/>			
Use of building:	<input type="text"/>	<i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i>		
New floor area:	<input type="text"/>	m ²	New building height:	<input type="text"/>
Materials:	External walls:	<input type="text"/>	Colour:	<input type="text"/>
	Roof cladding:	<input type="text"/>	Colour:	<input type="text"/>

SEARCH OF TORRENS TITLE

VOLUME 154900	FOLIO 2
EDITION 1	DATE OF ISSUE 21-Nov-2008

SEARCH DATE : 19-Apr-2024

SEARCH TIME : 09.00 AM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 2 on Sealed Plan 154900

Derivation : Part of Lot 1 9A-0R-34Ps. Gtd to Charles Robinson
and Part of 27A-1R-28P Gtd to Thomas Andrew Conroy.

Prior CT 249784/3

SCHEDULE 1

C457094 TRANSFER to DIANA HELEN LENNARD Registered
30-Sep-2003 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

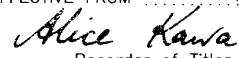
SP154900 WATER SUPPLY RESTRICTION

SP154900 SEWERAGE AND/OR DRAINAGE RESTRICTION

C860801 MORTGAGE to Perpetual Limited Registered
25-Jul-2008 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER DIANA HELEN LENNARD FOLIO REFERENCE 249784-3 GRANTEE WHOLE OF LOT 1 IN SECTION AD 9a-0r-34p, CHARLES ROBINSON PUR PART OF 27a-1r-28p IN SECTION AD THOMAS ANDREW CONROY PUR	<p align="center">PLAN OF SURVEY</p> BY SURVEYOR A.R.FAIRFIELD OF COHEN & LOCATION ASSOCIATES PTY LTD, LAUNCESTON <p align="center">TOWN OF WESTBURY</p> (SEC AD) SCALE 1 : 3000 LENGTHS IN METRES	REGISTERED NUMBER <p align="center">SP154900</p> APPROVED EFFECTIVE FROM 21 NOV 2008  Recorder of Titles
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MAPSHEET MUNICIPAL CODE No 121 (4840-52)	LAST UPI No FES79	LAST PLAN No P 249784	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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34/06 (5582) 23/5/2008 14:55

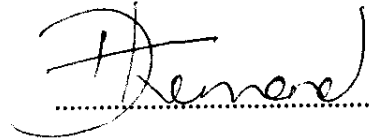
<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED.</p> <p>SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p style="font-size: 2em;">SP 154900</p>
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PAGE 1 OF 1 PAGE


EASEMENTS AND PROFITS

No Easements or Profit Prendre are created to be of benefit or burden the lands shown on the Plan

Signed by **DIANA HELEN LENNARD**)
 the Registered Proprietor of the land)
 comprised in Folio of the Register Volume)
 249784 Folio 3 in the presence of)



Witness Signature 
 Full Name Stephen Coker
 Address 6 BENNEMAN CASS NORWOOD TAS
 Occupation PUBLIC SERVANT

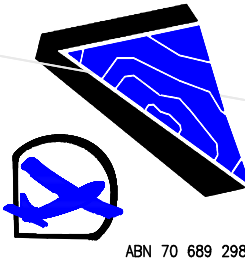
<p>SUBDIVIDER: Diana Helen Lennard</p> <p>FOLIO REF: 249784 / 3</p> <p>SOLICITOR & REF: P.L. Corby & Co (C. J. Foon)</p>	<p>PLAN SEALED BY: Meander Valley Council</p> <p>DATE: <u>30th October 2008</u></p> <p><u>PA/08/0016</u>  REF NO. Council Delegate</p>
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NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

PLAN OF SUBDIVISION SHEET 1 OF 1

REF: **34-86
(8659)**

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.

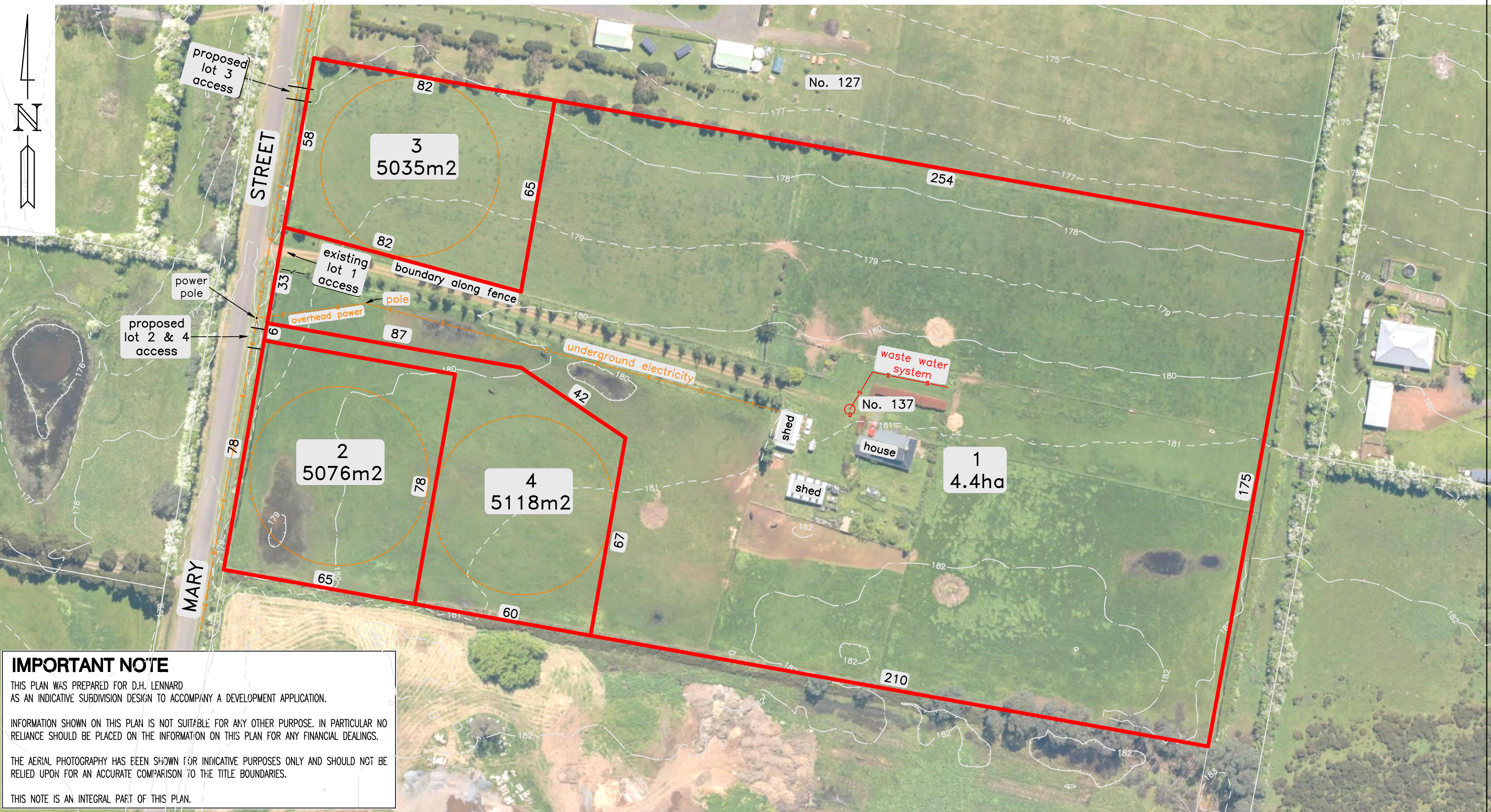


**COHEN & ASSOCIATES P/L
LAND & AERIAL SURVEYORS**
103 CAMERON STREET
PO BOX 990, LAUNCESTON, TAS, 7250
admin@surveyingtas.com.au
(03) 6331 4633
www.surveyingtas.com.au

Municipality: **Meander Valley**
Site Address: **137 Mary Street, Westbury**

Low Density Residential – zone
Westbury Specific Area Plan
Bushfire-prone Areas Code

Owners: **D.H. Lennard**
Title Refs: **154900-2**
Date: **26-02-2024** Revision: **1**
Scale: **1 : 1250 @ A3**



IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR D.H. LENNARD
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.



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
www.surveyingtas.com.au

Our ref: 34-86 (8659)

28 March 2024

Planning Department
Meander Valley Council
P O Box 102
WESTBURY TAS 7303

Via Email

To whom it may concern,

Re: Development Application – 4 Lot Subdivision (Staged)
137 Mary Street, Westbury

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

We enclose:

- PDF copy of the proposed Plan of Subdivision
- Copy of the relevant title and Schedule of Easements
- Application for Planning Approval
- Bushfire Hazard Assessment and Management Report prepared by Rebecca Green
- Planning Supportive letter prepared by Rebecca Green

Please forward the invoice for the planning application to admin@surveyingtas.com.au.

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

Yours faithfully,

Adrian Fairfield of
Cohen & Associates Pty. Ltd.

Encl.

From: "Melissa Perry" <admin@surveyingtas.com.au>
Sent: Thu, 28 Mar 2024 15:32:05 +1100
To: "Planning @ Meander Valley Council" <planning@mvc.tas.gov.au>
Subject: New Application - 137 Mary Street, Westbury
Attachments: To Council re Proposal.pdf, Meander Valley Council Planning-Application-Form.pdf, 8659 Plan of Subdivision Rev1 26-2-2024.pdf, SP154900 Folio Plan and Schedule of Easements.pdf, 8659 137 Mary Street Westbury Supportive Letter V1.pdf, Bushfire Assessment - 137 Mary Street Westbury V1.pdf

Hello,

Please find attached Planning Application Form and associated documents in regards to the proposed 4 lot staged subdivision at the above address.

Should you have any queries or require further information please do not hesitate to contact our office.

Kind regards,

Melissa Perry
Administration & Accounts
03 6331 4633
I am in the office 9am to 5pm on Mondays and Thursdays.



COHEN & Associates
Land & Aerial Surveyors



WARNING: The number of frauds relating to the transfer of money is increasing rapidly. Accordingly, it is essential that you only act on emails and letters that come from '@surveyingtas.com.au' email accounts. If you are unsure, please check by contacting our office prior to transferring funds. We do not accept any responsibility for any loss or damage arising from any electronic transfers or deposits made by you that are not received into our bank account.

Planning Department
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

27 March 2024

Dear Sir/madam,

RE: Planning Application, Subdivision – 137 Mary Street, Westbury

This letter is prepared in support of a proposal for Cohen & Associates Pty Ltd on behalf of D.H. Lennard for a four-lot subdivision at land identified in F.R. 154900/2. An existing single dwelling and outbuildings are located on proposed Lot 1. Stage 1 would only include creating Lot 2 and a Balance Area. Future stages would be market driven.

One lot currently exists; the subdivision will create three additional lots. Lot 1 will maintain existing access to Mary Street, whilst new crossovers are proposed for Lots 2, 3 and 4.

Lot number	Area	Frontage
1	4.4ha	33.0m
2	5076m ²	78.0m
3	5035m ²	58.0m
4	5118m ²	6.0m

The subject land is zoned Low Density Residential within the Tasmanian Planning Scheme - Meander Valley Local Provisions Schedule, effective 19th April 2021, the subject land is also within the MEA-S11.0 Westbury Specific Area Plan and subject to the Bushfire-Prone Areas Code.

MEA-S11.0 Westbury Specific Area Plan

MEA-S11.8 Development Standards for Subdivision

MEA-S11.8.1 Lot Design

P1 – The proposal complies with the performance criteria.

- (a) The existing title comprises an area of 5.874ha, which allows for up to 3 lots for each 2ha;
- (b) Proposed Lot 1 is to have an area of at least 1ha (4.4ha);
- (c) Each lot proposed in a plan of subdivision is capable of containing a circle of not less than 60m diameter as demonstrated by the Plan of Subdivision and each lot is at least 5000m². All lots have sufficient usable areas and dimensions suitable for the future intended residential use. The proposal has had regard to all relevant subclauses a. through to j. The Bushfire Hazard Management Plan indicates that there is large potential areas for new buildings with sufficient distance between new buildings and the existing buildings. The topography is relatively flat land, due to the topography and size of the proposed lots, no additional vegetation screening is proposed. The proposed location of access crossovers minimise vegetation clearance. The lot sizes proposed are adequate for provision of future drainage and on-site wastewater disposal.

Low Density Residential Zone

10.6 Development Standards for Subdivision

10.6.1 Lot Design

A1 – Not applicable, in accordance with MEA-S11.8.1 the provision of the specific area plan is in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

A2 – The proposal complies for Lots 1-3; each lot is to be provided with a frontage not less than 20m.

P2 – Lot 4 relies on the performance criteria as the frontage proposed is 6.0m. The access width to this single lot is sufficient for the intended residential use. The access complies with the requirements of the Bushfire Prone Hazard Code and allows for manoeuvring of vehicles on site. The frontage is consistent with the pattern of existing established properties in the area, with others having a frontage less than 20 metres, particularly other internal lots in the area i.e. 165 Moore Street and lots at the southern end of Franklin Street. 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. No new access is proposed to Lot1 with new access proposed to Lots 2, 3 and 4, a condition could be placed upon any approval requiring construction to Council standards.

10.6.2 Roads

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

10.6.3 Services

A1 – Each lot is not capable of being connected to a full or limited water supply service.

A2 – Each lot is not capable of being connected to a reticulated sewerage system.

P2 – The existing residence on Lot 1 is provided with an existing on-site wastewater treatment system adequate for the existing use and development of the land. Adequate setbacks to proposed boundaries have been provided from the existing infrastructure.

Lots 2, 3 and 4 have sufficient area to accommodate a future onsite wastewater management system and can be considered in greater detail at a future application for a habitable building.

Previous advice from Council in relation to subdivision in the Low Density Residential zone with smaller lots than those proposed, has indicated that no wastewater report is required at this stage given the large size of the lots, which are sufficient in area to accommodate a future onsite wastewater treatment system at future habitable building stage.

A3 – Each lot is not capable of being connected to a public stormwater system.

P3 – The existing residence on Lot 1 is provided with an existing onsite stormwater collection (tanks) and disposal on site. This is wholly contained within the boundaries of this new lot.

Lots 2, 3 and 4 are sufficient in area to accommodate a future onsite stormwater management system and can be considered in greater detail at a future application for a habitable building.

CODES

C2.0 Parking and Sustainable Transport Code

Proposal complies where relevant to C2.5.1, no changes to existing parking arrangements for the Lot 1 is proposed, at least 2 car parking spaces are existing and provided on site. Lots 2, 3 and 4 have sufficient area to accommodate on site car parking at the time of consideration of a future dwelling.

C3.0 Road and Railway Assets Code

Three new vehicle crossings are proposed to each of Lots 2-4, which will not result in any increase in traffic movement by the proposed subdivision. Any further development on the vacant 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.

C13.0 Bushfire-Prone Areas Code

Attached to this submission is a Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan prepared by Rebecca Green BFP—116, dated: 27 March 2024 demonstrating compliance with the relevant acceptable solutions.

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

Kind Regards,

A handwritten signature in black ink that reads "R Green".

Rebecca Green

Senior Planning Consultant
m – 0409 284422
e – admin@rgassociates.com.au

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

137 Mary Street, Westbury



Prepared for (Client)

Cohen & Associates Pty Ltd

PO Box 990

LAUNCESTON TAS 7250

Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

27 March 2024

Job No: RGA-B2500

Executive Summary

The proposed development at 137 Mary Street, Westbury, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas.

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Schedule 1 – Bushfire Report

1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2016 & Regulations 2016*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas; and includes:

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

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

1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the Tasmanian Planning Scheme – Meander Valley, the National Construction Code and Australian Standards, *AS 3959-2018, Construction of buildings in bushfire-prone areas*.

1.2 Limitations

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

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

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

1.3 Proposal

The proposal is for the development of a 4 Lot Subdivision.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

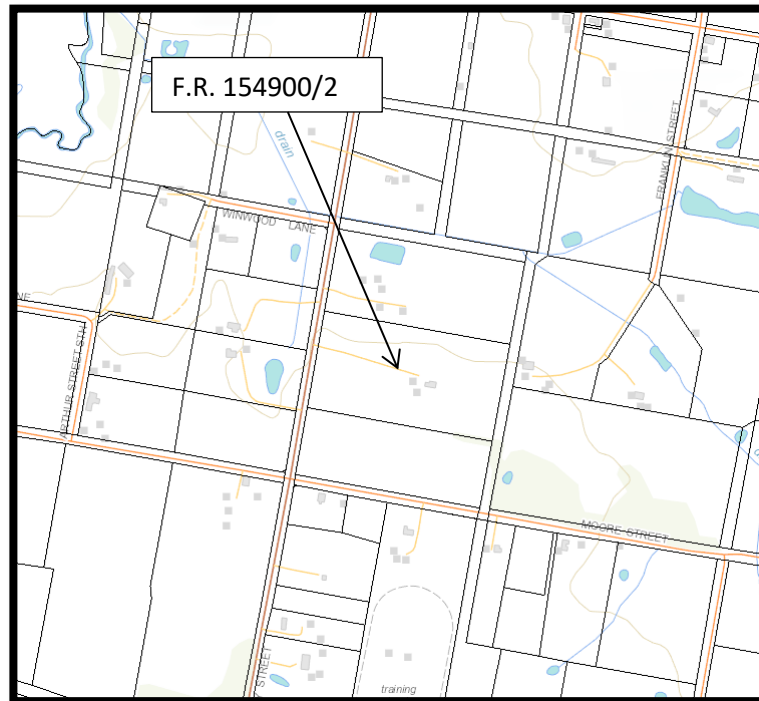


Figure 1: Location Plan of 137 Mary Street, Westbury

2.2 Site Details

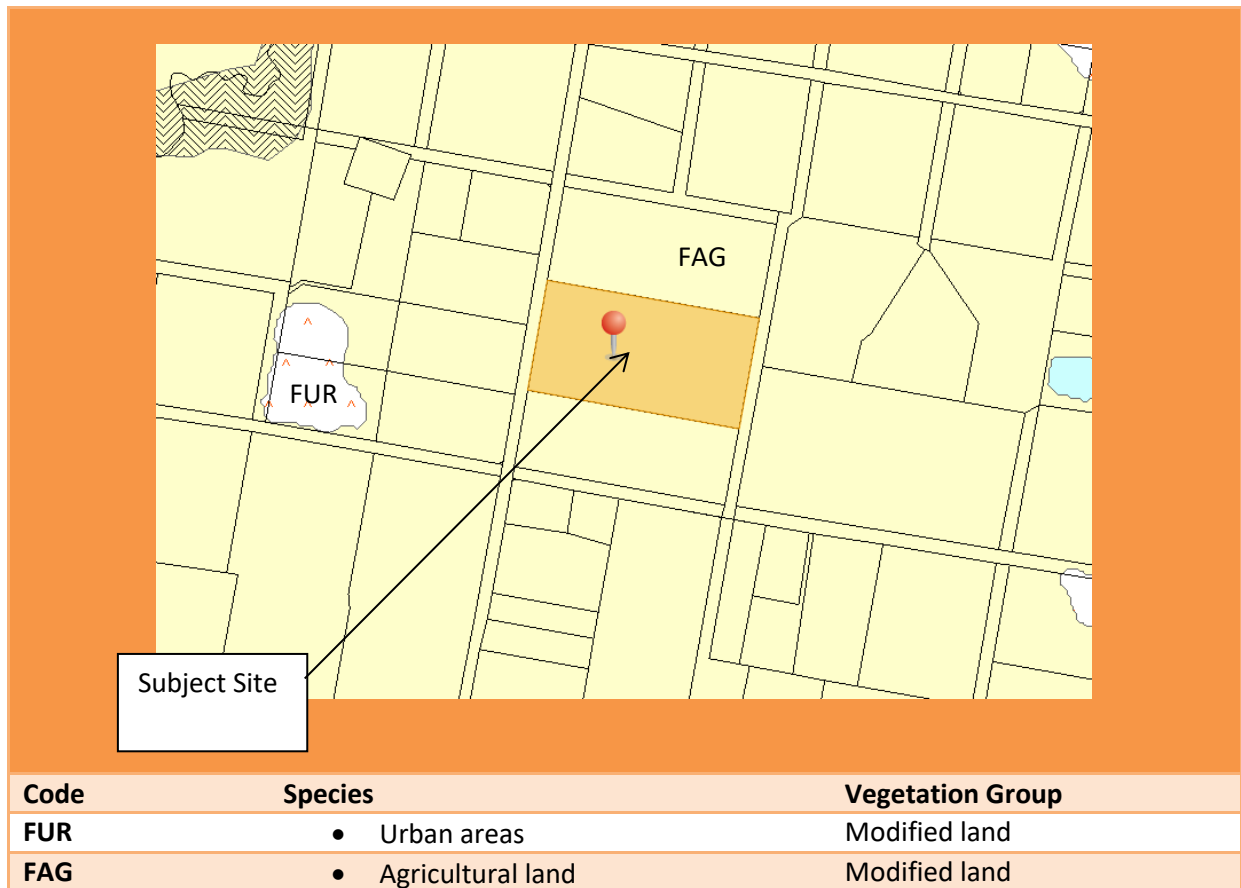
Property Address	137 Mary Street, Westbury
Certificate of Title	Volume 154900 Folio 2
Owner	Diana Helen Lennard
Existing Use	Dwelling
Type of Proposed Work	4 Lot Subdivision
Water Supply	On-site for fire fighting
Road Access	Mary Street

3.0 Bushfire Site Assessment

3.1 Vegetation Analysis

3.1.1 TasVeg Classification

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



3.1.2 Site & Vegetation Photos

	
<p>Existing access – Lot 1 (approx. 2.1m in width – gate 4.1m wide)</p>	<p>Looking north – Lot 1</p>
	
<p>Looking east – Lot 1</p>	<p>Looking south – Lot 1</p>
	
<p>Looking west – Lot 1</p>	<p>Existing poly tank – Lot 1</p>
	
<p>Looking north – Lot 4</p>	<p>Looking east – Lot 4</p>
	
<p>Looking south – Lot 4</p>	<p>Looking west – Lot 4</p>



Looking north – Lot 2



Looking east – Lot 2



Looking south – Lot 2



Looking west – Lot 2



Looking north – Lot 3



Looking east – Lot 3



Looking south – Lot 3



Looking west – Lot 3



Proposed access location – Lots 2 and 4



Proposed access location – Lot 3

3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 13.6.1, C13.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.6 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas for **BAL 12.5/19 (Lot 2 and Lot 3 and Lot 4) and BAL 19 (Lot 1).**

Lot 1

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	0-<20m managed >20m grassland	0-<26m managed >26m grassland	0-<8m managed >8m grassland	0-<30m managed >30m grassland
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	10-<14m	10-<14m	10-<14m

Lot 2 and Lot 3 and Lot 4

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	0m to grassland	0m to grassland	0m to grassland	0m to grassland
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	10-<14m	10-<14m	11-<16m
REQUIRED Distance to classified vegetation for BAL 12.5	16-<50m	14-<50m	14-<50m	16-<50m

3.3 Outbuildings

Not applicable – existing.

3.4 Road Access

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

Private access roads are to be maintained from the entrance to the property cross over with the public road through to the buildings on the site.

Lot 2 and Lot 3 and Lot 4 - (new)	Private access driveways are to be <u>constructed / maintained</u> from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2B.
Lot 1 (existing)	Private access driveways are to be <u>upgraded/maintained</u> (widened to 4.0m) from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2B.

Table C13.2B: Standards for Property Access

The following design and construction requirements apply to property access length is 30 metres or greater or access for a fire appliance to a fire fighting point:

- (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.

3.5 Water Supply

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

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

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

<p>Lot 2 and Lot 3 and Lot 4 – Static Water Supply (new)</p>	<p>On-site water supply is required for any new habitable building.</p> <p>A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.</p>
<p>Lot 1 – Static Water Supply (new)</p>	<p>On-site water supply is required for the existing habitable building prior to Final Plan of Survey for subdivision to be signed off by Council.</p> <p>A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.</p>

It should be recognised that although water supply as specified above may be in compliance with the requirements of the Building Code of Australia, the supply may not be adequate for all firefighting situations.

Table C13.5: Static Water Supply for Fire Fighting

Column 1	Column 2
Element	Requirement
<p>A. Distance between building area to be protected and water supply</p>	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the fire fighting water point and the

		furthest part of the building area.
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting 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 fire fighting 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 3959-2018 the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) If a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450-600mm above ground level; and (iv) Protected from possible damage, including damage from vehicles.
D.	Signage for static water connections	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of

		the assembly in a visible location. The sign must comply with: <ul style="list-style-type: none"> (a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (b) <i>Water Supply Signage Guideline</i>, version 1.0, Tasmanian Fire Service, February 2017.
E.	Hardstand	A hardstand area for fire appliances must be provided: <ul style="list-style-type: none"> (1) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than 6m from the building area to be protected; (3) a minimum width of 3m constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

4.0 Bushfire-Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

C13.4 – Exemptions – Not applicable.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas

		Comments
<input checked="" type="checkbox"/>	A1	(a) & (b) Specified distances for Hazard Management Areas for BAL 12.5/19 (Lot 2 and Lot 3 and Lot 4), and BAL 19 (Lot 1) as specified on the plan are in accordance with AS3959. The Hazard Management Area for Lot 1 (to be extended to the east) shall be maintained prior to the Council sealing the final plan of survey. The proposal complies.
<input type="checkbox"/>	P1	

C13.6.2 Public and fire fighting access

		Comments
<input checked="" type="checkbox"/>	A1	(a) Existing access to Lot 1 is generally to standard, except for width, and shall be upgraded prior to Council sealing the final plan of survey in accordance with Table C13.2B and maintained into perpetuity.
<input checked="" type="checkbox"/>	A1	(b) The private driveway to Lot 2 and Lot 3 and Lot 4 will be constructed/maintained in accordance with Table C13.2B at the time of future habitable building. Access is required to on-site dedicated firefighting water supply and where greater than 30m.
<input type="checkbox"/>	P1	
<input checked="" type="checkbox"/>	A2	Not applicable.

<input type="checkbox"/>	P2	No PC	
C13.6.3 Provision of water supply for fire fighting purposes			
Comments			
<input type="checkbox"/>	A1	(a) (b)	Not applicable Not applicable.
<input type="checkbox"/>	P1	No PC	
<input checked="" type="checkbox"/>	A2	(a) (b)	<p>Not applicable.</p> <p>Any new habitable building on Lot 2 and Lot 3 and Lot 4, at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.</p> <p>The existing dwelling on Lot 1, prior to the final plan of survey being sealed by Council, shall be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5 shall be considered.</p>
<input type="checkbox"/>	A2	(c)	Not applicable.
<input type="checkbox"/>	P2	No PC	

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

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

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 12.5/19 (Lots 2 & 3 & 4) and BAL 19 (Lot 1) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

Access

The private driveway to Lot 1 shall be upgraded prior to the council sealing the final plan of survey and maintained into perpetuity in accordance with Table C13.2B.

The private driveway to Lot 2 and Lot 3 and Lot 4 will be constructed in accordance with Table C13.2B at the time of future habitable building.

Water Supplies

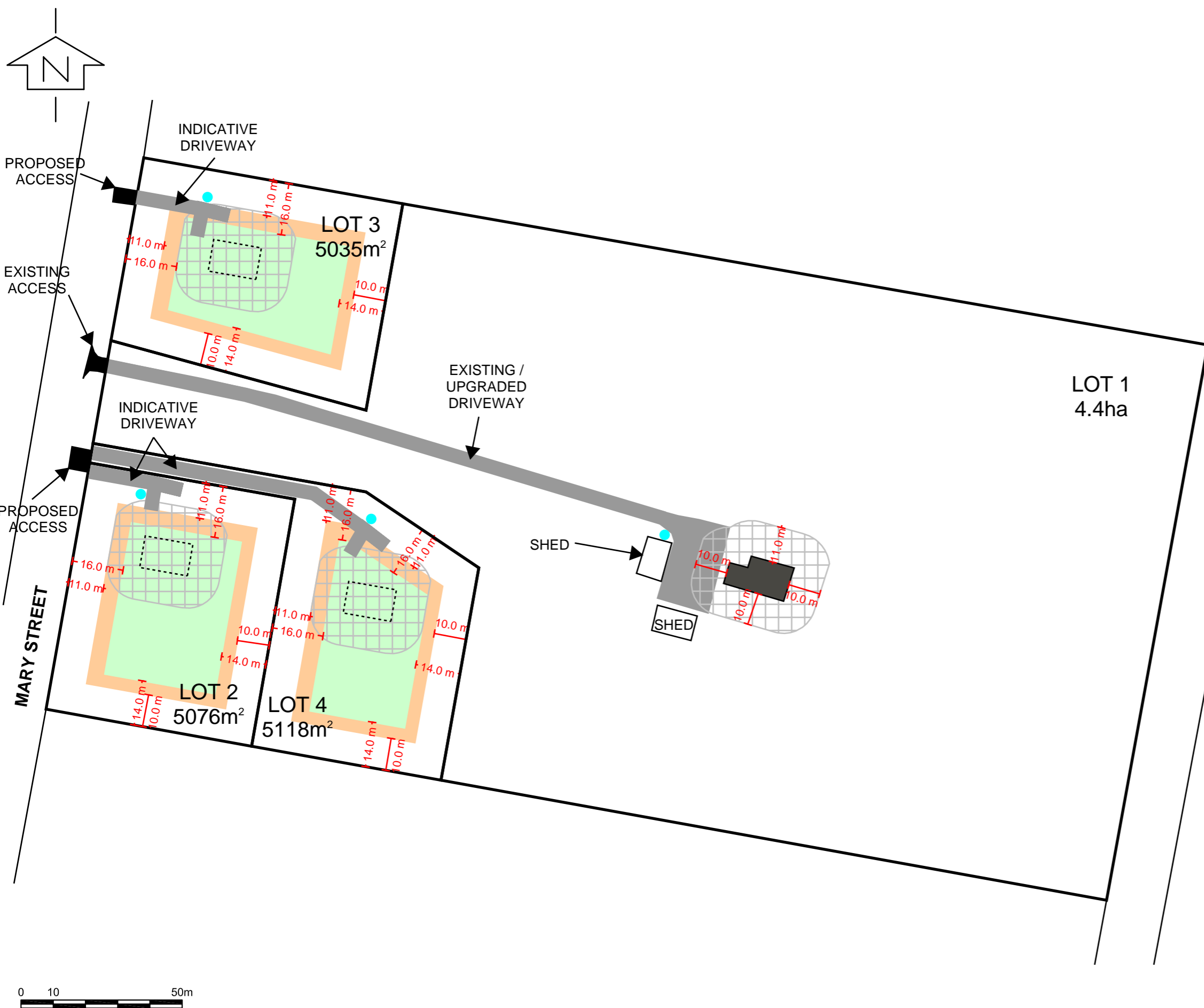
Any new habitable building on Lot 2 and Lot 3 and Lot 4 at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

The existing dwelling on Lot 1 prior to the council sealing the final plan of survey, must be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2. For Lot 2 and Lot 3 and Lot 4, Hazard Management Area to be established and maintained prior to the construction of any habitable building on the lot and managed into perpetuity. For Lot 1, Hazard Management Area is to be managed (extended to the east) prior to the final plan of survey being sealed by Council and must be managed into perpetuity.

Schedule 2 – Bushfire Hazard Management Plan



LEGEND

- INDICATIVE 15m X 10m DWELLING
- BAL19 HAZARD MANAGEMENT AREA
- PROPOSED STATIC WATER SUPPLY (SUGGESTED LOCATION)
- INDICATIVE BAL - 19 BUILDABLE AREA
- INDICATIVE BAL - 12.5 BUILDABLE AREA
- EXISTING DWELLING

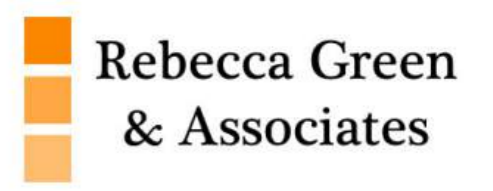
- NOTES**
- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
 - FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
 - HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT
 - THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT
REF: RGA-B2500, R.GREEN, 27 MARCH 2024
 - THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - MEANDER VALLEY (EFFECTIVE 19 APRIL 2021)



BUSHFIRE HAZARD MANAGEMENT PLAN
 BUSHFIRE ATTACK LEVEL (BAL) - 19 (LOT 1), BAL 12.5/19 (LOT 2, 3 & 4)
 4 LOT SUBDIVISION

137 MARY STREET, WESTBURY
 VOLUME 154900 FOLIO 2
 PROPERTY ID 2915490

DATE: 27 MARCH 2024
 VERSION: 1
 DRAWN: REBECCA GREEN
 PHONE: 0409 284 422
 EMAIL: ADMIN@RGASSOCIATES.COM.AU
 BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C



Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

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 Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 27 March 2024, Version 1, Job No. RGA-B2500)
Relevant	N/A
References:	<i>Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code Australian Standard 3959-2018</i>

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

1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959-2018)
2. Bushfire Hazard Management Plan showing BAL-12.5/19 (Lot 2 and Lot 3 and Lot 4), BAL-19 (Lot 1) solutions.

Scope and/or Limitations

Scope

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with *Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code C13.0*, the *Building Act 2016 & Regulations 2016*, *National Construction Code* and *Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas*.


Limitations

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

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

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

I certify the matters described in this certificate.

	Signed:	Certificate No:	Date:
Qualified person:		RG-064/2024	27 March 2024

Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code

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:

137 Mary Street, Westbury

Certificate of Title / PID:

F.R. 154900/2, PID2915490

2. Proposed Use or Development

Description of proposed Use and Development:

4 Lot Subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – Meander Valley

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision Ref: 34-86 (8659)	Cohen & Associates P/L	26-02-2024	1
Bushfire Hazard Assessment Report	Rebecca Green	27 March 2024	1
Bushfire Hazard Management Plan	Rebecca Green	27 March 2024	1

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 checked="" 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') <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 27 March 2024</i>

		<i>demonstrating BAL 12.5/19 for Lots 2 & 3 & 4, BAL 19 for Lot 1.</i>
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" 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 <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 27 March 2024.</i>

<input checked="" 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 <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 27 March 2024.</i>
<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:

Rebecca Green

Phone No:

0409 284 422

Postal Address:

PO Box 2108
Launceston, Tas 7250

Email Address:

admin@rgassociates.com.au

Accreditation No:

BFP – 116

Scope:

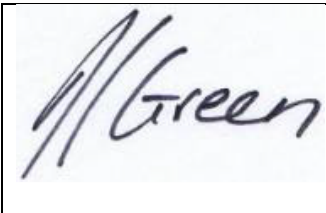
1, 2, 3A, 3B, 3C

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, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

Rebecca Green

Date:

27 March 2024

Certificate
Number:

RGA-021/2024

(for Practitioner Use only)

Attachment 2 – AS3959-2018 Construction Requirements



	BAL—LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL –FZ (FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh	Enclosure by external wall or by steel, bronze or aluminium mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed	If enclosed by external wall refer below “External Walls” section in table or non-combustible sub-floor supports, or tested for bushfire resistance to AS1530.8.1	Enclosure by external wall or non-combustible with an FRL of 30/-/- or to be tested for bushfire resistance to AS1530.8.2
FLOORS	No special construction requirements	No special construction requirements	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or to be tested for bushfire resistance to AS1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside 30 minute incipient spread of fire system or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	Parts less than 400mm above ground or decks etc to be of non-combustible material, 6mm fibre cement clad or bushfire resistant/ naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 6mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 9mm fibre cement sheeting or steel or to be tested for bushfire resistance to AS1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with a minimum thickness of 90mm or a FRL of -/30/30 when tested from outside or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WINDOWS	No special construction requirements	4mm grade A Safety Glass of glass blocks within 400m 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 bricks within 400mm of the 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	5mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resistant timber and portion within 400mm of ground, deck, screen etc screened	6mm toughened glass. Fixed and openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS1530.8.2
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 aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resistant timber framed for 400mm above ground, decking etc. tight-fitting with weather strips at base	Screened with steel, bronze or aluminium mesh or non-combustible, or 35mm solid timber for 400mm above threshold. Metal or bushfire resistant timber framed tight-fitting with weather strips at base	Non-combustible or 35mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and a FRL of -/30/-
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering, roof/wall junctions sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub floor space—no special requirements for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element	Enclosed sub floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire resistant timbers	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub floor space or non-combustible supports. Decking to have no gaps and be non-combustible

Please note: The information in the table is a summary of the construction requirements in the AS3959-2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details.

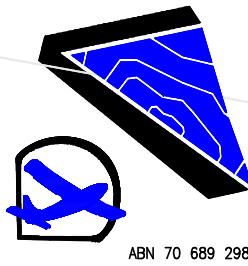
Attachment 3 – Proposal Plan

Cohen & Associates Pty Ltd

PLAN OF SUBDIVISION SHEET 1 OF 1

REF: **34-86
(8659)**

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.



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Municipality: **Meander Valley**
Site Address: **137 Mary Street, Westbury**

Low Density Residential – zone
Westbury Specific Area Plan
Bushfire-prone Areas Code

Owners: **D.H. Lennard**
Title Refs: **154900-2**
Date: **26-02-2024** Revision: **1**
Scale: **1 : 1250 @ A3**



IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR D.H. LENNARD
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.

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN

SIGN WIDTH TO BE 3 X LETTER HEIGHT

300 MM MINIMUM

CIRCULAR BAND THICKNESS TO BE 0.15 TIMES LETTER HEIGHT

MINIMUM 15 MM

SIGN HEIGHT TO BE 3 X LETTER HEIGHT

300 MM MINIMUM

LETTER HEIGHT (H)
MINIMUM 100MM

MINIMUM 100 MM

200MM MINIMUM

LETTERING TO BE UPPERCASE AND NOT LESS THAN 100MM IN HEIGHT

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

SIGN SIZE DIMENSIONS
3 X LETTER HEIGHT HIGH AND 3 X LETTER HEIGHT WIDE.

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

TEXT STYLE TO BE IN ACCORDANCE WITH AS1744.2015, SERIES F

SIGN TO BE IN FADE RESISTING MATERIAL WITH WHITE REFLECTIVE LETTERING AND CIRCLE ON A RED BACKGROUND

RED TO BE R-13 SIGNAL RED COLOUR CODE 1795U

WHITE SUBSTRATE COLOUR TO BE PMS 186C

SIGN TO BE CONSTRUCTED FROM UV STABILIZED, NON FLAMMABLE AND NON HEAT DEFORMING MATERIAL

SIGN TO BE PERMANENTLY FIXED

CIRCLE INNER DIAMETER
2 X LETTER HEIGHT



Tasmania Fire Service

References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Meander Valley (Effective 19 April 2021)*, C13.0 Bushfire-Prone Areas Code, Tasmania.
- (b) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au