6ty°

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ABN 27 014 609 800

Architectural
ABP No. CC48/41
Structural / Civil
ABP No. CC1633

Approved Company

ISSUE	DATE	ISSUED FOR	REV.
01	20.02.17	INFORMATION	A

- ALL MEASUREMENT ARE SUBJECT TO SURVEY.
- SUBDIVISION TO BE IN ACCORDANCE WITH THE LAUNCESTON CITY PLANNING SCHEME.

SCALE 1:500 (METRES)

DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: 32 LOT SUBDIVISION
PROJECT: PROPOSAL
AT: 47 BENVENUE ROAD
AT: ST LEONARDS
FOR: GROWTH DEVELOPEMENTS

DRAWING: PLAN

DESIGNED: P.M.W. DRAWN: M.C.V. CHECKED: P.M.W.
SCALES: 1:500 AT A1 SIZE DRAWING SHEET

PROJECT No. 16.340 DRAWING No. P01 REV. A

Attachment 3 - 35-47 Benvenue Road

Appendix D

Bushfire Hazard Management Assessment

Bushfire Hazard Management Report:
47 Benvenue Rd, St Leonards, 7250

Report for: **6ty & Growth Developments**

Property Location: 47 Benvenue Rd, St Leonards, TAS 7250

Prepared by:

Scott Livingston
AK Consultants,
40 Tamar Street,
LAUNCESTON, TAS. 7250

Date: 14th March 2017

Summary

Client: 6ty° - Growth Developments

Property identification: 47 Benvenue Rd, St Leonards
Current zoning: Low Density Residential (proposed rezoning to General Residential)
CT 126939/2 PID 1776249

Proposal: A 32 lot subdivision is proposed from the existing title at 47 Benvenue Rd, St Leonards. It is also proposed to rezone the land from Low Density to General Residential and put in a road link between Tesnzing Drive and Benvenue Road.

Assessment comments: A field inspection of the site was conducted to determine the Bushfire Risk and Attack Level.

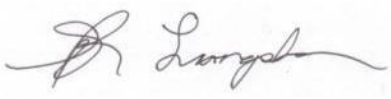
Conclusion: A 32 lot subdivision plus Public Open Space, is proposed from the existing title at 47 Benvenue Rd, St Leonards (CT 126939/2). The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size. This report assumes that land within the subdivision is managed as low threat vegetation prior to habitation of any buildings within the subdivision, in line with *Bushfire Prone Areas Advisory Note N0 1- 2014,* Tasmania Fire Service.

Lots 1,2,3,5,6&7 have BAL 19 building areas. this can be reduced to BAL 12.5, by reducing building envelope. Lots 12 to 20 are not bushfire prone so do not require any bushfire provisions. All other lots must construct dwelling to either BAL 12.5 or BAL Low standards.

The subdivision roads must be designed to the specification in Table E1 of the *Draft Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code.* Access to bushfire prone lots must comply with Element A or B of Table E2 of the *Draft Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code.*

The subdivision must be served by fire hydrants along roads that are compliant with all sections of Table E4 of the *Draft Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code.*

Assessment by:



AK Consultants

Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

DESCRIPTION

A 32 lot subdivision is proposed from the existing title at 47 Benvenue Rd, St Leonards (CT126939/2). The title is currently zoned as 'Low Density Residential', however the Planning Application for the subdivision will also include an application to rezone to 'General Residential' under the *Launceston Interim Planning Scheme 2015.* The existing title is approximately 3.25ha and does not currently have a dwelling on it. The vegetation on the title is managed as grassland.

Land to north west, west and south is zoned as 'General Residential' and is therefore classed as managed land. Land to north, north east and east is zoned as 'Low Density Residential', this land is mostly grassland with some dwellings that have managed land around them.

The subdivision plan proposes to link Tesnzing Dr to the north and Benvenue Rd to the south.

See Appendix 1 for maps and site plan.

BAL AND RISK ASSESSMENT

The land is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation (grassland) to the north and east, greater than 1 ha in area.

VEGETATION AND SLOPE

	North	East	South	West
Vegetation, within 100m Subdivision boundaries	0-100m Grassland	0-75m Grassland, 75-100m Managed Land	0-100m Managed Land*	0-100m Managed Land*
Slope (degrees, over 100m)	Flat/Upslope	Flat/Upslope	Down slope5-10^{o}	Down slope0-5^{o}

* General Residential zoned land has been classified as low threat vegetation in line with *Bushfire Prone Areas Advisory Note N0 1- 2014,* Tasmania Fire Service.

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the subdivision, and have also considered slope gradients. Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

THE SETBACKS

BAL Rating:	Grassland	
	Upslope/flat	**Down slope 0-5º**
BAL Low	50m	50m
BAL 12.5	14m	16m
BAL 19	10m	11m

PROPOSED LOT BAL RATING

Lots 12 to 20 along western boundary are more than 100m from bushfire prone vegetation (grassland), so are not bushfire prone and have no bushfire construction requirements. Lots 11, 12, 21, 24, 25 & 26 are only partially bushfire prone, but more than 50m from grassland and therefore construction may be to BAL Low standards.

Lots, 1-3 & 5-7 are directly adjacent to grassland vegetation along their eastern boundary and have a minimum setback requirement of 10m for a BAL 19 building envelope. There is also sufficient space on these lots to achieve a BAL 12.5 building envelope if minimum setback from eastern boundary is increased to 14m. All other bushfire prone lots will require construction to either BAL 12.5 or BAL Low.

It is expected that all publicly accessible areas of subdivision will be managed as managed land.

Lot	Bushfire Prone	BAL Rating	Setbacks
1	Yes	BAL 19	10m from North Eastern Boundary
		BAL 12.5	14m from North Eastern Boundary
2	Yes	BAL 19	10m from North Eastern Boundary
		BAL 12.5	14m from North Eastern Boundary
3	Yes	BAL 19	10m from North Eastern Boundary
		BAL 12.5	14m from North Eastern Boundary
4	Yes	BAL 12.5	No set back required
		BAL Low	20m from North East corner & 10m from South East corner
5	Yes	BAL 19	10m from North Eastern Boundary
		BAL 12.5	14m from North Eastern Boundary
6	Yes	BAL 19	10m from North Eastern Boundary
		BAL 12.5	14m from North Eastern Boundary
7	Yes	BAL 19	10m from North Eastern Boundary
		BAL 12.5	14m from North Eastern Boundary
8	Yes	BAL 12.5	No set back required
9	Yes	BAL 12.5	No set back required
		BAL Low	9m from North East corner
10	Yes	BAL Low	No set back required
11	Yes - Partial	BAL Low	No set back required
12	No	Not bfp	None required for bushfire code
13	No	Not bfp	None required for bushfire code
14	No	Not bfp	None required for bushfire code
15	No	Not bfp	None required for bushfire code
16	No	Not bfp	None required for bushfire code
17	No	Not bfp	None required for bushfire code
18	No	Not bfp	None required for bushfire code
19	No	Not bfp	None required for bushfire code
20	No	Not bfp	None required for bushfire code
21	Yes - Partial	BAL Low	No set back required
22	Yes	BAL Low	No set back required
23	Yes	BAL Low	No set back required
24	Yes - Partial	BAL Low	No set back required
25	Yes - Partial	BAL Low	No set back required
26	Yes - Partial	BAL Low	No set back required
27	Yes	BAL Low	No set back required
28	Yes	BAL Low	No set back required
29	Yes	BAL Low	No set back required
30	Yes	BAL 12.5	No set back required
		BAL Low	17m from North East Corner
31	Yes	BAL 12.5	No set back required
		BAL Low	30m from North East corner
32	Yes	BAL 12.5	No set back required
		BAL Low	35m from North East corner

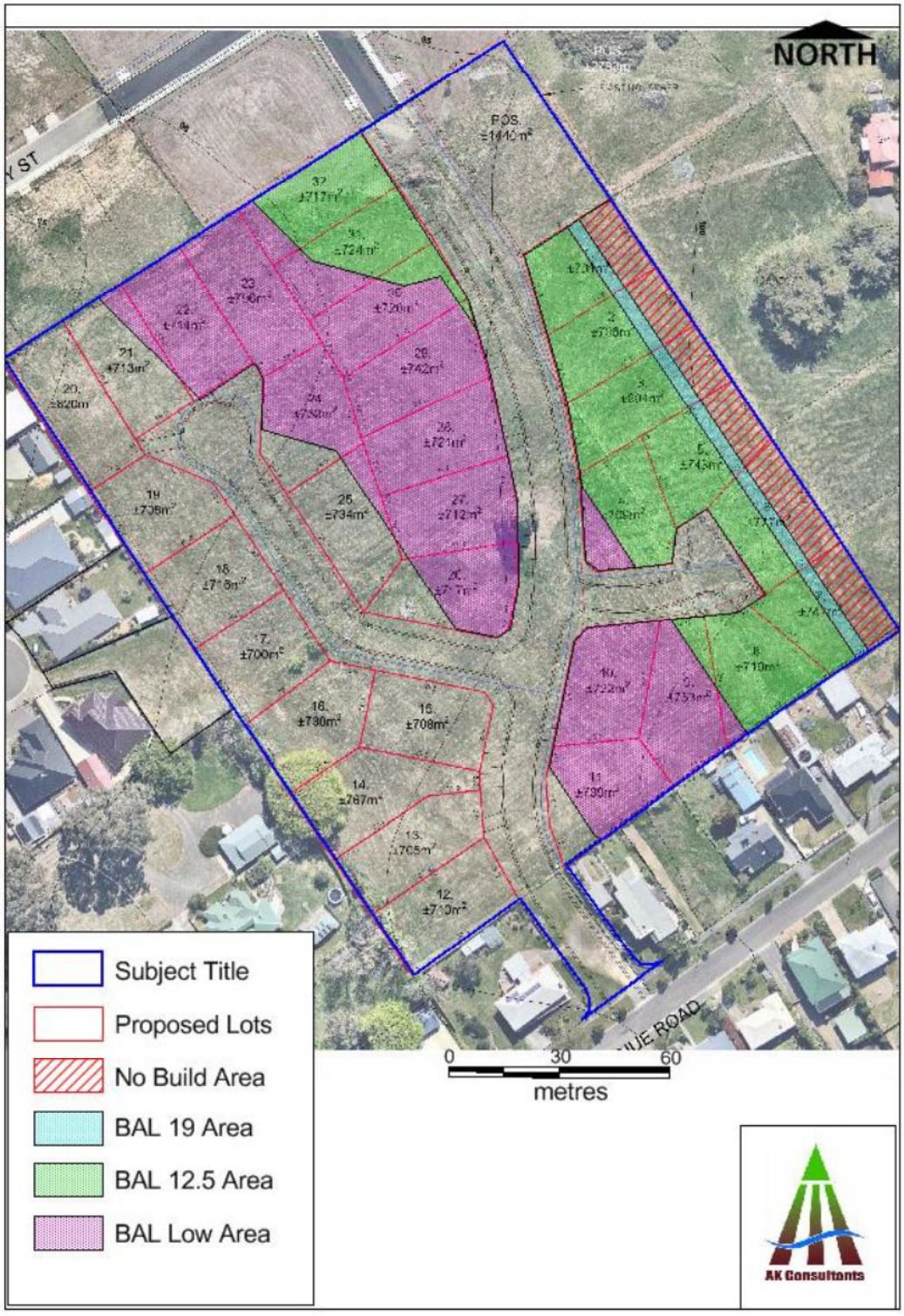


Figure 1. Proposed Lots and BAL building areas

ACCESS

All future roads within the subdivision must comply with the following:

Table E1: Standards for roads

Element		Requirement
A.	**Roads**	Unless the development standards in the zone require a higher standard, the following apply: (1) Two-wheel drive, all-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width is 7 metres for a through road, or 5.5 metres for a dead-end or cul-de-sac road; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 2 metres from the edge of the carriageway; (6) Cross falls of less than 3 degrees (1:20 or 5%); (7) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (8) Curves have a minimum inner radius of 10 metres; (9) Dead-end or cul-de-sac roads are not more than 200 metres in length unless the carriageway is 7 metres in width; (10) Dead-end or cul-de-sac roads have a turning circle with a minimum 12 metres outer radius; and (11) Carriageways less than 7 metres wide have 'No Parking' zones on one side, indicated by a road sign that complies with AS1743-2001 *Road signs-Specifications*.

Access to all bushfire prone lots must comply with the relevant elements of Table E2 Access from the *Draft Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code.* It is unlikely there will be access requirements for the individual lots because access will be less than 30m so will comply with Element A.

Table E2: Standards for Property Access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	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.
C.	Property access length is 200m or greater.	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.

FIRE FIGHTING WATER SUPPLY

There are nearby fire hydrants on Benvenue Rd, Hillary St and Tenzing Dr that will service some areas of subdivision. At least 1 fire hydrant should be installed within subdivision to ensure all lots are adequately serviced. New fire hydrants must be to standards set out in Table E4 of the *Draft Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code*.

Table E4 Reticulated Water Supply for Fire fighting

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

CONCLUSIONS

A 32 lot subdivision plus Public Open Space, is proposed from the existing title at 47 Benvenue Rd, St Leonards (CT 126939/2). The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size. This report assumes that land within the subdivision is managed as low threat vegetation prior to habitation of any buildings within the subdivision, in line with *Bushfire Prone Areas Advisory Note N0 1- 2014,* Tasmania Fire Service.

Lots 1,2,3,5,6&7 have BAL 19 building areas. this can be reduced to BAL 12.5, by reducing building envelope. Lots 12 to 20 are not bushfire prone so do not require any bushfire provisions. All other lots must construct dwelling to either BAL 12.5 or BAL Low standards.

The subdivision roads must be designed to the specification in Table E1 of the *Draft Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code.* Access to bushfire prone lots must comply with Element A or B of Table E2 of the *Draft Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code.*

The subdivision must be served by fire hydrants along roads that are compliant with all sections of Table E4 of the *Draft Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code.*

REFERENCES

Launceston City Council (2015) *Launceston Interim Planning Scheme.*

Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Buhfire Prone Areas.*

Planning Commission *(2017), Draft Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code*

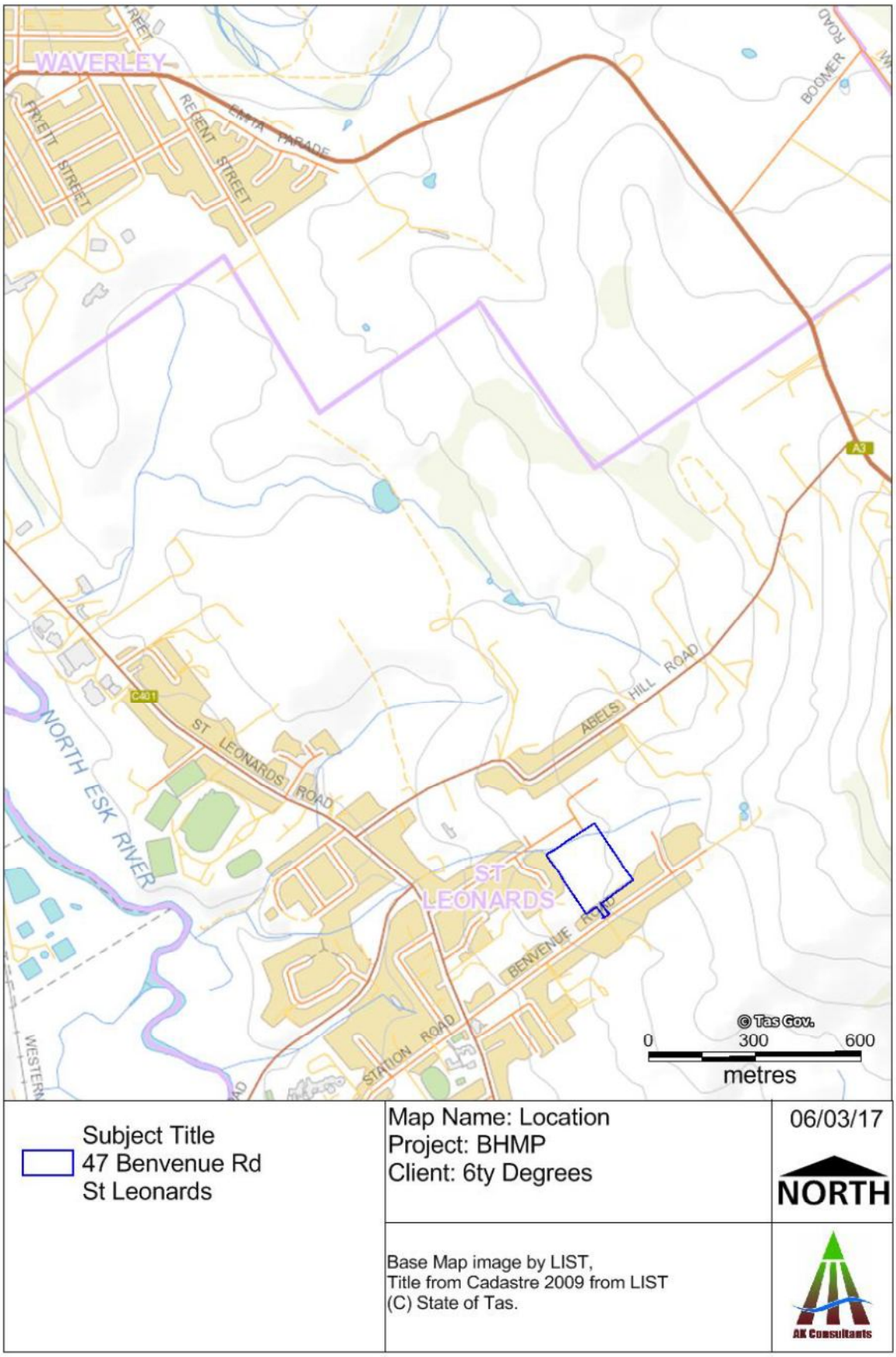


Figure 2: Location

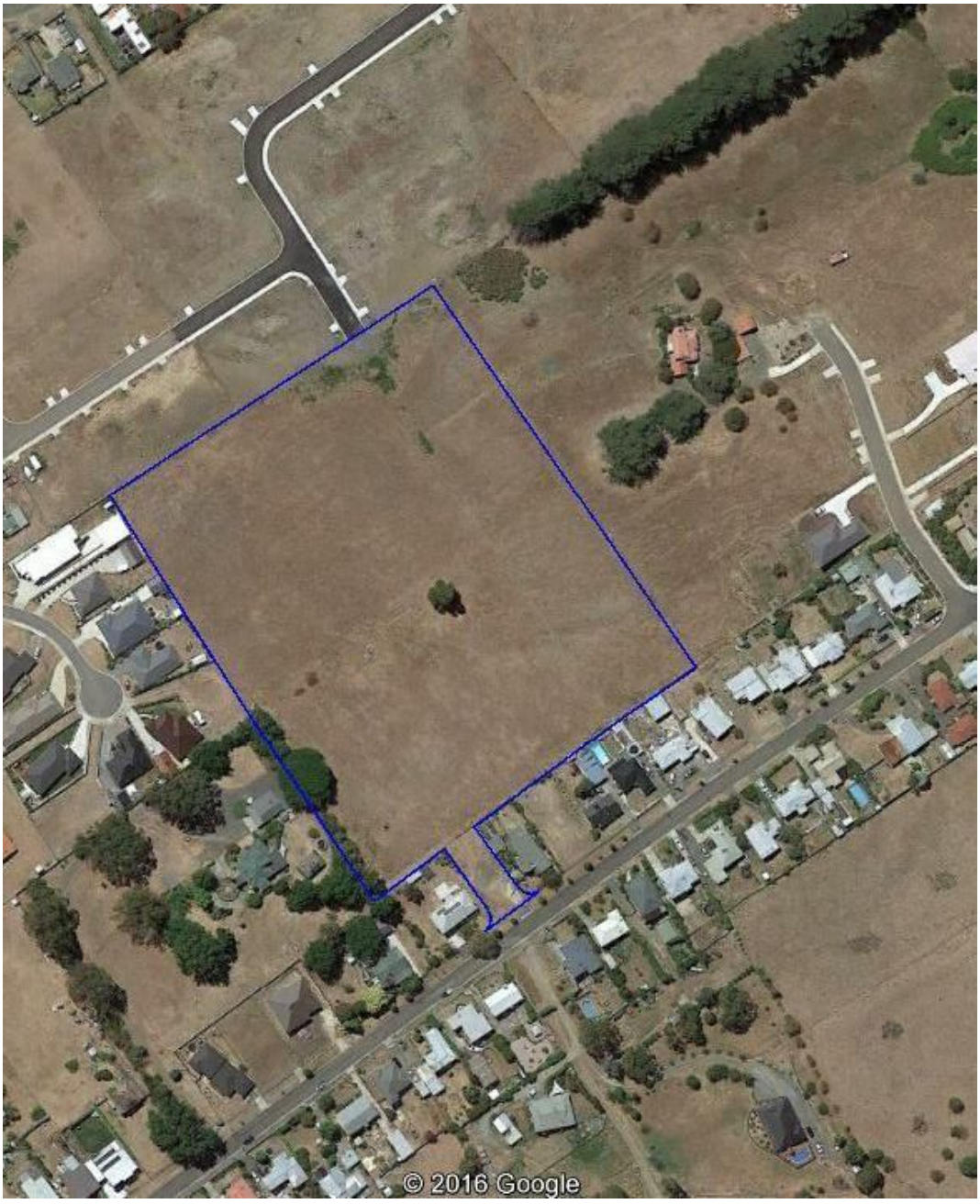


Figure 3: Aerial Image

Figure 4: Proposed Subdivision Plan

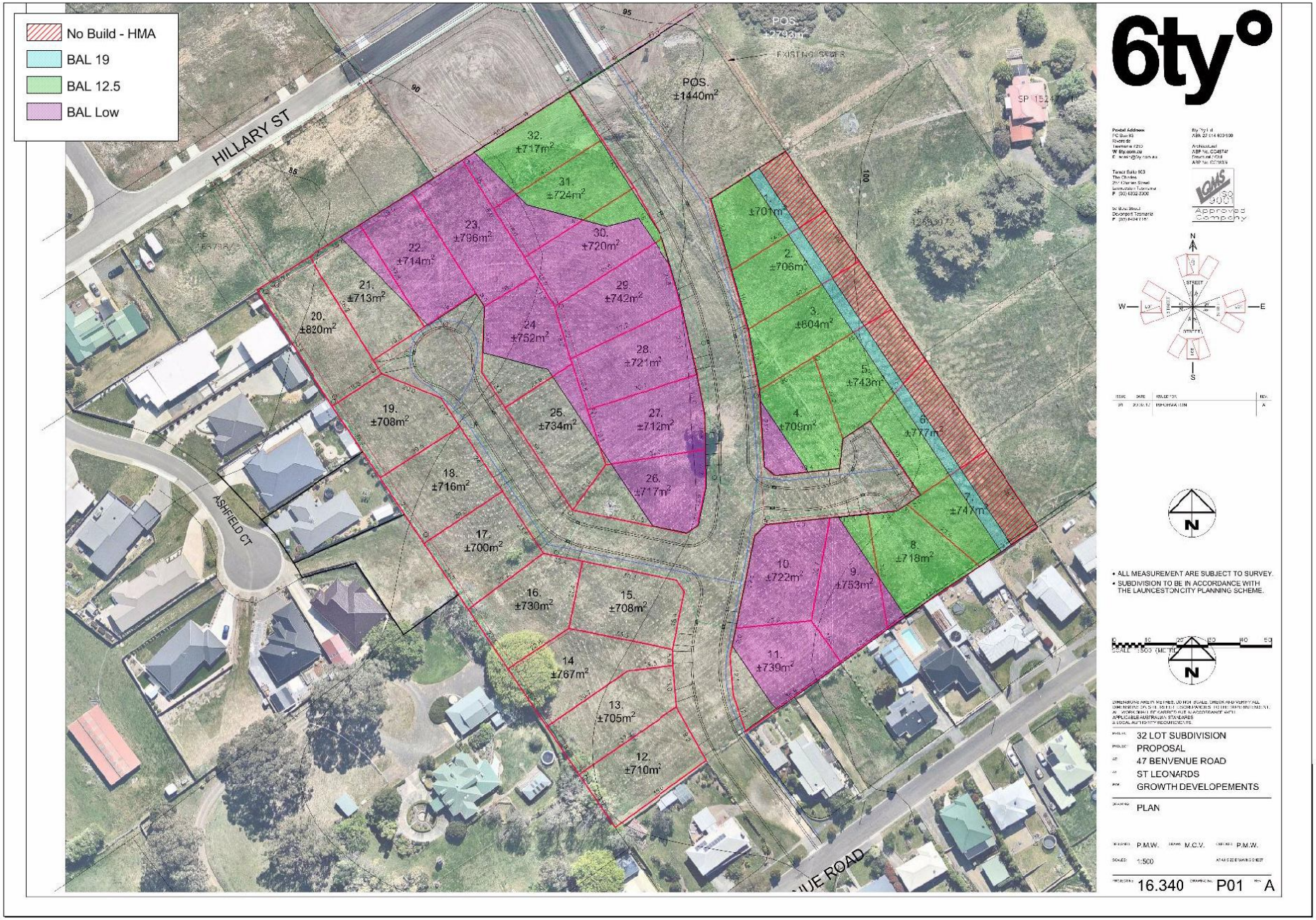
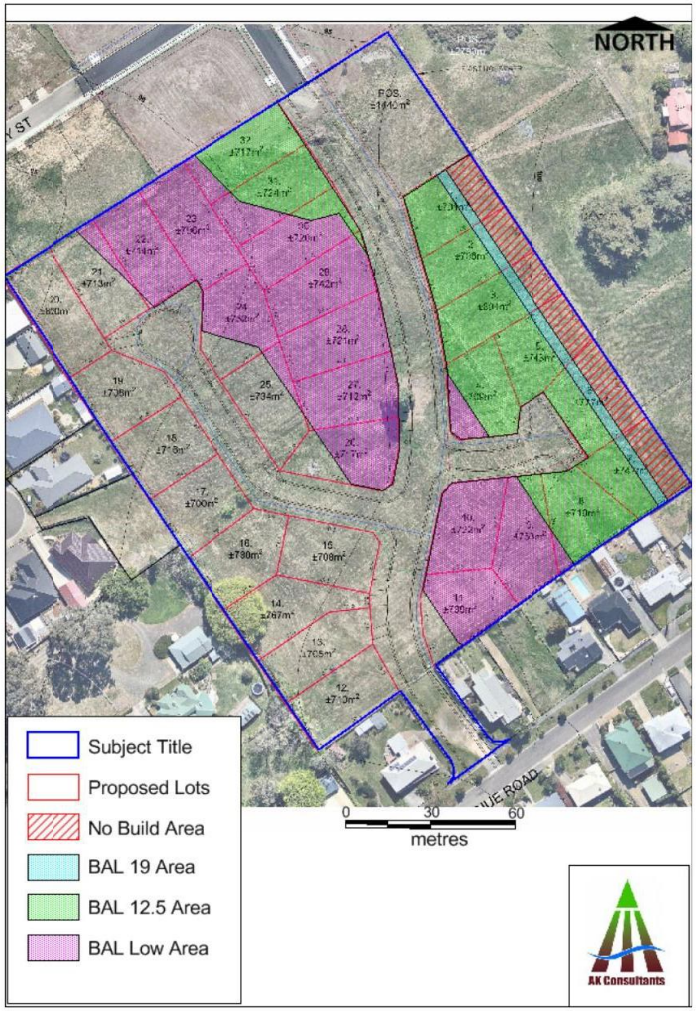


Figure 5: proposed Site Plan with BAL Zones

Bushfire Hazard Management Plan: Subdivision of 47 Benvenue Rd, St Leonards

Lot	Bushfire Prone	BAL Rating	Setbacks
1	Yes	BAL 19	10m from North Eastern Boundary
		BAL 12.5	14m from North Eastern Boundary
2	Yes	BAL 19	10m from North Eastern Boundary
		BAL 12.5	14m from North Eastern Boundary
3	Yes	BAL 19	10m from North Eastern Boundary
		BAL 12.5	14m from North Eastern Boundary
4	Yes	BAL 12.5	No set back required
		BAL Low	20m from North East corner & 10m from South East corner
5	Yes	BAL 19	10m from North Eastern Boundary
		BAL 12.5	14m from North Eastern Boundary
6	Yes	BAL 19	10m from North Eastern Boundary
		BAL 12.5	14m from North Eastern Boundary
7	Yes	BAL 19	10m from North Eastern Boundary
		BAL 12.5	14m from North Eastern Boundary
8	Yes	BAL 12.5	No set back required
9	Yes	BAL 12.5	No set back required
		BAL Low	9m from North East corner
10	Yes	BAL Low	No set back required
11	Yes - Partial	BAL Low	No set back required
12	No	Not bfp	None required for bushfire code
13	No	Not bfp	None required for bushfire code
14	No	Not bfp	None required for bushfire code
15	No	Not bfp	None required for bushfire code
16	No	Not bfp	None required for bushfire code
17	No	Not bfp	None required for bushfire code
18	No	Not bfp	None required for bushfire code
19	No	Not bfp	None required for bushfire code
20	No	Not bfp	None required for bushfire code
21	Yes - Partial	BAL Low	No set back required
22	Yes	BAL Low	No set back required
23	Yes	BAL Low	No set back required
24	Yes - Partial	BAL Low	No set back required
25	Yes - Partial	BAL Low	No set back required
26	Yes - Partial	BAL Low	No set back required
27	Yes	BAL Low	No set back required
28	Yes	BAL Low	No set back required
29	Yes	BAL Low	No set back required
30	Yes	BAL 12.5	No set back required
		BAL Low	17m from North East Corner
31	Yes	BAL 12.5	No set back required
		BAL Low	30m from North East corner
32	Yes	BAL 12.5	No set back required
		BAL Low	35m from North East corner



Construction: BAL 19, BAL 12.5 & BAL Low

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959

AK Consultants

Scott Livingston
Accreditation: BFP – 105
Date 14/3/17

SRL17/25S

Hazard Management Areas

All Land within the subdivision boundaries must be maintained as low threat vegetation, managed gardens or lawns less than 100mm in height.

Roads

All future roads within the subdivision must comply with the following:

1) 2-wheel drive, all-weather construction;
2) Load capacity of at least 20 tonnes;
3) Minimum carriageway width of 7m;
4) Minimum vertical clearance of 4m;
5) Minimum horizontal clearance of 2m from edge of carriageway;
6) Cross falls of less than 3° (1:20 or 5%)
7) Maximum gradient of 15°;
8) Curves have a minimum inner radius of 10m

Property Access

Where property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point. all-weather construction;

load capacity of at least 20t, including for bridges and culverts;

minimum carriageway width of 4m;

minimum vertical clearance of 4m;

minimum horizontal clearance of 0.5m from the edge of the carriageway;

cross falls of less than 3 degrees (1:20 or 5%);

dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;

Water Supply

There are nearby fire hydrants on Benvenue Rd, Hillary St and Tenzing Dr that will service some areas of subdivision. At least 1 fire hydrant should be installed within subdivision to ensure all lots are adequately serviced.

The following requirements apply:

The building area to be protected must be located within 120 metres of a fire hydrant; and The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and

Fire hydrants are not installed in parking areas

No more than three metres from the hydrant, measured as a hose lay;

A hardstand area for fire appliances must be provided:

No closer than six metres from the building area to be protected;

With a minimum width of three metres constructed to the same standard as the carriageway; and

Connected to the property access by a carriageway equivalent to the standard of the property access

It is **important** to prepare your Bushfire Survival Plan, read your Community Protection Plan and know your Nearby Safer Place. These can be obtained from your Council or the Tasmanian Fire Service. For more information, visit www.fire.tas.gov.au

AK Consultants

Note:
It should be borne in mind that the measures contained in this Bushfire Management Plan 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

Scott Livingston
Accreditation: BFP – 105
Date 14/3/17

SRL17/25S

CODE E1 – BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies[2]

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:	*Launceston Interim Planning Scheme 2015*
Street address:	47 Benvenue St, St Leonards 7250
Certificate of Title / PID:	CT 126939/2 PID 1776249

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:	
Certificate of Title / PID:	

2. Proposed Use or Development

Description of Use or Development:

(Provide a brief description of the proposed use or development; including details of scale, siting and context.)

A 32 lot subdivision is proposed for the existing title.

Code Clauses[3]:

- ❑ **E1.4 Exempt Development**
- ❑ **E1.5.1 Vulnerable Use**
- ❑ **E1.5.2 Hazardous Use**
- × **E1.6.1 Subdivision**

[1] This document is the approved form of certification for this purpose, and must not be altered from its original form.

[2] If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

[3] Indicate by placing X in the corresponding ❑ for the relevant clauses of E1.0 Bushfire-prone Areas Code.

3. Documents relied upon[4]

Documents, Plans and/or Specifications

Title:	*32 Lot Subdivision, 47 Benvenue Rd St Leonards*		
Author:	6ty°		
Date:	20.02.17	**Version:**	1

Bushfire Hazard Report

Title:	*Bushfire Report 47 Benvenue Rd*		
Author:	Scott Livingston		
Date:	14/3/2017	**Version:**	1

Bushfire Hazard Management Plan

Title:	*Bushfire Hazard Management Plan 47 Benvenue Rd*		
Author:	Scott Livingston		
Date:	14/3/2017	**Version:**	1

Other Documents

Title:			
Author:			
Date:		**Version:**	

[4] List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire. Each document must be identified by reference to title, author, date and version.

4. Nature of Certificate[5]

❑	E1.4 – Use or development exempt from this code		
	Assessment Criteria	**Compliance Requirement**	**Reference to Applicable Document(s)**
❑	E1.4 (a)	Insufficient increase in risk	

❑	E1.5.1 – Vulnerable Uses		
	Assessment Criteria	**Compliance Requirement**	**Reference to Applicable Document(s)**
❑	E1.5.1 P1	Risk is mitigated	
❑	E1.5.1 A2	BHMP	
❑	E1.5.1 A3	Emergency Plan	

❑	E1.5.2 – Hazardous Uses		
	Assessment Criteria	**Compliance Requirement**	**Reference to Applicable Document(s)**
❑	E1.5.2 P1	Risk is mitigated	
❑	E1.5.2 A2	BHMP	
❑	E1.5.2 A3	Emergency Plan	

×	E1.6 – Development standards for subdivision		
	E1.6.1 Subdivision: Provision of hazard management areas		
	Assessment Criteria	**Compliance Requirement**	**Reference to Applicable Document(s)**
❑	E1.6.1 P1	Hazard Management Areas are sufficient to mitigate risk	
❑	E1.6.1 A1 (a)	Insufficient increase in risk	
×	E1.6.1 A1 (b)	Provides BAL 19 for all lots	
❑	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

[5] The certificate must indicate by placing X in the corresponding ❑ for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

	E1.6.2 Subdivision: Public and fire fighting access		
	Assessment Criteria	**Compliance Requirement**	**Reference to Applicable Document(s)**
❑	E1.6.2 P1	Access is sufficient to mitigate risk	
❑	E1.6.2 A1 (a)	Insufficient increase in risk	
×	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	*Bushfire Hazard Management Plan 47 Benvenue Rd*

	E1.6.3 Subdivision: Provision of water supply for fire fighting purposes		
	Assessment Criteria	**Compliance Requirement**	**Reference to Applicable Document(s)**
❑	E1.6.3 A1 (a)	Insufficient increase in risk	
×	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	*Bushfire Hazard Management Plan 47 Benvenue Rd*
❑	E1.6.3 A1 (c)	Water supply consistent with the objective	
❑	E1.6.3 A2 (a)	Insufficient increase in risk	
❑	E1.6.3 A2 (b)	Static water supply complies with Table E5	
❑	E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner[6]

Name:	Scott Livingston	**Phone No:**	03 6334 1033
Address:	40 Tamar Street	**Fax No:**	036334 1117
	Launceston	**Email Address:**	scott@akconsultants.com.au
	Tasmania 7250		
Accreditation No:	BFP – 105	**Scope:**	1, 2, 3A, 3B, 3C

6. Certification[7]

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.	❑

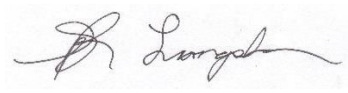
or

There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.	❑

and/or

The Bushfire Hazard Management Plan/s identified in Section 4 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.	×

Signed: *certifier*



Date: 14/3/17 **Certificate No:** SRL17/25S

[6] A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act 1979.* The list of practitioners and scope of work is found at www.fire.tas.gov.au.

[7] The relevant certification must be indicated by placing X in the corresponding ❑.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: 6ty *Owner /Agent*

Po Box 63 *Address*

Riverside 7250 *Suburb/postcode*

Qualified person details:

Qualified person: Scott Livingston

Address: AK Consultants, 40 Tamar St

Launceston 7250

Phone No: 0438 951 201

Fax No: 03 6334 1033

Licence No: BFP-105

Email address: scott@akconsultants.com.au

Qualifications and Insurance details: Accredited Bushfire Assessor *(description from Column 3 of the Director of Building Control's Determination)*

Speciality area of expertise: Bushfire Assessment *(description from Column 4 of the Director of Building Control's Determination)*

Details of work:

Address: 47 Benvenue Rd,

St Leonards 7250

Lot No: 2

Certificate of title No: 126939

The assessable item related to this certificate: Bushfire Attack Level (BAL)

(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: Bushfire Hazard *(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)*

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 Assessment & Report
Relevant calculations:	N/A
References:	• Australian Standard 3959 • Interim Planning Directive No.1.1 • Building Amendment Regulations 2016 • Director of Building Control, Determination • Guidelines for development in bushfire prone areas of Tasmania

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

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959

Scope and/or Limitations

Scope:

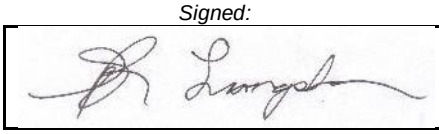
This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Interim Planning Directive No 1.1, Bushfire-Prone Areas Code issued by the Tasmanian Planning Commission, the Building Code of Australia and Australian Standards, AS 3959-2009, Construction of buildings in bushfire-prone areas.

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.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		SRL17/25S	14/3/17