RMCG

9 JULY 2025

Bushfire Hazard Management Report: 40768 Tasman Hwy

Report for:	6ty°
Property location:	40768 Tasman Hwy, Waverley
Prepared by:	Michael Tempest RMCG Level 2, 102-104 Cameron Street Launceston, TAS 7250
Version:	2.0

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Executive summary

SUMMARY	
Client:	6ty°
Property identification:	40768 Tasman Hwy, Waverley 7250 Current zoning: Rural. Proposed rezoning to Rural Living. CT 104384/2
Proposal:	A 23-lot subdivision is proposed.
Assessment comments:	A field inspection of the site was conducted to determine the Bushfire Risk and Attack Level.
Conclusion:	The area is mapped as bushfire-prone under the *Tasmanian Planning Scheme – Launceston*. There is sufficient area on the subject land to provide the proposed lots with sufficient area to allow for future construction of dwellings and associated buildings (within 6m) to BAL 19 or BAL 12.5 standards. All land within the subdivision area must be managed as grassland. Before Lots 13-15 are sealed, the vegetation on Lot 15 must be managed as grassland. The vegetation must be managed and maintained by the developer in the first instance and then by lot owners as each lot is sold. The proposed development will not impact on the existing Hazard Management Area (HMA) around the existing dwellings on proposed Lot 17 or the distance of the dwellings to bushfire-prone vegetation. Lot 17 has therefore been considered exempt and there are no specific bushfire measures for this Lot beyond maintaining the existing HMA around the dwellings. Where access to a lot is greater than 30m, it must be constructed to the standards set out in Element B of Table C13.2 of the *Bushfire-Prone Area Code* of the Planning Scheme. Where access is greater than 200m, it must also be compliant with Element C of Table C13.2. If a shard access if proposed for Lots 14 and 15, this must be constructed as part of the subdivision development before lots are sealed. All roads within the subdivision must be constructed to the standards set out in Table C13.1. Any temporary dead-end roads within the proposed subdivision must terminate in a temporary turning circle that can be unsealed. The existing access to the existing dwellings on Lot 17 is sufficient and this lot has therefore been considered exempt from any specific access requirements. A reticulated water supply may be installed along the subdivision road as part of the subdivision and there are existing hydrants along Boomer Road. Any lot that will rely on a reticulated water supply must ensure it is compliant with all Elements of Table C13.4 of the *Bushfire-Prone Area Code* of the Planning Scheme. If this cannot be achieved, a static water supply must be installed. A static water supply that is compliant with all elements of Table C13.5 of the *Bushfire-Prone Areas Code* must be installed on each lot within the subdivision when dwellings or associated buildings (within 6m) are constructed that are partially or entirely >120m as the hose lays from a hydrant. Lot 17 is exempt as the existing water supply is sufficient.
Assessment by:	 Michael Tempest Senior Consultant Accredited Person under Part 4A of the Fire Service Act 1979, Accreditation # BFP-153

1 Introduction

It is a requirement under the *Land Use Planning and Approval Act* that a proposed subdivision that occurs either wholly or partially within a bushfire-prone area is assessed by an accredited person who will provide a Bushfire Hazard Management Report and a Bushfire Hazard Management Plan.

1.1 SCOPE

This report has been commissioned to provide a Bushfire Attack Level (BAL) for all proposed lots within the subdivision. All advice is compliant with the *Bushfire-Prone Areas Code* of the *Tasmanian Planning Scheme - Launceston* (the Planning Scheme) and the Australian Standard, AS3959-2018, *Construction of Buildings in Bushfire-prone Areas*.

1.2 PROPOSAL

The proposal is to complete a 23-lot subdivision from an existing title (CT 104384/2) at 40768 Tasman Hwy, Waverley. The land is currently zoned as Rural, however, it is proposed to be rezoned to Rural Living to facilitate this subdivision. The entire title and surrounds are mapped as bushfire-prone under the Planning Scheme.

1.3 LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory, building, or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development outside of the assessed area.

2 Site description

The existing title is 24.6ha in area with two existing dwellings and associated sheds in the western corner. The title is primarily comprised of pasture and there is a small stock dam toward the centre of the title. Distillery Creek forms the northern boundary of the title and there is riparian vegetation associated with the creek. This riparian vegetation would be classed as forest for bushfire purposes and is mapped as a threatened native vegetation community by the LIST. There is a small patch of land in the north west of the title that contains vegetation connected to adjacent vegetation to the north west. For bushfire purposes, this vegetation on the subject title is classed as forest. The land associated with the existing dwellings is classed as low threat vegetation and the balance of the land is classed as grassland. There are two small patches (<0.4ha) of isolated paddock trees (eucalypts) in the east of the title. As these are isolated trees surrounded by grassland and not within 100m of any other vegetation other than grassland, these patches have also been classed as grassland from a bushfire perspective. The land has a northerly aspect and is accessible via Tasman Hwy to the south west and Boomer Road to the south east and east.

See Appendix 2 for site maps and Appendix 3 for the subdivision site plan.

2.1 SURROUNDING AREA

All adjacent land is mapped as bushfire-prone under the Planning Scheme.

Adjacent to the north is Distillery Creek. Beyond this is a 3.8ha title in the Rural zone. This title is primarily covered in grassland vegetation with forest vegetation in the south of the title, associated with Distillery Creek. East of this, and to the north east of the subject title, is a 5.1ha title with similar characteristics, however, it also has an existing dwelling and associated yard classed as low threat vegetation in the central north of the title.

Boomer Road is to the east of the subject title and beyond this is a 2.7ha title in the Rural Living zone with an existing dwelling in the south of the title. The south west of the title is managed as grassland and the north east of the title, as well as land beyond to Distillery Creek is covered in remnant vegetation classed as forest.

Boomer Road continues along the south eastern boundary of the title, beyond which are three titles in the Rural Living zone. Two of these titles have an existing dwelling in the south east and land on all three titles within 100m of the subject title is classed as grassland.

Adjacent to the south west is Tasman Hwy and beyond this, further south west, is an 89.9ha title in the Agriculture zone that is primarily covered in pasture with remnant vegetation in the south. All land on this title within 100m of the subject title is classed as grassland.

To the west is a 1.4ha title in the Rural zone that contains an existing dwelling in the centre of the title. Associated with the dwelling is a yard and garden which is classed as low threat vegetation. The balance of the title is classed as grassland. North of this title and to the north west of the subject title is a 36.9ha title in the Agriculture zone which is covered in a weed infestation. This primarily consists of blackberry and hawthorn with eucalypts. Due to the presence of eucalypts, this land has been classed as forest vegetation.

Bushfire threat occurs from all directions. The prevailing wind is from the north west.

3 Bushfire site assessment

The land is within a bushfire-prone area under the Planning Scheme. A Bushfire Attack Level assessment has been conducted using Method 1 of AS 3959-2018.

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of speed, intensity, and the difficulty of suppression; this is according to combinations of air temperature, relative humidity, wind speed, and both the long and short-term effects of drought. The FDI for Tasmania is **50** (Clause 2.2.2).

Because of the size and zoning of the proposed lots, it is unlikely that each lot will be managed as low threat vegetation. Because of this, the adjacent vegetation and slope was also assessed for each individual lot (see Table 3-1). Existing vegetation within the subdivision has been assessed as grassland.

Table 3-1: Vegetation and slope assessments from lot boundaries

LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
1-4	**Slope**	Downslope >0-5°	Upslope	Upslope	Flat
	Veg	Grassland	Grassland	Grassland	Grassland
LOT		**NORTHEAST**	**SOUTHEAST**	**SOUTHWEST**	**NORTHWEST**
5-7	**Slope**	Downslope >0-5°	Upslope	Upslope	Downslope >0-5°
	Veg	Grassland	Grassland	Grassland	Grassland
LOT		**NORTHEAST**	**SOUTHEAST**	**SOUTHWEST**	**NORTHWEST**
8, 9	**Slope**	Flat/Upslope	Flat/Upslope	Upslope	Downslope >0-5°
	Veg	Grassland and Forest	Grassland	Grassland	Grassland and Forest
LOT		**NORTHEAST**	**SOUTHEAST**	**SOUTHWEST**	**NORTHWEST**
10, 11	**Slope**	Upslope	Upslope	Flat/Upslope	Downslope >0-5°
	Veg	Grassland	Grassland	Grassland	Grassland
LOT		**NORTHEAST**	**SOUTHEAST**	**SOUTHWEST**	**NORTHWEST**
12, 13	**Slope**	Flat/Upslope	Flat/Upslope	Upslope	Downslope >0-5°
	Veg	Forest and Grassland	Grassland	Grassland	Grassland
LOT		**NORTHEAST**	**SOUTHEAST**	**SOUTHWEST**	**NORTHWEST**
14	**Slope**	Upslope	Flat	Upslope	Flat/Upslope
	Veg	Grassland	Grassland	Grassland	Forest

LOT		NORTHEAST	SOUTHEAST	SOUTHWEST	NORTHWEST
15-16	**Slope**	Downslope >0-5°	Flat/Upslope	Upslope	Flat/Upslope
	Veg	Grassland	Grassland	Grassland	Forest
LOT		**NORTHEAST**	**SOUTHEAST**	**SOUTHWEST**	**NORTHWEST**
17 (existing houses on this lot)	**Slope**	Downslope >0-5°	Upslope	Flat/Upslope	Upslope
	Veg	Grassland	Grassland	Grassland	Grassland
LOT		**NORTHEAST**	**SOUTHEAST**	**SOUTHWEST**	**NORTHWEST**
18-23	**Slope**	Downslope >0-5°	Flat / Upslope	Upslope	Downslope >0-5°
	Veg	Grassland	Grassland	Grassland	Grassland

4 Bushfire protection measures

4.1 BAL REQUIREMENTS FOR CONSTRUCTION

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire-prone Areas*. The applicable BAL ratings for the proposed subdivision are **BAL 19** and **BAL 12.5**.

Table 4-1: BAL levels

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.

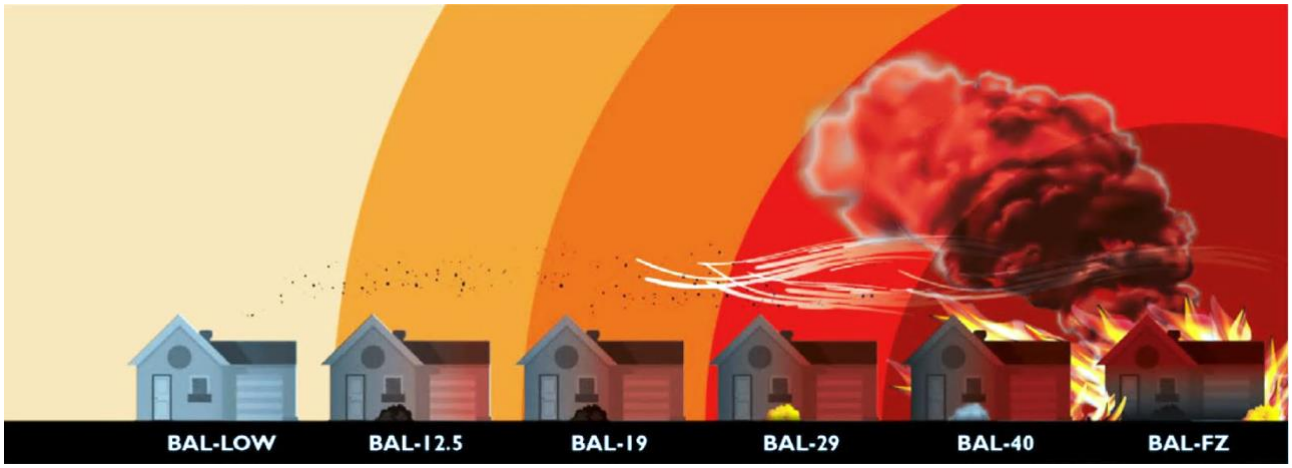


Figure 4-1: BAL diagram

The minimum construction requirement for future dwellings within the proposed subdivision is **BAL 19** and **BAL 12.5**. 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.

A Class 10a structure (such as a shed or carport) can be constructed outside of the defined BAL building areas if it is greater than 6m from any habitable buildings and associated buildings (within 6m) on a lot.

4.2 HAZARD MANAGEMENT AREA

Hazard management areas (HMA) are the areas between a habitable building, associated buildings (within 6m), and bushfire-prone vegetation which provide access to a fire front for firefighting. The HMA must be maintained in a low fuel state at all times.

At the time of the site visit, the subject title was classed as grassland and forest, with the forest vegetation along the northern boundary and on proposed Lot 15, in the northwest of the title. Before Lots 13-15 are sealed, all vegetation on Lot 15 must be managed as grassland. All lots must continue to be managed as grassland or managed land in perpetuity. This is the responsibility of the proponent until each lot is sold. Responsibility then passes onto each Lot owner.

Setback distances to bushfire-prone vegetation for the specified BAL Ratings (BAL 19 and BAL 12.5) 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. Distances are in accordance with AS 3959-2018 Table 2.6.

A dwelling can be located anywhere within the BAL 19 & BAL 12.5 areas identified on Figure 4-2. These building areas take into account the recommended agricultural setbacks as per RMCG's 'Agricultural Report: 40768 Tasman Highway', V1.1, 09/07/2025, and avoid impacting on the riparian vegetation and waterway and coastal protection area in the north of the title. This assessment relies on the roadways, including verges, being managed as 'low threat vegetation' as defined in AS3959-2018 Clause 2.2.3.2. As all lots have both a BAL 12.5 and BAL 19 build area, if part of a future dwelling or building within 6m of the dwelling is located within the BAL 19 area, then the entire dwelling and buildings within 6m must be constructed to BAL 19 standards. The dimensions identified in Table 4-3 provide the setbacks required to be managed as low threat vegetation from future dwelling facades and associated buildings for the Hazard Management Area. Land on each lot outside of these dimensions can continue to be managed as grassland. A Class 10a structure (such as a shed or carport) can be constructed outside of the defined BAL building areas if it is greater than 6m from any habitable buildings and associated buildings (within 6m) on a lot.

For the house lot (Lot 17), the proposal will not result in a change to the existing low threat vegetation (managed yard) around the dwellings and there will be no change in the setbacks from nearby bushfire-prone vegetation. The dwelling will maintain the ability to manage the HMA and adjacent vegetation. There are no specific hazard management area requirements (beyond maintaining the existing low threat vegetation in its current state) to be addressed from a bushfire perspective as there is insufficient increase in risk to warrant any specific bushfire protection measures. Lot 17 is therefore exempt. If any future developments are proposed on this lot that require specific bushfire measures, a new bushfire assessment would be required.

Where no setback is required for bushfire protection, other Planning Scheme setbacks may need to be applied.

BAL Rating: **BAL 19** and **BAL 12.5**

Table 4-2: BAL setbacks

BAL	SETBACK	GRASSLAND	FOREST
BAL 19	Upslope and flat	10m	23m
	Downslope >0-5°	11m	27m
	Downslope >5-10°	13m	41m
BAL 12.5	Upslope and flat	14m	32m
	Downslope >0-5°	16m	38m
	Downslope >5-10°	19m	46m

Table 4-3: Hazard management setbacks from future dwellings

LOT	BAL	SETBACKS
1-4	12.5	16m from the northeastern façade 14m from the southeastern, southwestern, and northwestern façades
	19	11m from the northeastern façade 10m from the southeastern, southwestern and northwestern façades
5-7	12.5	16m from the northeastern and northwestern façades 14m from the southeastern and southwestern façades
	19	11m from the northeastern and northwestern façades 10m from the southeastern and southwestern façades
8, 9	12.5	14m from the northeastern, southeastern, and southwestern façades 16m from the northwestern façade
	19	10m from the northeastern, southeastern, and southwestern façades 11m from the northwestern façade
10, 11	12.5	16m from the northwestern façade 14m from the northeastern, southeastern and southwestern façades
	19	11m from the northwestern façade 10m from the northeastern, southeastern and southwestern façades
12, 13	12.5	14m from the northeastern, southeastern and southwestern façades 16m from the northwestern façade
	19	10m from the northeastern, southeastern and southwestern façades 11m from the northwestern façade
14	12.5	14m from the northeastern, southeastern, southwestern, and northwestern façades
	19	10m from the northeastern, southeastern, southwestern, and northwestern façades
15, 16	12.5	16m from the northeastern façade 14m from the southeastern, southwestern, and northwestern façades
	19	11m from the northeastern façade 10m from the southeastern, southwestern, and northwestern façades
17	NA, house lot is exempt	
18- 23	12.5	16m from the northeastern and northwestern façades 14m from the southeastern and southwestern façades
	19	11m from the northeastern and northwestern façades 10m from the southeastern and southwestern façades

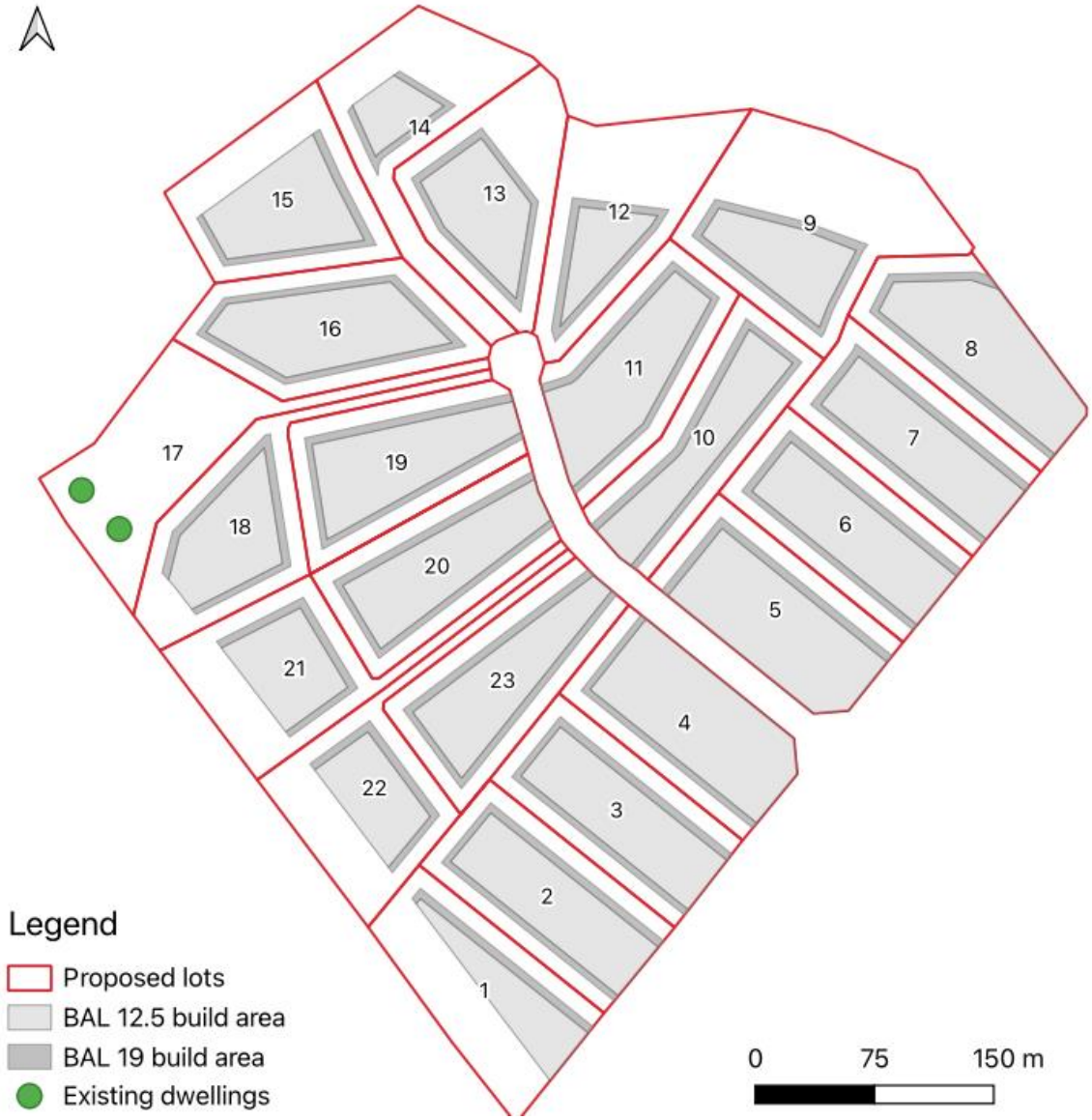


Figure 4-2: BAL 19 and BAL 12.5 construction areas

The Hazard Management Area must be kept in a low fuel condition:

- Lawns maintained to a height of <100mm
- Occasional trees with no canopy connection
- Trees must not overhang the dwelling
- Remove tree branches <2m above the ground
- Minimise fuel on the ground.

Landscaping advice for bushfire prone lots:

- Maintain a clear area of low-cut lawn or pavement adjacent to the house
- Keep areas under fences, fence posts, gates, and trees raked and cleared of fuel
- Utilise non-combustible fencing and retaining walls
- Break up the canopy of trees and shrubs with defined garden beds
- Organic mulch should not be used in bushfire-prone areas and non-flammable material should be used as ground cover e.g., scoria, pebbles, recycled crushed bricks
- Plant trees and shrubs where there is a wind break in the direction from which fires are likely to approach.

Maintenance Schedule for Hazard Management Area:

- Cut lawns to less than 100mm and maintain
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of flammable liquids
- Maintain road access to the dwelling and water connection point
- Remove fallen limbs, leaf, & bark, including from roofs, gutters, and around buildings.

4.3 ACCESS

Unless the development standards in the zone require a higher standard, the following applies to all roads within the proposed subdivision:

a) Two-wheel drive, all-weather construction
b) Load capacity of at least 20t, including bridges and culverts
c) Minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac
d) Minimum vertical clearance of 4m
e) Minimum horizontal clearance of 2m from edge of the carriage way
f) Cross falls of less than 3 degrees (1:20 or 5%)
g) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads
h) Curves have a minimum inner radius of 10m
i) Dead-end or cul-de-sac roads are not more than 200m in length unless carriageway length is 7m in width
j) Dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and
k) Carriageways less than 7m wide have 'No parking' zones on one side, indicated by a road sign that complies with *Australian Standard AS1743–2001 Road Signs Specifications*.

There is sufficient space within the proposed roadway area to provide roads to the above standards; the proposed cul-de-sac that services Lots 12-18 has a 12m outer radius. If at any point of the proposed subdivision, the roadway is only partially constructed (e.g. during staging), a temporary turning circle will need to be constructed at the end of the roadway. This temporary turning circle will need to have a 12m radius as well as an additional 1m horizontal clearance and can be gravel.

If access to a future dwelling on any lot is proposed to be greater than 30m, then it must be constructed to the following standards:

a) All-weather construction
b) Load capacity of at least 20 tonnes, including for bridges and culverts
c) Minimum carriageway width of 4m
d) Minimum vertical clearance of 4m
e) Minimum horizontal clearance of 0.5m
f) Cross falls of <3°
g) Dips <7°
h) Curves with a minimum inner radius of 10m
i) Maximum gradient of 15° for sealed roads and 10° for unsealed road; 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
    ii. A property access encircling the building; or

iii. A hammerhead “T” or “Y” turning 4m wide and 8m long.

The final location of dwellings on the lots will determine if the above access requirements are needed, however, given the size of the lots and the panhandle access strips on several of the lots, it is considered likely that many lots will have an access length of greater than 30m. The narrowest panhandle provided is 7.0m in width which will allow for the above requirements to be met. It is noted that Lot 15 will be accessed via a right of way over the access panhandle for Lot 14. If a shard access if proposed for these two lots, this must be constructed as part of the subdivision development before lots are sealed.

Where lot access is greater than 200m, it must:

a) Meet the above requirements, and
b) Include a passing bay of 2m additional carriageway width and 20m length every 200m.

The location of future dwellings on lots will determine if lots are required to adhere to these requirements. All proposed panhandle access strips are less than 200m, however, the final location of a dwelling may mean the total access length is greater than 200m, which would mean a passing bay would need to be constructed.

Existing access to the existing dwelling is approximately 60m in length from Tasman Hwy, is 5m in width and terminates in a hammerhead “T” turning area at least 4m wide and 8m long. This access will not be impacted by the proposed development. The existing access to the existing dwellings is considered to be compliant to the extent required and there is insufficient increase in risk to warrant any further specific bushfire protection measures. This lot (Lot 17) is therefore exempt. The proposed subdivision also provides an access strip for this house lot (Lot 17) from the proposed subdivision road.

Figure 4-3: Access requirements and hydrant locations. Note, lot access and new hydrant locations area example only.

4.4 WATER SUPPLY

An existing water main along Boomer Road will be extended along the subdivision road and as part of this installation, fire hydrants are to be installed. Figure 4-3 provides examples of where four fire hydrants could be located. These can be moved at the developer's discretion. There are also five existing fire hydrants along Boomer Road to the south east of the title. However, given the size of the proposed lots, the entirety of future dwellings, and buildings within 6m, may not be within 120m as the hose lays from an existing or any proposed hydrant. Any dwelling, and building within 6m, that is partially or entirely greater than 120m as the hose lays from a hydrant must have a static water supply installed prior to habitation of the dwelling.

The static water supply must have a firefighting access point within 90m as the hose lays from the furthest part of the habitable building, and any building within 6m, as measured by hose lay for each lot. A hardstand area for fire appliances must be located no more than 3m from the water supply, have a minimum width of 3m, be connected to the property access and of equivalent standard. The hardstand must not be any closer than 6m from the building area.

A static water supply:

a) May have a remotely located offtake connected to the static water supply;
b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;
c) Must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;
d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of *Australian Standard AS 3959-2009* Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
    i. Metal;
    ii. Non-combustible material; or fibre-cement with a minimum 6mm thickness.

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

a) Have a minimum nominal internal diameter of 50mm;
b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
c) Be metal or lagged by non-combustible materials if above ground;
d) 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 firefighting equipment;
f) Ensure the coupling is accessible and available for connection at all times;
g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with item 'e' of this list; and
i) If a remote offtake is installed, ensure the offtake is in a position that is:
    i. Visible;
    ii. Accessible to allow connection by firefighting equipment;
    iii. At a working height of 450 – 600mm above ground level; and
    iv. Protected from possible damage, including damage by vehicles.

The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

a) Comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or

b) Comply with the Tasmania Fire Service Water Supply Signage Guideline published by TFS.

The existing dwellings (on proposed Lot 17) have an existing water supply that includes a 20,000L poly tank located nearby up the hill. This tank is connected to Distillery Creek and is kept full by a float valve and pump mechanism. This existing water supply will not be impacted by the proposed subdivision. There are no additional water supply requirements as there is insufficient increase in risk to warrant any specific bushfire protection measures. Lot 17 is therefore exempt.

5 Statutory compliance

The applicable bushfire requirements are specified in the *Bushfire-Prone Areas Code* of the *Tasmanian Planning Scheme – Launceston* and summarised in Table 5-1.

Table 5-1: Compliance schedule

C13.6 DEVELOPMENT STANDARDS	ACCEPTABLE SOLUTION	COMPLIANCE
C13.6.1 Provision of Hazard Management Area	A1.a	▪ The House Lot (Lot 17) has no specific HMA requirements beyond continuing to manage the existing HMA. As there is insufficient increase in risk, Lot 17 is exempt.
	A1.b	▪ BAL 19 & BAL 12.5 Setback Standards (AS 3959-2018) from future dwellings and associated buildings for Lots 1-16 and 18-23. ▪ The Bushfire Hazard Management Plan (BHMP) and this compliance schedule must be attached to future subdivision titles to show the available building areas and HMA requirements.
C13.6.2 Public and firefighting access	A1.a	▪ Existing access to the existing dwellings is compliant to the extent necessary. As there is insufficient increase in risk, Lot 17 is exempt.
	A1.b	▪ Compliant with Element B of Table C13.2 where lot access is greater than 30m. ▪ Compliant with Elements B and C of Table C13.2 where lot access is greater than 200m. ▪ The roads must be compliant with Table C13.1 ▪ Any temporary dead-end roads (e.g. during staging) within the subdivision must have a temporary turning circle constructed at the end of the roadway. ▪ If a shard access if proposed for Lots 14 and 15, this must be constructed as part of the subdivision development before lots are sealed.
C13.6.3 Provisions for water supply for firefighting	A1.b	▪ A reticulated water supply is present along Boomer Road and will be installed along the subdivision road as part of the subdivision. Any dwelling relying on a reticulated water supply for firefighting must comply with all elements of Table C13.4. A dwelling and associated buildings must be wholly <120m from a static water supply.
	A2.a	▪ Existing water supply for the existing dwellings is compliant to the extent necessary. As there is insufficient increase in risk, Lot 17 is exempt.
	A2.b	▪ A static water supply must be installed that is compliant with all Elements of Table C13.5 on each lot when a dwelling or associated building is constructed that is wholly or partially >120m from a static water supply.

6 Conclusions

The area is mapped as bushfire-prone under the *Tasmanian Planning Scheme – Launceston*. There is sufficient area on the subject land to provide the proposed lots with sufficient area to allow for future construction of dwellings and associated buildings (within 6m) to BAL 19 or BAL 12.5 standards. All land within the subdivision area must be managed as grassland. Before Lots 13-15 are sealed, the vegetation on Lot 15 must be managed as grassland. The vegetation must be managed and maintained by the developer in the first instance and then by lot owners as each lot is sold. The proposed development will not impact on the existing Hazard Management Area (HMA) around the existing dwellings on proposed Lot 17 or the distance of the dwellings to bushfire-prone vegetation. Lot 17 has therefore been considered exempt and there are no specific bushfire measures for this Lot beyond maintaining the existing HMA around the dwellings.

Where access to a lot is greater than 30m, it must be constructed to the standards set out in Element B of Table C13.2 of the *Bushfire-Prone Area Code* of the Planning Scheme. Where access is greater than 200m, it must also be compliant with Element C of Table C13.2. If a shard access if proposed for Lots 14 and 15, this must be constructed as part of the subdivision development before lots are sealed. All roads within the subdivision must be constructed to the standards set out in Table C13.1. Any temporary dead-end roads within the proposed subdivision must terminate in a temporary turning circle that can be unsealed. The existing access to the existing dwellings on Lot 17 is sufficient and this lot has therefore been considered exempt from any specific access requirements.

A reticulated water supply may be installed along the subdivision road as part of the subdivision and there are existing hydrants along Boomer Road. Any lot that will rely on a reticulated water supply must ensure it is compliant with all Elements of Table C13.4 of the *Bushfire-Prone Area Code* of the Planning Scheme. If this cannot be achieved, a static water supply must be installed. A static water supply that is compliant with all elements of Table C13.5 of the *Bushfire-Prone Areas Code* must be installed on each lot within the subdivision when dwellings or associated buildings (within 6m) are constructed that are partially or entirely >120m as the hose lays from a hydrant. Lot 17 is exempt as the existing water supply is sufficient.

7 References

Launceston City Council (2022). *Tasmanian Planning Scheme - Launceston.*

Standards Australia (2009). *AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas.*

Minister for Planning & Local Government (2017). *Planning Directive No. 5.1 Bushfire-Prone Areas Code.*

Appendix 1: Photos

All photos taken by Sally Scrivens 17/05/2023.

Figure A1-1: View to the south of the existing dwellings in the west of the title including part of the existing turning area and HMA.

Figure A1-2: Example of existing HMA around the southern dwelling.

Figures A1-3: Example of HMA between the two dwellings.

Figure A1-4: Example of existing HMA around the northern dwelling.

Figure A1-5: Existing water supply for the existing dwellings and further example of HMA around the southern dwelling.

Figure A1-6: View of existing access to the existing dwellings from Tasman Hwy.

Figure A1-7: Forest vegetation on Lot 14 connected to forest vegetation on the adjacent land to the northwest. Lot 14 must be managed as grassland before Lots 13-15 are sealed.

Figure A1-8: Example of isolated paddock trees (classed as grassland) in the northeast of the subject title with riparian vegetation (forest) in the distance.

Figure A1-9: Example of grassland vegetation on the title. View north with existing dam in the distance and riparian vegetation (forest) beyond.

Figure A1-10: View of existing managed verge and fire hydrant (yellow marker post) along Boomer Road and grassland vegetation beyond Boomer Road.

Figure A1-11: View of grassland vegetation to the southwest of Tasman Hwy

Appendix 2: Maps

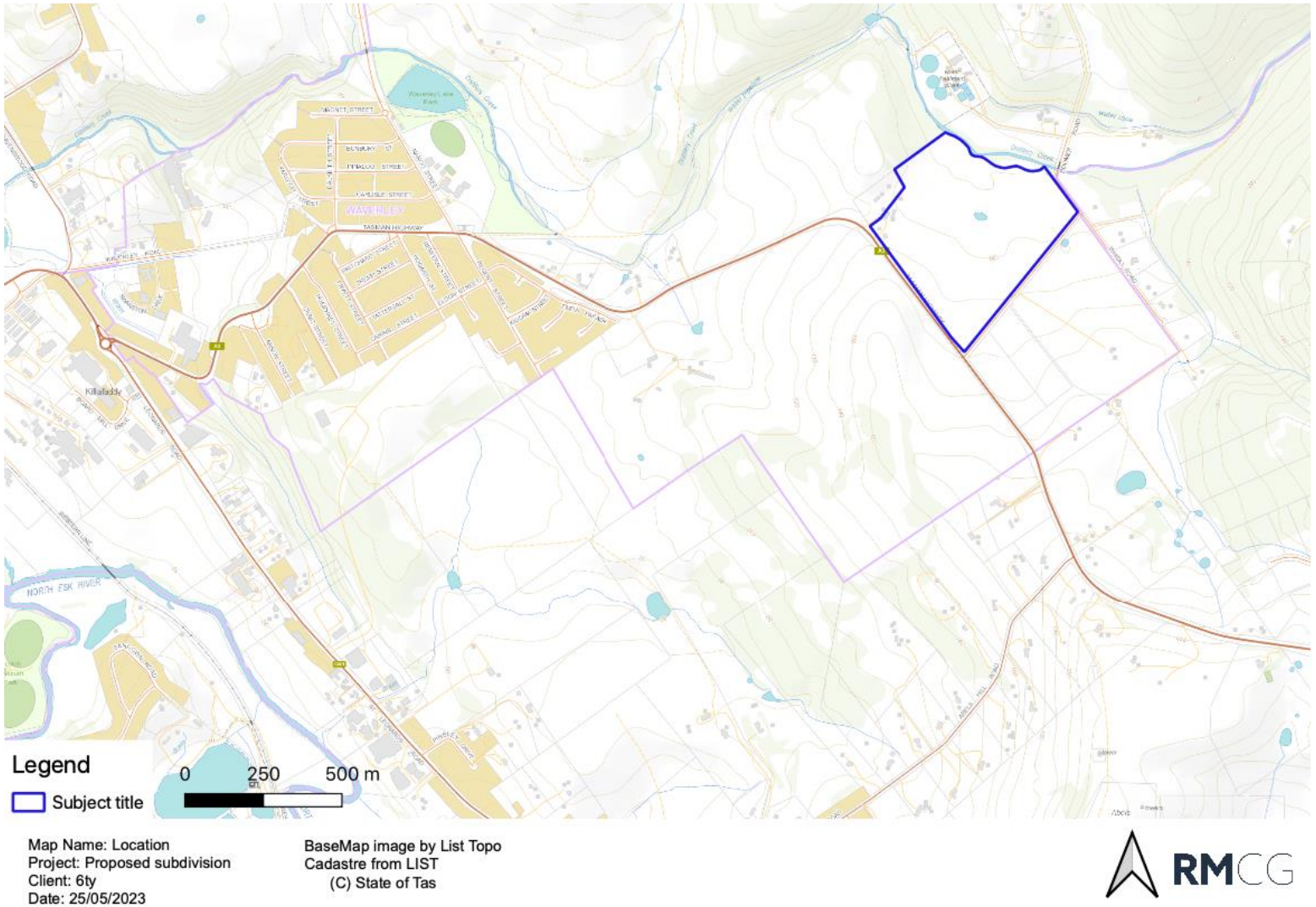


Figure A2-1: Location

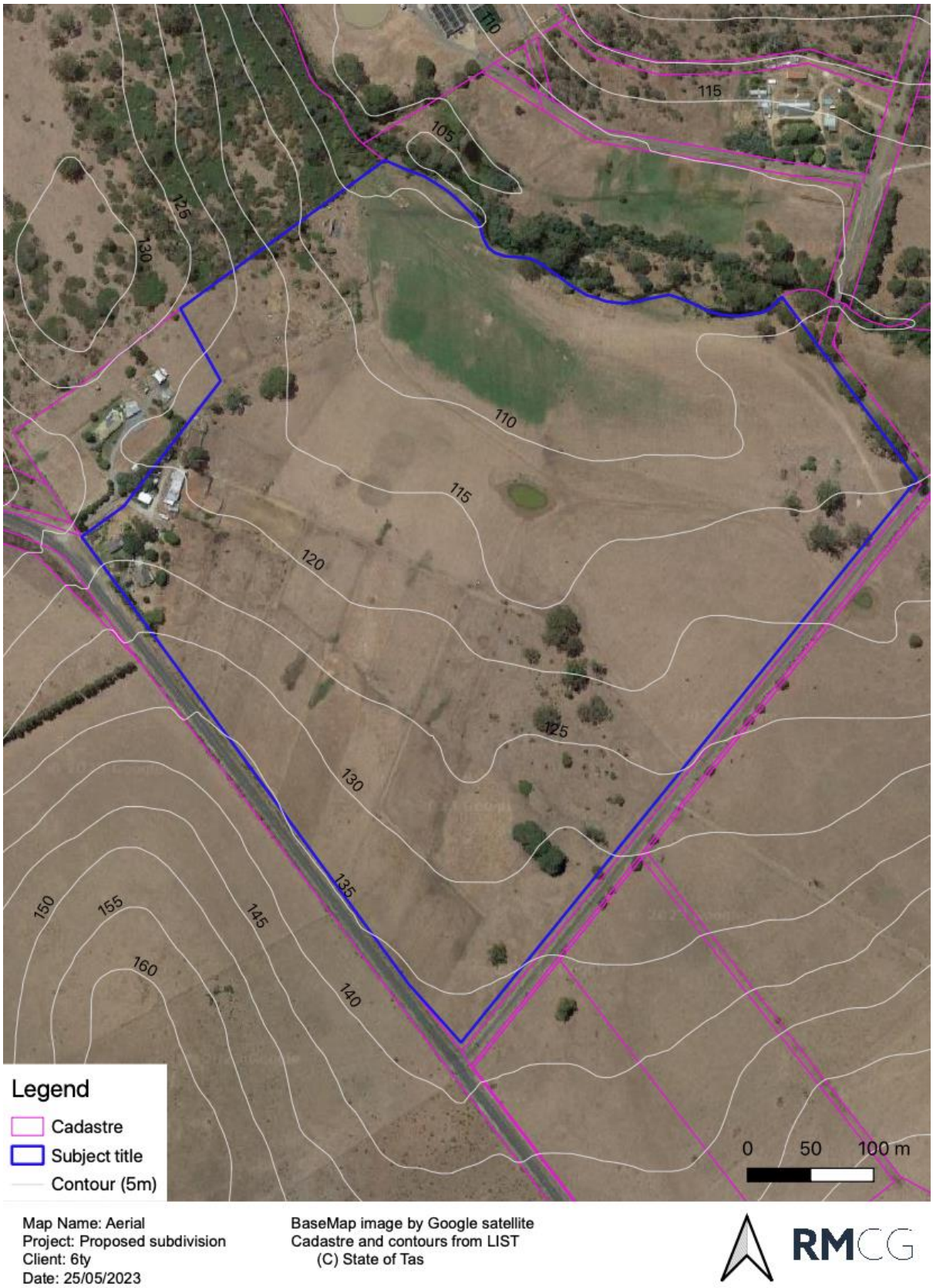


Figure A2-2: Aerial image

Appendix 3: Site plan

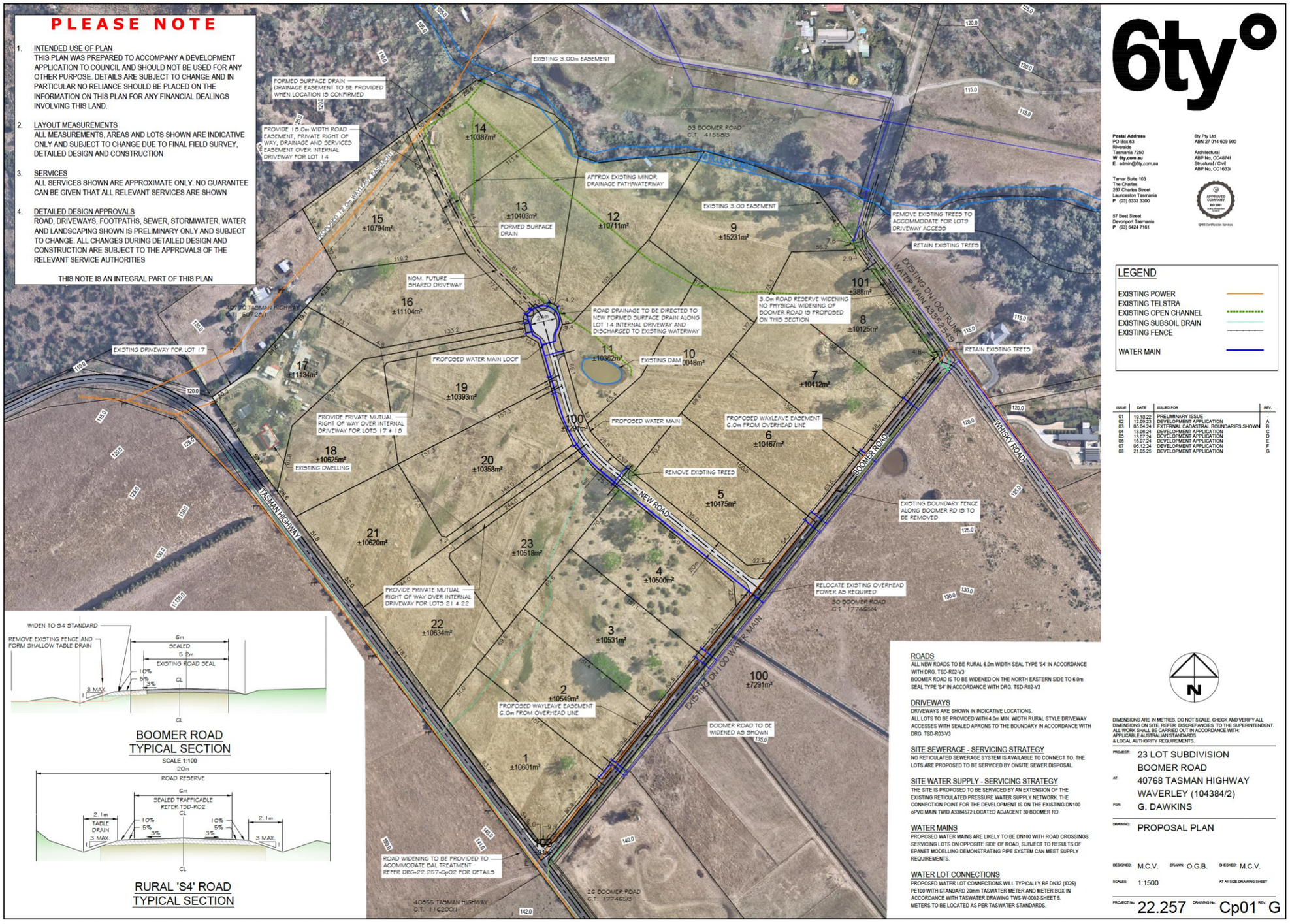


Figure A3-1: Site plan

Appendix 4: Bushfire Hazard Management Plan

Bushfire Hazard Management Plan: 40768 Tasman Hwy, Waverley (CT 104384/2 PID 6934699)

1.0 HAZARD MANAGEMENT AREA

Hazard management areas (HMA) include the areas to protect the buildings as well as the access and water supplies. Vegetation in the hazard management area is to be managed and maintained in a minimum fuel condition. See the table below for minimum setback requirements for the for a dwelling from bushfire-prone vegetation for each lot. Refer to the Bushfire Hazard Management Area section of the Bushfire Hazard Management Report for Hazard Management Area minimum fuel requirements. Refer to Table 5-1 of the Bushfire Hazard Management Report for HMA requirements.

HMA Maintenance Schedule:

- Remove fallen limbs and leaf and bark litter, including from roofs, gutters, and around buildings
- Cut grass to less than 100mm and maintain
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Maintain road access to the building and water connection point.

2.0 ACCESS

Refer to Table 5-1 of the Bushfire Hazard Management Report or C13.6.2 of the Planning Scheme where site access is described. The proposed access will support firefighter access to buildings and water points.

3.0 WATER SUPPLY

Refer to Table 5-1 of the Bushfire Hazard Management Report or C13.6.3 of the Planning Scheme for water supply requirements.

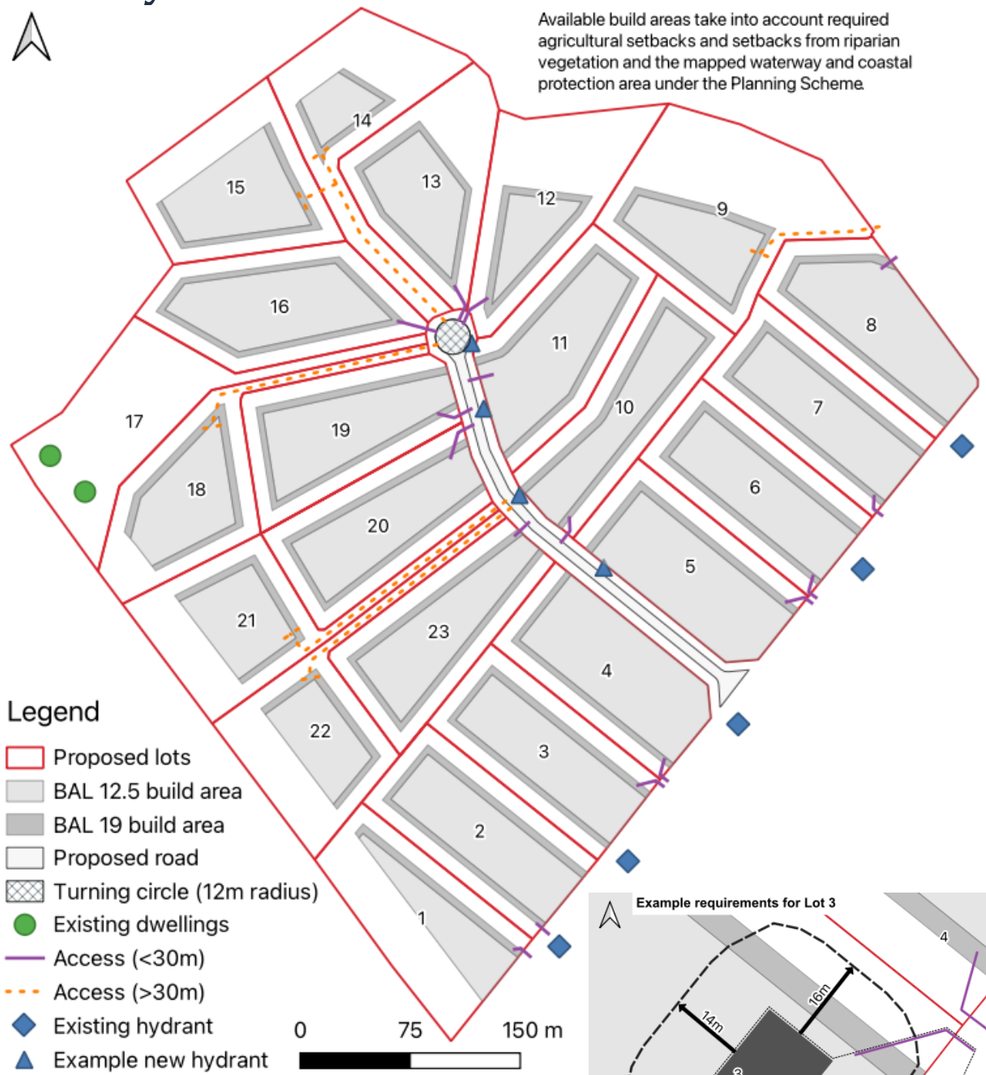
4.0 CONSTRUCTION: BAL 12.5 AND BAL 19

Buildings in Bushfire-Prone Areas are to be built in accordance with the Building Code of Australia and Australian Standard AS5939.

LOT	BAL	SETBACKS	LOT	BAL	SETBACKS
1-4	12.5	16m from the northeastern façade 14m from the southeastern, southwestern, and northwestern façades	12, 13	12.5	14m from the northeastern, southeastern and southwestern façades 16m from the northwestern façade
	19	11m from the northeastern façade 10m from the southeastern, southwestern and northwestern façades		19	10m from the northeastern, southeastern and southwestern façades 11m from the northwestern façade
5-7	12.5	16m from the northeastern and northwestern façades 14m from the southeastern and southwestern façades	14	12.5	14m from the northeastern, southeastern, southwestern, and northwestern façades
	19	11m from the northeastern and northwestern façades 10m from the southeastern and southwestern façades		19	10m from the northeastern, southeastern, southwestern, and northwestern façades
8, 9	12.5	14m from the northeastern, southeastern, and southwestern façades 16m from the northwestern façade	15, 16	12.5	16m from the northeastern façade 14m from the southeastern, southwestern, and northwestern façades
	19	10m from the northeastern, southeastern, and southwestern façades 11m from the northwestern façade		19	11m from the northeastern façade 10m from the southeastern, southwestern, and northwestern façades
10, 11	12.5	16m from the northwestern façade 14m from the northeastern, southeastern and southwestern façades	17	NA, house lot is exempt	
	19	11m from the northwestern façade 10m from the northeastern, southeastern and southwestern façades	18- 23	12.5	16m from the northeastern and northwestern façades 14m from the southeastern and southwestern façades
				19	11m from the northeastern and northwestern façades 10m from the southeastern and southwestern façades

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

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



Michael Tempest
Accreditation: BFP – 153 : 1, 2, 3A, 3B, 3C
Plan No: MT23/130SV2 Date 09/07/2025

- The Subdivision is a 23-Lot Subdivision from 1 existing title as described on the site plan, 6ty, 22.257, Cp01A, 21/05/2025. See Appendix 3 of Bushfire Report for Site Plan.
- This BHMP must be read in conjunction with the Bushfire Hazard Management Report: 40768 Tasman Hwy, Michael Tempest, 9 July 2025.
- This BHMP has been prepared to satisfy the requirements of the *Tasmanian Planning Scheme – Launceston*.

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] 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:	40768 Tasman Hwy, Waverley
Certificate of Title / PID:	CT 104384/2, PID 6934699

2. Proposed Use or Development

Description of proposed Use and Development:	23-lot subdivision from one existing title
Applicable Planning Scheme:	Tasmanian Planning Scheme - Launceston

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report: 40768 Tasman Hwy	M. Tempest	09/07/2025	2.0
Bushfire Hazard Management Plan: 40768 Tasman Hwy	M. Tempest	09/07/2025	2.0

[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:

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☒	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☒	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☒	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☒	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☒	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Michael Tempest	**Phone No:**	0467 452 155
Postal Address:	Level 2, 102-104 Cameron Street Launceston TAS 7250	**Email Address:**	michaelt@rmcg.com.au
Accreditation No:	BFP – 153	**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: Michael Tempest **Date:** 09/07/2025

Certificate Number: MT23/130SV2

(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: 6ty°

Owner /Agent

Tamar Suite 103, The Charles, 287 Charles Street

Address

Launceston 7250

Suburb/postcode

Qualified person details:

Qualified person: Michael Tempest

Address: Level 2, 102-104 Cameron Street

Phone No: 0467 452 155

Launceston TAS

Fax No:

Licence No: BFP - 153

Email address: michaelt@rmcg.com.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under the *Fire Service Act 1979*

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of hazards in bushfire prone areas

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

Details of work:

Address: 40768 Tasman Hwy

Lots: 1-16 and 18-23

Waverley 7250

Subdivided from Certificate of title No: 104384/2

The assessable item related to this certificate: Bushfire hazard management plan for proposed class 1a buildings.

(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's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable items, 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 Management Report: 40768 Tasman Hwy, M. Tempest, V2.0, 09/07/2025 Bushfire Hazard Management Plan: 40768 Tasman Hwy, M. Tempest, V2.0, 09/07/2025
Relevant calculations:	AS 3959:2018 - Method 1 BAL assessment
References:	-

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

- The proposed building work – if designed and constructed in accordance with the bushfire hazard management plan referred to in this certificate – will comply with the applicable Deemed-to-Satisfy requirements of the Director's Determination – Bushfire Hazard Areas v1.2.
- The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design and construction is BAL 12.5 or BAL 19.

Scope and/or Limitations

Scope:

The scope of this certification is limited to compliance with the requirements of the Director's Determination – Bushfire Hazard Areas v1.2.

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.
4. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.
5. No guarantee can be provided that the building work will survive every bushfire event.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		MT23/130SV2	09/07/2025

This report has been prepared by:

RM Consulting Group Pty Ltd trading as RMCG

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250

rmcg.com.au — ABN 73 613 135 247

Offices in Victoria, Tasmania and NSW

Key RMCG contact

Michael Tempest

0467 452 155 — michaelt@rmcg.com.au

Document review and authorisation

Project Number: #1308

Doc Version	Final/Draft	Date	Author	Project Director review	BST QA review	Release approved by	Issued to
1.0	Final	17/10/2023	M. Tempest	A. Ketelaar	B. Gravenor	A. Ketelaar	6ty°
2.0	Final	09/07/2025	M. Tempest	-	L. McKenzie	M. Tempest	6ty°