



Public Notice Details

Planning Application Details

Application No	DA2400136
-----------------------	-----------

Property Details

Property Location	Lot 1 142 Grange Road Kempton
--------------------------	-------------------------------

Application Information

Application Type	Discretionary Development Application
Development Category	Subdivision
Advertising Commencement Date	3/9/25
Advertising Closing Period	17/9/25
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.

T.N. WOOLFORD & ASSOCIATES

LAND & ENGINEERING SURVEYORS

72 Grahams Road

Mount Rumney

Tasmania 7170

Mobile: 0418 248 569

Email: TNWoolford@tassie.net.au

17th December 2024

Southern Midlands Council,
P.O. Box 21,
Oatlands. 7120

Dear Sir,

Proposed Subdivision, Station Street, Kempton,
Murray Jones & Sons Pty Ltd Owners.

Please find attached a proposal plan showing the subdivision of a 3.9 ha lot from land owned by Murray Jones & Sons Pty Ltd off Station Street, Kempton, submitted to Council for approval.

Lot 1 is separated from the Jones farm by the Midland Highway and because of this the lot is impractical to run stock on it or farm.

The lot has sewer and stormwater connected but requires a new water connection as shown on the plan.

Also attached is a completed application form and a copy of the certificate of title.

Yours faithfully



Tony Woolford
Authorised Surveyor

Enc.



APPLICATION FOR PLANNING PERMIT DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Proposed
use/development:
(Provide details of
proposed works and use).

Subdivide Lot 1, 3.9 ha, from
C T 181987-1

Location of
Development:
(If the development
includes more than one
site, or is over another
property include address
of both Properties).

Station Street, Kempton

Certificate of Title/s
Volume Number/Lot
Number:

C.T. 181987-1

Land Owners Name:

Murray Jones & Sons Pty Ltd

Full Name/s or Full Business/Company Name

Applicant's Name:

Tony Woolford

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence: 72 Grahams Road
Mt. Rumney 7170

Telephone or Mobile: 0418 248 569

Email address: twwoolford@tassie.net.au

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

Details
Tax Invoice for
application fees to be
in the name of:
(if different from
applicant)

Murray Jones & Sons Pty Ltd

Full Name/s or Full Business or Company Name and ABN if registered business or company name

Print email address

jones.ent1@bigpond.
com

ABN

What is the estimated value of all the new work proposed

\$



For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?

Yes

☐

No

☐

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees:

Number of proposed new employees:

Traffic Movements:

Number of commercial vehicles serving the site at present

Approximate number of commercial vehicles servicing the site in the future

Number of Car Parking Spaces:

How many car spaces are currently provided

How many new car spaces are proposed

Is the development to be staged:

Please tick ✓ answer

Yes

☐

No

☐

Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.
4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
5. I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature
(If not the Title Owner)

Applicant Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date



Land Owner(s) Signature

Land Owners Name (please print)

Date

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

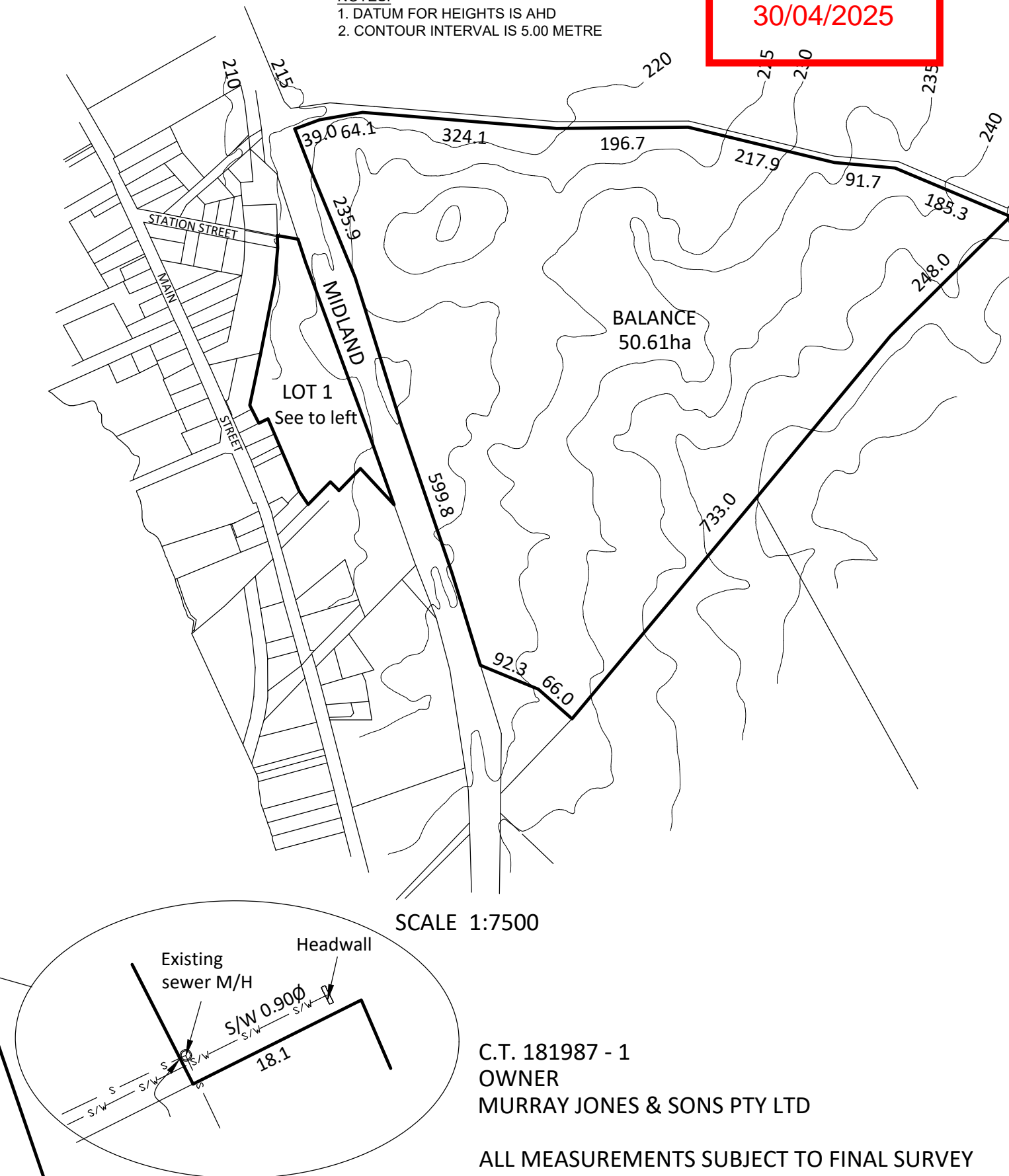
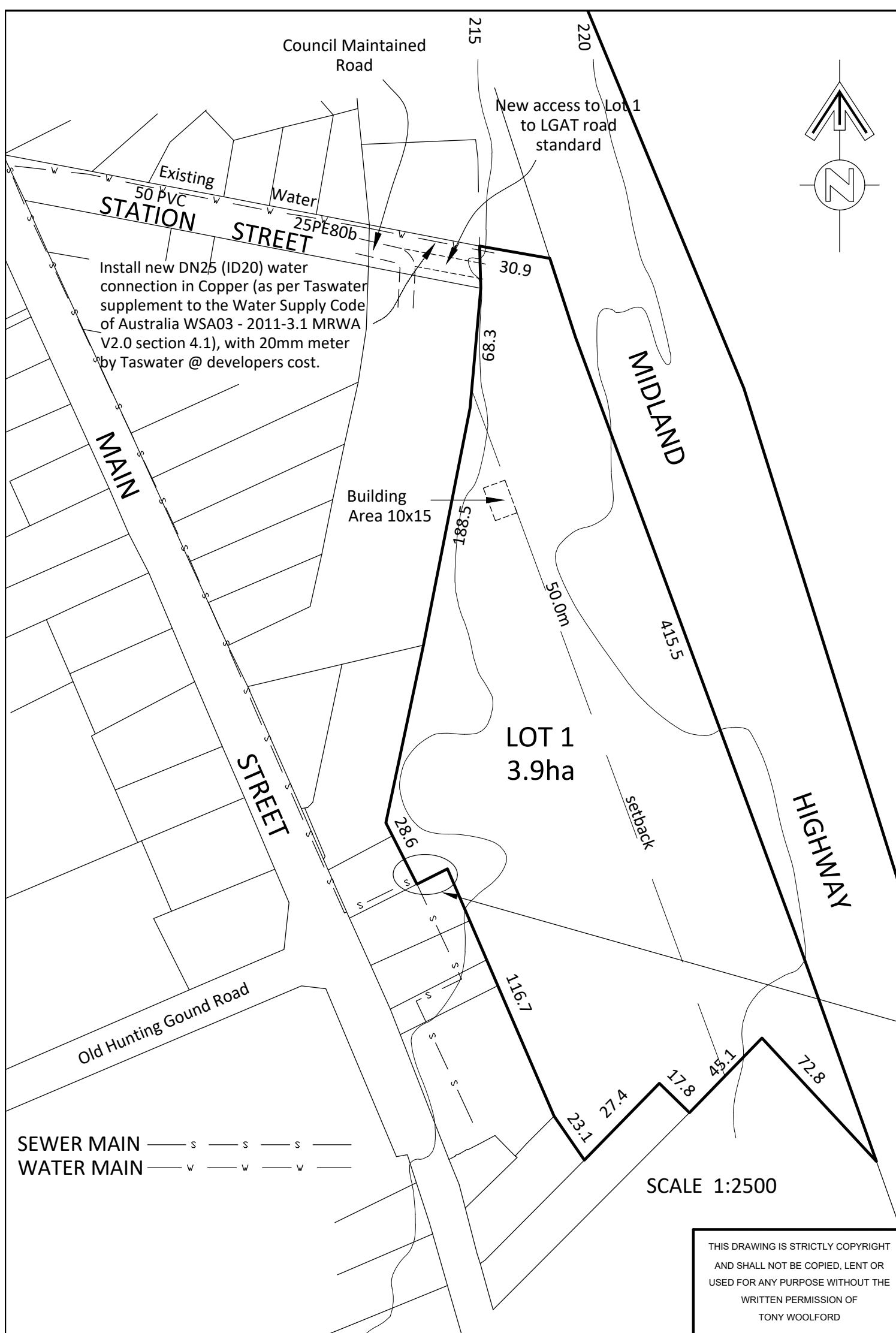
SMC - KEMPTON

RECEIVED

30/04/2025

NOTES:

1. DATUM FOR HEIGHTS IS AHD
2. CONTOUR INTERVAL IS 5.00 METRE



C.T. 181987 - 1
OWNER
MURRAY JONES & SONS PTY LTD

ALL MEASUREMENTS SUBJECT TO FINAL SURVEY

THIS DRAWING IS STRICTLY COPYRIGHT
AND SHALL NOT BE COPIED, LENT OR
USED FOR ANY PURPOSE WITHOUT THE
WRITTEN PERMISSION OF
TONY WOOLFORD

PROPOSED SUBDIVISION
STATION STREET
KEMPTON

SCALE As Shown (A3)

DATE: OCTOBER 2024

DRAWN: IDS/TNW

DWG NO. D4082-1

T. N. WOOLFORD & ASSOCIATES
LAND & ENGINEERING SURVEYORS
72 GRAHAMS RD, MT. RUMNEY

m: 0418 248 569
e: tnwoolford@tassie.net.au

SEARCH OF TORRENS TITLE

VOLUME 181987	FOLIO 1
EDITION 1	DATE OF ISSUE 29-Nov-2021

SEARCH DATE : 11-Aug-2024

SEARCH TIME : 09.08 PM

DESCRIPTION OF LAND

Town of KEMPTON

Lot 1 on Plan 181987

Being the land firstly described in Conveyance No. 38/3480

Excepting thereout Lot 1 (103/36 D.O.) 3.968 ha, Lot 6 (103/36 D.O.) 1110m2, Lot 1 (106/20 D.O.) 819m2, Lot 1 (SP108057)

1716m2 & Part of Lots 1 & 2 (SP181986) 86.0m2

Derivation : Part of 700 Acres Located to Whickam Whitchurch,
Part of 50 Acres Located to Joseph Johnson, Part of 50 Acres
Located to Andrew Lowes and Joseph Johnson, Part of 42 Acres
Gtd. to John Ogle Gage and Part of 76 Acres Gtd. to Joseph
Johnson

Prior CT 109749/1

SCHEDULE 1

MURRAY JONES & SONS PROPRIETARY LIMITED

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

D4385 Transfer of the "Gas Pipeline Right" created by
Instrument C440911 in favour of Tasmanian Gas
Pipeline Pty Ltd Registered 02-May-2012 at noonC440911 SUBJECT to the Gas Pipeline right set forth in
Memorandum of Provisions No. M225 for The Crown over
the land marked "Gas Supply Easement" shown on Plan
No. 137121 as passing through the said land within
described Registered 07-Aug-2003 at noonC601557 Notice of Permit Corridor under Section 15 of the
Major Imfrstructure Development Approvals Act 1999
affecting the said land within described. Registered
15-Nov-2004 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER MURRAY JONES & SONS PTY LTD		PLAN OF TITLE		Registered Number
FOLIO REFERENCE C.T. 109749 - 1		LOCATION LAND DISTRICT OF MONMOUTH PARISH OF DYSART & TOWN OF KEMPTON		P 181987
GRANTEE PARTS OF 700 AC. LOC. TO WHICKHAM WHIT- CHURCH, 50 AC. LOC. TO JOSEPH JOHNSON, 50 AC. LOC. TO ANDREW LOWES & JOSEPH JOHNSON, 42 AC. GTO. JOHN OGLE GAGE, 76 AC. GTO. TO JOSEPH JOHNSON		CONVERTED BY PLAN No D. 108678		APPROVED 29 NOV 2021
		COMPILED BY TONY WOOLFORD		<i>Deanna</i> Recorder of Titles
NOT TO SCALE		LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No.	LAST UPI No	LAST PLAN No D. 109749	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

SKETCH BY WAY OF ILLUSTRATION ONLY

"EXCEPTED LANDS"

LOT 1 103/36 D.O. 3.968 ha
 LOT 6 103/36 D.O. 1.110 m²
 LOT 1 106/20 D.O. 819 m²
 LOT 1 SP 108057 1.716 m²
 PART OF LOT 1 SP181986 70.4 m²
 PART OF LOT 2 SP181986 15.6 m²

BALANCE PLAN

A-142



MULCAHY PLANNING
AND
PROPERTY
SERVICES

410 Nelson Road Mt Nelson TAS 7007

email: jimsplanning@outlook.com

Mobile: 0424 505 184

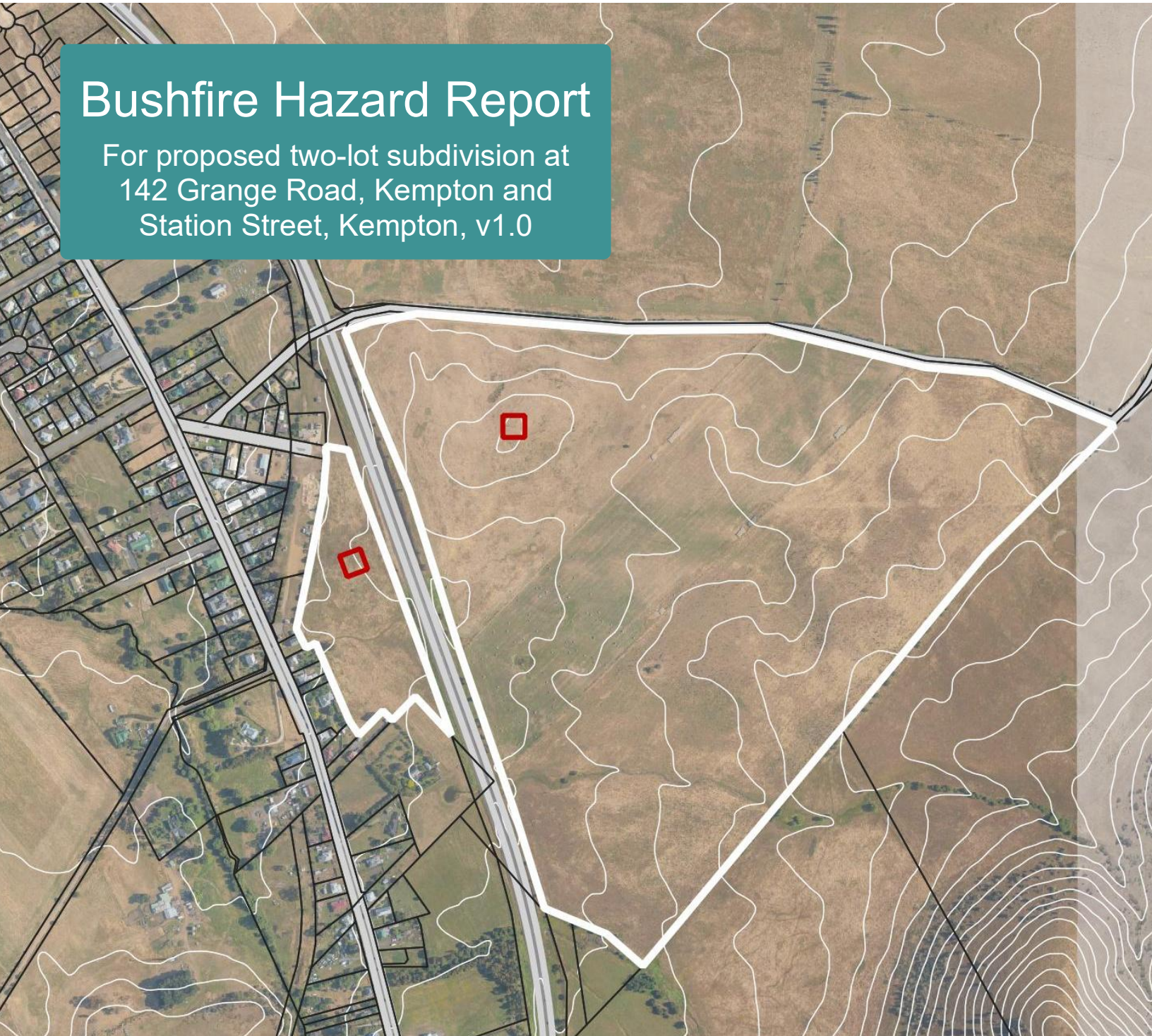
SMC - KEMPTON

RECEIVED

27/08/2025

Bushfire Hazard Report

For proposed two-lot subdivision at
142 Grange Road, Kempton and
Station Street, Kempton, v1.0



Applicant: John Jones
Prepared by: Jim Mulcahy (BFP-159)
Date: AUGUST 2025

Contents

Executive Summary	1
1. Introduction	3
1.1 Site Details.....	3
1.2 Site Description.....	3
1.3 Context	5
1.4 Development Proposal.....	5
2. Bushfire Hazard Assessment	7
3. Bushfire Management Measures	12
3.1 Hazard Management Areas	12
3.2 Public and Firefighting Access	14
3.3 Firefighting Water Supply	16
3.4 Construction Standards.....	19
4. Advice	19
5. Summary and Conclusions.....	20
6. Limitations of BHMP	21
7. Glossary and Abbreviations.....	21
8. References.....	22
APPENDIX 1 - Illustrative photos of site, access and vegetation	23
ATTACHMENT 1 – Bushfire Hazard Management Plan (BHMP), pages 1 and 2	
ATTACHMENT 2 - Certificate Under S51(2)(D) <i>Land Use Planning and Approvals Act 1993</i>	

Executive Summary

The following Bushfire Hazard Report has been prepared in support of a proposed two-lot subdivision (one additional lot and Balance) at 142 Grange Road, Kempton and Station Street, Kempton.

The proposed two-lot subdivision has been assessed against the requirements of C13.0 Bushfire-Prone Areas Code (the Code) and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas (AS 3959).

A BHMP has been prepared for the site, prescribing hazard management areas for the indicative building areas on each lot which demonstrate the potential for future habitable buildings on both lots to achieve a Bushfire Attack Level (BAL) rating of BAL-19 under Table 2.4.4 of AS 3959.

The BHMP at Attachment 1 demonstrates compliance with the acceptable solutions for subdivision under the Code and has been certified. It will accompany the final version of this report and will be provided to Southern Midlands Council as part of a development application for the proposed subdivision.

Disclaimers

Bushfire hazard management

All reasonable steps have been taken to ensure that the information and advice contained in this report is an accurate reflection of the fire hazard affecting the proposed development at the time of the assessment and the hazard management measures necessary to meet the standards prescribed in C13.0 Bushfire Prone Areas Code (the Code) of the Tasmanian Planning Scheme (State Planning Provisions) – Southern Midlands (the Scheme) and Australian Standard AS 3959-2018 (AS3959).

The prescribed hazard management measures are designed to reduce bushfire risk to future habitable buildings on the site. The effectiveness of these measures relies on their implementation in full and their maintenance for the life of the development. No liability can be accepted for actions by landowners or third parties that undermine or compromise the integrity of prescriptions and recommendations contained in this report.

Due to the unpredictable nature of bushfires, particularly under extreme weather conditions, landowners should be aware that implementation and maintenance of the hazard management measures outlined in this report cannot guarantee that a building will survive a bushfire event.

Planning Scheme provisions

This report and the attached Bushfire Hazard Management Plan (BHMP) address the requirements of the Code. In so doing, they define building areas which demonstrate the capacity of the proposed new lots to support habitable buildings which can meet the requirements of BAL-19. It is the owners' responsibility to address any other planning requirements relating to use and development of the subject land. Nothing in this report or the attached BHMP should be taken to suggest or imply that the potential building areas will:

- satisfy all relevant provisions of the Scheme in respect of the current application for a two-lot subdivision, or
- at the time of any future applications to build on the lots, satisfy any relevant provisions of the planning scheme in force at that time.

Jim Mulcahy

ACCREDITED BUSHFIRE ASSESSOR (BFP-159)

CERTIFICATE No: JM_BHR_031

DATE: 19 August 2025

Signed



1. Introduction

The following Bushfire Hazard Report has been developed to address the provisions of C13.0 Bushfire-Prone Areas Code (the Code) of the Tasmanian Planning Scheme (State Planning Provisions) – Southern Midlands (the Scheme) in respect of a proposed two-lot subdivision (one additional lot and Balance) at 142 Grange Road, Kempton and Station Street, Kempton. The report provides an assessment of the bushfire hazard affecting the development and identifies protective features to ensure compliance with the Code in respect of hazard management areas (HMAs), access for firefighting and water supplies for firefighting.

The analysis in this report has been used to prepare a Bushfire Hazard Management Plan (BHMP) which demonstrates the capacity of the indicative building areas on each lot to meet the requirements of BAL-19 under AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas (AS3959).

1.1 Site Details

<u>Landowners:</u>	Murray Jones and Sons P/L
<u>Location:</u>	142 Grange Road, Kempton and Station Street, Kempton (Figure 1)
<u>Title:</u>	CT 181987/1
<u>Municipality:</u>	Southern Midlands Council
<u>Zoning:</u>	Rural
<u>Scheme Overlays:</u>	Bushfire prone areas (the area east of the Midland Highway), Scenic protection area (100 m strip east of the Midland Highway), and Waterway & coastal protection area (minor watercourse in the south of the lot).
<u>Type of Development:</u>	Two-lot subdivision (one additional lot and Balance)
<u>Date of Assessment:</u>	31 st July 2025
<u>Reference Number:</u>	JM_BHR_031

1.2 Site Description

Maps showing the location and context of the subject land are provided at Figure 1 and Figure 2, while illustrative photos are provided in Appendix 1.

The subject land is a vacant lot +/- 54.51 ha in size located on the eastern margins of the Kempton township (Figure 1). The lot straddles the Midland Highway, with the bulk of the lot to the east of the highway. It is part of a working farm ('the Grange'), is zoned Agriculture and is vegetated entirely by pasture. The aspect and associated slopes vary across the lot, which has an altitudinal range of 215 - 250 m above sea level.

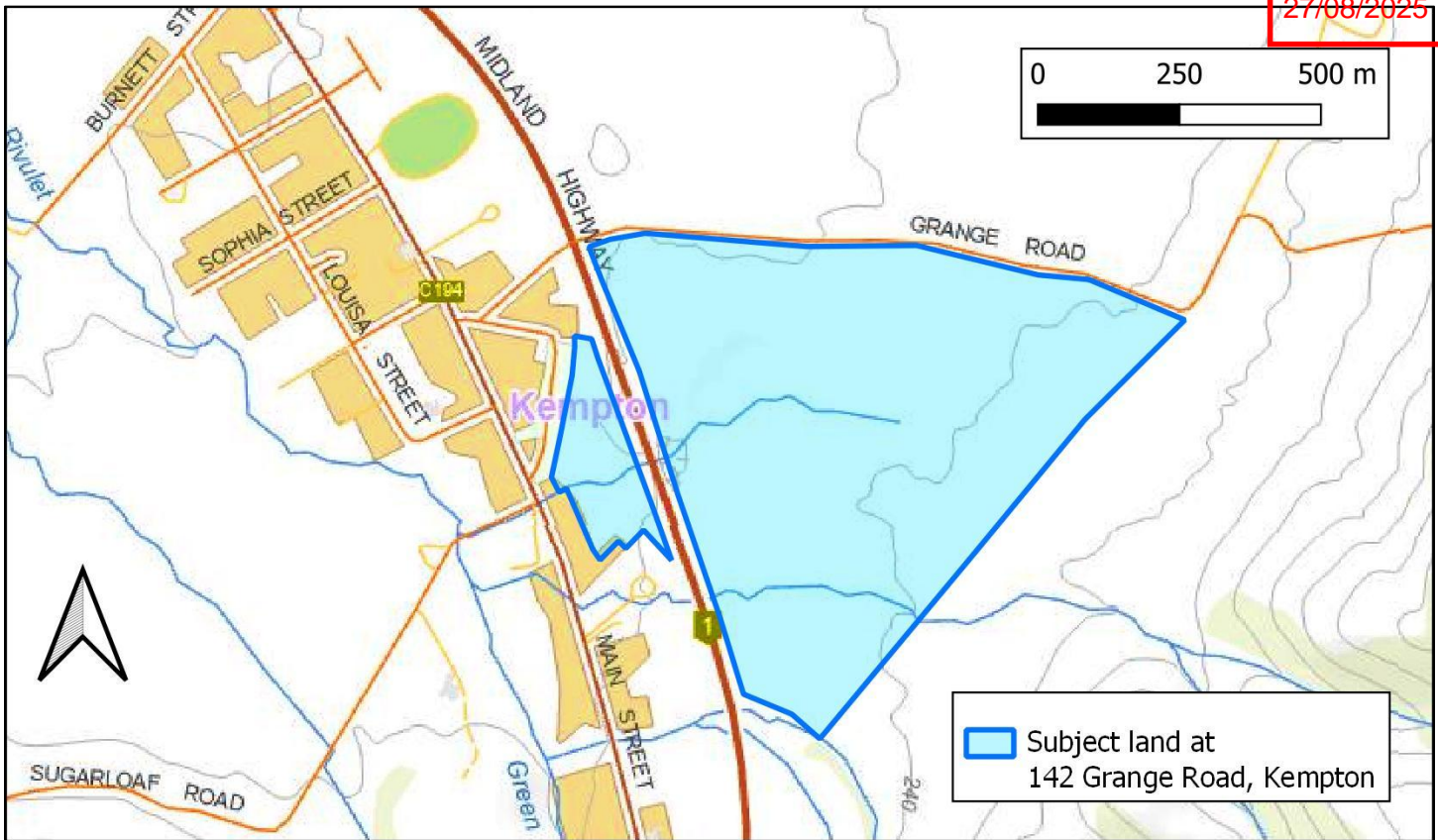


Figure 1 – Site Location (Source: theLIST 2025)

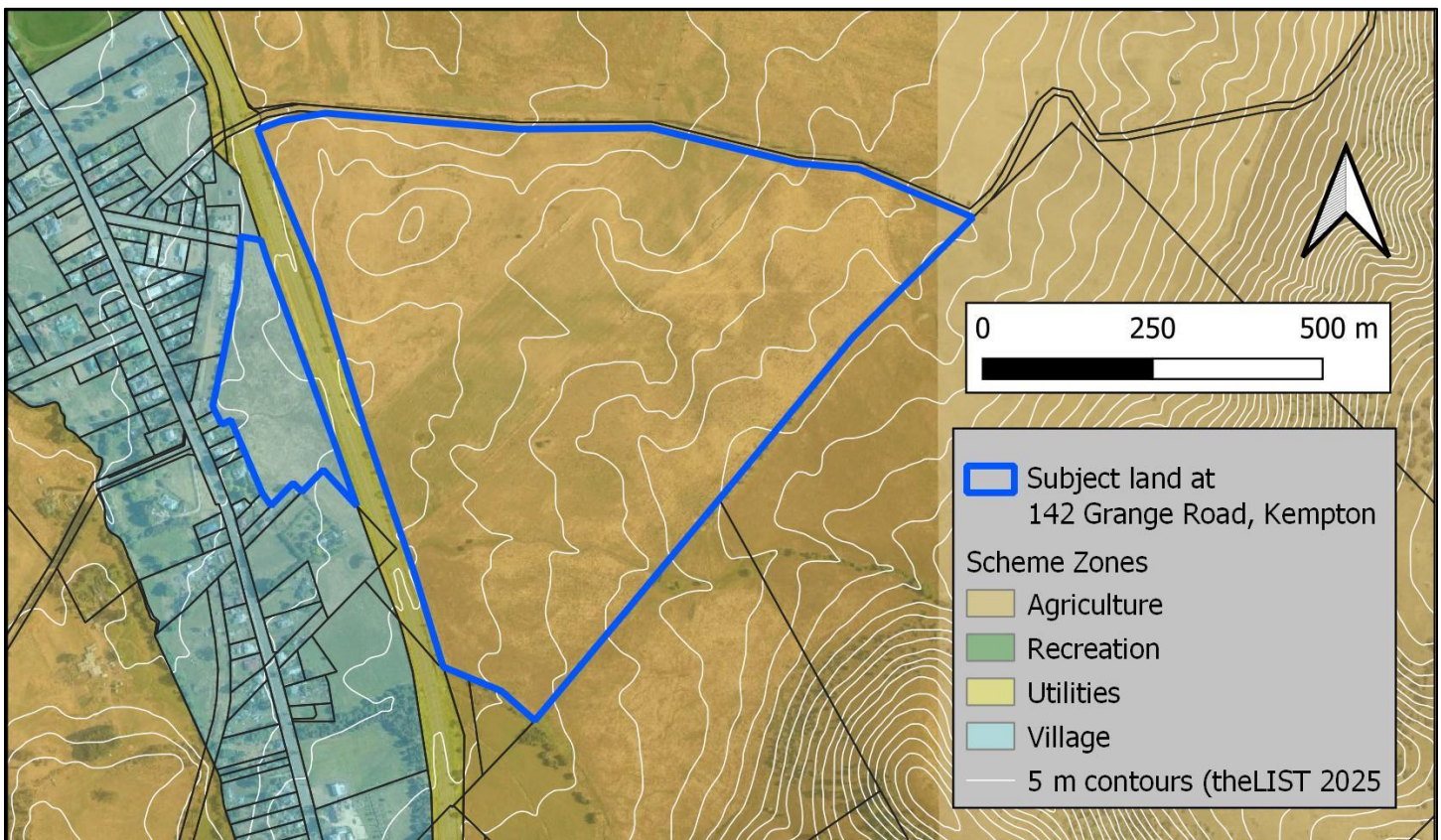


Figure 2 – Site Context Map (Source: theLIST 2025)

The subject land is serviced with power but not with a reticulated water supply, with the nearest hydrant located approximately 160 m from the eastern boundary at the junction of Grange Road and Station Street.

The subject land has a long frontage to Grange Road along its northern boundary and a smaller frontage (+/- 18 m) to Station Street on the eastern boundary. There are no formed crossovers or property accesses into the land from the available frontages, but there are gates and farm management tracks at various points, including along the Station Street frontage.

1.3 Context

The lot is bound to the north by Grange Road and is bisected by the Midland Highway at its eastern end (Figure 2). To the north, south and east are large titles zoned Agriculture, vegetated with pasture and forming part of the same working farm as the subject land. Directly to the east is a public park and beyond that lies residential properties within the Kempton township which are zoned Village.

1.4 Development Proposal

The proposal plan by T.N. Woolford & Associates is provided at Figure 3.

The proposal is to subdivide along the Midland Highway where it bisects the subject land, creating:

- a lot +/- 3.9 ha in size to the west of the highway (Lot 1), which has frontage to Station Street in the northwest corner, and
- a lot +/- 50.61 ha in size to the east of the highway (Balance lot), which has a long frontage to Grange Road along its northern boundary.

27/08/2025

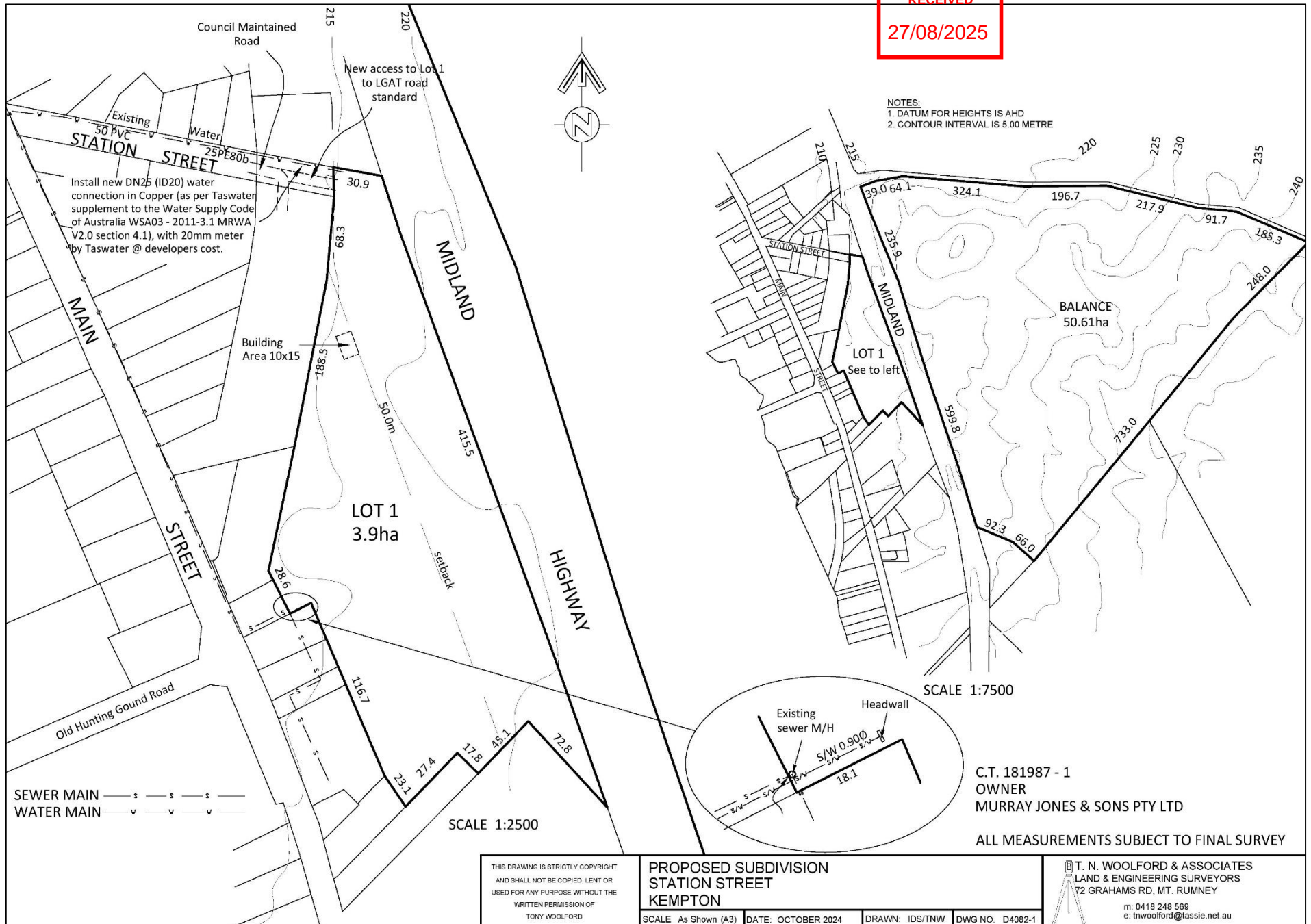


Figure 3 – Proposal Plan (T.N. Woolford & Associates, October 2024)

2. Bushfire Hazard Assessment

Bushfire Hazard

The bushfire hazard at the site is posed by fuel loads, slope and classified vegetation in the form of G (i) Grassland (potential).

Potential Bushfire Attack Mechanisms

Radiant heat, ember attack, wind, flame, and smoke are all potential mechanisms impacting the site.

Bushfire Threat

In terms of the probability of extreme conditions, the highest threat is from the north, which is the direction of prevailing fire weather. In terms of slope which may impact fire behaviour, the greatest threat is from the downslopes to the west of the indicative building area on Lot 1 and to the north of the indicative building area on the Balance.

At the time of the assessment, the pasture surrounding the indicative building areas was in a low fuel state, but any areas of pasture have the potential to build up fuel and support a grass fire if left unmanaged.

Fire History

The fire history layer on the LIST indicates that there is no history of bushfire on the subject land or surrounds, with the closest recorded fire being approximately 2 km to the west (1967 fires).

Fire Danger Index (FDI)

An FDI of 50 applies across Tasmania.

Classified Vegetation

Vegetation was assessed within 500 m of the indicative building areas for context, and in more detail within 100 m in all directions. For the purposes of this assessment and as per the classifications in Table 2.3 of AS 3959-2018, all pasture has been classified as G (i) Grassland (potential).

Hazard Assessment

The subject land and surrounds were surveyed by the author on 31st July 2025 with reference to the indicative building areas. Information and images were collected which allowed assessment of Bushfire Attack Level (BAL) using Method 1 (Simplified Procedure) of AS3959.

Refer to Figures 4 and 5 and Tables 1 and 2 for a summary of the Bushfire Hazard Assessment.

Anywhere the slope under the same classified vegetation varies over 40 m or less, it has been averaged for the purposes of the bushfire hazard assessment.

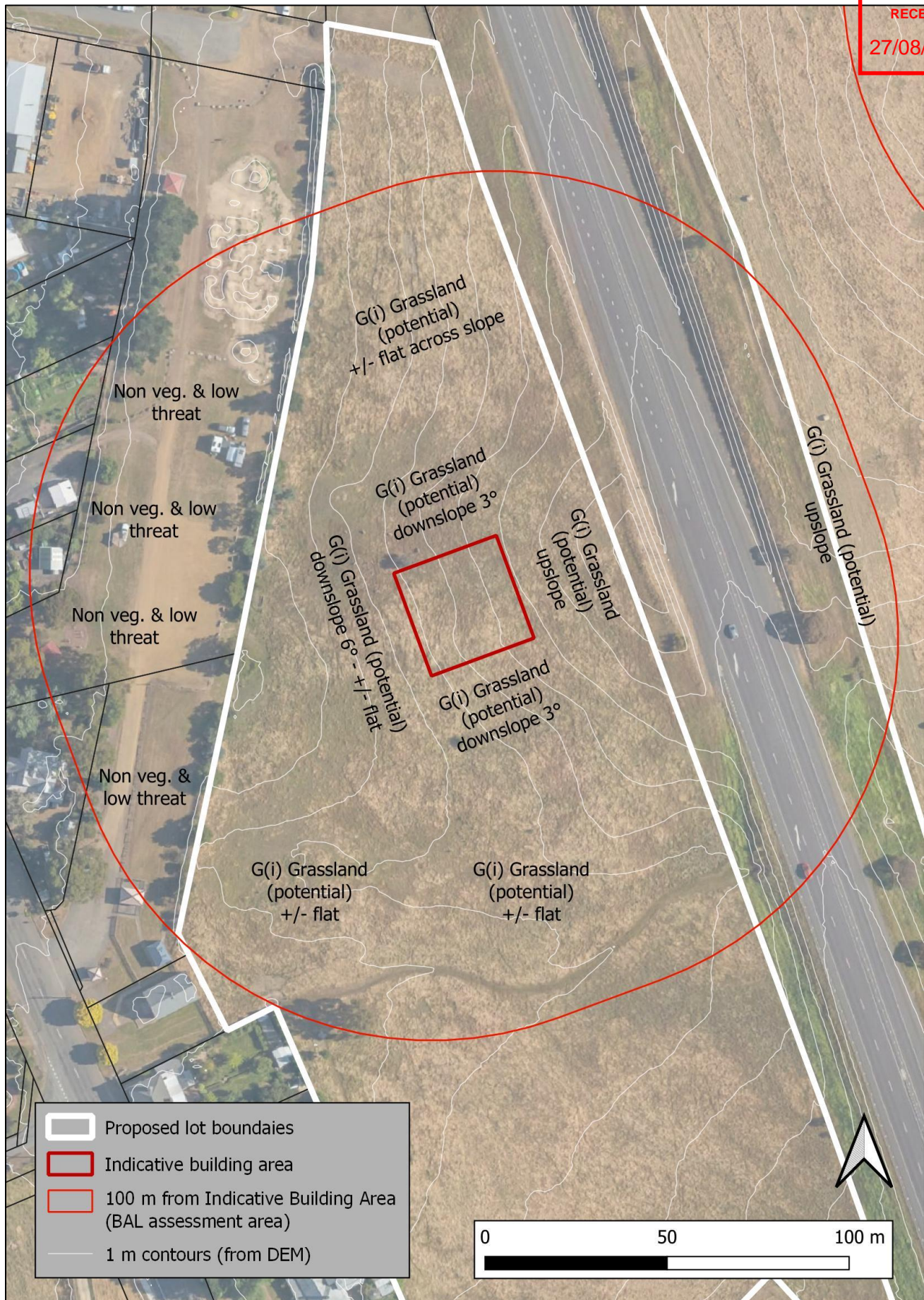


Figure 4 – Bushfire Hazard Assessment Map – Lot 1

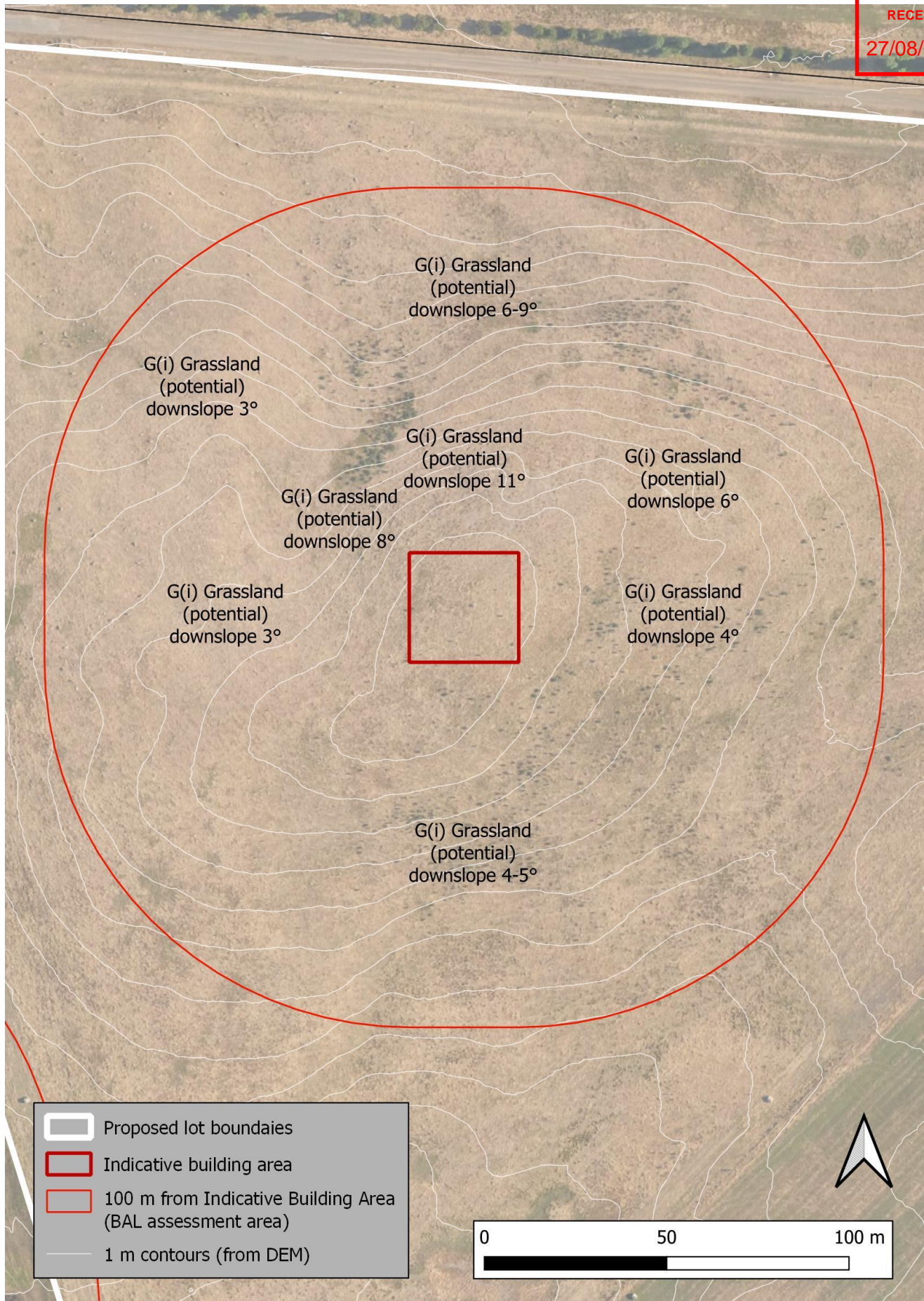


Figure 5 – Bushfire Hazard Assessment Map – Balance lot

Table 1 – Separation distance calculations for the indicative building area (IBA) on Lot 1

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Distance from IBA (m)	Current BAL rating	Separation for BAL-19 (m)	Prescribed HMA separation distance
North-northwest	G (i). Grassland (potential)	Downslope 3°	0 - 42	BAL-FZ	13 - < 19	13 m
	G (i). Grassland (potential)	+/- flat across slope	42 - 100	BAL-12.5	-	
East-northeast	G (i). Grassland (potential)	Upslope	0 - 36	BAL-FZ	10 - < 14	13 m
	Road and verge	-	36 - 70	-	-	
	G (i). Grassland (potential)	Upslope	70 - 100	BAL-LOW	-	
South-southeast	G (i). Grassland (potential)	Downslope 3°	0 - 22	BAL-FZ	11 - < 16	13 m
	G (i). Grassland (potential)	+/- flat	22 - 100	BAL-12.5	-	
Southwest	G (i). Grassland (potential)	Downslope 6°	0 - 30	BAL-FZ	13 - < 19	13 m
	G (i). Grassland (potential)	+/- flat	30 - 80	BAL-12.5	-	
	Non-veg. & low threat* (park and trafficable areas)	-	80 - 100	-	-	
West and northwest	G (i). Grassland (potential)	Downslope 6°	0 - 30	BAL-FZ	13 - < 19	13 m
	G (i). Grassland (potential)	+/- flat	30 - 38	BAL-12.5	-	
	Non-veg. & low threat* (park, trafficable areas & housing)	-	38 - 100	-	-	

[#] Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)

* Exclusion under AS3959-2018 2.2.3.2

Note: anywhere the slope under the same classified vegetation varies over 40 m or less, it has been averaged for the purposes of the bushfire hazard assessment.

Table 2 - Separation distance calculations for the indicative building area (IBA) on the Balance

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Distance from IBA (m)	Current BAL rating	Separation for BAL-19 (m)	Prescribed HMA separation distance
North	G (i). Grassland (potential)	Downslope 11°	0 - 43	BAL-FZ	15 - < 22	15 m
	G (i). Grassland (potential)	Downslope 6 - 9°	43 - 100	BAL-12.5	-	
Northeast	G (i). Grassland (potential)	Downslope 6°	0 - 100	BAL-FZ	13 - < 19	15 m
East	G (i). Grassland (potential)	Downslope 4°	0 - 100	BAL-FZ	11 - < 16	15 m
South	G (i). Grassland (potential)	Downslope 4 - 5°	0 - 100	BAL-FZ	11 - < 16	15 m
West	G (i). Grassland (potential)	Downslope 3°	0 - 100	BAL-FZ	11 - < 16	15 m
Northwest	G (i). Grassland (potential)	Downslope 8°	0 - 40	BAL-FZ	13 - < 19	15 m
	G (i). Grassland (potential)	Downslope 3°	40 - 100	BAL-12.5	-	

[#] Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)

* Exclusion under AS3959-2018 2.2.3.2

Note: anywhere the slope under the same classified vegetation varies over 40 m or less, it has been averaged for the purposes of the bushfire hazard assessment.

3. Bushfire Management Measures

The site is within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme (State Planning Provisions) – Southern Midlands (the Scheme). The indicative building areas are within 100 m of bushfire-prone vegetation as defined under AS3959, in the form of G (i) Grassland (potential).

The requirements for subdivision in a bushfire-prone area are set out under clause C13.6 of C13.0 Bushfire-Prone Areas Code of the Scheme (the Code).

The proposed subdivision and minor boundary adjustments must comply with the following clauses of the Code (shaded clauses in Table 3).

Table 3 – Compliance with C13.0

CLAUSE	ISSUE
C13.2	Application of Code
C13.3	Definition of Terms
C13.4	Use or Development Exempt from this Code
C13.5	Use Standards
C13.5.1	Vulnerable uses
C13.5.2	Hazardous uses
C13.6	Developments Standards for Subdivision
C13.6.1	Provision of hazard management areas (HMAs)
C13.6.2	Public and firefighting access
C13.6.3	Provision of water supply for firefighting purposes

3.1 Hazard Management Areas

The objectives of providing hazard management areas (HMAs) are:

- to facilitate an integrated approach between subdivision and subsequent building on a lot, and
- to provide for sufficient separation of building areas from bushfire-prone vegetation to reduce radiant heat levels, direct flame attack and ember attack at the building area.

HMA's provide cleared space between buildings and bushfire hazards. Any vegetation in these areas needs to be maintained in a low fuel state to protect buildings from direct flame contact, ember attack and intense radiant heat, thereby allowing them to be defended from lower intensity bushfires.

Further information on the maintenance of HMA's can be found at the Tasmania Fire Service (TFS) website:

<http://www.fire.tas.gov.au/Show?pagelId=colBuildingForBushfire>.

Requirements

In summary, the acceptable solutions under C13.6.1 A1 of the Code require that:

- b) The proposed plan of subdivision:
 - (ii) shows the building area for each lot, and
 - (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS3959.

Current conditions

- The indicative building areas on both lots are surrounded by pasture.
- For the purposes of this assessment and as per the classifications in Table 2.3 of AS 3959-2018 all pasture has been classified as G (i) Grassland (potential).

Compliance

- The bushfire hazard assessment indicates that future habitable buildings on both lots require HMA's to provide separation distances from bushfire prone vegetation sufficient to meet the requirements of BAL-19 under Table 2.4.4 of AS3959 (see Figures 5 & 6 and Tables 1 & 2).
- Both lots can accommodate an HMA meeting the requirements of BAL-19 entirely within the lot boundaries.
- The BHMP at Attachment 1 defines HMA's with sufficient separation distances from bushfire prone vegetation to allow future habitable buildings on both lots to achieve BAL-19 separation from surrounding bushfire prone vegetation.

Establishment and maintenance of hazard management areas (HMA's)

- The prescribed HMA's must be established at the time of building on the lots.
- Establishment and maintenance of HMA's will require regular mowing, slashing or grazing of any pasture, grassland, sedgeland or bracken fern land such that it meets the definition of

low-threat vegetation (as defined by Clause 2.2.3.2 of AS3959-2018, e.g. less than 100 mm in height).

- Mature trees and shrubs can be established within the HMAs without compromising bushfire hazard management outcomes. When establishing trees and shrubs within HMAs, the following standards should be met:
 - no tree branches should overhang habitable buildings and preferably no branches/canopy should be within 10 m of habitable buildings,
 - trees and shrubs should be separated to create discontinuous 'clumps,
 - at least 5 m horizontal separation should be maintained between tree canopies, and
 - low branches should be removed to create a minimum 2 m vertical separation between tree canopy and underlying shrubs or ground cover.
- To minimise bushfire hazard to habitable buildings, HMAs must be maintained as low threat vegetation and/or non-vegetated land for the life of the development.
- The need to maintain effective HMAs into the future must be considered when planting gardens and landscaping. An annual inspection and maintenance of HMAs should be conducted prior to the bushfire season or any other identified period of high fire risk and any flammable material such as leaves, litter and wood piles should be removed.

3.2 Public and Firefighting Access

The objectives for roads, property access and fire trails within a subdivision are:

- to allow safe access and egress for residents, fire fighters and emergency services personnel,
- to provide access to the bushfire-prone vegetation that allows both the property to be defended when under bushfire attack and for hazard management works to be undertaken,
- to provide access to water supplies for fire appliances,
- that design and construction allow for fire appliances to be manoeuvred, and
- that design allows connectivity, and where needed, offers multiple evacuation points.

Requirements

Property access is required to access a firefighting water point on both lots. The requirements for property access within a subdivision are detailed in C13.6.2 of the Code. In summary, the acceptable solutions are that:

- b) A proposed plan of subdivision showing the location of property access to building areas is included in a bushfire hazard management plan that:
- (i) demonstrates proposed private accesses will comply with Table C13.2, and
 - (ii) is certified by the TFS or an accredited person.

The following summarises the requirements for property access pursuant to Table C13.2 of the Code:

- o all- weather construction,
- o load capacity of at least 20 t, including for bridges and culverts,
- o minimum carriageway width of 4 m,
- o minimum vertical clearance of 4 m,
- o minimum horizontal clearance of 0.5 m from the edge of the carriageway,
- o cross falls of less than 3 degrees (1:20 or 5%),
- o dips less than 7 degrees (1:8 or 12.5%) entry and exit angle,
- o curves with a minimum inner radius of 10 m,
- o 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
- o terminate with a turning area for fire appliances provided by one of the following:
 - a turning circle with a minimum outer radius of 10m, or
 - a property access encircling the building, or
 - a hammerhead “T” or “Y” turning head 4 m wide and 8 m long, and
- o where the property access is greater than 200 m in length (applicable to Balance lot):
 - passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Current and proposed conditions

- It is proposed that the access to Lot 1 is from Station Street and the access to the Balance is from Grange Road.
- Station Street is a sealed public road +/- 6 m wide on approach to proposed Lot 1 and terminates in a large turning area.
- Grange Road is a gravel public road +/- 4 m wide along the frontage to the proposed Balance lot.

Compliance

- Station Street and Grange Road provide adequate road access to the site for firefighting purposes.
- The BHMP at Appendix 1 shows indicative property access provisions which demonstrate the potential for both lots to support property access for firefighting which is compliant with the acceptable solutions under C13.6.2 and Table C13.2 of the Code.
- Property access to service both lots must be provided at the time of building on the lots and must be completed to a compliant standard prior to the occupation of any habitable buildings.
- At the time of construction, owners/developers must ensure the property access is compliant in all respects with Table C13.2 of the Code, as summarised above.

3.3 Firefighting Water Supply

The objective in provision of water supply for firefighting purposes is that:

- adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bush fire-prone areas.

Requirements

The development occurs in an area not serviced with reticulated water supply and static water supplies will be required for firefighting purposes. The requirements for provision of static water supplies for firefighting purposes are detailed in C13.6.3 A2.

In summary, the acceptable solutions are that:

- b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table C13.5.

The following summarises the requirements for static water supplies for firefighting pursuant to Table C13.5 of the Code.

Distance between building area to be protected and water supply:

- The building area to be protected must be located within 90 m of the firefighting water point of a static water supply, and
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

Static water supply requirements:

- May have a remotely located off-take connected to the static water supply,

- 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,
- Must be a minimum of 10,000 litres per building area to be protected; this volume of water must not be used for any other purpose including firefighting sprinkler or spray systems,
- Must be metal, concrete or lagged by non-combustible materials if above ground, and
- If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: metal, non-combustible material, or fibre-cement a minimum of 6 mm thickness.

Fittings and pipework and accessories requirements

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

- Have a minimum nominal internal diameter of 50 mm,
- Be fitted with a valve with a minimum nominal internal diameter of 50 mm,
- Be metal or lagged by non-combustible materials if above ground,
- If buried, have a minimum depth of 300 mm (compliant with AS/NZS 3500.1-2003 Clause 5.23),
- Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment,
- Ensure the coupling is accessible and available for connection at all times,
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length),
- Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or coupling compliant with Table 4.3B, and
- If a remote offtake is installed, ensure the offtake is in a position that is visible; accessible to allow connection by firefighting equipment; at working height of 450–600 mm above ground level; and protected from possible damage, including damage by vehicles.

Signage for static water connections requirements:

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

Bushfire Hazard Report - 142 Grange Road, Kempton and Station Street, Kempton

- Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems, or
- the Tasmania Fire Service Guideline –
 - be marked with the letter “W” contained within a circle with the letter in upper case of not less than 100 mm in height,
 - marked in fade-resistant material with white reflective lettering and circle on a red background,
 - be located within one metre of the water connection point in a situation which will not impede access or operation, and
 - be no less than 400 mm above the ground.

Hardstand area for fire appliances requirements must be:

- No more than 3 m from the firefighting water point, measured as a hose-lay (including the minimum water level in dams, swimming pools and the like),
- No closer than 6 m from the building area to be protected,
- A minimum width of 3 m 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.

Current conditions

- The subject land is not serviced with a reticulated water supply, and the nearest hydrant is located approximately 160 m from the eastern boundary at the junction of Grange Road and Station Street.
- As such, static firefighting water supplies will be required to service future habitable buildings on both lots.

Compliance

- The indicative location of firefighting water tanks and indicative hardstand provisions shown on the BHMP at Attachment 1 demonstrate the capacity of both lots to support static water supplies compliant with the Code.
- Static water supplies for firefighting to service both lots must be provided at the time of building on the lots and must be completed to a compliant standard prior to the occupation of any habitable buildings.

- At the time of construction/installation, the owners/developers must ensure that new static water supplies for firefighting comply in all respects with the provisions of Table C13.5, as summarised above.

3.4 Construction Standards

The attached BHMP only certifies that future habitable buildings constructed within the indicative building areas on Both lots can achieve the separation distances required to allow construction to BAL-19 (Section 6 of AS3959).

Section 11F (2) (a) of the Tasmanian *Building Act 2016* provides that the attached BHMP can be utilised to satisfy the bushfire planning requirements of a subsequent application to build on lots arising from the subdivision for a period of six years from certification. To utilise the attached BHMP for a subsequent building application, construction would have to be within the indicative building areas and construction standards would have to be at least BAL-19.

Should future owners wish to build at a different location to the indicative building areas provided for under this report and the attached BHMP, or to a different BAL construction standard, then a new Bushfire Hazard Report and BHMP will be required.

4. Advice

The following recommendation does not form part of the bushfire hazard management requirements being certified under this report and the attached BHMP. It is provided to ensure effective bushfire hazard management planning for any future dwellings.

- Notwithstanding the provisions of Section 11F (2) (a) of the Tasmanian *Building Act 2016*, it is recommended that a new report and BHMP be commissioned at the time of constructing any new habitable buildings on the lots. This will ensure that any vegetation changes in the intervening period can be taken into consideration and that the resulting BHMP is tailored to the actual building footprint and the circumstances prevailing at the time of the build.

5. Summary and Conclusions

The proposed two-lot subdivision has been assessed against the requirements of C13.0 Bushfire-Prone Areas Code (the Code) and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas (AS 3959).

A BHMP has been prepared for the site, prescribing hazard management areas for the indicative building areas on each lot which demonstrate the potential for future habitable buildings on both lots to achieve a Bushfire Attack Level (BAL) rating of BAL-19 under Table 2.4.4 of AS 3959.

The BHMP at Attachment 1 demonstrates compliance with the acceptable solutions for subdivision under the Code and has been certified. It will accompany the final version of this report and will be provided to Southern Midlands Council as part of a development application for the proposed subdivision and minor boundary adjustments.

6. Limitations of BHMP

The bushfire protection measures outlined in the BHMP at Attachment 1 are based on a Fire Danger Index of 50 (FDI 50) which relates to a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS3959-2018 on days when the fire danger rating is greater than 50 (i.e., 'severe' or higher) is not recommended.

Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

7. Glossary and Abbreviations

AS – Australian Standard

BAL – Bushfire Attack Level – means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2018).

BFP – Bush Fire Practitioner – a suitably qualified person accredited by the Tasmania Fire Service to undertake assessments of bushfire hazard and certify Bushfire Hazard Management Plans.

BHMP – Bushfire Hazard Management Plan – plan for individual house or subdivision identifying separation distances required between a habitable building(s) and bushfire prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

FDI – fire danger index – relates to the chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2018).

ha – hectares; m – metres.

HMA – Hazard Management Area – the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

8. References

AS3959-2018. Australian Standard for Construction of buildings in bushfire-prone areas. SAI Global Limited Sydney, NSW Australia.

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.
<https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Act 2016. Director's Determination – Bushfire Hazard Areas v1.1 (2021)
DOC/17/62962. Director of Building Control.
https://www.cbos.tas.gov.au/__data/assets/pdf_file/0019/607006/Directors-Determination-Bushfire-Hazard-Areas-v1_1-2021.pdf

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet.
<https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>.

Tasmanian Planning Scheme (State Planning Provisions) – Southern Midlands.
<https://tpso.planning.tas.gov.au/tpso/external/planning-scheme-viewer/30/section/1?effectiveForDate=2025-08-20>

LISTmap 2025. Land Information System Tasmania, Tasmania Government.
<https://maps.theLIST.tas.gov.au/listmap/app/list/map>.

APPENDIX 1 - Illustrative photos of site, access and vegetation

A. Property access



Photo 1: The end of Station Street on approach to proposed Lot 1



Photo 2: The access point to proposed Lot 1 from the end of Station Street

Bushfire Hazard Report - 142 Grange Road, Kempton and Station Street, Kempton



Photo 3: The context and likely alignment of a future property access within Lot 1

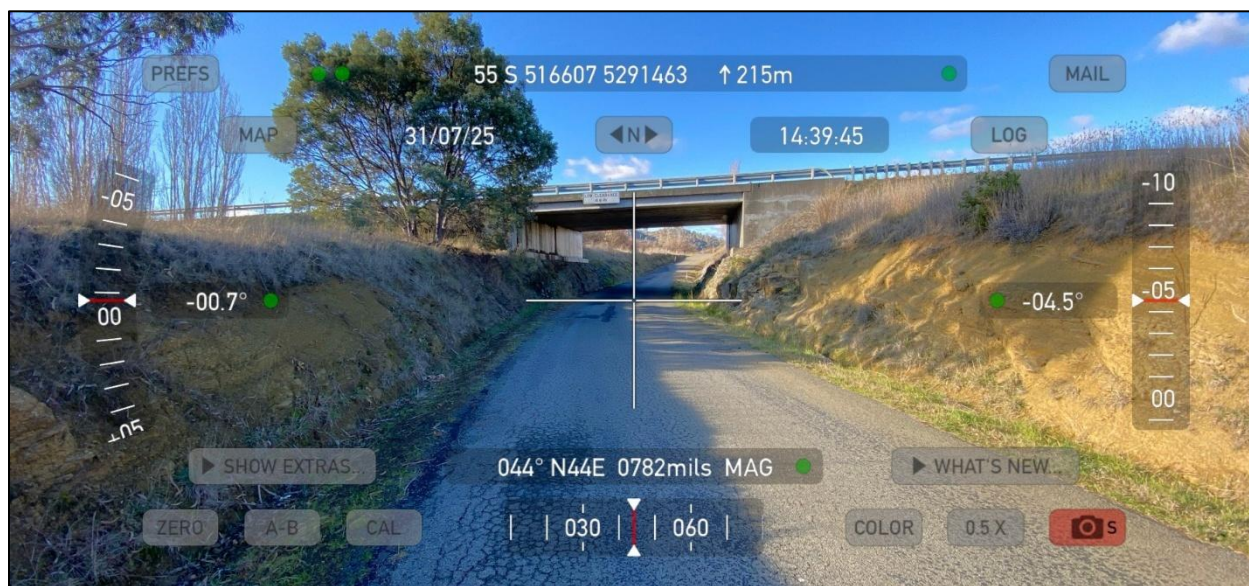


Photo 5: Sealed section of Grange Road on approach to the underpass crossing the Midland Highway

Bushfire Hazard Report - 142 Grange Road, Kempton and Station Street, Kempton

Photo 6: Sealed section of Grange Road on exit from the underpass crossing the Midland Highway



Photo 7: Transition from the sealed section of Grange Road to gravel on the frontage to proposed Balance lot

Bushfire Hazard Report - 142 Grange Road, Kempton and Station Street, Kempton



Photo 8: Grange Road on approach to the indicative access point to the Balance lot



Photo 9: Indicative access point to the Balance lot and context of a future property access into the lot (the indicative building area is located on the high point to the right of centre)

B. Vegetation within 100 m of indicative building areas

Photo 10: Pasture (potential grassland) north of the indicative building area on Lot 1



Photo 11: Pasture (potential grassland) east of the indicative building area on Lot 1

Bushfire Hazard Report - 142 Grange Road, Kempton and Station Street, Kempton



Photo 12: Pasture (potential grassland) south of the indicative building area on Lot 1



Photo 13: Pasture (potential grassland) west of the indicative building area on Lot 1, with parkland and residential areas beyond

Bushfire Hazard Report - 142 Grange Road, Kempton and Station Street, Kempton



Photo 14: Public Park (non-vegetated and low threat vegetation) within 100 m to the west of the indicative building area on Lot 1



Photo 15: Pasture (potential grassland) north of the indicative building area on the Balance lot

Bushfire Hazard Report - 142 Grange Road, Kempton and Station Street, Kempton



Photo 16: Pasture (potential grassland) east of the indicative building area on the Balance lot

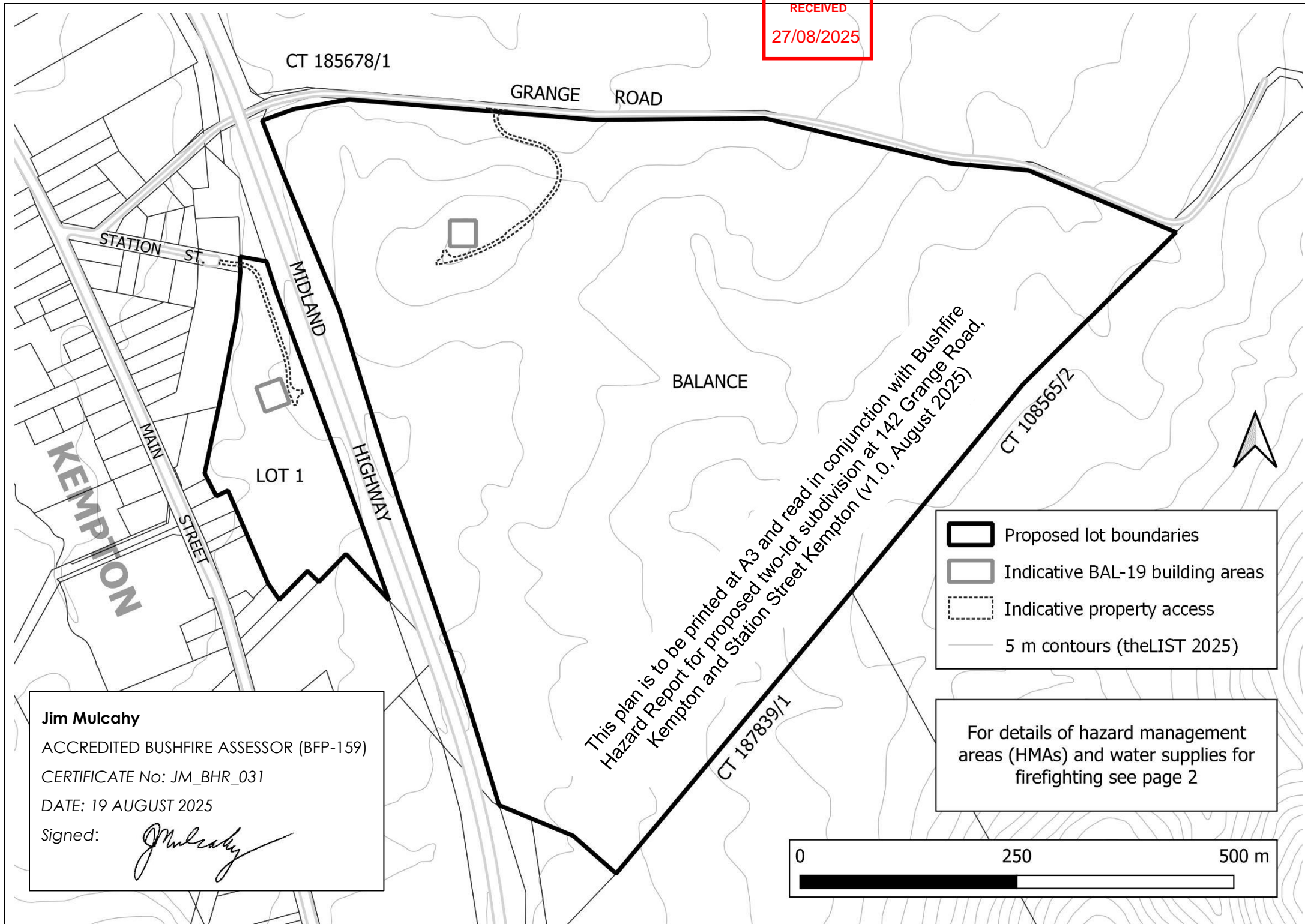


Photo 17: Pasture (potential grassland) south of the indicative building area on the Balance lot

Bushfire Hazard Report - 142 Grange Road, Kempton and Station Street, Kempton

Photo 18: Pasture (potential grassland) west of the indicative building area on the Balance lot

RECEIVED
27/08/2025



Jim Mulcahy
ACCREDITED BUSHFIRE ASSESSOR (BFP-159)
CERTIFICATE No: JM_BHR_031
DATE: 19 AUGUST 2025
Signed: *Jim Mulcahy*

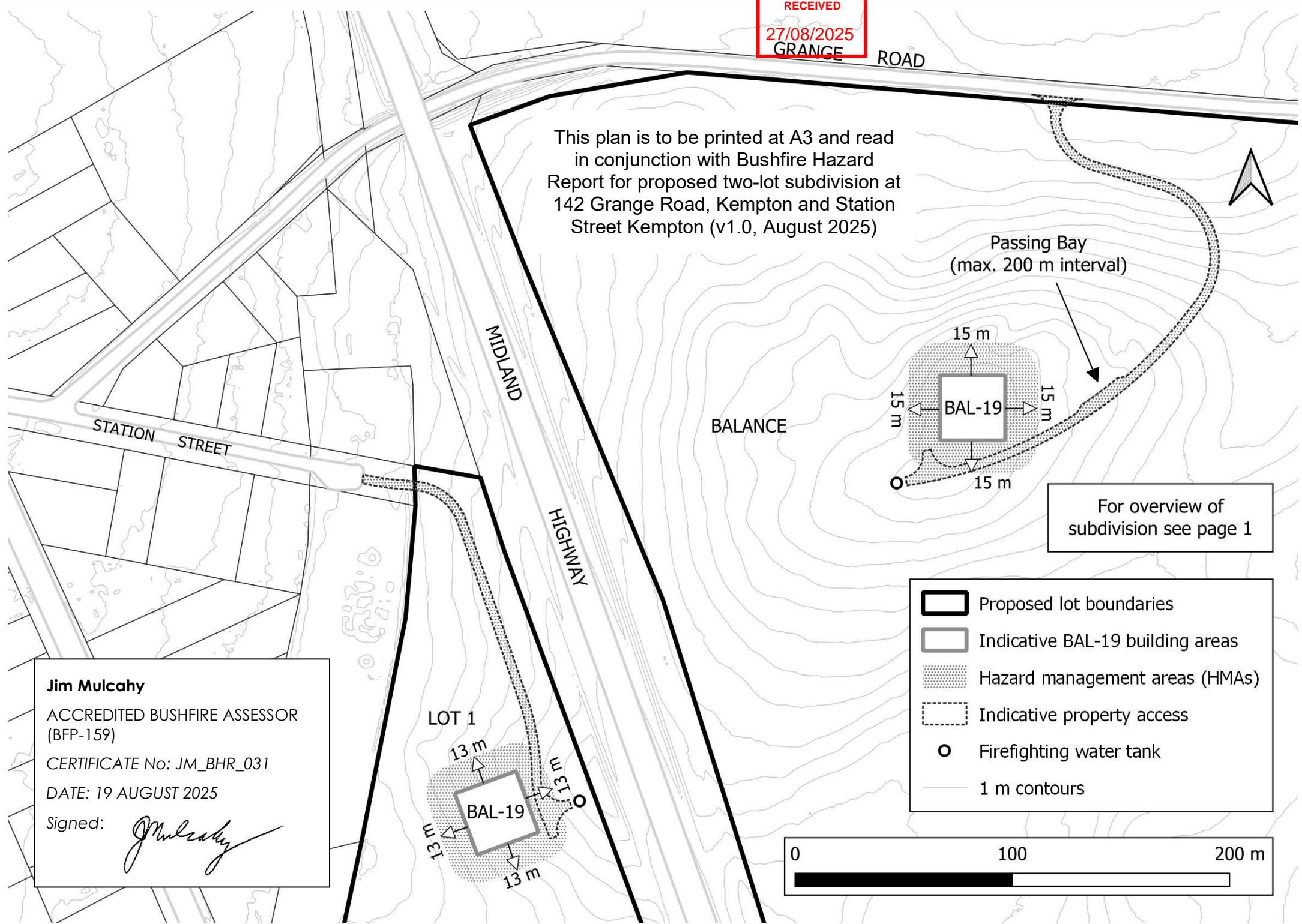
For: John Jones
Address: 142 Grange Road, Kempton and Station Street, Kempton
Titles: CT 181987/1
Assessment #: JM_BHR_031
August 2025



**MULCAHY PLANNING
AND
PROPERTY
SERVICES**

410 Nelson Road Mt Nelson TAS 7007
email: jimsplanning@outlook.com
Mobile: 0424 505 184

1. Hazard Management Areas (HMAs) (see page 2)
 - a) HMAs must be established at the time of building on the lots and prior to the occupation of any habitable buildings.
 - b) To be effective, HMAs must be maintained as 'low threat vegetation' or 'non-vegetated land' (as defined by Clause 2.2.3.2 of AS3959) for the life of the development.
 - c) No tree branches should overhang habitable buildings.
 - d) Trees & shrubs should be separated to create discontinuous 'clumps' and a minimum 10 m separation should be maintained between clumps of shrubs.
 - e) Horizontal separation of at least 5 m should be maintained between tree canopies and low branches should be removed to create at least 2 m vertical separation between tree canopy and underlying shrubs or ground cover.
 - f) Grassland, pasture & lawn must be kept short (< 100 mm).
 - g) Fine fuels such as leaves, bark and twigs should be removed from the ground periodically, particularly leading into summer or any other identified period of high fire risk.
 - h) Flammable vegetation should not be retained or planted under or directly adjacent to habitable buildings (particularly decks, flammable cladding and glazed elements) or in corridors which can act as a 'wick' to channel fire to habitable buildings.
 - i) Flammable material such as firewood, building materials, organic mulch and fuel should not be stored under nor directly adjacent to decks or habitable buildings.
3. Access for firefighting
 - a) The plan shows indicative property access provisions to service both lots which are 4 m wide and terminate in compliant turning areas.
 - b) Property access must be constructed at the time of building on the lots and must be compliant with Table C13.2 of the Bushfire Prone Areas Code (the Code) prior to occupancy of any habitable buildings.
4. Water Supply for Firefighting
 - a) The plan on page 2 shows indicative water tanks for firefighting to service both lots which are located within 3 m of a hardstand, more than 6 m from indicative building areas, and within 90 m hose lay of the furthest parts of indicative building areas.
 - b) Water supplies for firefighting to service both lots must be provided at the time of building on the lots and must be compliant with Table C13.5 of the Code prior to the sealing of the final plans.
5. Construction Standards
 - a) This plan only certifies that future habitable buildings on both lots can achieve the separation distances required to allow construction to BAL-19.



- 1. Hazard Management Areas (HMAs)**
 - HMAs must be established at the time of building on the lots and prior to the occupation of any habitable buildings.
 - To be effective, HMAs must be maintained as 'low threat vegetation' or 'non-vegetated land' (as defined by Clause 2.2.3.2 of AS3959) for the life of the development.
 - No tree branches should overhang habitable buildings.
 - Trees & shrubs should be separated to create discontinuous 'clumps' and a minimum 10 m separation should be maintained between clumps of shrubs.
 - Horizontal separation of at least 5 m should be maintained between tree canopies and low branches should be removed to create at least 2 m vertical separation between tree canopy and underlying shrubs or ground cover.
 - Grassland, pasture & lawn must be kept short (< 100 mm).
 - Fine fuels such as leaves, bark and twigs should be removed from the ground periodically, particularly leading into summer or any other identified period of high fire risk.
 - Flammable vegetation should not be retained or planted under or directly adjacent to habitable buildings (particularly decks, flammable cladding and glazed elements) or in corridors which can act as a 'wick' to channel fire to habitable buildings.
 - Flammable material such as firewood, building materials, organic mulch and fuel should not be stored under nor directly adjacent to decks or habitable buildings.
- 3. Access for firefighting**
 - The plan shows indicative property access provisions to service both lots which are 4 m wide and terminate in compliant turning areas.
 - Property access must be constructed at the time of building on the lots and must be compliant with Table C13.2 of the Bushfire Prone Areas Code (the Code) prior to occupancy of any habitable buildings.
- 4. Water Supply for Firefighting**
 - The plan on shows indicative water tanks for firefighting to service both lots which are located within 3 m of a hardstand, more than 6 m from indicative building areas, and within 90 m hose lay of the furthest parts of indicative building areas.
 - Water supplies for firefighting to service both lots must be provided at the time of building on the lots and must be compliant with Table C13.5 of the Code prior to the sealing of the final plans.
- 5. Construction Standards**
 - This plan only certifies that future habitable buildings on both lots can achieve the separation distances required to allow construction to BAL-19.

For: John Jones

Address: 142 Grange Road, Kempton and Station Street, Kempton

Titles: CT 181987/1

Assessment #: JM_BHR_031

August 2025



MULCAHY PLANNING
AND
PROPERTY
SERVICES

410 Nelson Road Mt Nelson TAS 7007
email: jimsplanning@outlook.com
Mobile: 0424 505 184

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:

142 Grange Road, Kempton and Station Street,
Kempton

Certificate of Title / PID:

CT 181987/1

2. Proposed Use or Development

Description of proposed Use and Development:

Two lot subdivision (one additional lot and Balance)

Applicable Planning Scheme:

Tasmanian Planning Scheme (State Planning Provisions) – Southern Midlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposal Plan – Proposed Subdivision Station Street Kempton	T. N. Woolford and Associates	October 2024	1
Bushfire Hazard Report for proposed two-lot subdivision at 142 Grange Road, Kempton and Station Street, Kempton	Mulcahy Planning and Property Services	August 2025	1.0
Bushfire Hazard Management Plan – proposed two-lot subdivision at 142 Grange Road, Kempton and Station Street, Kempton	Mulcahy Planning and Property Services	19 August 2025	1.0

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:

<input type="checkbox"/>	C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	C13.4(a)	Insufficient increase in risk

<input type="checkbox"/>	C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	C13.5.1 P1	
<input type="checkbox"/>	C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	C13.5.1 A3	Bushfire hazard management plan

<input type="checkbox"/>	C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	C13.5.2 P1	
<input type="checkbox"/>	C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	C13.6.1 P1	
<input type="checkbox"/>	C13.6.1 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	C13.6.1 A1 (b)	Provides BAL-19 for both lots
<input type="checkbox"/>	C13.6.1 A1(c)	Consent for mechanism on title

<input checked="" type="checkbox"/>	C13.6.2 Subdivision: Public and firefighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	C13.6.2 P1	
<input type="checkbox"/>	C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	C13.6.2 A1 (b)	Access for both lots complies with relevant Table

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

5. Bushfire Hazard Practitioner

Name:	Jim Mulcahy	Phone No:	0424 505 184
Postal Address:	410 Nelson Road, Mt Nelson 7007	Email Address:	jimsplanning@outlook.com
Accreditation No:	BFP – 159	Scope:	1 & 3B

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:

Jim Mulcahy

Date: 19/08/2025

Certificate Number: JM_BHR_031

(For Practitioner Use only)