

Hazard Management and Protection Area Requirements:

Hazard management and protection measures requires:

Roads

Unless the development standards in the zone require a higher standard, the following apply:

- two-wheel drive, all-weather construction;
- load capacity of at least 20t, including for bridges and culverts;
- minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;
- minimum vertical clearance of 4m;
- minimum horizontal clearance of 2m from the edge of the carriageway;
- cross falls of less than 3 degrees (1:20 or 5%);
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
- curves have a minimum inner radius of 10m;
- dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 meters in width;

Reticulated Water Supply for Fire Fighting.

The following requirements apply:

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







The following requirements apply:

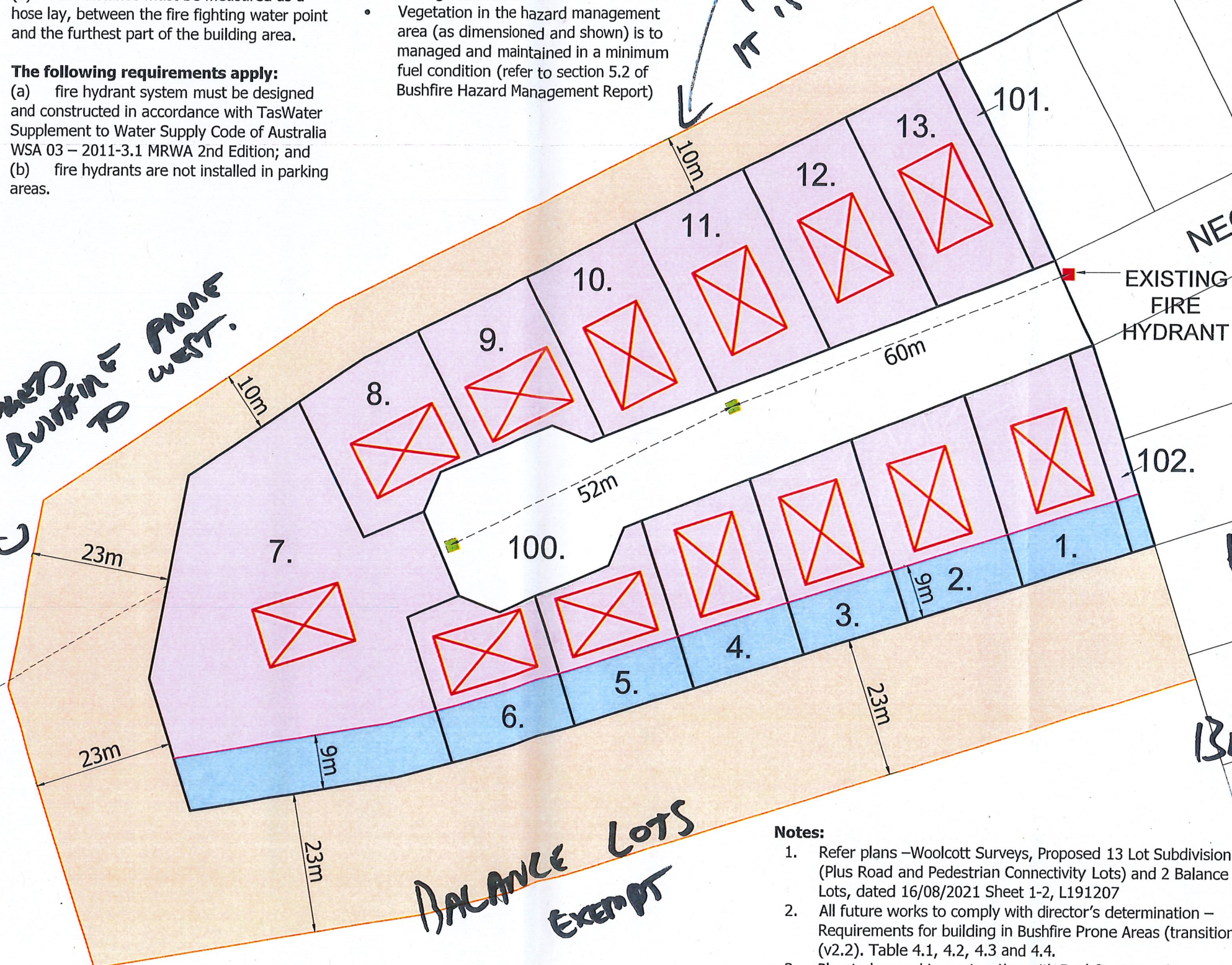
- fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition; and
- fire hydrants are not installed in parking areas.

Hazard Management – Vegetation Management

- Lots 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13 in their entirety are to be treated and maintained as a bushfire hazard management area.
- Vegetation in the hazard management area (as dimensioned and shown) is to be managed and maintained in a minimum fuel condition (refer to section 5.2 of Bushfire Hazard Management Report)

LEGEND:

-  - BAL 12.5 BUILDING AREA
-  - BAL 19 BUILDING AREA
-  - HAZARD MANAGEMENT AREA ON BALANCE LOTS
-  - INDICATIVE BUILDING ENVELOPE (10m x 15m)
-  - PROPOSED FIRE HYDRANT
-  - TITLE BOUNDARIES



Notes:

- Refer plans –Woolcott Surveys, Proposed 13 Lot Subdivision (Plus Road and Pedestrian Connectivity Lots) and 2 Balance Lots, dated 16/08/2021 Sheet 1-2, L191207
- All future works to comply with director's determination – Requirements for building in Bushfire Prone Areas (transitional) (v2.2). Table 4.1, 4.2, 4.3 and 4.4.
- Plan to be read in conjunction with Bushfire Hazard Management Report dated 25/08/2021

PROPOSED 13 LOT SUBDIVISION (PLUS ROAD AND PEDESTRIAN CONNECTIVITY LOTS) AND 2 BALANCE LOTS
OWNER: LAUNCESTON GOLF CLUB
27-99 OPOSSUM ROAD, KINGS MEADOWS
C.T. 198059-1 (PID 6883203), C.T. 16/4964 (PID 6883203)



WOOLCOTT SURVEYS

Drawn GLM/RA
File name L191207_BHMP_160821_v1.0

Date 16/08/21

Scale 1:750@A3

Edition V1.0

Sheet 1/1

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Job Number
L191207

Bushfire Assessment Based on Stamped Plans
James Stewart – BFP:157, Scope of Work: 1, 2, 3B, 1
WOOLCOTT SURVEYS

Chris Moore Bushfire Planning and Assessment Officer On behalf of the Chief Officer Tasmania Fire Service
September 06 2021