



Proposed 81 Lot Subdivision
22 Goodwins Road, Clarendon Vale
Bushfire Report and Hazard Management Plan

10th November 2024

For Stage C Developments Pty Ltd

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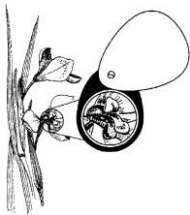
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SUMMARY

Survey and report details	
Desktop survey by	Cameron Geeves
Survey date	15 th July 2024
Report prepared by	Cameron Geeves BFP - P
Hazard management plan prepared by	Cameron Geeves
Client	Rogerson and Birch Surveyors
Ultimate Client	Stage C Developments Pty Ltd
Report version	v0.1 report draft to TFS (01/11/2024)
	V0.2 amended draft to TFS (10/12/2024)
	V1.0 delivered to client (10/12/2024)
Mapping	Cameron Geeves, Will Tanner and Eric Hong

Site details	
Address	22 GOODWINS RD CLARENDON VALE TAS 7019
Planning scheme	Tasmanian Planning Scheme – Clarence
Planning scheme – zoning	• Rural – majority of the lot • Utilities – southern portion of the lot
Planning scheme – code overlays	• Bushfire Prone Areas Code, • Airport Obstacle Limitation Area, • Landslip Hazard, • Potentially Contaminated Land, • Flood Prone Areas • Road and Railway Assets • Natural Assets Code
PID	2166880
Title reference	164805/1
Proposal	81 lot subdivision
Determined Bushfire Attack Level for the site	BAL 19



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1 INTRODUCTION

The following proposal is for the development of an 81 Lot subdivision at 22 Goodwins Road, Clarendon Vale. The development site is on a title of 7.67 ha (PID: 1972194).

Rogerson and Birch Surveyors have engaged North Barker Ecosystem Services (NBES) on behalf of the owners of the land proposed for development, Stage C Developments Pty Ltd, to complete a Bush Fire Hazard Management Plan (BHMP) as required by the Clarence Council.

The BHMP is required to be developed for the purposes of Tasmanian Planning Scheme – Bushfire-Prone Areas Code (C13) (the Code). This bushfire hazard management plan addresses the requirements for all lots in the subdivision.

This report has been prepared by Cameron Geeves BFP – P, Scope of accreditation – provisional.

2 SITE DESCRIPTION

The site is within the municipality of Clarence Council. The Tasmanian Planning Scheme – Clarence (2020) identifies the land as occurring within a bushfire prone area. The majority of the parcel of land is currently zoned as Rural with a small portion of land in the south of the lot zoned Utilities. The lot is located east of Clarence Plains Rivulet, on the northern side of Goodwins Road between the suburbs of Rokeby and Clarendon Vale (Figure 1).

The site, which slopes gently to the south is former grazing land which is dissected by Stokell Creek. Stokell Creek runs north to south through the land and joins Clarence Plains Rivulet c. 200 m to the south of the site (Figure 2). The creek is in very poor condition and remnant riparian vegetation has been infested with weeds and is subject to illegal rubbish dumping (as is the majority of the site).

The site is subject to the following code overlays under the Tasmanian Planning Scheme - Clarence

- Bushfire Prone Areas Code
- Airport Obstacle Limitation Area
- Landslip Hazard
- Potentially Contaminated Land
- Flood Prone Areas
- Road and Railway Assets
- Natural Assets Code
 - Waterway and Coastal Protection Area (WWCPA)
 - Priority Vegetation Area

Natural Assets Code

The WWCPA overlay applies to Stokell Creek that runs through the property and into Clarence Plains Rivulet.

The Priority Vegetation overlay applies to three polygons thought to buffer historic records of a TSPA listed threatened flora species. These records have not been relocated during recent survey of the site.

Impacts within the WWCPA and Priority Vegetation code overlay areas are addressed under the Natural Assets Code in a separate report¹.

¹ North Barker Ecosystem Services (2024)

The site and surrounds were inspected on the 15th of July 2024. See Figures 1 and 2 for the context and locality of the proposal.

Limitations: This report is based on site measurements at the time of inspection and from information provided by the proponent. The report is limited in scope to bushfire hazard assessment only. The assessment is based on this building proposal and its findings are for this site only. Future changes to the building proposal or changes in the vegetation that affect bushfire hazard have not been considered.

3 PROPOSED DEVELOPMENT

The proposal is for an 81-lot subdivision to create 41 inner residential lots and 40 general residential lots. All inner residential lots are located south / southeast of Stokell Creek while all general residential lots are west of Stokell Creek. Two new roads will be created as a result of the subdivision. The road within the proposed general residential zoned land will connect to an established road on a separate subdivision directly north of the lot as well as having two cul-de-sac turning areas to facilitate access to lots west of the connecting road. Within the proposed inner residential zoned land, the road will consist of a cul-de-sac.

Inner residential lots range in size with most being c. 250 m² for single dwellings. Larger lots proposed to accommodate multiple dwellings range from 650 m² for up to three units on a lot to c. 4,300 m² for unit complexes. General residential lots range in size from 480 m² to 1966 m².

Figure 3 below illustrates the plan of subdivision. Each lot has been provided with an indicative building area, access / hardstand to demonstrate that the proposal can meet the requirements of the Code for this purpose. All lots within the subdivision will be serviced by reticulated water. A reticulation plan including hydrant locations has been supplied as a part of the design and the location of hydrants has been incorporated into the bushfire hazard management plan.

3.1 PUBLIC OPEN SPACE

The subdivision provides / creates two separate areas of public open space (POS). The POS in the western portion of the subdivision is small c. 4,523 m² (0.45 ha) and is associated with a remnant patch of forest associated with Clarence Plains Rivulet.

The second POS is larger (1.92 ha) and spans the entire lot from the northeastern corner to the southwestern portion of the lot which divides the inner and general residential lots within the subdivision. This POS is associated with very degraded strip of forest vegetation running along Stokell Rivulet as well as degraded grassland abutting the forest.

Public walkways are proposed to run adjacent to the Rivulet (within grassland) and link up with an existing trails along Clarence Plains Rivulet to the south and future proposed trails in POS within subdivided land to the north.

3.2 SUBDIVISION STAGING

The subdivision is proposed to be staged as eight separate stages as follows:

- Stages 1 – 4: general residential lots west of Stokell Creek.
- Stages 5 – 8: inner residential lots east of Stokell Creek.

Figure 4 depicts the staging plan for the subdivision.

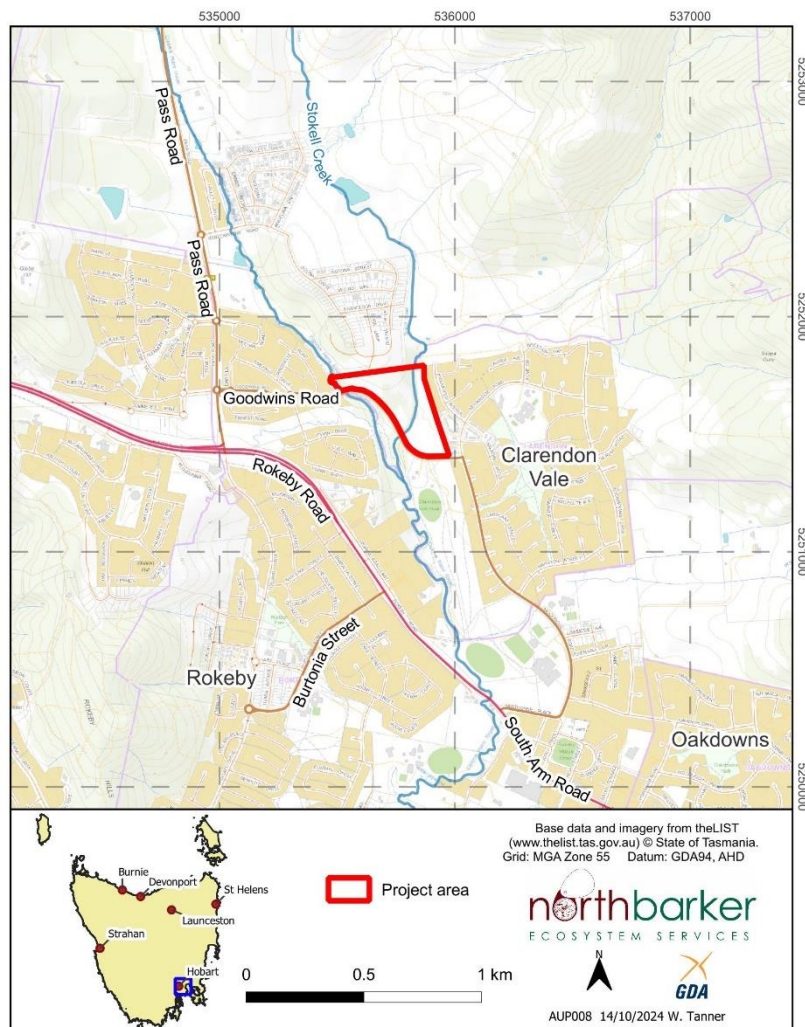


Figure 1. Location of the study area on Goodwins Road, Clarendon Vale (PID: 2166880).



Figure 2: Recent Google Earth Pro satellite image of 22 Goodwins Road, Clarendon Vale and the local surrounding land.



Figure 3. Plan of subdivision for the proposal at 22 Goodwins Road, Clarendon Vale. Public open space is depicted in green.

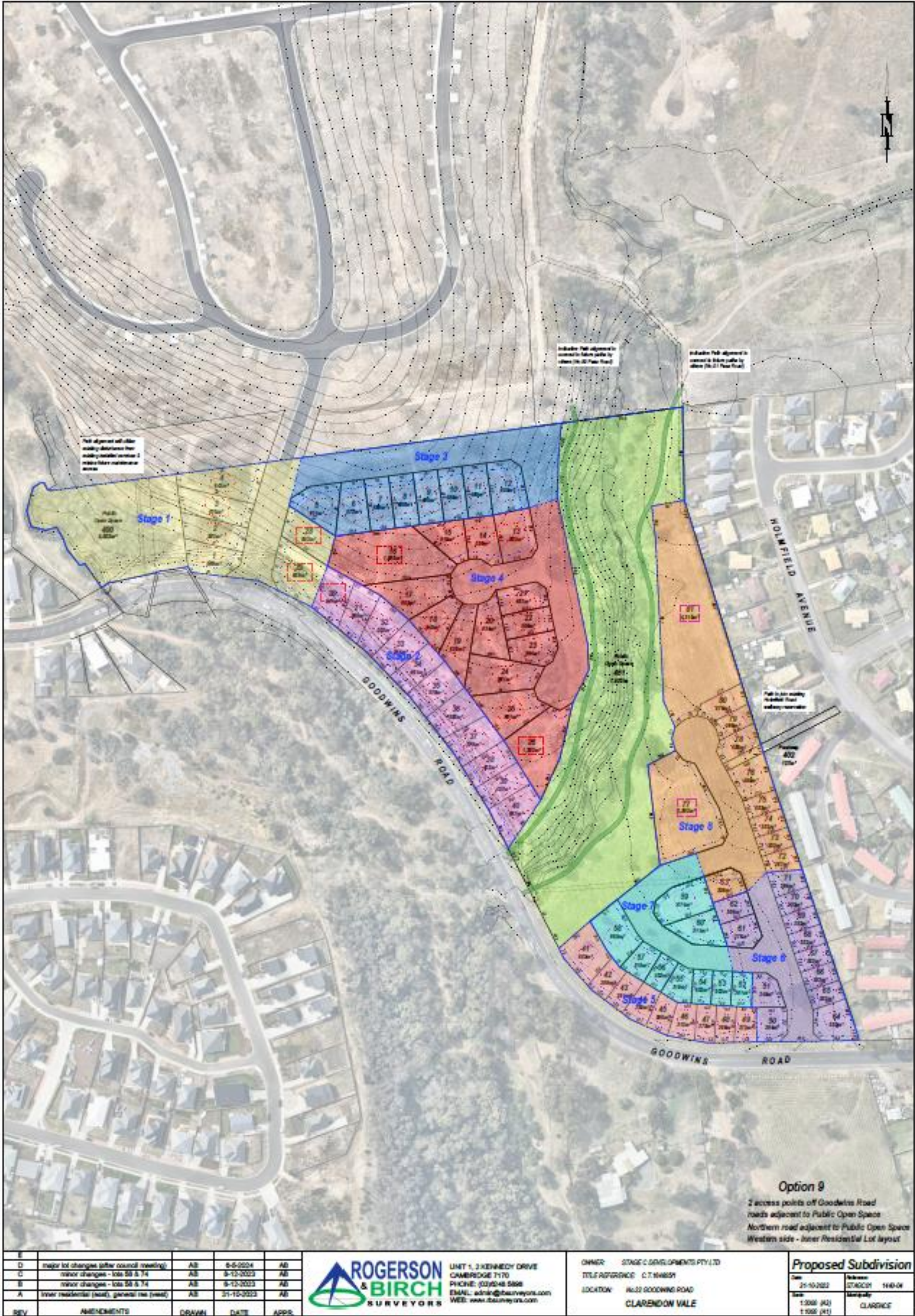


Figure 4: Staging plan for subdivision for the proposal at 22 Goodwins Road, Clarendon Vale.

4 BUSHFIRE HAZARD ASSESSMENT

4.1 VEGETATION ON THE LOT

The site is dissected by Stokell Creek which consists of degraded riparian forest vegetation (Plate 1). Weed infestation of blackberry and boneseed dominate the understory of this forest. Both of these species are listed as declared under the Tasmanian *Biosecurity Act 2019*. On the lot to the south and east of Stokell Creek is former grazing land interspersed with occasional woody weeds. North and west of Stokell Creek is a mosaic of regenerating *Acacia spp.* with a dense understory of boneseed (scrub) and former grazing land. A small patch of forest vegetation associated with Clarence Plains Rivulet occurs in the westernmost portion of the lot.

The site analysis plan (Figure 5) depicts the vegetation classified within 100 m of the proposal, effective slope measured under all classified bushfire-prone vegetation as well as contours and the lot and building area layout. All classification of vegetation within 100 m of the site have been made in accordance with Table 2.3 of AS3959: 2018.

4.2 VEGETATION BEYOND THE LOT WITHIN 100 M

North: Beyond the site the broader area to the north consists predominantly of recently subdivided land which is a part of the Paranville Specific Area Plan under Clarence Council Local Provisions Schedule. A 30 m wide fuel modified buffer zone separates general residential zoned land within this subdivision and the proposed subdivision on the lot. This area is classified as low threat vegetation under AS3959: 2018 section 2.2.3.2 (f) (Plate 2).

Northeast: Forest vegetation along Stokell Creek continues to the north / northeast beyond the lot (Plate 3). A small area of LTV has been mapped in an extension of land zoned general residential associated with Holmfield Avenue in Clarendon Vale.

East and southeast: To the east of the lot are general residential lots associated with Holmfield Avenue and Mockridge Road (Plate 4). Lots consist of varied degrees of managed lawns and gardens.

South: The lot is bounded by Goodwins Road to the south and southeast. South of Goodwins Road consists predominantly of parkland area (Plate 5) and a large residential lot (31 Goodwins Road) The residential lot consists of an expanse of managed garden which is considered low threat.

Southwest and west : Southeast of Goodwins Road is a mosaic of forest vegetation associated with Clarence Plains Rivulet (Plate 6).

Northwest: Beyond the site is a to the northwest is a small patch of forest vegetation associated with Clarence Plains Rivulet. Further to the northwest is general residential lots consisting of managed gardens and lawns (Plate 7).

4.3 TOPOGRAPHY AND EFFECTIVE SLOPE

The lot is situated on the southern end of a low ridge that extends north. The ridge runs down to Stokell Creek to the east and Clarence Plains Rivulet to the west. Elevation on the lot ranges from 45 m to 30 m ASL.

Given the size of the lot and the variation in topography across the site, the effective slope varies. Most of this variation is due to the change in slope associated with the western side of Stokell Creek. This slope at its greatest is 10°. It is noted that this slope is short (generally only 15 - 25 m) before grading onto flat land on the eastern side of the creek. The effective slope under all assessed bushfire-prone vegetation within 100 m of the lot is depicted in the site analysis plan (Figure 5).



Plate 1. Degraded forest vegetation on Stokell Creek. The understory is dominated by boneseed and blackberry -both declared weeds under the Tasmanian *Biosecurity Act 2019*.



Plate 2. Looking north from the lot boundary towards newly created road on the adjacent subdivision. This road is proposed to continue through the lot to link with Goodwins Road.



Plate 3. Looking northeast from the adjacent subdivision directly north of the lot towards remnant forest associated with Stokell Creek.



Plate 4. General residential lots beyond fenceline northeast of the lot.



Plate 5. Grassland south of Goodwins Road.



Plate 6. Revegetation work along Clarence Plains Rivulet. Grasses, small shrubs and trees have been planted out, adding to the potential fuel load in the understory.



Plate 7. Looking back up Goodwins Road. Low threat vegetation.

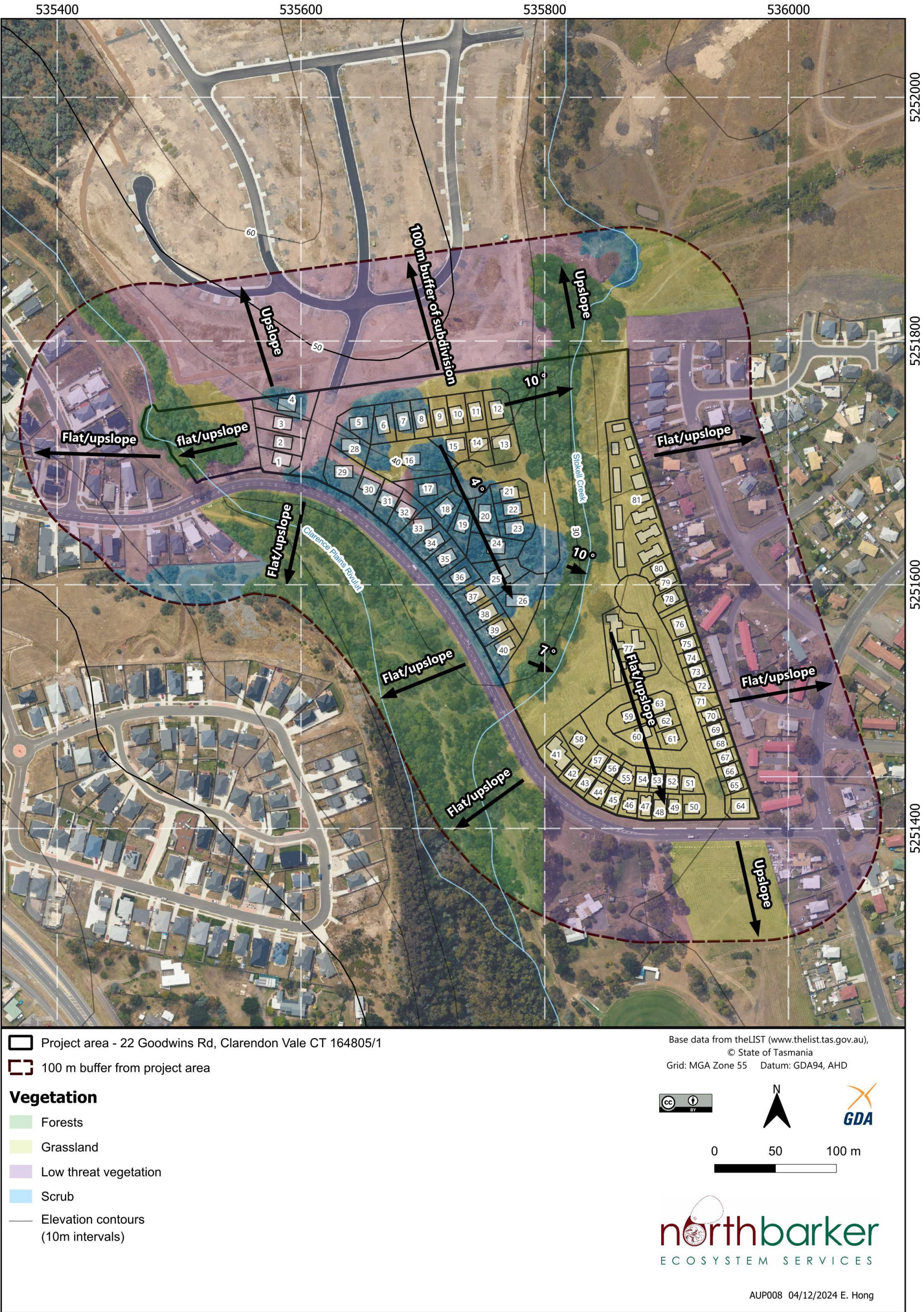


Figure 5. Site analysis plan. Vegetation, effective slope and contours within a 100 m buffer of the subdivision. All vegetation has been assessed as per Table 2.3 of AS3959:2018. The effective slope under the assessed vegetation in relation to the design is depicted as arrows showing slope in degrees unless flat or upslope.

4.4 BUSHFIRE ATTACK LEVEL

Bushfire Attack Level (BAL) assessment conducted in accordance with Clause 2.2 Simplified Procedure (Method 1) of AS 3959: 2018.

Table 1 and Figure 5 indicate the site characteristics for a 100 m radius that have been assessed to determine the BAL for the building area on each proposed lot and provide the dimensions for the hazard management area for either a BAL 19, BAL 12.5 or BAL LOW solution as per Table 2.6 of AS 3959: 2018. All aspects have been resolved to BAL 19, BAL 12.5 or BAL LOW by the bushfire hazard management plan.

This BAL assessment report has been provided to determine the BAL (in accordance with AS3959: 2018) for the site and where necessary provide recommendations for BAL reduction methods to comply with the Tasmanian Planning Scheme – Clarence (2020) section C13.0 Bushfire-Prone Areas Code.

NOTE: All distances are based on the proposed design and staging plan illustrated in Figures 3 and 4 as well as the location of indicative building areas on each lot. Building areas meet the minimum required size for the zoning.

Limitations: All measurements have been made using standard practices and may contain small errors of precision. A primary limitation is that the BAL value is determined under an FDI of 50. The FDI can be higher under certain weather and fuel conditions and consequently the BAL may also be higher than determined here. The applicable bushfire attack level for the subdivision is BAL-19.

Table 1. Slope and vegetation characteristics and AS3959 solution for BAL 19, BAL 12.5 or BAL - LOW

Quadrant	Effective vegetation class Table 2.3 AS3959	Effective slope (degrees)	Distance under effective slope (m)	Compliant defendable space required for BAL- 19 (m)	Compliant defendable space required for BAL- 12.5 (m)	Compliant defendable space required for BAL- LOW (m)	Exclusions of low threat vegetation under 2.2.3.2 AS3959
Stage 1 (Lots 1 – 4 & 28 & 29)							
Lot 1 – BAL 19							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 35 m	0 m	0 m	0 m	LTV
	Forest	0 – 5°	35 – 100 m	27 m	38 m	100 m	-
South	Low threat vegetation	Flat / upslope	0 – 24 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	24 – 100 m	23 m	32 m	100 m	-
Southwest	Low threat vegetation	Flat / upslope	0 – 31 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	31 – 67 m	23 m	32 m	100 m	-
	Low threat vegetation	Flat / upslope	67 - 100	0 m	0 m	0 m	LTV
West	LTV	Flat / upslope	0 – 23 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	23 – 100 m	23 m	32 m	0 m	-

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Quadrant	Effective vegetation class Table 2.3 AS3959	Effective slope (degrees)	Distance under effective slope (m)	Compliant defendable space required for BAL- 19 (m)	Compliant defendable space required for BAL- 12.5 (m)	Compliant defendable space required for BAL- LOW (m)	Exclusions of low threat vegetation under 2.2.3.2 AS3959
Northwest	LTV	Flat / upslope	0 – 31 m	0 m	0 m	0 m	LTV
	Grassland	Flat / upslope	31 – 100 m	10 m	14 m	50 m	-
Lot 2 – BAL 19							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 70 m	0 m	0 m	0 m	LTV
	Forest	0 – 5°	70 m	27 m	38 m	100 m	-
South	Low threat vegetation	Flat / upslope	0 – 38 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	38 – 100 m	23 m	32 m	100 m	-
Southwest	Low threat vegetation	Flat / upslope	0 – 45 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	45 – 78 m	23 m	32 m	100 m	-
	Low threat vegetation	Flat / upslope	78 - 100 m	0 m	0 m	0 m	LTV
West	Low threat vegetation	Flat / upslope	0 – 15 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	15 – 65 m	23 m	32 m	100 m	-
	Low threat vegetation	Flat / upslope	65 – 100 m	0 m	0 m	0 m	LTV
Northwest	LTV	Flat / upslope	0 – 25 m	0 m	0 m	0 m	LTV
	Grassland	Flat / upslope	25 – 100 m	10 m	14 m	50 m	-
Lots 3 & 4 – BAL 19							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	51 – 100 m	23 m	32 m	100 m	-
Southwest	Low threat vegetation	Flat / upslope	0 – 28 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	28 – 50 m	23 m	32 m	100 m	-
	Low threat vegetation	Flat / upslope	50 - 100 m	0 m	0 m	0 m	LTV

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Quadrant	Effective vegetation class Table 2.3 AS3959	Effective slope (degrees)	Distance under effective slope (m)	Compliant defendable space required for BAL- 19 (m)	Compliant defendable space required for BAL- 12.5 (m)	Compliant defendable space required for BAL- LOW (m)	Exclusions of low threat vegetation under 2.2.3.2 AS3959
West	Low threat vegetation	Flat / upslope	0 – 23 m	0 m	0 m	0 m	LTV
	Grassland	Flat / upslope	23 – 34 m	10 m	14 m	50 m	-
	Forest	Flat / upslope	34 – 100 m	23 m	32 m	100 m	-
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lot 28 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	Flat / upslope	0 – 47 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	47 – 100 m	23 m	32 m	100 m	-
Southwest	Low threat vegetation	Flat / upslope	0 – 50 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	50 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	Flat / upslope	0 – 78 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	78 – 100 m	23 m	32 m	100 m	-
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lot 29 – BAL 19							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	Flat / upslope	0 – 24 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	24 – 100 m	23 m	32 m	100 m	-
Southwest	Low threat vegetation	Flat / upslope	0 – 25 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	25 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	Flat / upslope	0 – 76 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	76 – 100 m	23 m	32 m	100 m	-
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Stage 2 (Lots 30 – 40)							

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Lots 30 & 31 – BAL 19							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	Flat / upslope	0 – 24 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	24 – 100 m	23 m	32 m	100 m	-
Southwest	Low threat vegetation	Flat / upslope	0 – 28 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	28 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	Flat / upslope	0 – 33 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	33 – 100 m	23 m	32 m	100 m	-
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lots 32 – 34 – BAL 19							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 33 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	Flat / upslope	0 – 44 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	44 – 100 m	23 m	32 m	100 m	-
Southwest	Low threat vegetation	Flat / upslope	0 – 32 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	32 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	Flat / upslope	0 – 50 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	50 – 100 m	23 m	32 m	100 m	-
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lots 35 – 40 – BAL 19							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV

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Southeast	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	Flat / upslope	0 – 40 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	40 – 100	23 m	32 m	100 m	-
Southwest	Low threat vegetation	Flat / upslope	0 – 24 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	24 – 100	23 m	32 m	100 m	-
West	Low threat vegetation	Flat / upslope	0 – 32 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	32 – 100	23 m	32 m	100 m	-
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Stage 3 (Lots 5 – 12)							
Lot 5 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	5 – 10°	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	5 – 10°	0 – 67 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	67 – 100 m	23 m	32 m	100 m	-
Southwest	Low threat vegetation	5 – 10°	0 – 78 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	78 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	0 – 5°	0 – 95 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	95 – 100 m	23 m	32 m	100 m	-
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lot 6 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	5 – 10°	0 – 75 m	0 m	0 m	0 m	LTV
	Forest	5 – 10°	75 – 100 m	34 m	46 m	100 m	-
Southwest	Low threat vegetation	0 – 5°	0 – 82 m	0 m	0 m	0 m	LTV

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Quadrant	Effective vegetation class Table 2.3 AS3959	Effective slope (degrees)	Distance under effective slope (m)	Compliant defendable space required for BAL- 19 (m)	Compliant defendable space required for BAL- 12.5 (m)	Compliant defendable space required for BAL- LOW (m)	Exclusions of low threat vegetation under 2.2.3.2 AS3959
	Forest	Flat / upslope	82 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lots 7 – 9 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	100 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	100 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	100 m	LTV
South	Low threat vegetation	5 – 10°	0 – 100 m	0 m	0 m	100 m	LTV
Southwest	Low threat vegetation	5 – 10°	0 – 83 m	0 m	0 m	100 m	LTV
	Forest	Flat / upslope	83 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	100 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lots 10 & 11 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	100 m	LTV
Northeast	Low threat vegetation	5 – 10°	0 – 63 m	0 m	0 m	0 m	LTV
	Forest	5 – 10°	63 – 100 m	34 m	46 m	100 m	-
East	Low threat vegetation	5 – 10°	0 – 100 m	0 m	0 m	100 m	LTV
Southeast	Low threat vegetation	5 – 10°	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	100 m	LTV
Southwest	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	100 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lot 12 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	100 m	LTV
Northeast	Low threat vegetation	5 – 10°	0 – 49 m	0 m	0 m	0 m	LTV
	Forest	5 – 10°	49 – 100 m	34 m	46 m	100 m	-
East	Low threat vegetation	5 – 10°	0 – 100 m	0 m	0 m	100 m	LTV
Southeast	Low threat vegetation	5 – 10°	0 – 100 m	0 m	0 m	0 m	LTV

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Quadrant	Effective vegetation class Table 2.3 AS3959	Effective slope (degrees)	Distance under effective slope (m)	Compliant defendable space required for BAL- 19 (m)	Compliant defendable space required for BAL- 12.5 (m)	Compliant defendable space required for BAL- LOW (m)	Exclusions of low threat vegetation under 2.2.3.2 AS3959
South	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	100 m	LTV
Southwest	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	100 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Stage 4 (Lots 13 – 26)							
Lots 13 & 14 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	100 m	LTV
Northeast	Low threat vegetation	5 – 10°	0 – 67 m	0 m	0 m	0 m	LTV
	Forest	5 – 10°	67 – 100 m	34 m	46 m	100 m	-
East	Low threat vegetation	5 – 10°	0 – 100 m	0 m	0 m	100 m	LTV
Southeast	Low threat vegetation	5 – 10°	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	100 m	LTV
Southwest	Low threat vegetation	0 – 5°	0 – 94 m	0 m	0 m	0 m	LTV
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	100 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lot 15 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	100 m	LTV
Northeast	Low threat vegetation	5 – 10°	0 – 89 m	0 m	0 m	0 m	LTV
	Forest	5 – 10°	89 – 100 m	34 m	46 m	100 m	-
East	Low threat vegetation	5 – 10°	0 – 100 m	0 m	0 m	100 m	LTV
Southeast	Low threat vegetation	5 – 10°	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	100 m	LTV
Southwest	Low threat vegetation	0 – 5°	0 – 94 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	94 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	100 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lots 16 -19 & 24 – 26 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	100 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV

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East	Low threat vegetation	5 – 10°	0 – 100 m	0 m	0 m	100 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	100 m	LTV
Southwest	Low threat vegetation	Flat / upslope	0 – 52 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	52 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	0 – 5°	0 – 63 m	0 m	0 m	100 m	LTV
	Forest	Flat / upslope	63 – 100 m	23 m	32 m	100 m	-
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lot 20 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	5 – 10°	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
Southwest	Low threat vegetation	Flat / upslope	0 – 71 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	71 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lots 21 & 22 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	5 – 10°	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
Southwest	Low threat vegetation	Flat / upslope	0 – 93 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	93 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV

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Lot 23 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	5 – 10°	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
Southwest	Low threat vegetation	Flat / upslope	0 – 82 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	82 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Stage 5 (Lots 41 – 49)							
Lots 41 & 42 – BAL 19							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southwest	Low threat vegetation	Flat / upslope	0 – 23 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	23 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	Flat / upslope	0 – 29 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	29 – 100 m	23 m	32 m	100 m	-
Northwest	Low threat vegetation	Flat / upslope	0 – 33 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	33 – 60 m	23 m	32 m	100 m	-
	Woodland	Flat / upslope	60 – 88 m	15 m	22 m	100 m	-
	Forest	Flat / upslope	88 – 100 m	23 m	32 m	100 m	-
Lot 43 – BAL 19							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV

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Southeast	Low threat vegetation	0 – 5°	0 – 84 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	84 – 100 m	11 m	16 m	50 m	-
South	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southwest	Low threat vegetation	Flat / upslope	0 – 27 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	27 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	Flat / upslope	0 – 40 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	40 – 100 m	23 m	32 m	100 m	-
Northwest	Low threat vegetation	Flat / upslope	0 – 64 m	0 m	0 m	0 m	LTV
	Grassland	Flat / upslope	64 – 66 m	10 m	14 m	50 m	-
	Forest	Flat / upslope	66 – 100 m	23 m	32 m	100 m	-
Lot 44 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 69 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	69 – 100 m	11 m	16 m	50 m	-
South	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southwest	Low threat vegetation	Flat / upslope	0 – 46 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	46 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	Flat / upslope	0 – 37 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	37 – 100 m	23 m	32 m	100 m	-
Northwest	Low threat vegetation	Flat / upslope	0 – 57 m	0 m	0 m	0 m	LTV
	Grassland	Flat / upslope	57 – 62 m	10 m	14 m	50 m	-
	Forest	Flat / upslope	62 – 100 m	23 m	32 m	100 m	-
Lot 45 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV

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Southeast	Low threat vegetation	0 – 5°	0 – 54 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	54 – 100 m	11 m	16 m	50 m	-
South	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
Southwest	Low threat vegetation	Flat / upslope	0 – 57 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	57 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	Flat / upslope	0 – 49 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	49 – 100 m	23 m	32 m	100 m	-
Northwest	Low threat vegetation	Flat / upslope	0 – 80 m	0 m	0 m	0 m	LTV
	Grassland	Flat / upslope	80 – 84 m	10 m	14 m	50 m	-
	Forest	Flat / upslope	84 m – 96 m	23 m	32 m	100 m	-
Lot 46 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 36 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	36 – 100 m	11 m	16 m	50 m	-
South	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
Southwest	Low threat vegetation	Flat / upslope	0 – 80 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	80 – 100 m	23 m	32 m	100 m	-
West	Low threat vegetation	Flat / upslope	0 – 68 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	68 – 100 m	23 m	32 m	100 m	-
Northwest	Low threat vegetation	Flat / upslope	0 – 80 m	0 m	0 m	0 m	LTV
Lot 47 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 26 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	26 – 100 m	11 m	16 m	50 m	-

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South	Low threat vegetation	0 – 5°	0 – 100 m	0 m	0 m	0 m	LTV
Southwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
West	Low threat vegetation	Flat / upslope	0 – 80 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	80 – 100 m	23 m	32 m	100 m	-
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lots 48 & 49 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 25 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	25 – 100 m	11 m	16 m	50 m	-
South	Low threat vegetation	0 – 5°	0 – 21 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	21 – 100 m	11 m	16 m	50 m	-
Southwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Stage 6 (Lots 50, 51, 61, 62 & 64 – 71)							
Lot 50 & 64 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 22m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	22 – 100 m	11 m	16 m	50 m	-
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lot 51 & 65 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 40 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	40 – 100 m	11 m	16 m	50 m	-
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lot 66 – BAL LOW							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV

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East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 51 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	51 – 100 m	11 m	16 m	50 m	-
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lot 67 – BAL LOW							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 62 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	62 – 100 m	11 m	16 m	50 m	-
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lot 68 – BAL LOW							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 75 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	75 – 100 m	11 m	16 m	50 m	-
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lots 61, 62 & 69 – 71 – BAL LOW							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 84 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	84 – 100 m	0 m	0 m	0 m	LTV
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Stage 7 (Lots 52 – 60)							
Lot 52 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 42 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	42 – 100 m	11 m	16 m	50 m	-
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lot 53 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV

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East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 43 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	43 – 100 m	11 m	16 m	50 m	-
West	Low threat vegetation	Flat / upslope	0 – 88 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	88 – 100 m	23 m	32 m	100 m	-
Lot 54 – BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	0 – 5°	0 – 48 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	48 – 100 m	11 m	16 m	50 m	-
West	Low threat vegetation	Flat / upslope	0 – 76 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	76 – 100 m	23 m	32 m	100 m	-
Lot 55 – BAL 12.5							
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 58 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	58 – 100 m	11 m	16 m	50 m	-
Southwest	Low threat vegetation	Flat / upslope	0 – 60 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	60 – 100 m	23 m	32 m	100 m	-
Lot 56 – BAL 12.5							
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 70 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	70 – 100 m	11 m	16 m	50 m	-
Southwest	Low threat vegetation	Flat / upslope	0 – 53 m	0 m	0 m	0 m	LTV
	Forest	Flat / upslope	53 – 100 m	23 m	32 m	100 m	-
Lots 57 & 58 – BAL 12.5							
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 82 m	0 m	0 m	0 m	LTV

Proposed 81 Lot Subdivision – 22 Goodwins Road, Clarendon Vale
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Quadrant	Effective vegetation class Table 2.3 AS3959	Effective slope (degrees)	Distance under effective slope (m)	Compliant defendable space required for BAL- 19 (m)	Compliant defendable space required for BAL- 12.5 (m)	Compliant defendable space required for BAL- LOW (m)	Exclusions of low threat vegetation under 2.2.3.2 AS3959
	Grassland	0 – 5°	82 – 100 m	11 m	16 m	50 m	-
Southwest	Low threat vegetation	Flat / upslope	0 – 43 m	0 m	0 m	0 m	LTV
	Grassland	Flat / upslope	43 – 50 m	10 m	14 m	50 m	-
	Forest	Flat / upslope	50 – 100 m	23 m	32 m	100 m	-
Lots 59 & 60 – BAL 12.5							
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	0 – 5°	0 – 88 m	0 m	0 m	0 m	LTV
	Grassland	0 – 5°	88 - 100 m	11 m	16 m	50 m	-
Southwest	Low threat vegetation	Flat / upslope	0 – 87 m	0 m	0 m	0 m	LTV
	Grassland	Flat / upslope	87 – 96 m	10 m	14 m	50 m	-
	Woodland	Flat / upslope	96 – 100 m	15 m	22 m	100 m	-
Stage 8 (Lot 63 & 72 – 81)							
Lots 63 & 72 – 80 – BAL LOW							
North	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
South	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Lot 81 BAL 12.5							
North	Low threat vegetation	Flat / upslope	0 – 59 m	0 m	0 m	0 m	LTV
	Grassland	Flat / upslope	59 – 67 m	10 m	14 m	50 m	-
	Forest	Flat / upslope	67 – 100 m	23 m	32 m	100 m	-
Northeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
East	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southeast	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV

Quadrant	Effective vegetation class Table 2.3 AS3959	Effective slope (degrees)	Distance under effective slope (m)	Compliant defendable space required for BAL- 19 (m)	Compliant defendable space required for BAL- 12.5 (m)	Compliant defendable space required for BAL- LOW (m)	Exclusions of low threat vegetation under 2.2.3.2 AS3959
South	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Southwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
West	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV
Northwest	Low threat vegetation	Flat / upslope	0 – 100 m	0 m	0 m	0 m	LTV

5 REQUIRED BUSHFIRE PROTECTION MEASURES

The Bushfire-Prone Areas Code applies to the subdivision of land that is located within, or partially within, a bushfire prone area within council areas administered under the Tasmanian Planning Scheme - 2020. This code has been developed to ensure that use and development is designed, located, serviced and constructed to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Each required element of protection is discussed in this section of the report. The required protective features have been consolidated in a summary of compliance requirements (Table 5) and the bushfire hazard management plan enclosed as Appendix 1.

5.1 REQUIREMENTS FOR HAZARD MANAGEMENT AREA

A hazard management area (HMA) is a fuel-reduced area surrounding a dwelling which separates the dwelling from the bushfire hazard (Figure 6). This area provides a buffer zone that allows emergency services access and provides a relatively safe area for firefighters and homeowners to defend their property.

Bush fire fuels should be minimised within the HMA. This is so that the vegetation within the area does not provide a path for the spread of fire to the building, either from the ground level or through the tree canopy. If maintained regularly a HMA will reduce the risk of:

- Direct flame contact on the building;
- Damage to the building from intense radiant heat; and
- Ember attack.

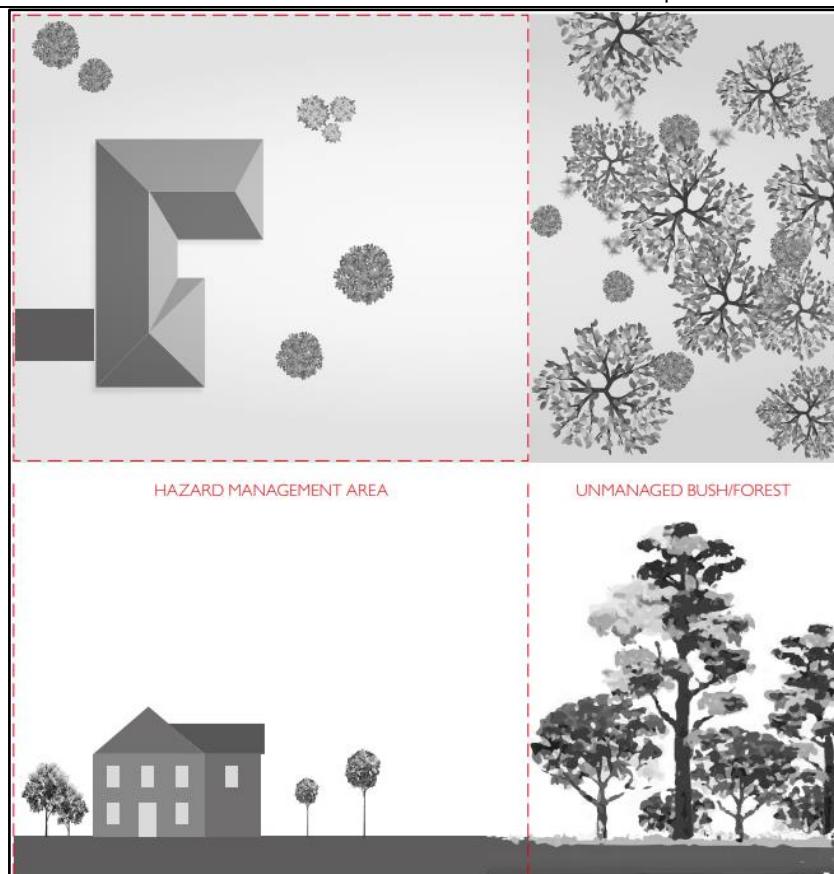


Figure 6. Example HMA (source: TFS building for bushfire)

5.1.1 Public open space - Lot 401

Forest and grassland vegetation along Stokell Creek in its current state has been assessed as being bushfire prone. If left unmanaged this poses a substantial fire risk to future development of numerous lots within the proposal.

The BAL assessment and bushfire hazard management plan have been made with the understanding that all bushfire prone vegetation within the public open space on lot 401 is maintained in a low fuel state in perpetuity by council.

This can be achieved by the selective removal of small trees and the removal of understory vegetation which consists of predominantly declared shrubby weed species. All Eucalypts (*E. viminalis* [white gums] and *E. globulus* [blue gums]) growing along Stokell Creek should be retained. The initial establishment of a hazard management area on lot 401 should be the responsibility of the land owner. This must occur before the development of stage 1 of the subdivision.

5.1.2 Staging

- A temporary HMA is required for stages 1-3, 5 and 6 of the subdivision as follows:
 - Stage 1: BAL 12.5 HMA to protect lots 1 – 4, 28 & 29 from scrub vegetation to the east.
 - Stage 2: BAL 19 HMA to protect lots 30 – 40 from scrub vegetation to the northeast.
 - Stage 3: BAL 12.5 HMA to protect lots 5 – 12 from scrub and grassland vegetation to the south.

- *Stage 5: BAL 12.5 HMA to protect lots 41 – 49 from grassland vegetation to the northeast and east.*
- *Stage 6: BAL LOW HMA to protect lots 50, 51, 61, 62, 70 & 71 from grassland vegetation to the north and west.*

5.1.3 Recommendations

The bushfire hazard management plan (Appendix 1) and BHMP – staging (Appendix 2) has resolved all aspects to either a BAL LOW, BAL 12.5 or BAL 19 as per Section 4.4 Table 1.

The following recommendations are made:

- *The HMA on each lot must have the HMA established as a Permit condition before sealing of titles for each stage and confirmed by council. Each lot must be maintained by the respective owners in perpetuity.*
- *The HMA associated with public open space on lot 401 must be implemented as a Permit condition before the sealing of titles for stage 1 of the subdivision by the owner of the lot and be confirmed by council.*
- *The HMA associated with public open space along Stokell Creek must be maintained by the owner of the lot (Clarence council) in a low fuel state in perpetuity.*
- *Subject to implementation of the BHMP and Staging BHMP, the proposed subdivision will comply with the requirements of clause C13.6.1 A1 (b) of the Bushfire-Prone Areas Code.*

The implementation and maintenance of HMA's is the responsibility of the owner(s) of the lot. This can be achieved by following the prescriptions in Table 2 below. The HMA must then be maintained by the owner of the lot in perpetuity as a low fuel environment. This can be achieved through regular mowing or brush cutting as required as well as following the HMA establishment and maintenance schedule below.

Table 2. Hazard management area establishment and maintenance schedule.

Bushfire hazard management area establishment and maintenance schedule		Timing
Trees within the HMA	Prune larger trees to maintain horizontal separation between canopies of at least 2 m.	As a part of establishment of the HMA, and then as necessary.
	Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers.	As a part of establishment of the HMA, and annually in spring.
	Remove trees that will overhang any dwelling.	As a part of establishment of the HMA.
	Locate any new tree plantings 1.5 x their mature height from any dwelling	As a part of any landscaping plan
Understory vegetation within HMA	Maintain ground cover vegetation (mow, slash, rake) including grasses to within 100 mm.	As a part of establishment of the HMA, and then as often as necessary.
	Remove all declared weeds.	As a part of establishment of the HMA, and then as often as necessary.
	Provide heat shields and ember traps on the bushfire prone side of the dwelling such as non-flammable fencing or low flammability shrubs and small trees.	As a part of establishment of the HMA.

	Shrubs to be maintained in clumps and removed from directly underneath trees so as to avoid both vertical and horizontal separation between fuel layers.	As a part of establishment of the HMA.
	Remove fallen limbs, sticks, leaf litter and bark.	As a part of establishment of the HMA, and then as necessary.
	Maintain vegetation clearances around access and water supply points.	As a part of establishment of the HMA, and then as necessary.
Within 10 m of dwellings	Minimize the storage of flammable materials such as firewood and gas bottles.	As a part of establishment of the HMA, and then as necessary.
	Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.	Annually in spring
	Non-flammable features such as driveways, paths and paving are encouraged as part of design and landscaping.	As a part of establishment of the HMA

5.2 CONSTRUCTION STANDARD

Compliance with the AS3959: 2018 building standards referred to in this assessment does not mean that there is no risk to life or property as a result of bushfire.

A number of lots within the bushfire prone area have been identified as being capable of compliance with the construction standards for BAL12.5 or BAL LOW due to their increased separation from bushfire prone vegetation and may be constructed to that level. Table 3 details the BAL for each lot in the subdivision.

Table 3. BAL for each lot within the subdivision

Bushfire Attack Level (BAL)	Lot number
BAL 19	1-4, 29-40, 41-43
BAL 12.5	5 – 12, 13 – 25, 28, 44 – 60, 81
BAL LOW	61 – 63, 66 - 80

Specified separation distances shown in the bushfire hazard management plan depict either a BAL-19, BAL12.5 or BAL LOW solution.

The relevant requirements for construction are as follows:

All future habitable buildings planned within the subdivision must be designed and constructed in accordance with an Acceptable Construction Manual determined by the BCA, being either: -

- a) AS 3959-2018; or
 - b) Standard for Steel Framed Construction in Bushfire Areas published by the National Association of Steel Framed Housing Inc. (NASH).
- *Subject to implementation of the BHMP the proposed subdivision will comply with the requirement of the Directors Determination – Bushfire Hazard Areas v.1.2.*

5.3 PUBLIC AND FIREFIGHTING ACCESS

Under section C13.6.2 of the Code it is required that access road to, and the layout of roads and trails within a subdivision:

- a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack, and for hazard management works to be undertaken;
- c) are designed and constructed to allow for fire appliances to be manoeuvred;
- d) provide access to water supplies for fire appliances; and
- e) are designed to allow connectivity, and where needed, offer multiple evacuation points.

Roads

Public access to the site is via Goodwins Road, which is a sealed two-way through road 9.5 m in width.

The design of subdivision includes a number of internal roads which terminate in cul-de-sacs as one through road from Goodwins Road to recently subdivided land to the north.

All roads within the subdivision must comply with Table C13.1: Standards for Roads of the Tasmanian Planning Scheme – Bushfire-Prone Areas Code (C13).

It is noted that road reserves for cul-de-sacs in the design are each 31 m diameter. To meet the provisions of the Code the cul-de-sac must have a turning circle with a minimum 12 m outer radius.

Due to staging of the subdivision public roads associated with stages 3, 6 and 7 will all temporarily terminate.

- *Where roads temporarily terminate due to staging of the subdivision an interim turning area built to the same standard as the road with a minimum 12 m outer radius must be in place.*

Property Access

Access to all lots (excepting lot 81) is less than 30 m in length and therefore there are no specified design or construction requirements under Table C13.2 Element A: Standards for Property Access of Tasmanian Planning Scheme – Bushfire-Prone Areas Code (C13).

Access to lot 81 is between 30 – 200 m in length. Design and construction requirements for lot 81 access must comply with Table C13.2 Element B: Standards for Property Access of Tasmanian Planning Scheme – Bushfire-Prone Areas Code (C13) (Table 4 element B below).

- *Subject to implementation of the BHMP, the proposed subdivision will comply with requirements of clause C13.6.2 A1 (b) of the Bushfire-Prone Areas Code.*

Table 4. Standards for Property Access.

Element		Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
B.	Property access 30 metres or greater, or access is required for a fire appliance to access a firefighting water point.	The following design and construction requirements apply to property access: (a) All-weather construction;

		(b) Load capacity of at least 20 tonnes, including for bridges and culverts; (c) Minimum carriageway width of 4 metres; (d) Minimum vertical clearance of 4 metres; (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (f) Cross falls of less than 3° (1:20 or 5%); (g) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (h) Curves with a minimum inner radius of 10 metres; (i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and (j) Terminate with a turning area for fire appliances provided by one of the following: (i) A turning circle with a minimum outer radius of 10 metres; (ii) A property access encircling the building; or (iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 metres or greater.	The following design and construction requirements apply to property access: (a) The Requirements for B above; and (b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) Complies with Requirements for B above; and (b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

5.4 PROVISION OF WATER SUPPLY FOR FIRE FIGHTING PURPOSES

Under section C13.6.3 of the Code it is required that an adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated to allow for the protection of life and property associated with the subsequent use and development of the subdivision. Each lot must meet the requirements under Table C13.4 elements A- C. which corresponds to Table 5 below.

The proposal is within serviced land for water and sewerage by the water corporation and a reticulation plan showing the intended locations of firefighting water hydrants has been incorporated into the design of subdivision.

The water supply should be implemented before the sealing of titles on each stage and should be verified by council.

- *Subject to implementation of the BHMP, the proposed subdivision will comply with the requirements of clause 13.6.3 A2 (b) of the Bushfire-Prone Areas Code.*

Table 5. Requirements for Reticulated Water Supply for Firefighting.

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

5.5 SUMMARY OF COMPLIANCE REQUIREMENTS

Table 6. Compliance of the proposal with Tasmanian Planning Scheme Section 13.0 Bushfire-Prone Areas Code.

	Deemed to satisfy requirements (Elements)	Requirement	Compliance
	Construction requirements	AS 3959: 2018 BAL-19, BAL 12.5 or BAL LOW as specified in the Bushfire Hazard Management Plan or <i>NASH Standard – Steel Framed Construction in Bushfire Areas</i>	Specified separation distances shown in the bushfire hazard management plan provide for BAL-19, BAL 12.5 and BAL LOW solution. Construction specifications of all habitable buildings must comply with AS 3959: 2018 – section 3 for general requirements and: - Section 6 for BAL-19 requirements. - Section 5 for BAL-12.5 requirements. - Section 4 for BAL LOW requirements. All building design and construction must be verified by a building surveyor.
C13.6.1	Hazard management areas	13.6.1 A1 (b)	Each lot is provided with a building area and can achieve a compliant hazard management area. A hazard management area must have ground cover vegetation managed to less than 100 mm height, lower tree limbs pruned to above 2 m height and if necessary, remove sufficient trees to achieve a 3 m canopy separation within the HMA.

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			Hazard management areas for each lot should be verified by a building surveyor prior to occupancy. Hazard management areas must be maintained by the owner of each lot in perpetuity.
		Staging	The subdivision is intended to be staged, all lots are dependent on one another for mutual hazard management. each lot must have the HMA established as a permit condition before the sealing of titles for each stage. Given that the subdivision is intended to be staged temporary hazard management areas are required. Temporary hazard management areas must be established as a permit condition before the sealing of titles for each stage and should be verified by council. A separate BHMP for staging is provided in Appendix 2.
		Lot 401 - Public open space	Stages 2, 3 ,4, 7 and 8 rely on the lot 401 being managed in a low fuel state. The HMA on lot 401 must be implemented before the sealing of titles by the owner of the lot and be verified by council. Once titles are sealed this lot must be maintained by the owner (Clarence council) in a low fuel state in perpetuity.
C13.6.2	Public roads	Table C13.1 (A)	Design and construction requirements must comply with Table C13.1 (A) Where roads temporarily terminate due to staging of the subdivision a temporary turning area built to the same standard as the road with a minimum 12 m outer radius must be in place. This must be verified by council before the sealing of titles.
	Private access	Lots 1 - 80 Table C13.2 (A)	Private access to lots 1 - 80 is less than 30 m in length therefore there are no specified design and construction requirements for access to these lots.
		Lot 81 Table C13.2 (B)	Private access to lot 81 is between 30 m and 200 m in length and therefore design and construction requirements must comply with Table C13.2 (B) (Table 4 above) which includes the following: Access must terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long. Access to the lot must be implemented before occupancy and verified by council.
C13.6.3	Reticulated water supply for fire fighting	Table C13.4 (A-C)	Consultation with TasWater is required and additional fire hydrants to be installed as per Appendix 1 BHMP. The fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia, WSA 03-2011-3.1 MRWA 2nd edition</i>

			All parts of each building area will be within 120 m of a fire hydrant as measured by hose lay. Fire hydrants are not to be installed in parking areas.
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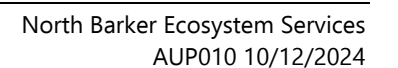
REFERENCES

Australian Standard AS 3959 (2018) Construction of Buildings in Bushfire Prone Areas.

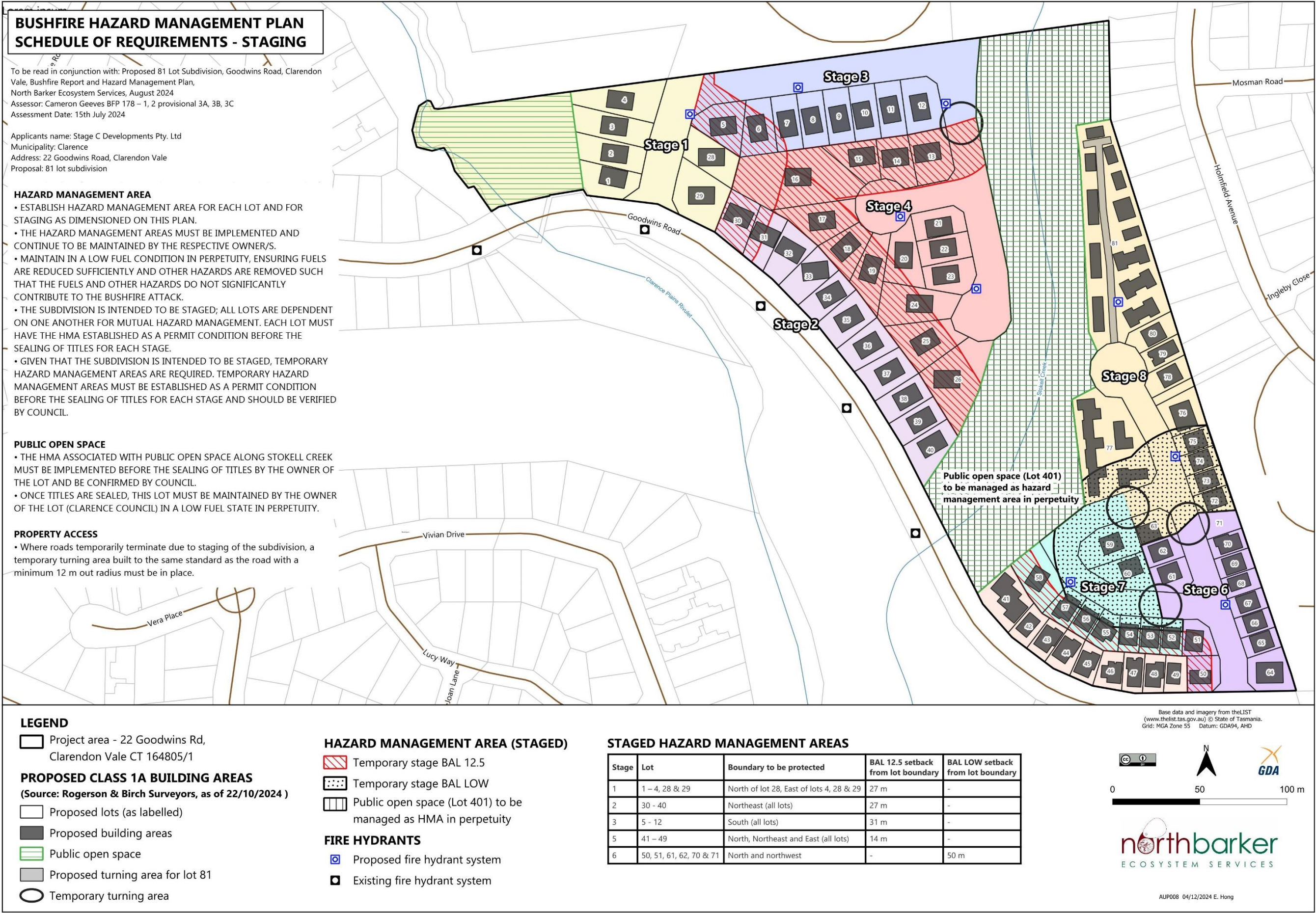
Tasmanian Planning Scheme – Bushfire-Prone Areas Code.

Directors Determination – Bushfire Hazard Areas v.1.2

North Barker Ecosystem Services (2024) 22 Goodwins Road, Clarendon Vale, Natural Values Assessment.



APPENDIX 2. BUSHFIRE HAZARD MANAGEMENT PLAN - STAGING



APPENDIX 3. PLANNING CERTIFICATE

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE² 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:

22 Goodwins Road, Clarendon Vale

Certificate of Title / PID:

PID: [REDACTED]

Certificate of title / number: CT: [REDACTED]

2. Proposed Use or Development

**Description of proposed Use
and Development:**

81 lot subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme - Clarence 2020

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Subdivision	Rogerson and Birch Surveyors	06/05/2024	Rev. D
Proposed Subdivision ref. STAGCO1 1440-04	Rogerson and Birch Surveyors	31/10/2023	Rev. D

² This document is the approved form of certification for this purpose and must not be altered from its original form.

22 Goodwins Road Proposed Water Retic.dxf	Hutchings Spurr Consulting Engineers	26/6/2024	-
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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	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	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	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	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	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>

☐	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	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	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:	Cameron Geeves	Phone No:	[REDACTED]
Postal Address:	313 Macquarie St Hobart	Email Address:	[REDACTED]
Accreditation No:	BFP- P	Scope:	Provisional

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

[REDACTED]

Name:

Tom O'Connor
Senior Planning &
Assessment
Officer, TFS

Date:

11/12/2024

**Certificate
Number:**

AUP008

(for Practitioner Use only)