

# Bushfire Hazard Management Plan Report
## Vulnerable Use – Clarence Lifestyle Village, 2 Piper Road & 647 East Derwent Highway, Risdon

Client: Clarence Lifestyle Village
Date: December 2025 – Rev2.3

Prepared by: Rhys Menadue

BUSHFIRE PRONE DEVELOPMENT SOLUTIONS — 14 Reynolds Court, Dynnyrne, TAS 7005

**T:** [redacted] **E:** [redacted]

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## 1. Introduction

The intent of this report is to confirm the suitability of the bushfire prone parcel of land to be successfully further developed for the Vulnerable Use of the Clarence Lifestyle Village in accordance with the Building Regulations 2016. Bushfire-Prone Areas and Planning C13.0 of the Tasmanian Planning Scheme – Clarence.

The assessment describes the site and surrounding area, classifying the vegetation, assessing the slope and environmental features. This report and Appendices also address the Vulnerable Use requirements in accordance with the Tasmanian Planning Scheme – Clarence and the Building Regulations 2016.

This report should be included with approval documentation forming part of and in support of the Bushfire Hazard Management Plan and accompanying Certification.

## 2. Limitation of Report

This report has been prepared for the abovementioned clients for their use and distribution only. The intent of the report is to provide technical specification for the Bushfire Hazard Management Plan and to be used as supporting documentation for the Regulatory Application. Should submitted Regulatory Application Plans differ from the Certified Plans in this reports Appendix then an amended design review should be conducted to determine the suitability of any amendments in relation to the Bushfire Prone Area Requirements of the Building Regulations 2016.

It is also to be noted that the site assessment been conducted in October 2018 and does not consider the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to a lack of ongoing maintenance.

This Report and Appendices is also reliant upon the detailed Bushfire Attack Level Assessment undertaken by the Tasmania Fire Service – refer to Section 4 below.

It should be noted that compliance with the recommendations contained in this assessment does not mean that there is no residual risk to life safety or property as a result of bushfire. A residual level of risk remains which recognizes that removing the risk to life and property in absolute terms is not achievable while people continue to build in bushfire prone areas. This limitation is expressed in the following extract from AS 3959 (2018) which states (in the forward),

*It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behavior of fire, and extreme weather conditions.*

This level of residual risk is inherent in all bushfire standards and also applies to this assessment. Should the recommendations and requirements of this Report and accompanying Bushfire Hazard Management Plan be appropriately implemented the use/development is unlikely to cause or contribute to the occurrence or intensification of bushfire on the site or adjacent land.

## 3. Site Description and Background

The Property consists of an already developed and approved Lifestyle Village wholly located on 2 Piper Road, this existing Use consists predominantly of residential dwellings and also provides a Village clubhouse, Pool house / gymnasium, men's shed and administration office. The proposed development on 647 East Derwent Highway is an existing land parcel, zoned rural living. 647 East Derwent Highway is located in the municipality of the Clarence Council.

The property is currently combination of grasses within the allotment; and adjacent to the development lots are a combination of grass/woodland, road corridor and developed maintained lots. This development will provide continued infill between the existing Clarence Lifestyle Village and the Bowen Holiday Cabins at 673 East Derwent Highway.

When considering the definition of Bushfire Prone Area under the Tasmanian Planning Scheme – Clarence & the Building Regulations 2016, it is evident the proposed development is located is within 100 metres of greater than 1 hectare of vegetation classified in accordance with AS 3959-2018 and is therefore considered *Bushfire Prone*. The site is also within a planning scheme bushfire prone area map overlay.

The site has direct access to a pre-approved public road – East Derwent Highway, as well as connection to the existing Clarence Lifestyle Village. The allotment is provided with a reticulated hydrant water supply for fire-fighting.

### 3.1 Property Details

Address: 647 East Derwent Highway, Risdon

Municipality: Clarence Council

Bushfire Prone Area Planning Scheme Overlay: YES

Zoned: 13.0 Rural Resource

Lot Number: 114659/1

Type of Development/Use: Lifestyle / Retirement Village / Vulnerable Use



**Photo 1 - Aerial Photo with Cadastral Overlay**

### 3.2 Classification of Vegetation

The vegetation affecting the site has been classified in accordance with Clause 2.2.3 of AS 3959-2018.

The site is surrounded by a combination of vegetation types, the highest of hazard levels being Woodland to the South-West & North-East. All other azimuths are currently well maintained. The Bushfire-Prone vegetation affecting the site is predominantly the ***Woodland*** – Group B in accordance with AS3959-2018, as described above.

In this case, in accordance with Clause 2.2.2 of AS 3959-2018, the relevant Fire Danger Index for Tasmania of 50 (FDI 50).

**Note:** in a bushfire there is a possibility of fire attack from any direction, not just the direction of the highest hazard.

Photo 1, above indicates the Bushfire Prone Vegetation described.

### 3.3 Slope

The Effective slope of the land under the classified vegetation is determined in accordance with Clause 2.2.5 of AS 3959-2018.

The *effective* slope under the bushfire prone vegetation to the South-West & North-East is Upslope/Flatland 0°. Refer to Appendix A Image for topographic contour information.

## 4. Bushfire Attack Level (BAL) Assessment

The site Bushfire Assessment was undertaken in October 2018.

In accordance with Clause 2.2 of AS 3959-2018, the Simplified Procedure has been applied to determine the Bushfire Attack Level (BAL) for the proposed development site. In accordance with the Building Regulations 2016, fire-fighting water supply and vehicle access are also considered and discussed in the following sections.

Considering the current conditions, in accordance with AS3959-2018 the site is capable of achieving BAL-12.5 Hazard Management Area (HMA), which is the minimum standard required for a Vulnerable Use.

**Bush Fire Attack Level (BAL) AS3959-2018 Practical Workings (Table and figures below refer to AS3959-2018)**

**Assess the vegetation within 100m in all directions (denote relevant group)**

Note 1: Refer to Table 2.3 and Figures 2.3 & 2.4 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100 m of the site then the BAL is LOW for that part of the site.

| Vegetation classification (see Table 2.3) | North ☐ North-East ☒ | South ☐ South-West ☒ | East ☐ South-East ☒ | West ☐ North-West ☒ |
|---|---|---|---|---|
| Group B – Woodland | YES | YES | N/A | N/A |

| Exclusions (where applicable) | Highlight relevant paragraph descriptor from clause 2.2.3.2. | | | |
|---|---|---|---|---|
| | (b) (c) (d) (e) (f) | (b) (c) (d) (e) (f) | (b) (c) (d) (e) (f) | (b) (c) (d) (e) (f) |

| | North-East | South-West | South-East | North-West |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| Distance to classified vegetation | Show distances in metres | | | |
| | 80m | 15m | N/A - >100m | N/A - >100m |
| Effective slope | Upslope | | | |
| Slope under the classified vegetation | Upslope/0° [X] | Upslope/0° [X] | Upslope/0° [ ] | Upslope/0° [ ] |
| | Downslope – N/A | | | |
| | >0 to 5 [ ] | >0 to 5 [ ] | >0 to 5 [ ] | >0 to 5 [ ] |
| | >5 to 10 [ ] | >5 to 10 [ ] | >5 to 10 [ ] | >5 to 10 [ ] |
| | >10 to 15 [ ] | >10 to 15 [ ] | >10 to 15 [ ] | >10 to 15 [ ] |
| | >15 to 20 [ ] | >15 to 20 [ ] | >15 to 20 [ ] | >15 to 20 [ ] |
| BAL value for each side of the site | BAL-12.5 | BAL-12.5* | BAL-LOW | BAL-LOW |

**Determination of Bushfire Attack Level (BAL)**

| | |
|---|---|
| **The BAL for this site is:** | **BAL-12.5** |
| **NOTE:** | ***BAL-12.5 achieved in accordance with TFS detailed BAL Rating analysis, refer to letter below.**<br><br>**The TFS detailed BAL Rating analysis is reliant upon a combination of design features being a minimum setback from the property boundary, a 1.8m high colourbond fence and the assumption that eave heights will be lower than the top of the 1.8m high colourbond fence – refer to Appendix C Typical Sections and Section Locations Plans for required general arrangement.**<br><br>**This Assessment does not allow for future changes or alteration to the state of the hazardous vegetation.** |

Tasmania Fire Service

Bushfire Risk Unit

Rhys Menadue
Development Solutions
rhmenadue@gmail.com

Dear Rhys,

**RE: 652 EAST DERWENT HIGHWAY, GEILSTON BAY – PROPOSED EXPANSION OF RETIREMENT VILLAGE – BUSHFIRE PROTECTION**

I am writing in response to your request for preliminary advice regarding your client's proposed expansion of the Clarence Lifestyle Village.

The proposed use and development is consistent with the definition of 'retirement village' as defined in the *Clarence Interim Planning Scheme 2015* (the 'Planning Scheme'). Accordingly, the proposal is considered to be a 'vulnerable use' and must satisfy Section E1.0 Bushfire-Prone Areas Code.

Clause E1.5.1 P1 requires the Planning Authority to exercise discretion in relation to proposed vulnerable uses in bushfire-prone areas. The key consideration is whether risk can be mitigated to a tolerable level for the proposed use in the given context.

To satisfy the Code requirements it will be necessary to prepare a bushfire hazard management plan and an emergency management strategy.

**Bushfire hazard management plan**

The bushfire hazard management plan must identify appropriate standards for building construction, hazard management areas, access and firefighting water supplies.

Ordinarily, the minimum expected hazard management area for a vulnerable use would be that required for BAL-12.5, as prescribed in Table 2.4.4 of AS3959-2009. This would equate to a 22m rear setback behind the eastern row of dwellings.

The proposed alternative - as shown on the supplied drawings - is to provide a 13m rear boundary with a 1.8m non-combustible fence that will sit on a 1.15m high retaining wall.

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**Headquarters/Southern Region** Cnr Argyle and Melville Streets | GPO Box 1526 Hobart Tasmania 7001 | Phone (03) 6230 8600 Fax (03) 6234 6647
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**North West Region** 15 Three Mile Line | PO Box 1015 Burnie Tasmania 7320 | Phone (03) 6434 6700 Fax (03) 6433 1551
www.fire.tas.gov.au

A detailed analysis has been undertaken for the eastern exposure of the rear row of units. Using a Method 2 assessment (AS3959-2009) with shielding calculation, it is concluded that the solution will adequately reduce radiant heat flux on the rear facades to under 12.5kW/m². Therefore, the proposed alternative is considered acceptable subject to the fence being designed and constructed to the following specifications:

a. Minimum height 1.8m (above 1.15m retaining wall);
b. Constructed from non-combustible materials;
c. Solid with no gaps;
d. Sealed to ground;
e. Constructed to withstand 45 km/h wind; and
f. Must be free of attached combustible materials (e.g. wooden lattice).

The design and construction of the eastern (rear) row of dwellings to BAL-12.5 minimum standard under AS3959-2009 is considered acceptable, provided the above-mentioned fencing is maintained for the life of the buildings.

Construction requirements for the remainder of the units can be determined using Method 1 of AS3959-2009. It is recommended that all buildings be designed to achieve basic ember protection at a minimum.

Outdoor areas within the site should be established and maintained as a hazard management area. It is appropriate that the BHMP provides direction with regards to future landscaping of the site (e.g. no flammable mulch against building facades or other vulnerable building elements). Ongoing maintenance requirements should be integrated into the facility's maintenance schedule where appropriate.

TFS considers it appropriate that internal roadways and water supplies be designed to a minimum standard no less than the specifications in the Code's Tables. Notwithstanding this, consideration should be given to additional specifications if and where warranted to facilitate efficient emergency procedures.

**Emergency management strategy**

Emergency planning is a key risk mitigation measure for vulnerable uses.

In preparing the strategy, consideration must be given to the suitability of any nominated on-site refuges. Given the density of the proposed dwellings and potential for fire to spread from building-to-building, using individual dwellings as refuges may not be a suitable strategy (except as a last resort). It is recommended that the suitability of the existing communal buildings be examined.

Consideration also needs to be given to available access/egress routes available for occupant evacuation and firefighter access. Identifying and reducing the potential for

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bottlenecks and providing alternative access where possible (as part of the BHMP) is recommended.

The practical aspects of communicating with and managing a large number of occupants in an emergency situation needs to be considered.

The advice contained in this letter should be used to inform the documentation (i.e. bushfire hazard management plan and design drawings) produced for planning application purposes.

If you require further clarification, please contact the Bushfire Risk Unit office at bfp@fire.tas.gov.au.

Yours Sincerely,



Tom O'Connor

**PLANNING & ASSESSMENT OFFICER**
6th December 2018

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### 4.1 BAL Rating Schedule

The attached Bushfire Hazard Management Plan in Appendix C indicates the areas where BAL-12.5 construction applies along with the Required 13m setback HMA (this assumes a 15m wide HMA due to an additional 2m being maintained along the fence line between 647 East Derwent Highway and 38 Piper Road, Geilston Bay.

**BAL Rating Lot Schedule**

| **BAL-12.5** | **BAL-LOW** |
|---|---|
| 1, 4 to 24 | 2 to 3 |
| 28, 30 to 31 | 25 to 27 |
| 35 to 40 | 32 to 34 |
| 44 to 45 | 41 to 43 |
| 48 to 53 | 46 to 48 |

## 5. Property Access

The primary access to the lot is from a sealed public road – East Derwent Highway.

It is expected fire fighting vehicles would enter the property and fight a fire by hose connected to a reticulated hydrant water supply.

Within the property boundaries, the access to the perimeter of the building is to be provided to facilitate fire-fighting to attempt to defend the building and to allow reasonable egress for residents.

Emergency vehicle access is provided to the Lifestyle Village via the main entrance at Piper Road and also an alternate emergency entrance exit onto the shared access of 657 East Derwent Highway.

All access demonstrates likely compliance with Part 2.3.2 of the Director's Determination – Bushfire Hazard Areas and Table 2, B and D - Refer to the Certified Bushfire Hazard Management Plan Specification Notes and/or **Appendix A** – for details/specification.

## 6. Water Supply

The development does have access to a reticulated water supply suitable for firefighting. It is assumed these provisions are to be accounted for via the detailed engineering design for the development.

Fire-fighting water supply is provided by a reticulated private fire hydrant system – the system is to be in accordance with the Deemed to Satisfy requirements of part 2.3.3 of the Directors Determination – Bushfire Hazard Areas and Table 3A, all parts – Refer to the Certified Bushfire Hazard Management Plan Specification Notes and/or **Appendix A** – for detailed requirements.

Compliance certification for the existing hydrant system meeting the Directors Determination – Bushfire Hazard Areas, Table 3A all parts is to be provided to the Building Surveyor prior to Building Occupancy.

## 7. Hazard Management Areas

Within the property the hazard management is required to be undertaken regularly and is to ensure that all areas within the development can be considered *low threat* in accordance with AS3959-2018. The Bushfire Hazard Management Plan (BHMP) indicates the area of the lot being managed to a low threat state provides for suitable separation distances from the development building to hazard to achieve the BAL-12.5 Separation distances (the minimum standard to be achieved is BAL-12.5). The Hazard Management Area (HMA) has/is to be established in accordance with the Bushfire Hazard Management Plan.

The BHMP specified HMA demonstrates compliance with the Directors Determination – Bushfire Hazard Areas, Table 4E – Hazard management areas for new buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the relevant planning scheme - Refer to the Certified Bushfire Hazard Management Plan Specification Notes and/or **Appendix A** – for detailed requirements.

Maintenance of the Hazards within the lot are to include (but are not limited to):

> HAZARD MANAGEMENT AREAS - (HMA) –
> Hazard Management Area includes the area to protect the buildings as well as the access and water supplies.
> Vegetation in the Hazard Management Area (the entire site) is to be managed and maintained in a minimum fuel condition, *Low Threat* vegetation in accordance with AS3959-2018.
>
> Maintenance Schedule
> • Removal of fallen limbs, leaf & bark litter
> • Cut lawns short (less than 100mm) and maintain
> • Remove pine bark and other flammable garden mulch
> • Complete under-brushing and thin out the understorey
> • Prune low hanging trees to ensure separation from ground litter
> • Prune larger trees to establish and maintain horizontal and vertical canopy separation
> • Minimise storage of petroleum fuels
> • Maintain road access to the buildings to be defended and water storage area
> • Remove fallen limbs, leaf & bark litter from roofs, gutters and around the building

## 8. Emergency Management Strategy

To satisfy Planning Code C13.5 Vulnerable Uses, Part A2. The Emergency Management Strategy is addressed by provision of a TFS approved *Bushfire Emergency Plan* and *Bushfire Action Plan*, also in accordance with Part 2.3.5 and Table 5 of the Director's Determination – Bushfire Hazard Areas. Refer to **Appendix D** for the approved Bushfire Emergency Plan.

## 9. Subdivision/Consolidation

The development application proposes to consolidate lots. Technically this triggers assessment of subdivision and subsequently consideration of the development as a subdivision in accordance with clause C13.2.1 of the code.

As the subdivision is a consolidation of lots and not a division/increase of lots it is reasonable to consider it as an *insufficient increase in risk.* Risk for the development is addressed sufficiently by this Bushfire Hazard Management Plan as it applies a more conservative approach than a subdivision would under the code – BAL rating of BAL-12.5 applied as opposed to BAL-19. Water supply and access for fire-fighting is comparative. This development also applies an Emergency Management Strategy.

Therefore, the subdivision component for this application is certified as an *insufficient increase in risk.*

## 10. Conclusion

The Bushfire Hazard Management Plan indicates BAL Rating requirements within the development lot and demonstrates the development will be able to achieve compliant Hazard Management and HMA.

The proposed Bushfire Hazard Management Plan, read in conjunction with this document, along with the Certification of referenced documents demonstrates likely compliance with the Tasmanian Planning Scheme – Clarence and Building Regulations 2016 and associated Directors Determination – refer above sections 5 to 8 where applicable compliance is referenced.

## 11. References


- Tasmanian Planning Sheme - Clarence;
- Building Regulations 2016 and its referenced documents;
- LIST map version. Aerial Photograph [online]. Available from: http://www.thelist.tas.gov.au/listmap/listmap; and
- Standards Australia 2018, *Construction of buildings in bushfire prone areas*, AS 3959-2018.

**Appendix A** – Compliance Specification

**Clarence Lifestyle Village – Stage 2**

**Compliance Specification Notes:**

The following specification are the minimum requirements for the development in accordance with the Building Regulations 2018

**The dwellings are to be constructed to BAL-12.5 or BAL-LOW as per their designation on the Bushfire Hazard Management Plan.**

**Requirements for Property Access**

**B.** Property access length is 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 degrees (1:20 or 5%);
g. dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
h. curves with a minimum inner radius of 10 metres;
i. maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 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.

**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.

**Requirements for reticulated Hydrant Water Supply for Fire Fighting**

**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 metres of a fire hydrant; and
b. the distance must be measured as a hose lay between the firefighting water point and the furthest part of the building area.

**B.** Design criteria for fire hydrants
The following requirements apply:
a. fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition V2.0; and
b. fire hydrants are not installed in parking areas.

**C.** Hardstand
A hardstand area for fire appliances must be provided:
a. no more than three metres from the hydrant measured as a hose lay;
b. no closer than six metres from the building area to be protected;
c. a minimum width of three metres 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.

**Standards for Hazard Management Areas Requirements shall be compliant with Table 4, Part E**

E. Hazard management areas for new buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the Bushfire- Prone Areas Code (Planning Directive 5.1)

A new building or an alteration or addition including change of use must:

a. Be:
   i. located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; or
   ii. provided with a certificate from an accredited person that a bushfire hazard management plan provides, to the degree necessary, separation of the building from the bushfire hazard, appropriate resistance to ignition from bushfire, property access and water supply for fire fighting; and

b. Have an HMA established in accordance with a certified bushfire hazard management plan.

**Appendix B** – Site Images

Topographic Map with Cadastral & Contour Overlay - indicates subject site – Not to Scale

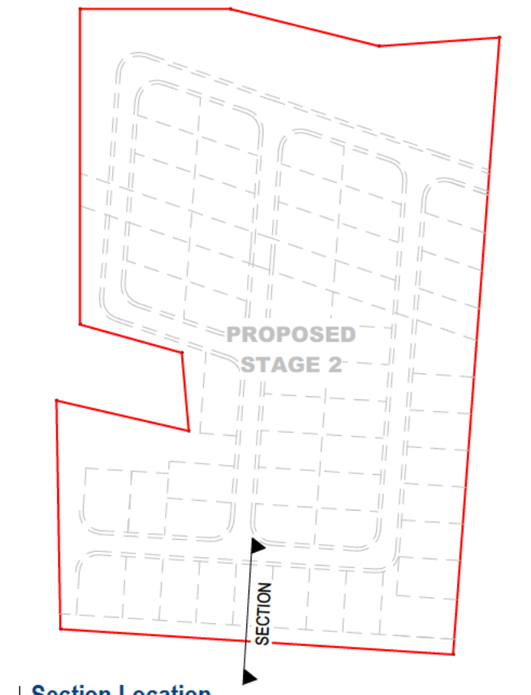


Aerial Image depicting Site in yellow shading – note Woodland Hazard to South-West & North-East

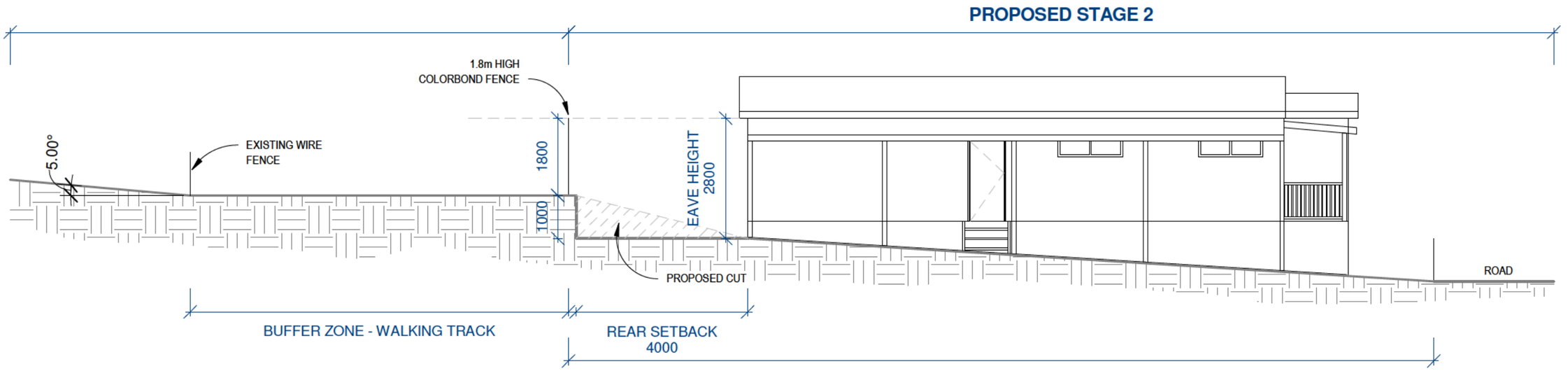


**Appendix C**

- Typical Sections and Section Locations Plans;
- Site Plan with Bushfire Hazard Management Area Overlay;
- Bushfire-Prone Areas Code Certificate; and
- Certificate of Qualified Person (Form 55) 2025.12 – Clarence Lifestyle Village




**Section Location**
1 : 2000




**Typical Section**
1 : 100

clarence Lifestyle Village

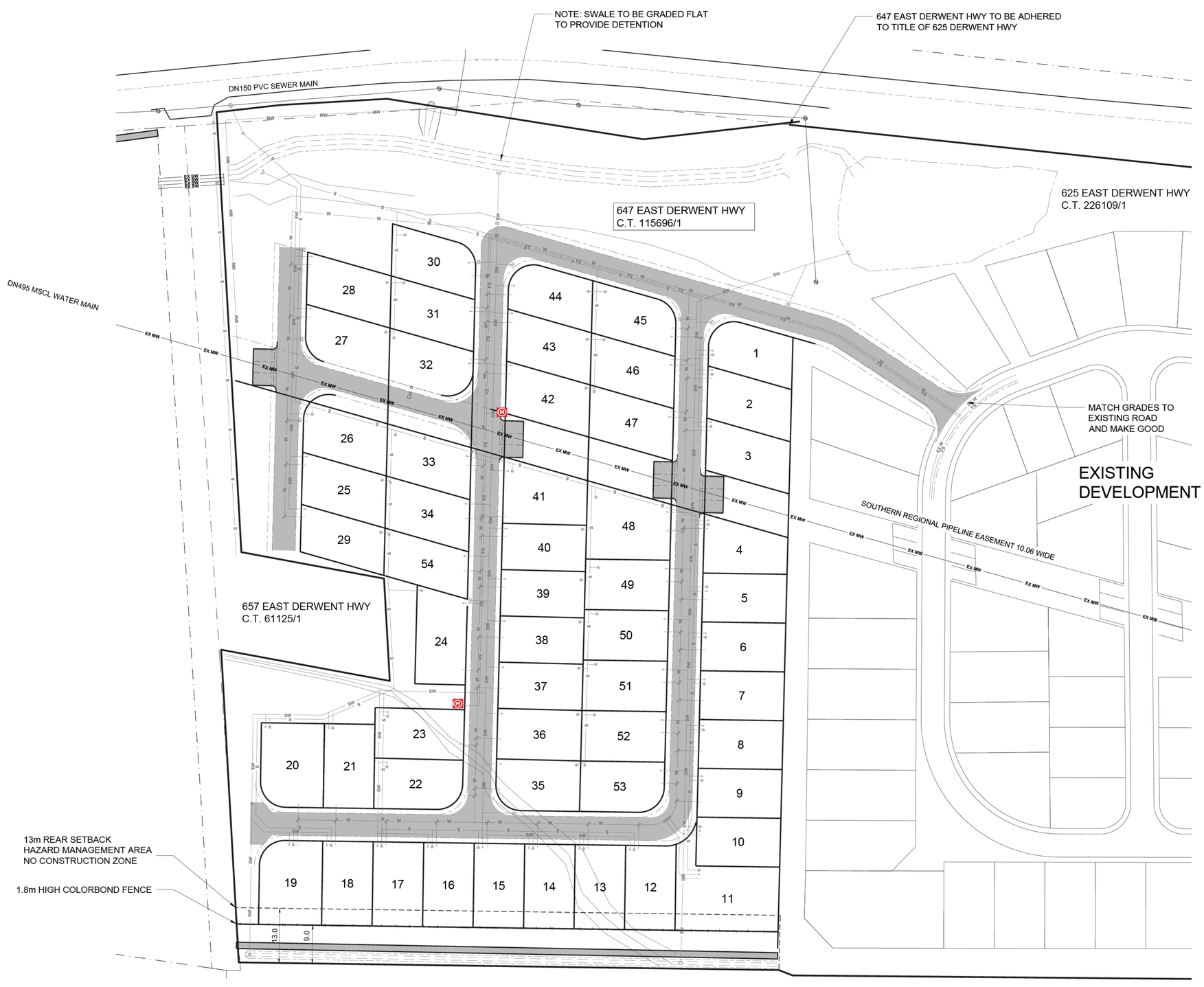
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CLARENCE LIFESTYLE VILLAGE
625 EAST DERWENT HIGHWAY
RISDON

| Drawn by: G Ryrie | Date: 9/11/2018 3:53:39 PM | Scale: As indicated | Drg. No. | Drg. Title: TYPICAL SECTION |
|---|---|---|---|---|




BUSHFIRE HAZARD MANAGEMENT PLAN
SCALE: 1:500

**Compliance Specification Notes:**

The following specification are the minimum requirements for the development in accordance with the Building Regulations 2014.

**Standards for Property Access shall be compliant with Directors determination – Requirements for Building in Bushfire-Prone Areas (transitional) Table 4.2B and D all parts**

**B.** Property access length is 30 metres or greater; or access is for a fire appliance to a firefighting water point,
**D.** and access is provided to 3 or more properties

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
j) roads; and
k) 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.
l) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

**Standards for Reticulated Water Supply for Fire Fighting shall be compliant with Directors determination – Requirements for Building in Bushfire-Prone Areas (transitional) Table 4.3A all parts**

**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 metres of a fire hydrant; and
b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

**B.** Design criteria for hydrants

The following requirements apply:

a) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and
b) Fire hydrants are to be installed outside of the minimum access road width, and clear of any passing bay or parking area, to ensure access at all times to reticulated water for fire suppression.

**C.** Hardstand.

A hardstand area for fire appliances must be provided:

a) No more than three metres from the hydrant, measured as a hose lay;
b) No closer than six metres from the building area to be protected;
c) With a minimum width of three metres 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.

**Standards for Hazard Management Areas Requirements shall be compliant with Table 4.4, Part B**

**B.** Hazard management areas for new buildings on lots not provided with a BAL at the time of subdivision.

A new building must:

a) Be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and
b) Have an HMA established in accordance with a certified bushfire hazard management plan.

HAZARD MANAGEMENT AREA (HMA) IS DENOTED BY THE RED HATCH. THE HMA IS TO BE MAINTAINED TO A LOW THREAT LEVEL IN ACCORDANCE WITH AS3959-2018. FURTHER DETAILS REGARDING THE MAINTENANCE OF THE HMA IS DESCRIBED IN SECTION 7 OF THE ACCOMPANYING BUSHFIRE HAZARD MANAGEMENT PLAN REPORT.

| REV | DESCRIPTION | BY | CHK | DATE |
|---|---|---|---|---|
| G | FOR PLANNING APPROVAL - LOT LAYOUT UPDATED | DG | MH | 28/03/22 |
| F | FOR PLANNING APPROVAL - UPDATED OVERLAYS | DG | MH | 09/03/22 |
| E | FOR PLANNING APPROVAL - UPDATE EXIST NG SITE PLAN | AK | MH | 24/04/19 |
| D | FOR PLANNING APPROVAL - OVERLAY ADDED TO PLAN | DG | MH | 05/02/19 |
| C | FOR PLANNING APPROVAL - ADDITIONAL LOT ADDED | DG | MH | 21/12/18 |
| B | FOR PLANNING APPROVAL - BOUNDARY ADJUSTMENT FOR FIRE ZONE | DG | MH | 17/12/18 |
| A | FOR PLANNING APPROVAL | DG | MH | 05/11/18 |

REV DATE: XX/XX/XXXX

JSA SCIENCE IN DESIGN
121 Sandy Bay Road, Sandy Bay TAS 7005
Phone (03) 6240 9911 www.jsa.com.au

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| CHECKED | M. HORSHAM CC5865 I | SCALE | AS SHOWN |
| SIZE | A1 | | |
| ENGINEER | D. GRANNETIA | | |
| STATUS | PLANNING APPROVAL | | |
| PROJECT | CLARENCE LIFESTYLE VILLAGE<br>647 EAST DERWENT HIGHWAY,<br>RISDON | | |
| DRAWING TITLE | BUSHFIRE HAZARD MANAGEMENT PLAN | | |
| PROJECT NO | 17E99-118 | DWG NO | BHMP |
| REV | G | | |

11-Jul-18 8:55:42 AM

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Accredited to report on bushfire hazards under Part IVA of the *Fire Service Act 1979*.

*(description from Column 3 of the Director of Building Control's Determination)*

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Analysis of hazards in bushfire-prone areas

*(description from Column 4 of the Director of Building Control's Determination)*

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*(description of the assessable item being certified)*
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- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

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

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**Appendix D –** Bushfire Emergency Plan & Bushfire Action Plan

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# EMERGENCY DIAL 000

## IN CASE OF BUSHFIRE

ENSURE ALL STAFF AND RESIDENTS ARE ACCOUNTED FOR

FOLLOW INSTRUCTIONS FROM FIRE WARDENS

## PRIMARY ACTION

PROCEED TO OFF-SITE REFUGE ONCE ACCOUNTED FOR

CHIEF FIRE WARDEN OR DELEGATE TO DIAL 000 AND ADVISE EMERGENCY SERVICES OF SITUATION

## SECONDARY ACTION

IF EVACUATION ID NO LONGER SAFE TO DO SO, MOVE TO ASSEMBLY AREA AND SHELTER IN ON-SITE REFUGE

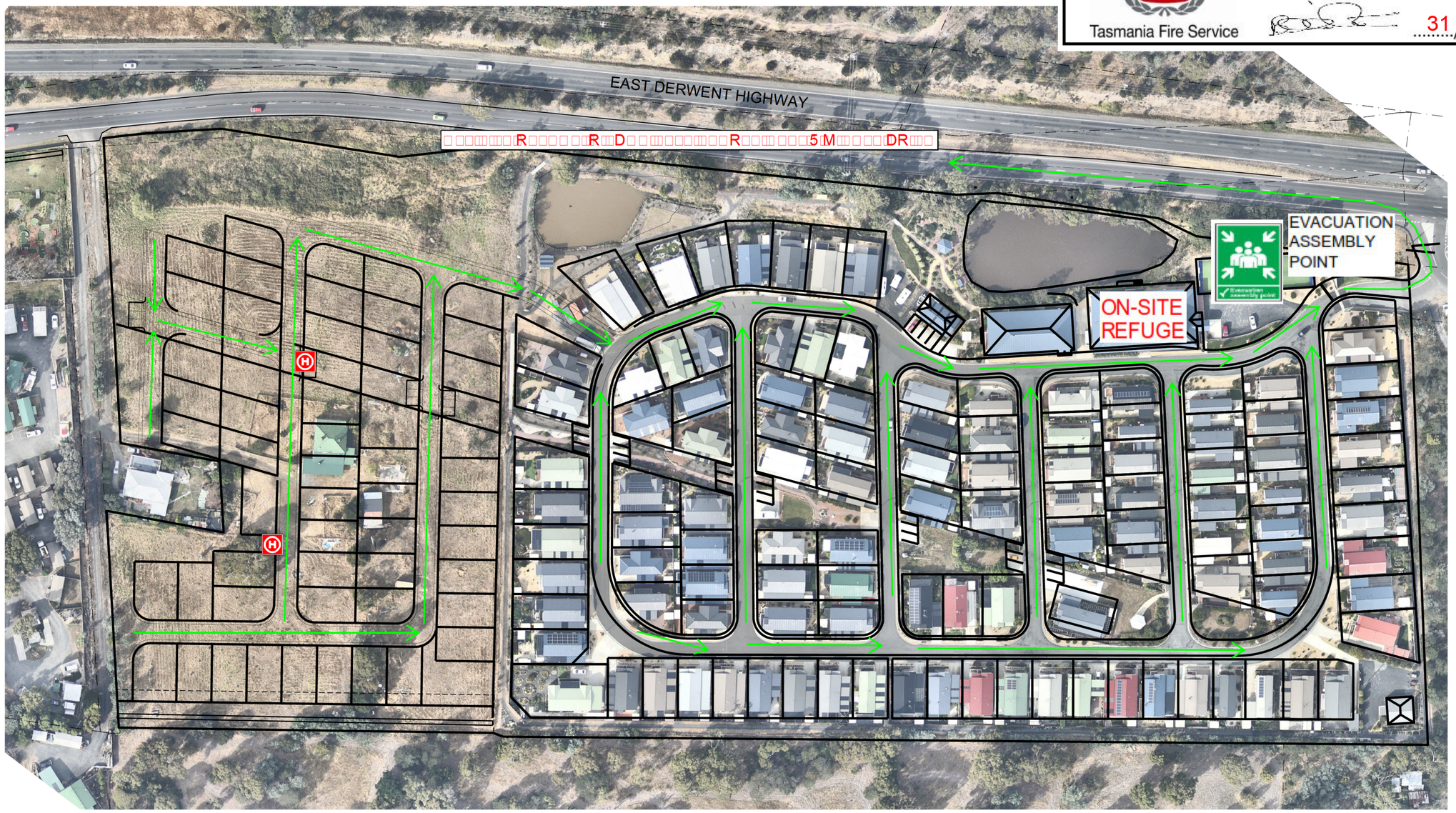
Tasmania Fire Service

APPROVED

CHIEF OFFICER, TASMANIA FIRE SERVICE

PER HILSTON, BUSHFIRE RISK UNIT

31/08/2023




# BUSHFIRE ACTION PLAN
# CLARENCE LIFESTYLE VILLAGE
# 627 & 647 EAST DERWENT HIGHWAY, RISDON 7017

**SITE CONTACT 1**
DIANNE REYNOLDS
CHIEF FIRE WARDEN
MANAGER
PHONE [redacted]

**SITE CONTACT 2**
CRAIG SWAN
DEPUTY CHIEF FIRE WARDEN
BUSINESS MANAGER
PHONE [redacted]

EVACUATION ASSEMBLY POINT

HYDRANT

FIRST AID KIT