

Bushfire Hazard Report

471 Cambridge Road, Mornington &
5 Lot Subdivision

For Mornington Park Estate Pty Ltd
February 2025
Mat Clark BFP-P



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Appendix A - Proposal Plan

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VERSION CONTROL				
Version	Date	Author	Reviewer	Description
1.0	20.11.24	MC	CM	Draft for approval
2.0	13.01.25	MC	CM	Inclusion of TFS comments
3.0	23.01.25	MC	CM	Inclusion of further TFS comments
4.0	14.02.25	MC	CM	Inclusion of further TFS comments



1. Introduction

MC Planners have been engaged by Morning Park Estate Pty Ltd to prepare a bushfire hazard assessment for a 5 lot subdivision including a balance lot. The address of the site is 471 Cambridge Road, Mornington and 540 Pass Road and 528 Pass Road, Cambridge. The author, Matthew Clark, is a provisionally Accredited Person under Part 4A of the *Fire Service Act 1979*.

The proposed development involves the subdivision of land located within a bushfire-prone area necessitating an assessment against the Bushfire-Prone Areas Code of the *Tasmanian Planning Scheme (Clarence)*.

This report considers:

- Whether the site is within a bushfire-prone area;
- The characteristics of the site and surrounding land;
- The proposed use and development that may be threatened by bushfire hazard;
- The applicable Bushfire Attack Level (BAL) rating;
- Appropriate bushfire hazard mitigation measures; and
- Compliance with planning requirements pertaining to bushfire hazard.

In order to demonstrate compliance with the Bushfire-Prone Areas Code this report includes a Certificate of Compliance (for planning purposes).

2. Site Location and Context

The address of the subject site is 471 Cambridge Road, Mornington (PID 9617971, CT 184647/1), 540 Pass Road (PID 9143841, CT 184647/2), and 528 Pass Road, Cambridge (PID 9154361, CT 184647/3) (refer to Figure 1). The subject site has an area of 5.76ha. The area to the north and west of the site is all residential suburban dwellings. The RSPCA Animal Centre is located to the east of the site (553 Pass Road), which is vegetated with trees reaching 25m in height. To the southeast of the site is a rural residential area, with trees between 9m and 18m in height. The Mornington Park Waste Transfer Station is located to the south of the site. Cambridge Road is a 18m wide well maintained Council road, which supports a high amount of traffic. Pass Road is a 18m wide Council road reserve, which is maintained with some vegetation (trees) within the road reserve.



Figure 1: Aerial view of the site (outlined in blue) and surrounding land (source: thelist map accessed 05/11/24).



Figure 2: Aerial view of the proposed lot layout.

3. Use and Development

The existing dwelling at 540 Pass Road is a single residential dwelling which has a floor area of approximately 162m². The existing structures at 528 Pass Road have a total floor area of approximately 674m². This subdivision is the first stage of a larger development combined with a rezoning application for the entire site from Rural Living Zone B to General Residential. The current and future zoning is shown in Figures 3 and 4. Note the assessment of this subdivision assumes the zoning has been approved (otherwise the subdivision is prohibited). The assessment of both will be undertaken in tandem by the Tasmanian Planning Commission. The subdivision application essentially creates a regional park for Council (5,000m²) and the road to access the park off Cambridge Road. Lot 1 (911m²) is a multiple dwelling lot and Lot 2 (316m²) will have a single dwelling (both part of future applications). Works will include creation of the road on Road Lot 101 (1,276m²) and underground stormwater works. The Balance lot is 5Ha and will be subdivided in stages into the future. The existing dwellings will be retained for the first stage of the project.

The proposal for a 5 lot subdivision, including a balance lot is shown in Appendix A.

4. Bushfire Hazard Assessment

Vegetation and Slope

Vegetation and relevant effective slopes within 140m of the proposed building work has been assessed and classified in accordance with AS 3959:2018.

A site visit was conducted on the 2nd December 2023 and 21st November 2024.

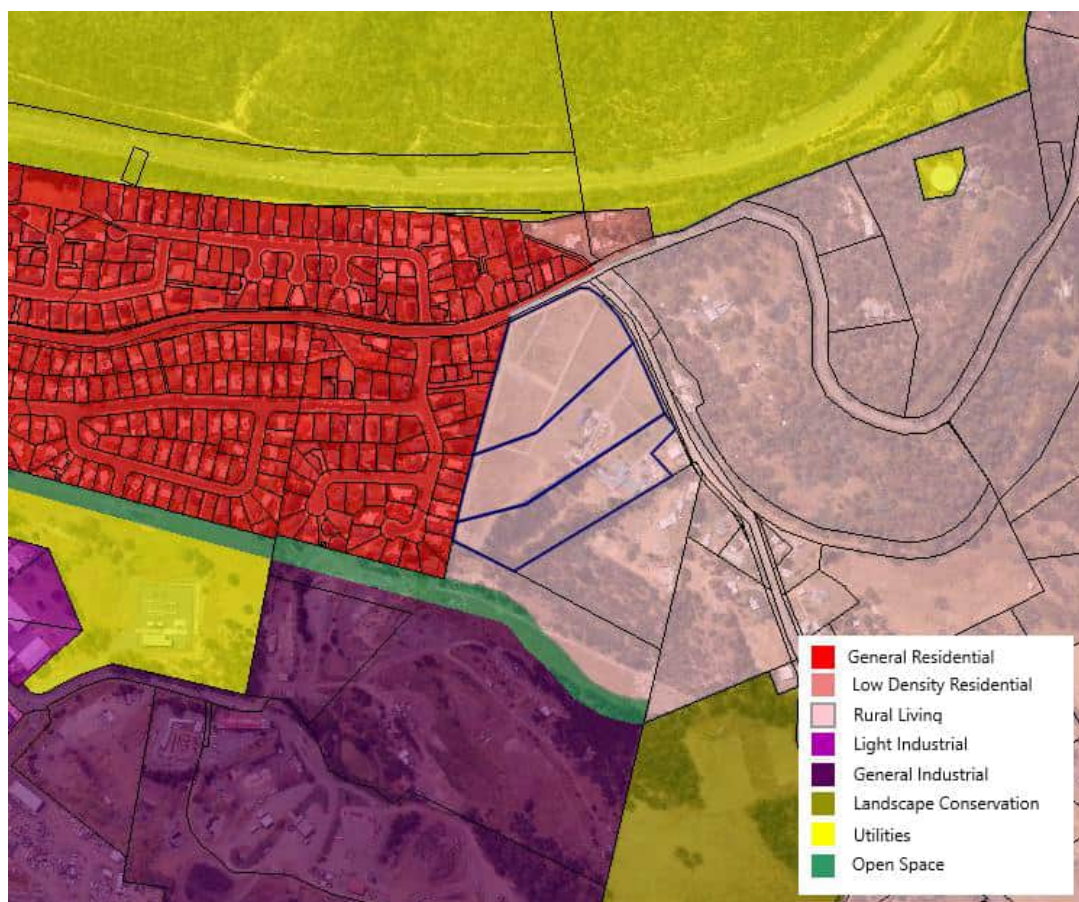


Figure 3 - Existing Zoning of the Subject Site and Surrounding Areas - (Source LISTmap, accessed 22.11.24) .

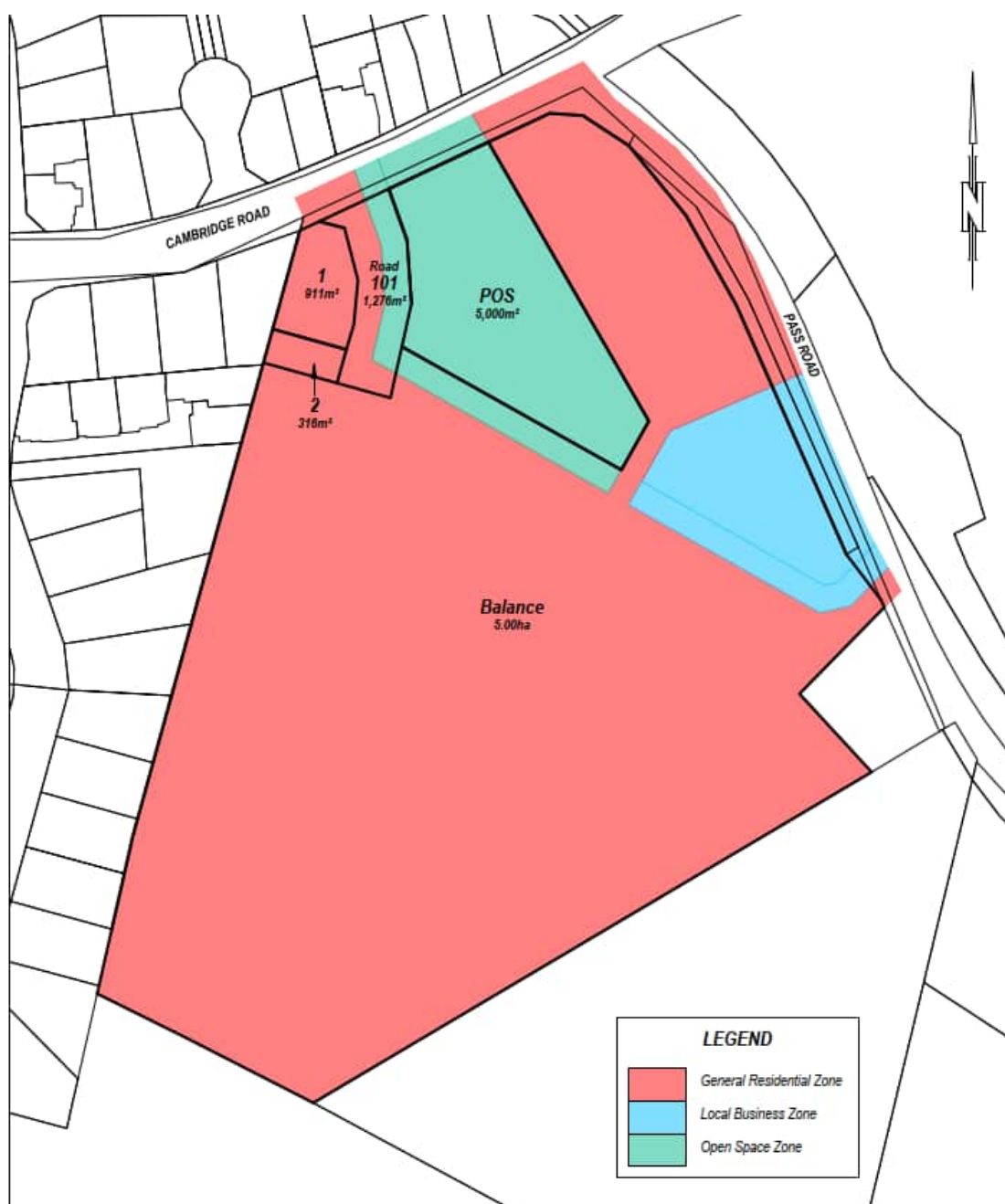


Figure 4 - Proposed zoning.

Figure 5 shows the land within 100m of the proposed development in red as this is the minimum area for consideration under AS 3959-2018. The land within 140m from the proposed development is outlined in green, as this is considered a high risk area. Note the area proposed to be rezoned Open space and shown on the subdivision as such will be a regional park and will be maintained by Council as Low Threat vegetation.

See Appendix C for site photos.

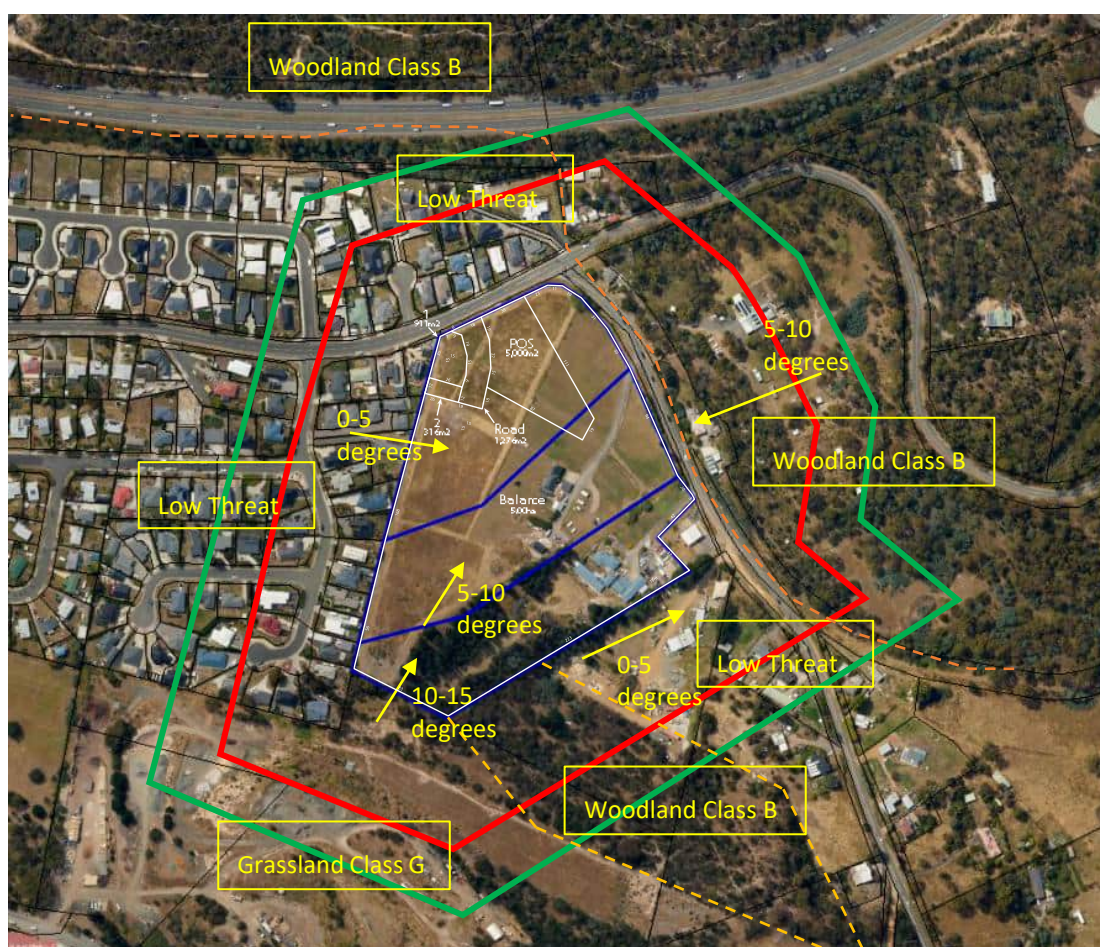


Figure 5 shows land within 100m of the site as this is the minimum area for consideration under AS 3959-2018.

Table 1 - Lot 1

Direction from site:	North	East	South	West
Vegetation Type:	Low Threat BAHN01	Grassland G	Grassland G	Low Threat BAHN01
Relationship to site:	Upslope	Upslope	Upslope	Upslope
Effective Slope	0°	0°	0°	0° - 5°
Required Separation Distance BAL-12.5:	N/A	14-<50m	14-<50m	N/A
Required Separation Distance BAL-19:	N/A	10-<14m	10-<14m	N/A
Existing separation (m):	0m	155m	194m	0m
Assessed BAL:	Low	BAL FZ	BAL FZ	Low



Direction from site:	North	East	South	West
Proposed BAL:	BAL Low			

Table 2 - Lot 2

Direction from site:	North	East	South	West
Vegetation Type:	Low Threat BAHN01	Grassland G	Grassland G	Low Threat BAHN01
Relationship to site:	Upslope	Upslope	Upslope	Upslope
Effective Slope	0°	0°	0°	0° -5°
Required Separation Distance BAL-12.5:	N/A	14-<50m	14-<50m	N/A
Required Separation Distance BAL-19:	N/A	10-<14m	10-<14m	N/A
Existing separation (m):	0m	155m	194m	0m
Assessed BAL:	Low	BAL FZ	BAL FZ	Low
Proposed BAL:	BAL Low			

Table 3 - Balance

Direction from site:	North	East	South	West
Vegetation Type:	Low Threat BAHN01	Woodland B	Woodland B	Low Threat BAHN01
Relationship to site:	Upslope	Upslope	Upslope	Upslope
Effective Slope	0°	0°	0°	0° -5°
Required Separation Distance BAL-12.5:	N/A	22-<100m	22-<100m	N/A
Required Separation Distance BAL-19:	N/A	15-<22m	15-<22m	N/A
Existing separation (m):	0m	0m	0m	0m
Assessed BAL:	Low	BAL FZ	BAL FZ	Low
Proposed BAL:	BAL 19			



Step 5: Determination of Bushfire Attack Level (BAL)

Building areas shown are indicative only and are shown for planning purposes. These areas are flexible in they may change position if setbacks and HMAs are achieved and adhered to.

Site	Achievable BAL Rating
Lot 1	BAL-Low
Lot 2	BAL-Low
Balance Lot	BAL-19

Minimum Separation Required

The proposed dwellings are required to be able to achieve at least BAL-19. Lots 1 and 2 do not require any separation once the HMA's are in place. The two southern boundaries of the Balance lot require a 15m setback to be BAL 19 or 22m to be BAL 12.5 (refer to the BHMP in Appendix B). The north eastern boundary requires a setback of 4m to be BAL Low. There is a large area of BAL Low area on the Balance lot in which a dwelling could be accommodated.

5. Bushfire Protection Measures

During a bushfire event, a number of bushfire attack mechanisms may threaten buildings and occupants, including:

- Radiant heat;
- Direct flame contact;
- Ember attack; and
- Wind.

The key bushfire attack mechanism is wind-borne embers and debris.

A range of bushfire protection measures are recommended to improve the resilience of the proposed development and achieve a tolerable level of residual risk for occupants. The protection measures outlined in this section have been consolidated in a Bushfire Hazard Management Plan (BHMP - see Appendix B).

5.1 Hazard Management Area

The Hazard Management Area ('HMA') refers to land that is managed in a minimum fuel condition so as to reduce the potential exposure of habitable buildings and occupants to radiant heat and flames and to provide defensible space. The effectiveness of the hazard management areas is reliant on ongoing maintenance by the landowners. The proposed subdivision is required to be able to achieve BAL 19. At BAL-19 exposure, the proposed development may be subject to increasing levels of ember attack, windborne burning debris, and radiant heat flux between 12.5 kW/sqm and 19 kW/sqm. The available area onsite will provide adequate separation for BAL-19 if a setback of 15m is maintained on the southern boundary and the whole site is maintained as a HMA. The area proposed to be rezoned Open space and shown on the subdivision as such will be a regional park and will be maintained by Council as Low Threat vegetation.



Subject to the implementation of the HMA, the proposal will comply with the Code.

Table 2 - Hazard Management Area Prescriptions

Within 10m of habitable buildings	No storage of flammable materials (e.g. firewood); Avoid locating flammable garden materials near vulnerable building elements such as glazed windows/doors, decks and eaves (e.g. non-fire-retardant plants and combustible mulches); Non-flammable features such as paths, driveways and paved areas are encouraged around habitable buildings.
Trees within HMA	Maintain canopy separation of approximately 2.0m; Ensure no branches overhang habitable buildings; Remove tree branches within 2.0m of ground level below; Locate any new tree plantings 1.5 x their mature height from buildings; Avoid planting trees with loose, stringy or ribbon bark.
Understory vegetation within HMA	Maintain grass cover at <100mm; Maintain shrubs to <2.0m height; Shrubs to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m); Avoid locating shrubs directly underneath trees; Periodically remove dead leaves, bark and branches from underneath trees and around habitable buildings.

The Bushfire Hazard Management Plan (BHMP) indicates the whole site being managed to a low threat state and provides for suitable separation distances from the development building to the hazard to achieve BAL Low, BAL-12.5 and BAL 19 separation distances. The Hazard Management Area (HMA) is to be established in accordance with the Bushfire Hazard Management Plan prior to the sealing of titles, implemented by the developer and verified by the building surveyor prior to occupancy.

The 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 understory
- 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



- No flammable mulch is to be placed against external facades or under decks.

There is no requirement for Hazard Management Areas on adjoining land.

5.2 Construction Standards

Habitable buildings located within Lots 1 and 2 only need to meet BAL low construction requirements provided with the requisite hazard management areas are in place. Habitable buildings on the Balance Lot are to be designed and constructed to either BAL Low, BAL 12.5 or BAL19 requirements under AS3959-2018 depending on the location (refer to the BHMP in Appendix B). Refer to section 4.2 above for specific BAL rating.

The minimum setbacks from bushfire-prone vegetation are demonstrated on the BHMP.

The HMA must be verified by the assessing building surveyor prior to occupancy. Subject to the implementation of the BHMP and compliant detailed design, the proposal will comply with clause 2.3.1 of the Determination.

5.3 Access

The existing access from Cambridge Road is approximately 6m in width. The primary hardstand for fire appliance connection to the municipal hydrants would therefore be the existing public roads. It is currently expected the fire-fighting vehicles will connect to the reticulated hydrant water supplies on either Cambridge Road or Pass Road, to defend the subject site. Within the property boundaries, access to the perimeter of the building will be adequately provided to facilitate fire-fighting to attempt to defend the building and to allow reasonable egress for occupants. Emergency vehicle access is provided to the lots via direct access to the aforementioned streets.

Given this is Stage 1 of a larger proposal a temporary turning head at the end of the proposed new road off Cambridge Road is required to meet the requirements of Table C13.1 (see below).

A new fire trail is not proposed or considered necessary, so the standards contained within Table C13.3 are not relevant. There is an existing fire trail on the south-west side of the site immediately outside the boundary (associated with the Clarence Waste Depot).

Subject to implementation of the Access, the proposal will comply with the Code.

Table C13.1 - Standards for Roads		
Element		Requirements
A.	Roads	Unless the development standards in the zone require a higher standard, the following apply: (a) two-wheel drive, all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7metres in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with Australian Standard AS1743-2001 Road signs-Specifications.

5.4 Water Supply for Firefighting

Arrangements for fire-fighting water supply for the proposed lots must comply with Table C13.4 or C13.5 of the Bushfire Prone Areas Code (shown below).

There is a reticulated water supply available for the subject site and fire hydrants both Cambridge Road and Pass Road within 30m of the site. A new fire hydrant is required at the end of the new proposed road in accordance with Table C13.4. Future stages of the subdivision are likely to require additional hydrants. If new hydrants are not utilised water supply will need to be in accordance with Table C13.5.

Table C13.4 - Reticulated Water Supply for Fire Fighting		
Element		Requirements
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 120m of a 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 are not installed in parking areas.
C.	Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:

		(a) water tank signage requirements of <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i> ; or (b) <i>Water Supply Signage Guideline, version 1.0</i> , Tasmanian Fire Service, February 2017
D.	Hardstand	A hardstand area for fire appliances must be provided: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) with a minimum width of 3m 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.

Table C13.5 - Static Water Supply for fire fighting

Element		Requirements
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 90m of the fire fighting water point of a static water supply; 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.	Static water supplies.	The static water supply: (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) must be metal, concrete, or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with Section 3.5 of <i>Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas</i> , the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness
C.	Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: (a) water tank signage requirements of <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i> ; or (b) <i>Water Supply Signage Guideline, version 1.0</i> , Tasmanian Fire Service, February 2017
D.	Hardstand	A hardstand area for fire appliances must be: (a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m 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.

A Certificate of Compliance confirming compliance with the above provisions is attached as Appendix D.



The existing dwellings on the site will retain their current storage arrangements but will be connected to reticulated supply.

5.5 Optional Protection Measures

The following recommendations are not specifically regulated under any planning or building standards at present hence do not form part of the Bushfire Hazard Management Plan. If implemented, however, they will improve bushfire protection for future occupants.

Electrical Infrastructure

Overhead power lines are a common source of unplanned fires, particularly during high wind conditions. Where practicable, electricity connections to properties should be provided underground to remove this potential fire source.

Building Design

Building configuration can be used to improve building resilience. It is recommended that future developers of buildings within the subdivision consider adopting the following design features:

- Simple roof shapes with roof pitch at 18 degrees or greater, to reduce the potential for ember accumulation. This measure ought to be combined with non-combustible gutter guards to prevent accumulation within the guttering;
- Simple building shapes are preferable, as they reduce the opportunity for embers and debris to be trapped against the building within re-entrant corners;
- Keep walls as low as possible. Large expansive walls present greater surface area to wind turbulence and radiant heat;
- Slab-on-ground construction is generally more resilient than suspended slab construction.

6. Conclusion

The subject site is located in a bushfire-prone area.

The attached Bushfire Hazard Management Plan prepared for the proposed 5 lot subdivision, including a balance lot, outlines the required protection measures for the proposed lots including hazard management areas, building siting and construction, access, and water supply standards. Protection measures will reduce bushfire risk to future residents, developments and firefighters, as outlined in this report and the associated bushfire hazard management plan. The area proposed to be rezoned Open space and shown on the subdivision as such will be a regional park and will be maintained by Council as Low Threat vegetation.

Requirements for water and access are also specified on the BHMP and includes a new fire hydrant at the end of the proposed road. The Bushfire Hazard Management Plan is certified as being compliant with the Bushfire-Prone Areas Code of the *Tasmanian Planning Scheme (Clarence)*.



7. References

Department of Primary Industries and Water, The LIST, viewed 12 September 2022, www.thelist.tas.gov.au

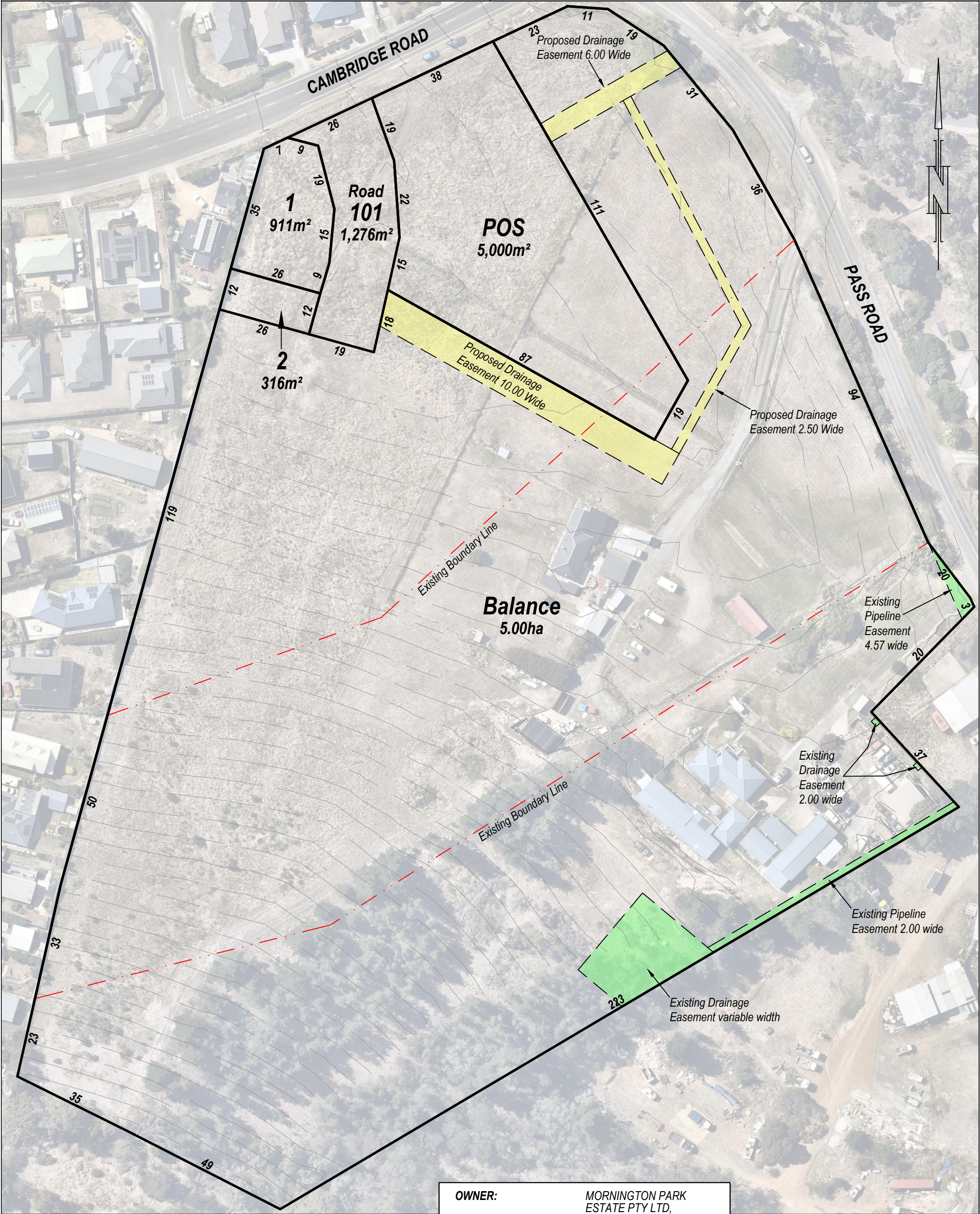
Director of Building Control, 2021, Director's Determination - Bushfire Hazard Areas, Version No.1.1 Department of Justice (Tasmania).

Standards Australia, 2018, AS 3959-2018 - Construction of buildings in bushfire-prone areas, Standards Australia, Sydney.



APPENDIX A

Proposed Subdivision Plan



E				
D				
C	Update balance lot + add existing easements	LH	10/01/25	LH
B	Remove 528 Pass Road from proposal + add drainage easements	LH	19/11/24	LH
A	Update proposal layout	LH	06/11/24	LH
REV	AMENDMENTS	DRAWN	DATE	APPR.

OWNER:	MORNINGTON PARK ESTATE PTY LTD,
TITLE REFERENCE:	C.T.184647/1, C.T.184647/2 & C.T.184647/3
LOCATION:	471 CAMBRIDGE ROAD, MORNINGTON & 528 & 540 PASS ROAD, CAMBRIDGE

Proposed Subdivision		
Date:	24/04/2024	Reference: BRG001 7868-50
Scale:	1:1250 (A3)	Municipality: CLARENCE



APPENDIX B

Bushfire Hazard Management Plan



LEGEND

- BAL Low area

BAL 12.5 area

BAL 19 area

Hazard Management Area
- FH

Existing Fire Hydrant

FPH

Proposed Fire Hydrant

Indicative Vehicular Access

Hose Lay

- BHMP NOTES:**
1. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE BUSHFIRE HAZARD REPORT (BHR) PREPARED BY MAT CLARK (BFP-P), BUSHFIRE HAZARD PRACTITIONER, DATED JANUARY 2025.
 2. THE SUBJECT 471 CAMBRIDGE ROAD MORNINGTON (CT184647/1) & 540 PASS ROAD (CT184647/2) AND 528 PASS ROAD, CAMBRIDGE (CT184647/3).
 3. THIS PLAN DEMONSTRATES COMPLIANCE WITH THE BUSHFIRE-PRONE AREAS CODE.
 4. THE HAZARD MANAGEMENT AREAS (HMA) INDICATED ON THIS PLAN MUST BE ESTABLISHED AND MAINTAINED BY THE DEVELOPER AND VERIFIED BY THE BUILDING SURVEYOR PRIOR TO SEALING OF TITLES ACCORDANCE WITH SECTION 5.1 OF BHR.
 5. PROPERTY ACCESS ARRANGEMENTS MUST COMPLY WITH SECTION 5.3 OF THE BHR.
 6. FIRE FIGHTING WATER SUPPLY ARRANGEMENTS MUST COMPLY WITH SECTION 5.4 OF THE BHR.



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PROJECT	
471 CAMBRIDGE ROAD, MORNINGTON	
TITLE	
BUSHFIRE HAZARD MANAGEMENT PLAN	
SCALES @	PLOT DATE
NTS	23/01/2024
PROJECT NO	DRAWING NO
24111	24111-B01

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fitting, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. MC PLANNERS accepts no responsibility for dimensional information scaled or digitally derived from this document.

BUILDING DESIGN & CONSTRUCTION

- SPECIFIED SEPARATION DISTANCES SHOWN ON THIS PLAN PROVIDE FOR BAL 12.5 AND BAL 19 SOLUTIONS.
- HABITABLE BUILDING AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO COMPLY WITH AS 3959:2018 - FOR BAL-12.5 AND BAL-19 REQUIREMENTS AS DESIGNATED. HIGHER LEVELS OF CONSTRUCTION ARE ACCEPTABLE.
- NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS FIRE SEPARATED FROM THE HABITABLE BUILDING IN ACCORDANCE WITH AS-3959 CLAUSE 3.2 OR WITH GREATER THAN 6M SEPARATION FROM THE HABITABLE BUILDING.
- THIS PLAN HAS BEEN PREPARED ONLY FOR THE PURPOSE OF OBTAINING PLANNING AND BUILDING APPROVALS FROM THE LOCAL AUTHORITY AND IS SUBJECT TO THAT APPROVAL. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO THE FINAL SURVEY.

PROPERTY ACCESS

- ROAD FROM CAMBRIDGE ROAD NEEDS TO BE CONSTRUCTED TO THE STANDARD IN TABLE C13.1 IN THE CODE AND ACCOMMODATE A TEMPORARY TURNING HEAD PRIOR TO THE ISSUE OF TITLES.

WATER SUPPLY FOR FIREFIGHTING

- WATER SUPPLY FOR FIRE FIGHTING IS BY THE PROPOSED FIRE HYDRANT AT THE END OF THE NEW ROAD AND THE EXISTING HYDRANTS IN CAMBRIDGE ROAD AND PASS ROAD.
- CARRIAGEWAY OF THE PUBLIC ROAD SERVES AS HARDSTAND IN ACCORDANCE WITH TABLE C13.5 OF THE CODE.

HAZARD MANAGEMENT AREAS - HMA

- THE HAZARD MANAGEMENT AREA APPLIES TO THE WHOLE SITE. VEGETATION IN THE HMA IS TO BE MANAGED AND MAINTAINED BY THE RESPECTIVE LOT OWNERS AND BE IN A MINIMUM FUEL CONDITION PRIOR TO THE SEALING OF TITLES.
- MAINTAIN IN A MINIMAL FUEL CONDITION IN PERPETUITY, ENSURING FUELS ARE REDUCED SUFFICIENTLY AND OTHER HAZARDS ARE REMOVED SUCH THAT THE FUELS & OTHER HAZARDS DO NOT SIGNIFICANTLY CONTRIBUTE TO THE BUSHFIRE ATTACK.
- LIMITED AMOUNTS OF LOW FLAMMABILITY PLANTS ARE ACCEPTABLE WITHIN THE HMA; INCLUDING MAINTAINED LAWN, LOW GROWING PLANTS & GROUND COVERS, LOW FLAMMABILITY ORNAMENTAL GARDENS, VEGETABLE GARDENS AND THE LIKE.
- DO NOT PLANT ADJACENT TO WALLS & DECKS OR DIRECTLY UNDER GLAZED ELEMENTS.
- REGULARLY REMOVE GROUND FUELS SUCH AS FALLEN BRANCHES, STICKS, LEAVES, BARK, LAWN CLIPPINGS ETC.
- MAINTAIN LAWN TO A HEIGHT LESS THAN 100mm.
- DO NOT USE PINE BARK AND OTHER FLAMMABLE MULCH.
- THIN-OUT UNDERSTORY VEGETATION AND PRUNE LOW-HANGING TREE BRANCHES.
- PRUNE TREES TO MAINTAIN HORIZONTAL SEPARATION BETWEEN CANOPIES.
- SELECTIVELY POSITION TREES AND SHRUBS TO CREATE DISCONTINUOUS ROWS AND CLUMPS.
- MINIMISE STORAGE OF FLAMMABLE MATERIALS SUCH AS FIREWOOD AND BUILDING MATERIALS.
- CLEAR ACCUMULATED LEAVES AND OTHER DEBRIS FROM ROOF GUTTERS.



APPENDIX C

Site Photos



Photo 1 – View north from 528 Pass Road Entry (dwelling on 540 Pass Road visible on the left).



Photo 2 – Down the driveway of 528 Pass Road (Pine tree stand on the site visible behind the house).



Photo 3 – View east along Cambridge Road of maintained road verge (junction of Cambridge and Pass Rd visible in the background).



Photo 4 – View North along Pass Road of maintained road verge (junction of Cambridge and Pass Rd visible in the background).



Photo 5 – View north-east from Pass Road into 553 Pass Road (medium sized eucalypts with grass understorey).



Photo 6 – view south down Pass Road adjacent to entry to 540 Pass Road (thin line of vegetation straddling the boundary on the right).



Photo 7 – Council Road Reserve on eastern side of Pass Road (vegetated but still with grassy understorey) south of the site (old fuel station visible).



Photo 8 – View south along western boundary (houses on Joshua Street shown on right hand side).



Photo 9 – View north-east up driveway of 540 Pass Road (dwellings on Cambridge Road in middle ground and Meehan Range in background).



Photo 10 – Upper area of site (Pine Trees in the process of being harvested).



Photo 11 – Bushland bordering the upper part of the site to the south.



Photo 12 – Fire Trail running parallel with south-eastern boundary of the site on 520 Pass Road.



Photo 13 - Fire Trail and HV Lines on the south west boundary of the site (Clarence Waste Transfer Facility to the left) viewing north.



Photo 14 - Fire Trail and HV Lines on the south west boundary of the site (Clarence Waste Transfer Facility to the right) viewing south.



Photo 15 – View north east onto the upper part of 520 Pass Road (grassy understorey).



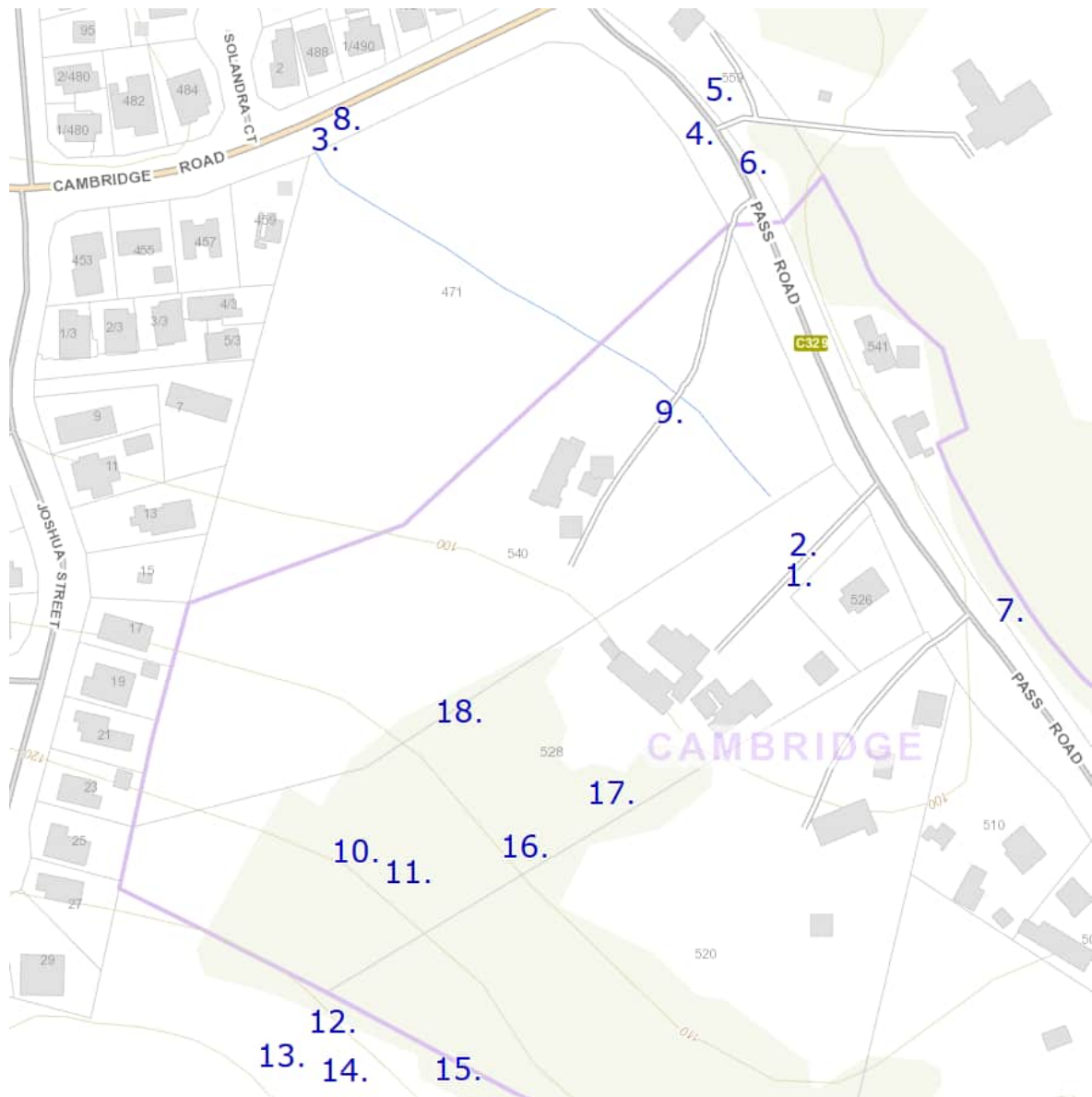
Photo 16 – View south east into the mid-upper part of 520 Pass Road (grassy understorey).



Photo 17 – View south east into the mid part of 520 Pass Road (cleared beyond site boundary for contractors yard).



Photo 18 – View north from upper part of the site (edge of pine trees) with houses on Cambridge Road and Joshua Street (left) in the middle ground.





APPENDIX D

Certificate of Compliance

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

471 Cambridge Road, Mornington, 540 Pass Road,
and 528 Pass Road, Cambridge

Certificate of Title / PID:

(PID 9617971, CT 184647/1), (PID 9143841, CT
184647/2), (PID 9154361, CT 184647/3)

2. Proposed Use or Development

**Description of proposed Use
and Development:**

Subdivision – 5 lots

Applicable Planning Scheme:

Tasmanian Planning Scheme – Clarence

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management plan report	Mat Clark	February 2025	4.0

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

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

☐	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
☐	E1.5.1 P1 / C13.5.1 P1	<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:

Chris Moore obo Chief Officer,
Tasmania Fire Service

Phone No:

(03) 6173 2740

Postal
Address:

Cnr Argyle & Melville Streets
HOBART 7000

Email
Address:

bfp@fire.tas.gov.au

Accreditation No:

N/A

Scope:

1, 2, 3A, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier

[Redacted Signature]

Name:

Chris Moore obo Chief
Officer, Tasmania Fire
Service

Date:

14/02/2025

Certificate
Number:

TFS-V1-6634

(for Practitioner Use only)