

Bushfire Hazard Report



Image 1 – Source: Listmap

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Accreditation Details:

BFP – 158 (Scope 1, 2, 3B & 3C)

Report Date:

26 March 2026

Report Reference:

26028-B

PROPERTY DETAILS:

Location:

66 River Road, Wynyard

Owner Details:

Paul and Teresa West

Proposal:

Subdivision 1 lots into 2

Zoning:

Rural (Section 40T Application for Rural Living)

Title Reference:

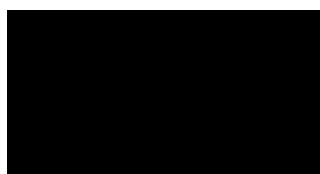
CT: 40412/1

PID:

7668361

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Author – Jayne Newman BHP-158

1. Scope of Assessors Accreditation

Jayne Newman (BFP- 158) is accredited by the Chief Office of the Tasmanian Fire Service under requiring Tasmanian Fire Service endorsement for the following scope of works:

1. Certify a Bushfire Hazard Management Plan for the purpose of the Building Act 2016.
2. Certify an Exemption from a Bushfire Hazard management Plan for the purposes of the Building Act 2016 or the Land Use and Approvals Act 1993.
- 3B. Certify a Bushfire Hazard management Plan meets the Acceptable Solutions for small subdivisions (10 lots or less) for the purposes of the Land Use Planning and Approvals Act 1993.
- 3C. Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for large subdivisions (less than 10 lots) for the purposes of the Land Use Planning and Approvals Act 1993.

2. Disclaimer

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Bushfires in Tasmania are an unpredictable natural phenomenon and preparing a Bushfire Hazard Management Plan increases your chances of defending your property and assist in the protection the people who frequent it. The Fire Hazard Management Plan in no way guarantees immunity from bushfire in or around your property or the effects thereof.

Any measures implemented based on the advice from Planning 4 Bushfire, is offered as potential methods of reducing your properties risk of fire damage only and is not to be relied upon as a total solution. It in no way guarantees that any or all buildings on site will survive the effects of a bushfire nor does it guarantee the safety and security of any individuals who frequent the property.

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3. Executive Summary

This report together with the appendices have been prepared to provide advice relative to the Bushfire-Prone Areas Code within the Tasmanian Planning Scheme and identify the bushfire attack level and any bushfire hazard management areas in accordance with AS3959-2018. The report findings are that lot 2 can achieve a BAL 19 while lot 1 is assessed as having an insufficient increase in risk to warrant any specific bushfire protection measures .

4. Introduction

This report has been prepared on behalf of the clients detailed to provide a bushfire hazard management assessment for the proposed subdivision providing a 1.080ha lot containing a single dwelling and a vacant lot of 1.091ha.

The report has been prepared with assessment against the requirements detailed in Section 13.0 - Bushfire Prone Areas Code of the Tasmanian Planning Scheme and AS3959-2018 identifying the bushfire attack level and imposing conditions relative to hazard management areas, water supply and access provision.

5. Site Description

<i>Proposal</i>	<i>Subdivision 1 lot into 2</i>
<i>NCC Building Class</i>	<i>N/A – Subdivision of land</i>
<i>Address</i>	<i>66 River Road, Wynyard</i>
<i>Certificate of Title</i>	<i>CT: 40412/1</i>
<i>Existing land area</i>	<i>2.171ha</i>
<i>Zoning</i>	<i>Rural</i>
<i>Current Land Use</i>	<i>Residential</i>

Currently there is one title known as 66 River Road, Wynyard. There is an existing single dwelling and three outbuildings pertaining to the lot. The property is accessible from the south/eastern corner, which also contains a right of access to an internal lot at 64 River Road.

6. Proposed Development

The proposal is for a subdivision to create two lots. The proposed lot configuration is as follows:

<i>Lot 1 – containing existing dwelling</i>	<i>Lot 2 – vacant agricultural land</i>
<i>1.080ha+/-</i>	<i>1.091ha+/-</i>

7. Bushfire Hazard Assessment

7.1 Vegetation Classification



Image 2: TasVeg 5.0 –

This layer shows a combination of (FAG) agricultural land (shown in yellow), (FUR) urban areas, surrounding the existing dwellings and maintained areas, together with (WOU) Wet Eucalyptus Forest, which is consistent with the findings on-site, although the current level of maintained land within the subject site and adjoining lots exceeds the map description.

7.2 Slope Assessment

i) Lot 1 – Containing Existing Single Dwelling

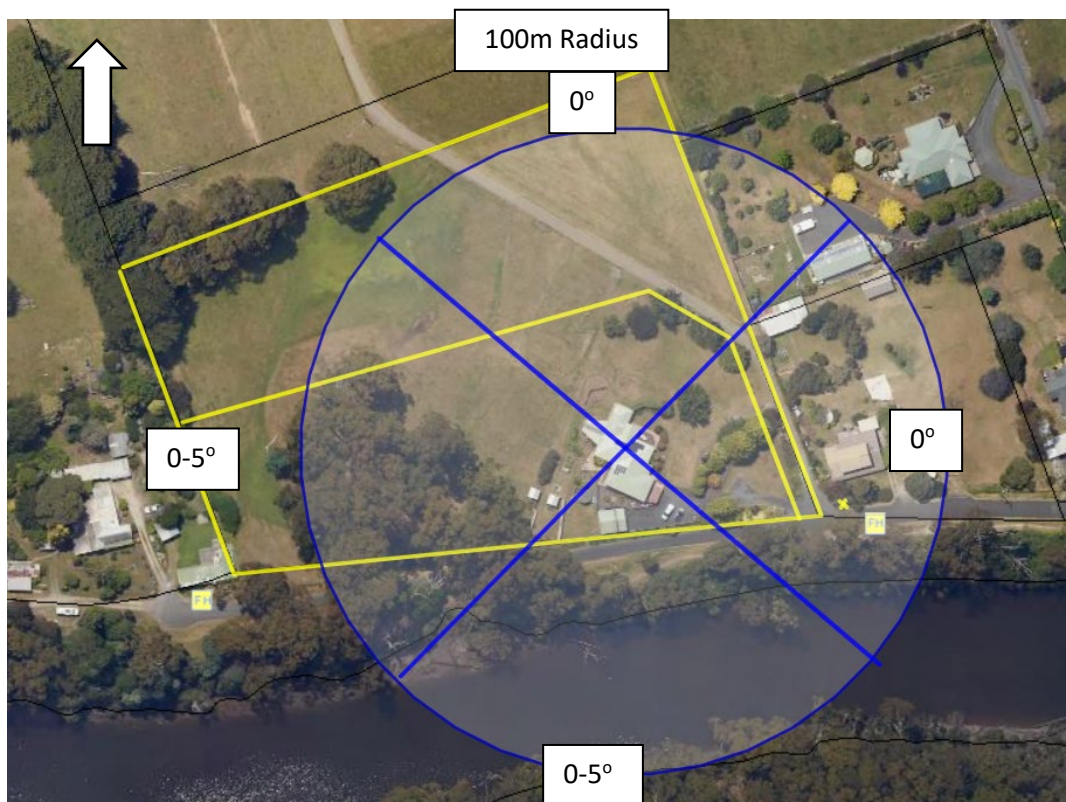


Image 3: Lot 1 – Listmap – Aerial Imagery

ii) Lot 2 – Vacant lot

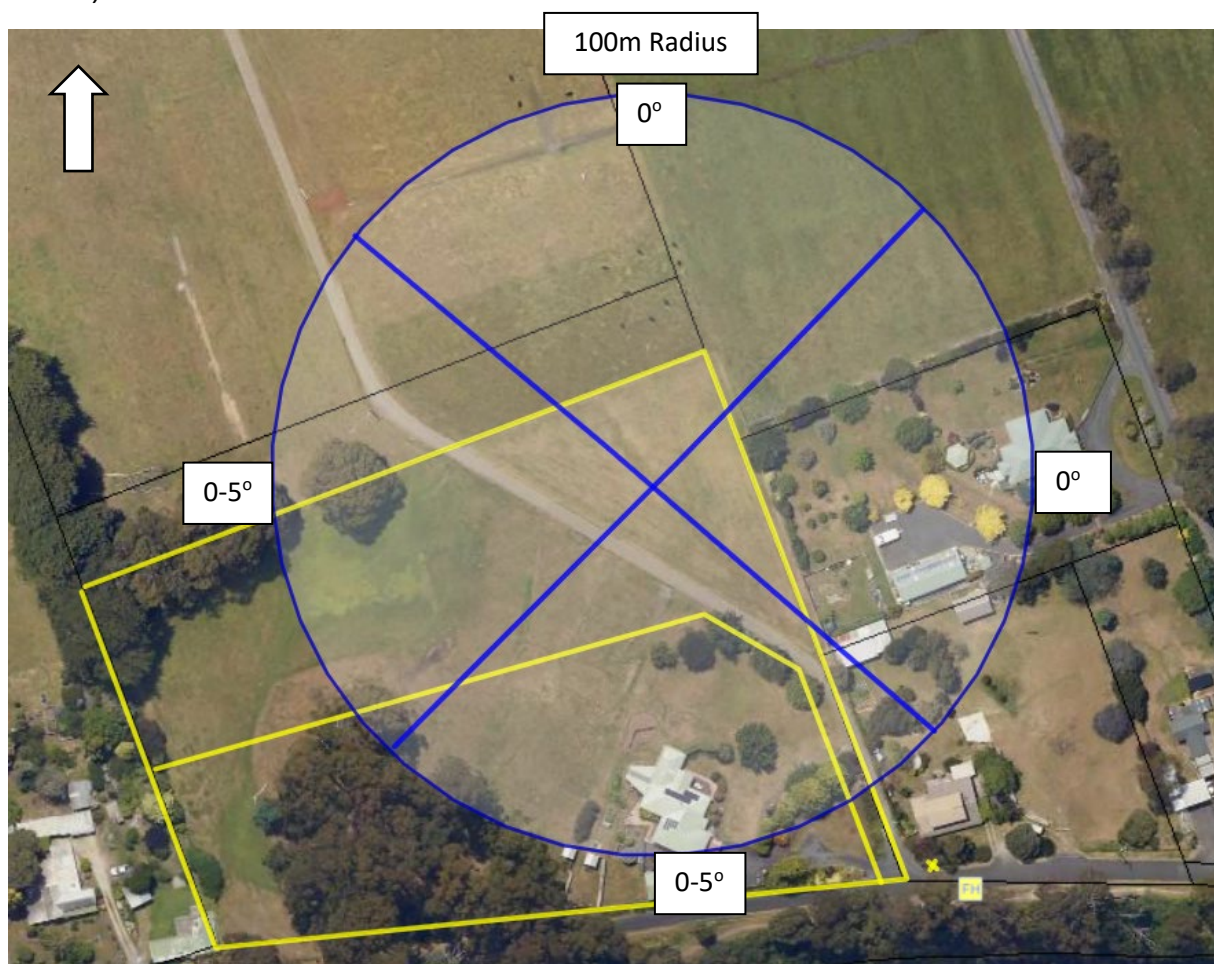


Image 4: Lot 2 - Listmap – Aerial Imagery – Slope analysis.

7.3 Bushfire Hazard Assessment

i) Lot 1 (existing single dwelling)

	Vegetation Classification	Effective Slope	Distance to Vegetation	Existing Maintained Land	BAL
N	Low threat	<0°	0-32m	To boundary	12.5
	Grassland	<0°	32+m (Or 50+m when reliant on adjoining HMA)		
E	Low threat	<0°	34m+ (directly east)	To Boundary	12.5
	Forest	<0°	34+m (S/E)		
S	Low threat	>0-5°	0-23m	To boundary	29
	Forest	>0-5°	23m+		
W	Low threat	>0-5°	0-29m	To existing Forest line	19
	Forest	>0-5°	29m+		

The location of the existing dwelling comparative to the bushfire threat to the south and west will remain unchanged. The land to the north and east is likely to remain maintained.

ii) Lot 2 (vacant lot)

	Vegetation Classification	Effective Slope	Proposed minimum HMA separation BAL 12.5	Proposed minimum HMA separation BAL 19
N	Grassland	<0°	14 metres	10 metres
E	Grassland	<0°	14 metres	10 metres
S	Forest	>0-5°	38 metres	27 metres
	Grassland	>0-5°	16 metres	11 metres
W	Forest	>0-5°	38 metres	27 metres
	Grassland	>0-5°	16 metres	11 metres

An option for either a BAL 12.5 or BAL 19 is provided for lot 2.

8. Site Photos

8.1 Site photos – taken on 5 March 2026

i) Lot 1 – Existing single dwelling.



North: An on-site investigation confirms that land north of the dwelling within lot 1 is maintained within the lot, then grassland beyond.



East: An on-site investigation confirms that land east of the dwelling within lot 1 is maintained within the lot, then maintained land within adjacent lot at 64 River Road. Giving more than 50 metres of separation from grassland. South/East of the lot is a narrow strip of forest, which joins to an area west which exceeds 1ha.



West: An on-site investigation confirms that land west of the dwelling within lot 1 is maintained within the lot, then a strip of forest vegetation adjoining other forested areas.



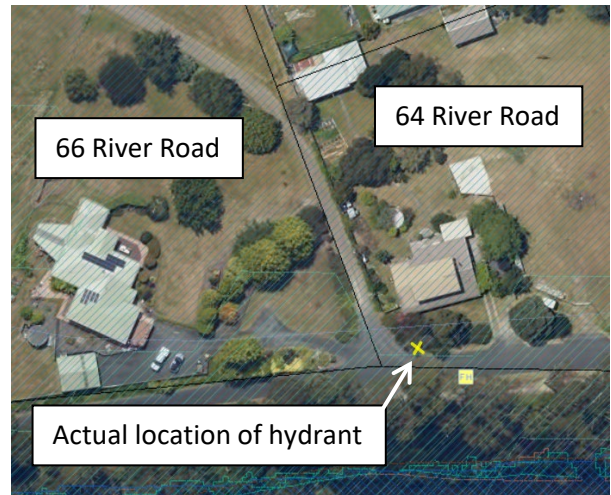
South: An on-site investigation confirms that land south of the dwelling within lot 1 is maintained within the lot, and adjoining road and verges (consistent with exclusion 2.2.3.2 (e) and (f), then a strip of forest adjoining other forest areas beyond. The slope in this direction has been reduced to 0-5 degrees taking into account the river, average slope and short fuel run.



South/West: An on-site investigation confirms that land south of the dwelling is maintained within the lot, then a strip of forest connecting onto other larger areas of forest.



Access: The above photo shows the current access to lot 1.



Hydrant: The above photo shows the fire hydrant currently servicing the single dwelling at 66 River Road, Wynyard.

i) *Lot 2 – Vacant Lot*



North: An on-site investigation confirms that land north of proposed lot 2 is currently maintained within the lot, then grassland beyond.



East: An on-site investigation confirms that land east of proposed lot 2 is currently maintained within the lot, then grassland beyond.



West: An on-site investigation confirms that land west of proposed lot 2 is currently maintained land within the lot then forest connecting to other forested areas.



South: An on-site investigation confirms that land south of proposed lot 2 is maintained within the lot, also within proposed lot 1 and forest vegetation beyond.



South/East: An on-site investigation confirms that land south/east of proposed lot 2 is maintained within the lot, then a maintained lot containing a single dwelling adjoining the boundary.



Access: The above photo shows the current access to proposed lot 2 (existing right of way).

Code C13 – Bushfire Prone Areas

C13.6.1 Provision of hazard management areas

That subdivision provides for hazard management areas that:

- (a) facilitate an integrated approach between subdivision and subsequent building on a lot;
- (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
- (c) provide protection for lots at any stage of a staged subdivision.

A1	P1
(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision: (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas; and (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas; and (c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.	A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to: (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope; (e) any other potential forms of fuel and ignition sources; (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; (g) an instrument that will facilitate management of fuels located on land external to the subdivision; and (h) any advice from the TFS.

Comment:

Lot 1 – has been assessed as having an insufficient increase in risk to warrant the provision of a hazard management area. The boundary to the west and south remains unchanged, with the existing dwelling sited at a BAL 29. The boundary to the north, although reducing, still allows sufficient distance to achieve a BAL 12.5 with continued maintenance and a BAL Low, taking into consideration the HMA for lot 2. This ensures that the current risk to the dwelling will remain unchanged, achieving compliance with A1(a).

Lot 2 – as shown on the Bushfire Hazard Management Plan, lot 2 is provided with a hazard management area which demonstrates that a BAL 12.5 or 19 can be achieved, therefore compliant with A1(b).

C13.6.2 Public and fire fighting access

That access roads to, and the layout of roads, tracks and trails, in 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, offering multiple evacuation points.

A1	P1
(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that: (i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and (ii) is certified by the TFS or an accredited person.	A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to: (a) appropriate design measures, including: (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of passing bays; (vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks and trails; (viii) use of through roads to provide for connectivity; (ix) limits on the length of cul-de- sacs and dead-end roads; (x) provision of turning areas; (xi) provision for parking areas; (xii) perimeter access; and (xiii) fire trails; and (b) the provision of access to: (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire fighting water supplies; and (c) any advice from the TFS.

Comment:

The proposal does not include any new roads.

Lot 1 - is shown within the Bushfire Hazard Management Plan to have an existing private access. The subdivision does not impact the existing access arrangements, therefore lot 1 is considered to have an insufficient increase in risk to warrant any additional measures for public access.

Lot 2 – is shown within the Bushfire Hazard Management Plan to have an existing access (right of way), which will need to be upgraded to achieve compliance with Table C13.2.

Note: These changes are not required until an application for a habitable building is submitted for building approval. Confirmation of compliance will be achieved through the issuance of a Form 55 during this process.

Table C13.1 Standards for roads

Element		Requirement
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 7m 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.

Comment: *Not applicable. No new roads are proposed within this subdivision.*

Table C13.2 Standards for Property Access

Element		Requirement
A	Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.

Comment:

Lot 1 – is serviced by an existing hydrant located near the entrance to the site. Therefore, there are no specific design or construction requirements imposed.

B	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m 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 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (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 10m; or (ii) a property access encircling the building; or (iii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.
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Comment:

Lot 2 – will require the existing an access upgraded (or any extension), to comply with the above.

Note: this is only required with the submission of an application for a habitable building. Confirmation of compliance will be confirmed with the issuance of a Form 55.

C	Property access length is 200m or greater	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
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Comment:

Not applicable.

D	Property access length is greater than 30m, 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 2m additional carriageway width and 20m length must be provided every 100m.
Comment: <i>Not applicable.</i>		

C13.6.3 Provision of water supply for fire fighting purposes

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

A2	P2
In areas that are not serviced by reticulated water by the water corporation: (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	No Performance criterion

Comment:

Lot 1 – Lot 1 has access to an existing fire hydrant which can achieve a hose lay of less than 120 metres to the furthest part of the building, therefore considered to have an insufficient increase in risk to warrant the provision of water supply for firefighting purposes.

Lot 2 – The Bushfire Hazard Management Plan shows an indicative location of a static firefighting water supply for a future habitable building, achieving compliance with Table C13.5, therefore compliant with A2(b).

Note: The static water supply is only required on for the approval of a habitable building and will be confirmed for compliance with the issuance of a Form 55 within the Building Approval process.

Table C13.5 Static Water Supply for Fire Fighting

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 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.

Comment:

The proposed static water supply for lot 2, must comply with Element A above.

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 Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas, 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.
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Comment:

The proposed static water supply for lot 2 must comply with Element B above.

C	Fittings, pipework and accessories (including stands and tank supports).	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) if a remote offtake is installed, ensure the offtake is in a position that is: (i) visible; (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
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Comment:

Fittings and pipework for the static water supply for lot 2 must comply with Element C above.

D	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 Australian Standard AS 2304:2019 Water storage tanks for fire protection systems; or (b) Water Supply Signage Guideline, version 1.0, Tasmania Fire Service, February 2017.
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Comment:

Signage for the proposed static water supply for lot 2 must comply with Element D above.

E	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.
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Comment:

Hardstand areas for lot 2 must comply with Element E above.

10. Bushfire Hazard Management

10.1 Hazard Management Area:

Lot 1 - There is an insufficient increase in risk to warrant the provision of a hazard management area. Although not a mandatory requirement, it is recommended that the site remain maintained to the current standard, ensuring grass is managed to a height of not less than 100mm. The removal of some trees within the lot to allow for a separation of 27 metres or more to the west and south/west, would also increase the existing dwellings survival against a bushfire threat.

Lot 2 – It is the responsibility of the property owner/owners to implement and maintain the hazard management area as depicted on the Hazard Management Plan. This area must be maintained to a low threat vegetation standard having grass management to a height of not less than 100mm.

Note: The maintenance of the Hazard Management area will be required from the issuance of an occupancy permit for a habitable building with continued maintenance required for the life of that building.

10.2 Access:

Lot 1 – There is an insufficient increase in risk to warrant specific measures for public access.

Lot 2 – The existing access for lot 2 is to be upgraded to comply with the requirement of C13.2 Element B.

Note: This is only required from the issuance of an occupancy permit for a habitable building and must be maintained for the life of that building.

10.3 Water Supply:

Lot 1 – There is an insufficient increase in risk to warrant the provision of a fire-fighting water supply within the proposed lot 1 as the existing dwelling has access to a fire hydrant.

Lot 2 – A static water supply for lot 2 is required in accordance with Table C13.5.

Note: The static water supply is only required on for the approval of a habitable building and will be confirmed for compliance with the issuance of a Form 55 within the Building Approval process.

10.4 Staging

This proposal has not been assessed as a staged subdivision.

11. Conclusion

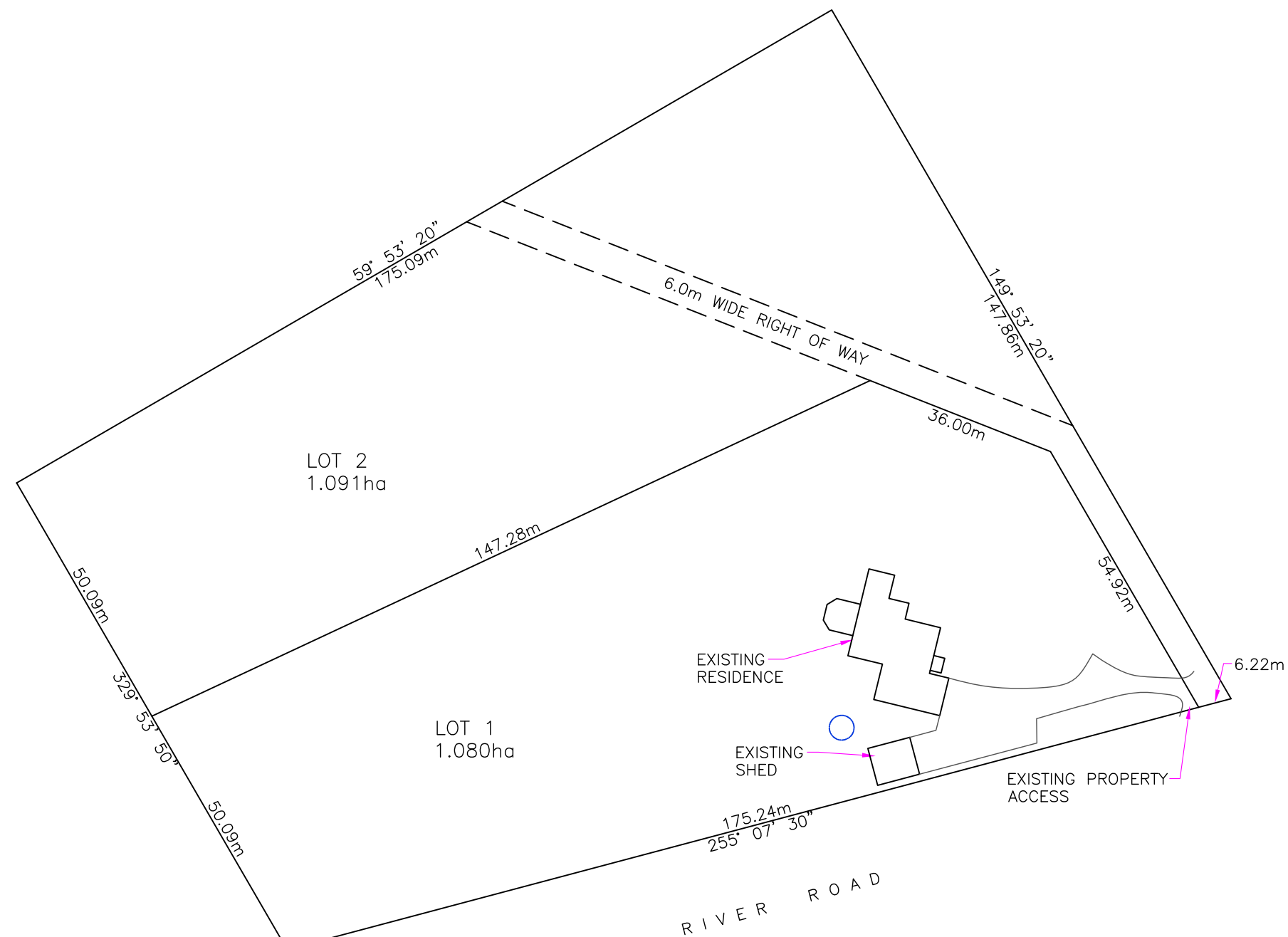
This assessment provides lot 1 with an insufficient increase in risk to warrant the provision of any bushfire protection measures, while lot 2 has been assessed as being able to achieve both a BAL 12.5 and BAL 19, which is an acceptable level of risk.

The proposal is assessed as a single stage development with conditions imposed for lot 2 relative to hazard management areas, access and water supply, which is only required on the issuance of an occupancy permit for a habitable building.

Subject to the implementation of recommendations made within this report, the proposal will comply with all relevant acceptable solutions within C13.0 – Bushfire Prone Areas Code of the Tasmanian Planning Scheme – Waratah-Wynyard.

12. Appendix

- a) Subdivision Plan – PLA Designs Pty Ltd
- b) Bushfire Hazard Management Plan
- c) Planning Certificate

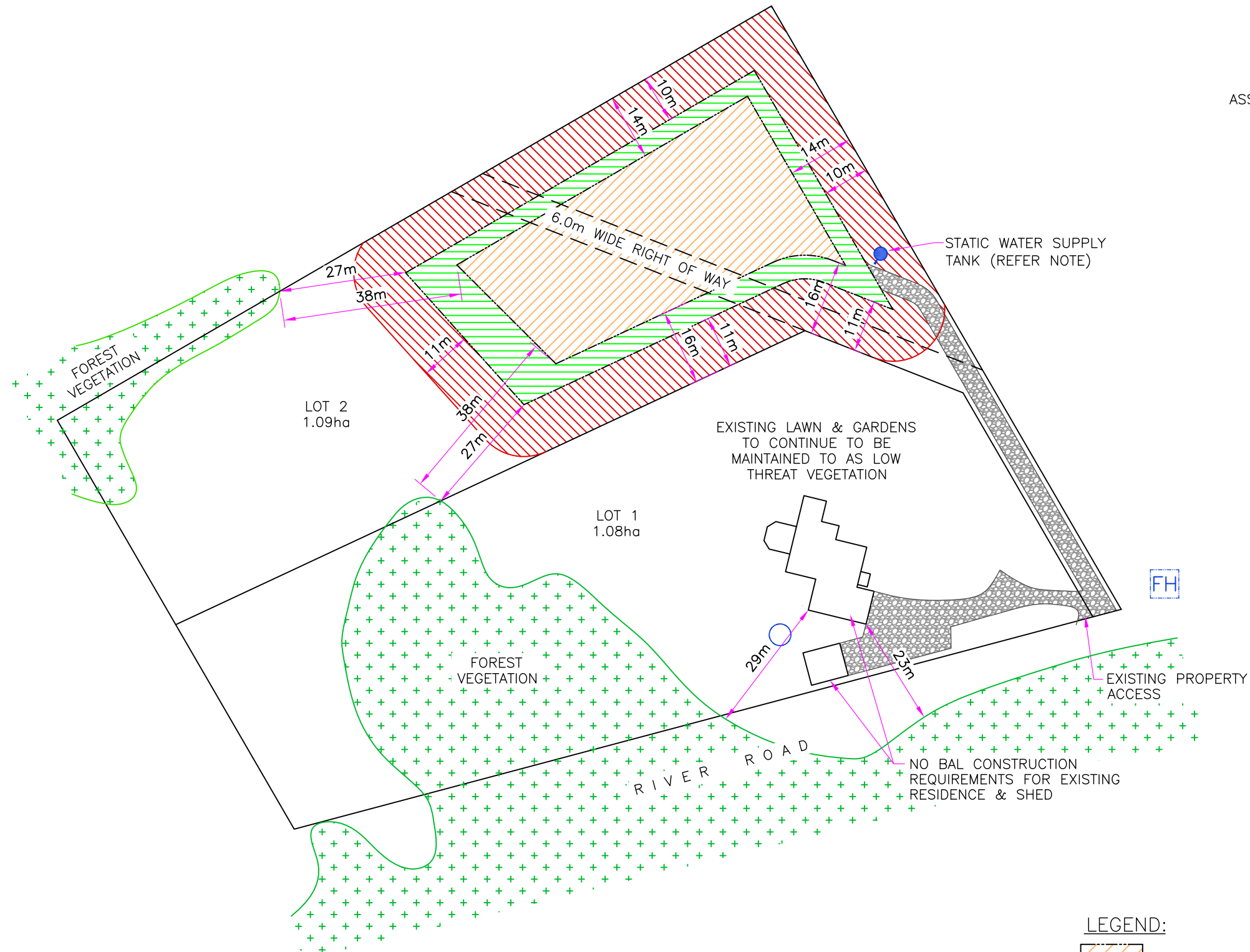


PROPOSED SUBDIVISION PLAN

	DATE	PROPOSED SUBDIVISION			
	MAR 2026	66 RIVER ROAD WYNARD			
	DRAWN	PAUL & TERESA WEST			
	P.L.A.				
	CHECKED				
	SHEET SIZE	.			
	A3				
	SCALE	DRAWING No.		REV.	DATE
	1 : 1000	26028-03		B	16.03.26



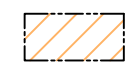
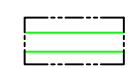
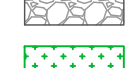
ASSESSED BY JAYNE NEWMAN BFP-158
(SCOPE 1, 2, 3B & 3C)



APPENDIX B BUSHFIRE HAZARD MANAGEMENT PLAN

SCALE 1 : 1000 (A3)

LEGEND:

-  - HAZARD MANAGEMENT AREA & BAL 12.5 BUILDING ENVELOPE
-  - HAZARD MANAGEMENT AREA & BAL 19 BUILDING ENVELOPE
-  - HAZARD MANAGEMENT AREA (AREA NOT SUITABLE FOR CONSTRUCTION OF HABITABLE BUILDINGS)
-  - 4m WIDE ALL WEATHER DRIVEWAY SURFACE
-  - FOREST VEGETATION
-  - FIRE HYDRANT

25 March 2026

BUSHFIRE HAZARD MANAGEMENT PLAN (REF:26028) FOR 66
RIVER ROAD WYNYARD PID:7668361
(C.T. 40412/1) TO BE READ IN CONJUNCTION WITH THE
BUSHFIRE HAZARD REPORT FOR THIS PROPERTY

THE BHMP HAS BEEN DESIGNED TO COMPLY WITH CODE C13.0
BUSHFIRE PRONE AREAS CODE OF THE TASMANIAN PLANNING
SCHEME - WARATAH-WYNYARD.

ASSESSED BY JAYNE NEWMAN BFP-158

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:

66 River Road, Wynyard

Certificate of Title / PID:

CT: 40412/1
PID 7668361

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision 1 lot into 2

Applicable Planning Scheme:

Tasmanian Planning Scheme – Waratah-Wynyard

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Planning 4 Bushfire Jayne Newman	24 March 2026	
Proposed Subdivision Plan	PLA Designs Pty Ltd	16 March 2026	B
Bushfire Hazard Management Plan	Planning 4 Bushfire Jayne Newman	24 March 2026	

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 (Lot 1 Only)
☒	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 (Lot 1 Only)
☒	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 (Lot 1 Only)
☒	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:

Jayne Newman

Phone No:

[REDACTED]

Postal Address:

1175 Oldina Road, Oldina

Email Address:

planning4bushfire@gmail.com

Accreditation No:

BFP – 158

Scope:

1, 2, 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]

Name:

Jayne Newman

Date:

26 March 2026

Certificate
Number:

26028-B

(for Practitioner Use only)