
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025305**

Location: **19 Wynwood Road, Sprent**

Proposal: **Storage - explosive storage**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2025*.

The representation must be made on or before 22 April 2026

Date of Notification: **4 April 2026**

Vicki Brereton
CHIEF EXECUTIVE OFFICER

CENTRAL COAST COUNCIL

PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au



Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme – Central Coast
PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 19 DEC 2025

Application No:

Office use only: Zone: Rural

Doc ID: Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

19 WYNWOOD ROAD

Certificate of
Title Reference

[Empty box for Certificate of Title Reference]

Land Area

[Empty box for Land Area]

Heritage Listed Property

NO

YES

Applicant(s)

First Name(s)

George Scott

Surname(s)

Scott

Company name
(if applicable)

TEXC

Contact No:

0467651182

Postal Address:

19 WYNWOOD ROAD SPRENT

Email address:

[Empty box for Email address]

Please tick box to receive correspondence and any relevant information regarding your application via email.

Owner(s) (note – if more than one owner, all names must be indicated)

First Name(s)

Stewart

Middle Names(s)

Brian

Stephanie

Anne

Surname(s)

Scott

Company name (if applicable)

Scott

TEXC

Postal Address:

19 WYNWOOD ROAD SPRENT 7315

PERMIT APPLICATION INFORMATION

(If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

Security Sensitive Dangerous Substance Storage.

Use Class

Office use only

[Empty box for Use Class]

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

[Three horizontal lines for Proposed Development details]

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$.....150,000..... Estimate/ Actual

Total floor area of the development ...246.84.....m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I George Scott, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant

Date 05/12/2025

If the application involves land within a Strata Corporation

I _____, declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant

Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date _____

If the permit application involves land owned or administered by the CROWN

I, _____ the Minister

responsible for the land, consent to the making of this permit application.

Minister (Signature) _____ Date _____

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Applicants Declaration

I/ we George Scott
 declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s  _____ Date 05/12/25

Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	

SEARCH OF TORRENS TITLE

VOLUME 207225	FOLIO 1
EDITION 4	DATE OF ISSUE 15-Feb-2008

SEARCH DATE : 02-Dec-2025

SEARCH TIME : 11.58 AM

DESCRIPTION OF LAND

Parish of BRADWORTHY, Land District of DEVON
 Lot 1 on Plan 207225
 Derivation : Lot 32789 Gtd. to F.E. Nicolle.
 Prior CT 2365/3

SCHEDULE 1

C838505 TRANSFER to STEWART BRIAN SCOTT and STEPHANIE ANN
 SCOTT Registered 15-Feb-2008 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 C838769 MORTGAGE to Commonwealth Bank of Australia
 Registered 15-Feb-2008 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CENTRAL COAST COUNCIL
 DEVELOPMENT & REGULATORY SERVICES

Received: 19 DEC 2025

Application No:

Doc. ID:

ORIGINAL NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1470

TASMANIA

REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2365 3

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

W. Hutchinson

Recorder of Titles.



DESCRIPTION OF LAND

PARISH OF BRADWORTHY LAND DISTRICT OF DEVON
THIRTEEN ACRES TWO ROODS ELEVEN PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

FREDERICK ALLAN NICOLLE of West Ulverstone, Public Servant.

SECOND SCHEDULE (continued overleaf)
NIL

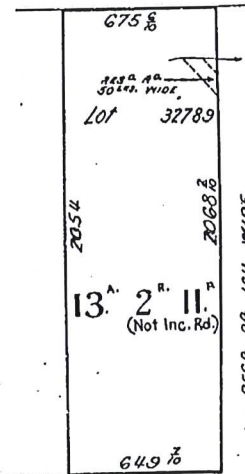
CANCELLED
- 2 DEC 1994
W. Hutchinson
RECORDER OF TITLES
NEW TITLE ISSUED

NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Let 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

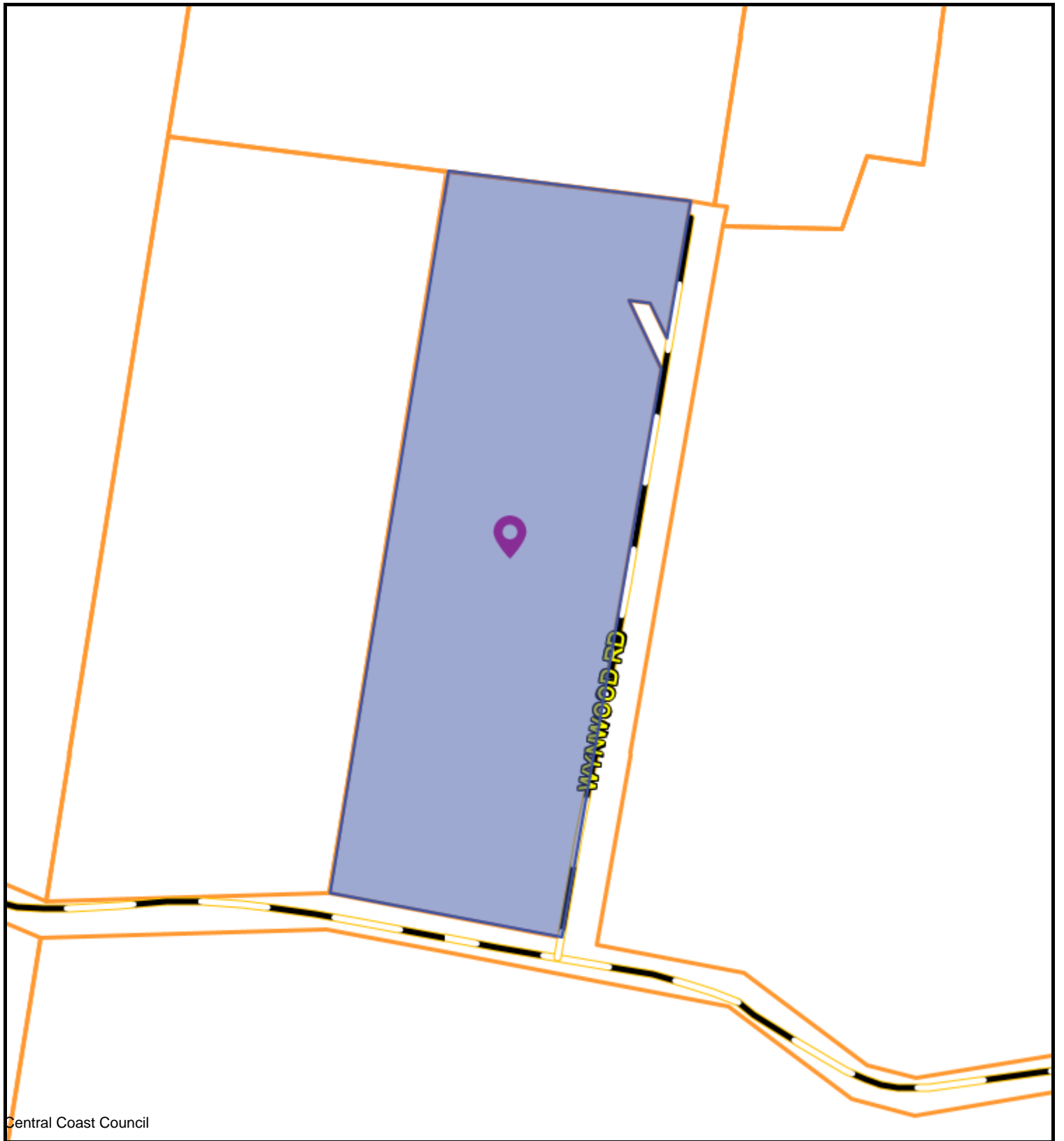
REGISTERED NUMBER
207225

Lot 32789
Gtd. to F.E. Nicolle
Meas. in links



RESA. P.O. 1CH. WIDE

FIRST Edition. Registered 3 JUL 1968
Derived from P.G. Vol. 241 Fol. 17. Transfer A290639- J.M. Nicolle.



Central Coast Council



CENTRAL COAST COUNCIL
 19 King Edward St
 Ulverstone
 TAS 7315
 Telephone: 03 6429 8900
 admin@centralcoast.tas.gov.au



1-Apr-2026

**19 WYNWOOD ROAD,
 SPRENT
 DA2025305**

IMPORTANT

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer

This map is not a precise survey document
 All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.
 © The List 2025.

© Central Coast Council 2025.

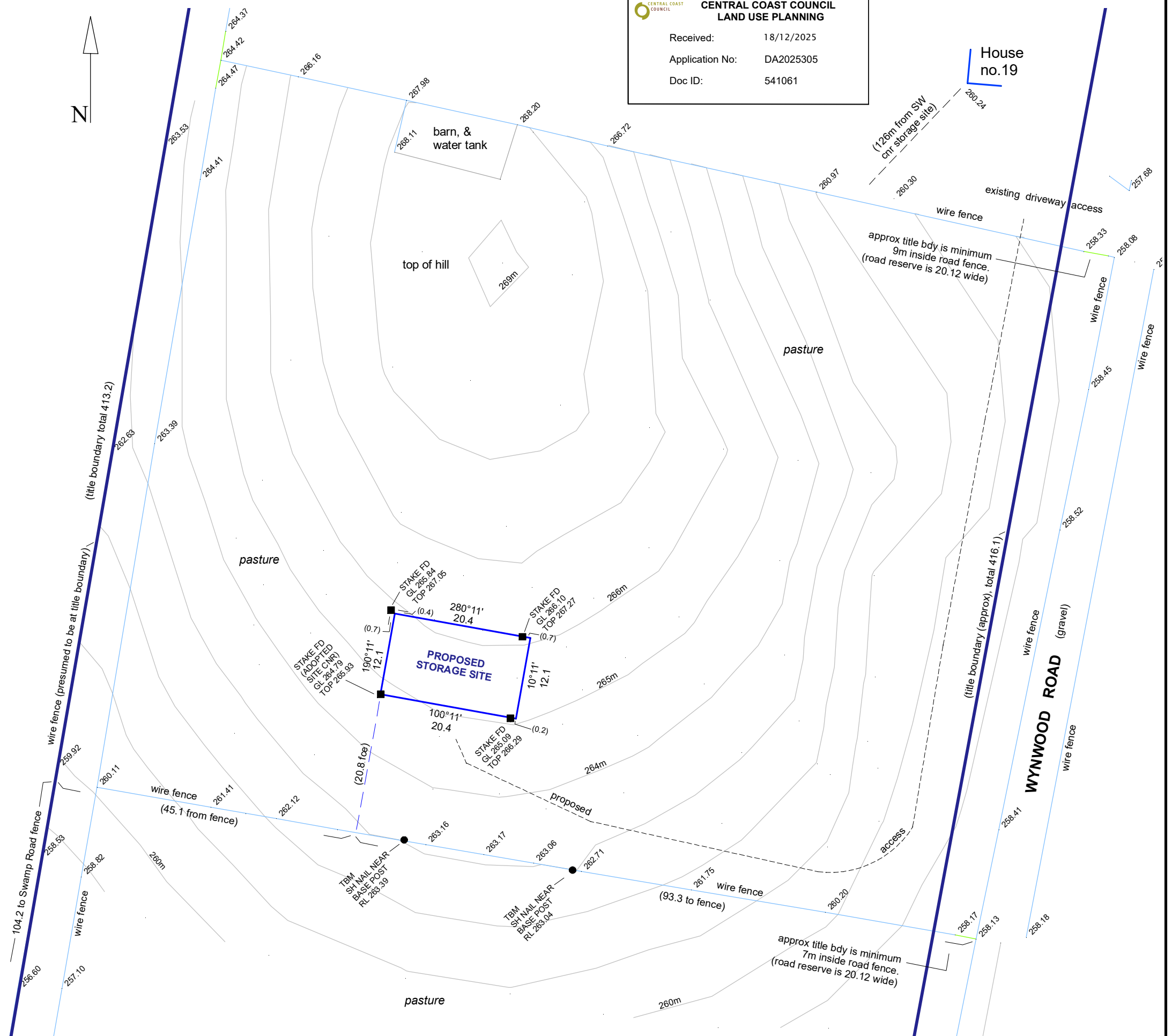
50 m

Scale =
1:2940.840

Inset: Location Diagram



Diagram only, approximate scale 1:3000
ListMap imagery courtesy DNRET.

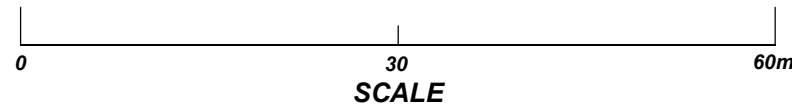


CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 18/12/2025
Application No: DA2025305
Doc ID: 541061

House no.19

- A full location survey of all underground features has not been undertaken; other sub-surface features may exist than are shown here.
- 1m contours shown
- Title boundaries approximate / indicative only.



19 Wynwood Road, Sprent
Location and Contour Survey, Proposed Storage Site,
for G. Scott / TEXC; S. & S. Scott, owners, CT 207225-1

Surveyed: 16 Dec 2025
Drawn: 18 Dec 2025

Job Ref: **1980**

Horiz.Datum: MGA (Plane)
Vert.Datum: AHD

DWG No: **1980-D01**

Sheet: **1 of 1**

Scale (at A3 size): **1 : 600**

Land & Sea Surveys

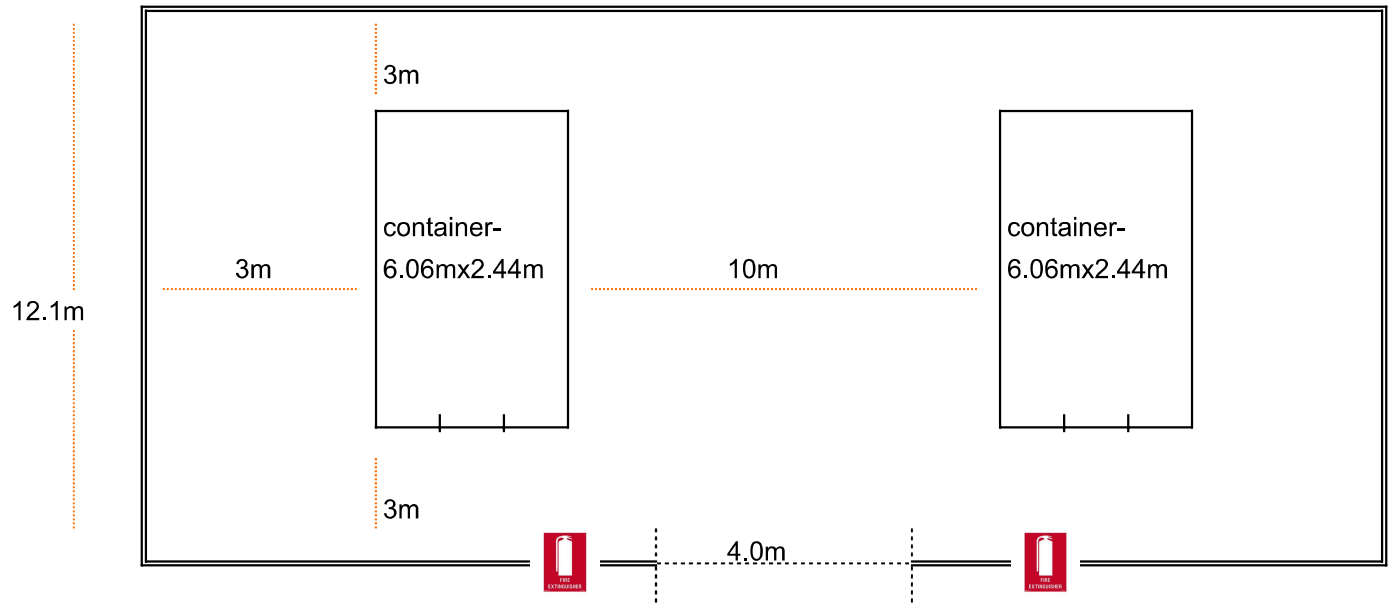
391 Melrose Road, Eugenana, 7310
Michael Ward, Ph. 0419 878 830



Site Pan - Explosives Storage Compound

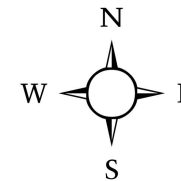
Drawing No	TEXC-SP-001
Revision	1
Drawn By	George Scott
Date	8/12/2025
Page	1 of 1

20.4m



CENTRAL COAST COUNCIL
CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 18/12/2025
Application No: DA2025305
Doc ID: 541062



Landholder Consent – Permit Reference 10163

To whom it may concern,

We, **Stephanie and Stewart Scott**, landholders of **19 Wynwood Road, Sprent** and **40 Wynwood Road, Sprent**, grant George Scott consent to construct a work depot on any suitable part of the land deemed necessary.

This development may include the establishment of **one compliant SSDS magazine facility**, constructed in accordance with **AS-2187.1**, noting the magazine consists of multiple internal components while remaining one licensed facility.

The Net Explosive Quantity (NEQ) for the magazine is yet to be calculated, however it will remain low and within non-significant limits. All explosive licensing, security and regulatory obligations will be managed separately through the appropriate authorities, including **WorkSafe Tasmania**.

We consent to the proposed land use and development, and confirm this permission is granted voluntarily.

Signed,

Stewart Scott

Stephanie Scott

George Scott

Date: 02 / 12 / 2025

CENTRAL COAST COUNCIL

DEVELOPMENT & REGULATORY SERVICES

Received: 19 DEC 2025

Application No:

Doc. ID:

Explosive Magazine Emergency Response

Received: 19 DEC 2025

Application No:

Prepared By	George Scott
Document Status	Approved
Issue Date	08/12/2025
Review Date	08/12/2025
Version Number	v.1
Document ID	TEXC-MAG-ER-001
Site Radio Channel	27
Location	Sprent 7315
Storage Type	1.1D & 1.1B

Document Controls

Role	Titles
Process Owner	Managing Director
Document Owner	Managing Director

Document Approvals

Version No	Prepared By	Reviewed by	Approved By	Date
v.1	George Scott	George Scott	George Scott	08/12/25

Revision History

Version	Revision Note/Reason	Date
v.1	Development of Document	08/12/25

TABLE OF CONTENTS

1. Purpose	
2. Scope and Applicability	
3. Review Process	
4. Availability	
5. Risk Management	
6. Required Isolations and Permits	
7. PPE – Equipment (N/A)	
8. Minimum Team Personnel and Skill Sets	
9. Roles and Responsibilities	
10. Definitions, Acronyms and Symbols	
11. Associated Documents	
12. Procedure	
12.1 Explosives Magazine Emergency Response	
12.2 Compliance Audit Record	

1. Purpose

To outline the procedures to be followed when an emergency is declared at the explosives magazine facility, particularly in situations involving fire, security breach, structural damage, or potential explosion

2. Scope and Applicability

This procedure applies to all authorised personnel permitted to access or work within the explosives storage compound located at 19 Wynwood Road, Sprent.

It also applies to personnel engaged in emergency response activities, including:

- TEXC authorised personnel
- Emergency services (Tasmania Fire Service, Tasmania Police, Ambulance Tasmania)
- Contractors working under TEXC direction

All persons present on-site are required to follow this emergency response procedure.

3. Review Process

This document will be reviewed every two (2) years, or earlier if:

- The site layout changes

- New equipment or procedures are introduced
- A significant incident occurs
- Regulatory requirements are updated

The review will be conducted by a designated responsible person.

4. Availability

This procedure is available in the TEXC Site Plan & Emergency Folder, kept in the office located near the kennels.

It is accessible to:

- All authorised TEXC personnel
- Inspectors and regulatory authorities
- Contractors working within the explosives storage compound

A copy is also kept in digital format and may be requested by emergency services.

5. Risk Management

1	Hazard	
1	Communication failure	<p>When an emergency occurs, always announce the emergency by stating: "EMERGENCY, EMERGENCY, EMERGENCY." over channel 27</p> <p>Declare the emergency using the following contacts:</p> <ul style="list-style-type: none"> • Emergency Services (Fire/Police/Ambulance): 000 • TEXC Responsible Person – George Scott: 0467 651 182 <p>If applicable, notify any additional authorised personnel listed in the TEXC Site Plan & Emergency Folder (located in the office near the kennels).</p> <p>Mobile phones must be accessible and charged at all times. Use clear, positive communication and confirm messages during the emergency.</p>

2	Explosion (Uncontrolled Energy Release)	<p>The person administering the magazine becomes the Magazine Emergency Coordinator during any emergency. All other personnel must follow the instructions of the Magazine Emergency Coordinator at all times.</p> <p>Lightning: If lightning is observed or a storm is approaching, the magazine must be immediately evacuated. All personnel must retreat to a distance of 200 metres from the magazine and remain there until the Magazine Emergency Coordinator declares it safe to return.</p> <p>Fire involving explosives: If any explosive product is on fire inside or near the magazine, the site must be immediately evacuated. All personnel must retreat to a minimum distance of 200 metres from the magazine. No attempt is to be made to extinguish burning explosives.</p> <p>Site control: Blast guards or barriers must be used to prevent access to the location and to ensure an exclusion zone is maintained until emergency services arrive or the area is declared safe.</p>
3	Bushfire	<p>Bushfire: If a bushfire is approaching or visible near the property, the magazine must be evacuated immediately. All personnel must retreat to a safe location well clear of the fire path and follow instructions from the Magazine Emergency Coordinator. Call 000 to report the fire. Do not return to the magazine until emergency services or the Coordinator declare it safe.</p>

6. Required Isolations and Permits

Required Isolations	Required Permits
N/A	N/A

7. PPE – Equipment-m N/A

8. Minimum Team Personnel and Skill Sets






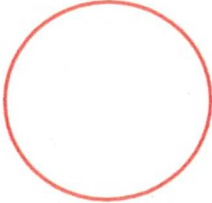
Personnel	Skill Set or Qualification
Magazine emergency coordinator	The magazine emergency coordinator shall be a magazine administrator and authorised person trained to respond to an emergency at a magazine.
Drill and blast personnel	Drill and blast personnel shall be trained to respond to an emergency at an explosives magazine following this procedure.
Loss Prevention & FES	All personnel shall read, understand and apply this procedure to complete the described task safely.

9. Roles and Responsibilities

Position Title / Role	Responsibility
Magazine emergency coordinator	The magazine emergency coordinator shall read, understand and apply this procedure to direct the safe evacuation of a magazine in the event of an emergency.
Drill and blast personnel	Drill and blast personnel shall read, understand and apply this procedure to evacuate a magazine in the event of an emergency safely.
Loss Prevention & FES	All personnel shall read, understand and apply this procedure to complete the described task safely.

10. Definitions, Acronyms and Symbols

Acronyms	Definition
Emergency	An emergency is a situation that poses an immediate risk to health, life, equipment or the environment. The active mining area includes vehicle accidents, injury to a person, fire, and significant fuel spills.
FES	Fire and Emergency Services
Kg	Kilogram
TEXC	Holding Company
Loss Prevention	Loss Prevention D
Positive communication	Two-way communication, usually via radio, where both the sender and receiver of a specific message acknowledge that the message has been received and understood

Symbols	Definition
	<p>Danger indicates an elevated risk of exposure to severe injury or death and/or significant damage to equipment or environment.</p>
	<p>Caution indicates an elevated risk of potential exposure to injury or damage to equipment or the environment.</p>
	<p>This Icon indicates where Class 1 Explosives under the Australian Dangerous Goods Code (ADG Code) are located.</p>
	<p>This symbol indicates the designated assembly area where all personnel must gather during an emergency</p>
	<p>This symbol shown indicates the location of a fire extinguisher</p>
	<p>This symbol indicates the exclusion zone required around the magazine during an emergency</p>

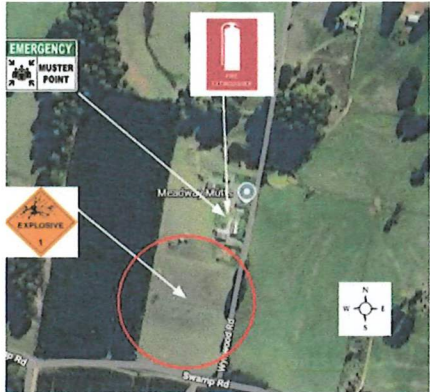




11. Associated Documents

Document ID	Document Title
TEXC-SMS-OPP-005	Magazine Management Procedure
TEXC-SMS-MSD-001	Safety & Security Management Plan (SSMP)
TEXC-SMS-OPP-006	Emergency & Incident Response Plan
TEXC-SMS-OPP-013	Lightning Response Plan

12. Procedure

12.1

Explosives Magazine Emergency Response		
Task Step#	Picture	Notes
1. Magazine Emergency Coordinator: Notify Site office Control Room.	<p>Declare emergency by saying "EMERGENCY EMERGENCY EMERGENCY"</p>	<p>Declare the emergency via radio, phone, or verbally using one of the following:</p> <p>George Scott: 0467 651 182</p> <p>Emergency services: 000</p> <p>Radio Channel: 27</p> <p>Complete radio silence is maintained unless you are part of the emergency response.</p> <p>Stay on the radio or phone until instructed to hang up.</p>

<p>3. All personnel evacuate to the exclusion zone and meet at the emergency muster point</p>		<p>The emergency muster point is located at the site office, on the northern side of the property, In the Meadway Mutts carpark</p> <p>Emergency muster point located at site Office</p>
<p>2. Verify all personnel on site are accounted for at the emergency muster point.</p>		<p>Check attendance using the checklist, located inside the door of the office, on the wall.</p>
<p>3. Wait for emergency to be addressed & for confirmation it is safe to leave the muster point</p>		<p>Wait at muster point</p> <p>Check with supervisor</p>
<p>4. Magazine Emergency Coordinator: Direct Personnel too: Fight the fire from a safe distance Drive all vehicles in the magazine compound to a secure location Clean up any spillage (where required and safe) Block the entrance to the magazine to prevent entry.</p>	  	<p>Wait at muster point</p> <p>Channel 27</p> <p>Only fight the fire if: It can be extinguished comfortably with a 9kg fire extinguisher)</p> <p>Water located south of magazine in water tanks</p> <p>Immediately evacuate the magazine if explosives products are on fire</p> <p>The Fire Brigade is located on castra road.</p>

5. Once an emergency has been addressed, it is safe to do so. Return to your duties or leave site as required		Do as supervisor requests
6. Investigation		Fill out incident reports, collect photos, information and collect all magazine compliance documentation & records. Report to regulator for submission
7. Conclusion		See Compliance Audit Record

12.2. Compliance Audit Record

Location:			
Activity:			
Audit Date:			
Scheduled Audit month (refer to EMP):			
INX Ref. #:			
Auditor Name:	Auditor Signature:	Auditee Name:	Auditee Signature:

Notes to Auditor:

Assess compliance against each task in the procedure. Select only one outcome for each item:

- [C] – Compliant: All requirements are met.
- [NC] – Not Compliant: Activity does not meet the procedure or the procedure requires updating.
- [NV] – Not Verified: Compliance cannot be confirmed (e.g., the activity was not observed during the audit).

For each NC finding, an agreed corrective action must be documented in INX.



CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 26/03/2026

Application No: DA2025305

Doc ID: 548090

Bushfire Emergency Plan

Texc Pty Ltd
19 Wynwood Road
Sprent

February 2026



Tasmania Fire Service

Endorsed
26/03/2026

Document control

Version	Prepared by	Description	approval (name/date/)
1	Bruce Harpley (Environmental Services and Design Pty Ltd)	Initial Plan for approval by Tasmania Fire Service	George Scott March 2026



Tasmania Fire Service

Endorsed
26/03/2026

Table of Contents

1	Purpose, Scope and Application	4
2	Site Information.....	4-5
2.1	Facility characteristics.....	4-5
2.2	Occupant characteristics.....	5
3	Bushfire Overview.....	5-6
4	Key Contacts	6
5	Key Information Sources.....	7
6	Roles and Responsibilities	7-8
6.1	Emergency Planning Committee (EPC).....	7
6.2	Emergency Control Organisation (ECO).....	8
7	Preparations and Maintenance	9
7.1	Site Maintenance	9
7.2	Emergency Management.....	9
8	Pre-Emptive Procedures.....	10
9	Emergency Response Procedures	11-13
9.1	Assembly Points and Refuges	11
9.2	Triggers and Actions.....	12
9.3	Evacuation.....	13
9.4	Shelter-in-Place	13
10	After an Emergency.....	14
11	Training	14
12	Reviewing and Record-Keeping	15
12.1	Review Process	15
12.2	Record-Keeping.....	15

Attachments

Bushfire Action Plan

Bushfire Evacuation Plan



1 Purpose, Scope and Application

This document specifies the arrangements and procedures that will be implemented to manage risks to occupants in a bushfire emergency. It incorporates elements of prevention, preparedness, response and recovery.

This bushfire emergency plan assists the 'person conducting a business or undertaking' in satisfying their duties under the Work Health and Safety Act 2012.

This bushfire emergency plan applies to all buildings within the facility. It supplements existing emergency planning arrangements for the facility with bushfire-specific procedures.

Potential emergencies associated with other types of hazards are outside the scope of this document.

This bushfire emergency plan will be subject to regular review to ensure its effectiveness.

2 Site Information

The following building and occupant details have informed the development of the emergency response procedures.

2.1 Facility characteristics

- Facility is situated within the lot of 19 Wynwood Road Sprent with the vehicle access off the property from Wynwood Road to Swamp Road.
- This site will comprise existing residential building and associated sheds and an explosives storage magazine.

Available building fire safety features.

- Construction of the explosive storage magazines complies and are licenced under AS2187.
- Maximum capacity of the magazines is 4,500kg.
- The explosives compound is protected by an earth bund to the north, east and west.
- The hazard management area is required to be managed in a low threat state as required by Bushfire Hazard Management Plan v1.0 prepared by ES&D drawing number 10109-1 dated 25 February 2026.
- The main property access has an existing access and new access to the site must be constructed prior to the issue of a certificate of occupancy, as required by the Bushfire Hazard Management Plan v1.0 prepared by ES&D drawing 10109-1 dated 25 February 2026.



- The explosives magazine compound is protected by a firefighting static water supply located adjacent to the proposed access to the west of the compound as required by the Bushfire Hazard Management Plan v1.0 prepared by ES&D drawing number 10109-1 dated 25 February 2026.
- The facility is operated solely by the applicant.
- Hours of operation 24 hours.

2.2 Occupant characteristics

- Compound will only be occupied during loading and unloading of explosives.
- There is a residence and sheds within the property with a total occupancy of 3 people.
- The facility and residence do not require wheelchair access.
- Occupant characteristics of the explosives magazine will be a single person with no disabilities and not affected by alcohol or other drugs.
- There is no intent to include visitors to the compound other than delivery personnel.

3 Bushfire Overview

The facility is in a bushfire-prone area. It is foreseeable that main bushfire threat is a grass fire attack in the local area. Bushfire could impact the facility by way of:

- Smoke.
- Ember attack.
- Radiant heat.
- Direct flame contact.

The available time to implement emergency response procedures will depend on the location of the ignition, its rate of spread and its direction. It is accordingly necessary to plan for a range of scenarios.

Fire Weather Conditions

During peak fire-weather conditions in northern Tasmania such as those that would affect Sprent during summer and early autumn, the predominant wind pattern typically features strong north-westerly winds with possible changes to the south southwest, however the local topography and vegetation can influence wind patterns, potentially causing fires to spread in various directions.

Access and Egress Considerations

- Dual access route: Wynwood Road to the north is a dead end, evacuation is available to Castra Road along Swamp Road to the west which connects to Castra Road. The alternate route is east along Swamp Road and then along Kindred Road to Kindred.
- Wynwood Road is unsealed however the short 200m to Swamp Road at reduced speed is not expected to increase risk during evacuation.

- Risk: In a bushfire, an access route is vulnerable to being cut off. With an alternate route the risk of restrictive evacuation options is reduced.
- Spot fires ahead of the front may compromise visibility and travel safety on Wynwood Road, Swamp Road as well as Kindred and Castra Roads.
- Smokey conditions may compromise visibility for road users.
- Topography: The route to Kindred includes hilly, forested terrain and grassy fields whilst the route to Sprent is relatively flat.
- It's essential that early evacuation be prioritised where possible.

4 Key Contacts

Emergency services For life threatening, critical or serious situations only.	Phone 000
Tasmania Fire Service For non-emergencies.	Phone 1800 000 699
Chief Warden George Scott (Facility operator)	0467 651 182
Deputy Chief Warden Stephanie Scott (residence owner)	0448 468 887
Work Health & Safety (WHS) Officer George Scott	0467 651 182
Reception	N/A
Health Direct After hours medical advice	Phone 1800 022 222
National Relay Service The National Relay Service (NRS) allows people who are deaf, hard of hearing and/or have a speech impairment to make and receive phone calls.	Voice relay number – 1300 555 727 TTY number – 133 677 SMS relay – 0423 677 767 Help Desk – 1800 555 660 (Available 8am – 6pm)
Translating and Interpreting Service The Translating and Interpreting Service (TIS National) is an interpreting service for people who do not speak English and for agencies and businesses that need to communicate with their non-English speaking clients.	Phone 13 14 50



5 Key Information Sources

Fire Danger Rating forecasts	Tasmania Fire Service https://www.fire.tas.gov.au/fire-danger-rating/summary/
Fire bans and permits	Tasmania Fire Service https://www.fire.tas.gov.au/total-fire-bans-fire-permits-burn-registrations/
Emergency incidents and warnings	TasAlert https://alert.tas.gov.au/?view=both
Road conditions and closures	Tasmania Police https://www.police.tas.gov.au/community-alerts/
Power supply/outages	TasNetworks https://www.tasnetworks.com.au/
Local ABC Radio Station	Northern Tasmania 91.7 FM

6 Roles and Responsibilities

6.1 Facility Owners

The Facility Owner will be the chief warden and is responsible for:

1. Establishing emergency plans and procedures.
2. Ensuring occupants are adequately aware of the bushfire emergency procedures for the site.
3. Coordinating and overseeing the preparation and maintenance actions specified in this plan.
4. Reviewing the plan to ensure it remains practical and current.



6.2 Emergency Control Organisation (ECO)

The Warden is responsible for implementing the procedures specified in this bushfire emergency plan prioritise the protection of life safety over all other objectives.

The current Wardens are as specified below.

Role	Identification	Position held by
Chief Warden		Facility Operator and Resident – George Scott
Deputy Chief Warden		Property owner and resident – Stephanie Scott

Chief Warden

The Chief Warden is responsible for:

1. Advise dwelling occupants to install the TasALERT App on their mobile phone and set the location as a 'watch zone'.
2. Brief dwelling occupants on the need to vacate the property under certain conditions during bushfire season.
3. Brief dwelling occupants on their role as wardens and ensure they understand and accept the responsibility of acting as warden under the guidance of the Chief Warden who will implement and co-ordinate the emergency procedures.
4. Ascertaining the nature of the emergency and determining the appropriate actions.
5. Ensuring emergency services are notified.
6. Ensuring deputy warden is aware of the situation.
7. Initiating and overseeing bushfire emergency response procedures.
8. Advising emergency services upon their arrival at the site.
9. Maintaining a log of events.
10. Participating in training and exercises as required.

Deputy Chief Warden

The Deputy Warden is responsible for:

1. Assuming the responsibilities normally carried out by the Chief Warden if the Chief Warden is unavailable.
2. Assisting the Chief Warden as required.



7 Preparations and Maintenance

Preparations and maintenance prior to the annual bushfire season are required to reduce risk to life and property. The facility operator is responsible for ensuring the following actions are completed by **1 September annually**.

7.1 Site Maintenance

1. Manage vegetation and other combustible fuels on the site in accordance with the facility's Bushfire Hazard Management Plan v1.0 prepared by ES&D drawing number 10109-1 dated 25 February 2026.
2. Inspect roofs and gutters of all buildings and remove accumulated leaf litter and debris.
3. Inspect building external facades to verify that:
 - a. all window screens are correctly fitted.
 - b. all windows, doors, wall cladding, and eaves lining are in good order with no gaps >2mm.
4. Check provision of onsite water supply for firefighting purposes, ensuring supply is adequate, available and accessible
5. Ensure no hazards are present which would contribute to increased fire intensity, removing rubbish piles etc.
6. Ensure lawns and grassed areas are kept green if water supply allows.
7. Ensure property access is kept clear and easily trafficable
8. Ensure defensible spaces around buildings and assembly areas are maintained
9. Ensure first aid kits, fire extinguishers, emergency lighting etc. are current and serviceable

7.2 Emergency Management

1. Review Bushfire Emergency Plan to ensure details, procedures and contact phone numbers are correct.
2. Ensure dwelling occupants have been informed of, and are familiar with, the procedures laid out in the Bushfire Emergency Plan.
3. Ensure revised and current versions of the Emergency Plan and Action Plan are available for review.
4. Ensure nominated off-site shelter is still a safe choice, confirming contact details if appropriate.
5. Contact management at off-site refuges if necessary, confirming use during fire season.
6. Place current version of emergency plan and action plan in premises in visible location
7. Ensure the nominated escape route to shelter is still a viable choice. If not, update Action Plan
8. Ensure adequate levels of drinking water are available. Check that current Bushfire Action Plans and Offsite Refuge Maps are available in each building.



8 Pre-Emptive Procedures

Pre-emptive procedures provide for a scaled response to potential bushfire threat on days of heightened fire danger. The following procedures will be implemented between **1 September** and **30 April** annually.

Triggers	Actions
1. From 1 September to 30 April each year.	<ul style="list-style-type: none"> a) Chief Warden will monitor Fire Danger Rating forecasts and Total Fire Bans via the Tasmania Fire Service website. This check will be completed daily by 10am. b) Chief Warden will monitor bushfire emergency alerts via the Tas Alert website / app. Alerts will be checked at least twice per day – in the morning by 10am and afternoon by 3pm. c) Chief Warden will install Tas Alert application on their phone, create a Watch Zone (minimum 10km) around the facility and ensure notifications are enabled.
2. MODERATE Fire Danger Rating forecasted.	<ul style="list-style-type: none"> a) Chief Warden will inform all occupants onsite of the forecast and potential implications. b) Occupants on arrival to the site will be informed by the Chief Warden of the forecast, the potential for bushfire and what they will be required to do in the event of bushfire.
3. HIGH Fire Danger Rating forecasted.	<ul style="list-style-type: none"> a) Chief Warden will inform occupants on site and delivery personnel onsite of the forecast and potential implications. b) Occupants on site and on arrival to the site will be informed by the Chief Warden of the forecast, the potential for bushfire and what they will be required to do in the event of bushfire. c) Planned deliveries of explosives will be postponed until bushfire danger passes.
4. EXTREME Fire Danger Rating forecasted.	<ul style="list-style-type: none"> a) Any remaining dwelling occupants or visitors will be asked to leave the site and be advised to go to a safer location. b) Any planned delivery of explosives will be postponed until bushfire danger passes. c) Visitors will be informed not to travel to the site.
5. CATASTROPHIC Fire Danger Rating forecasted.	<ul style="list-style-type: none"> a) Any remaining dwelling occupants will be asked to leave the site and be advised to go to a safer location. b) Any planned explosive delivery will be postponed until bushfire danger passes. c) Visitors will be informed not to travel to the site.
6. Total Fire Ban issued by the Tasmania Fire Service.	<ul style="list-style-type: none"> a) Chief Warden will inform all occupants on site of the Total Fire Ban and prevent the use of potential ignition sources such as BBQs, campfires and machinery that may create sparks around facility.

9 Emergency Response Procedures

Emergency procedures will be implemented by the Fire Wardens in response to a bushfire incident that poses a potential or actual threat to occupants.

Chief Warden communication of Bushfire Emergency information with occupants on site or visitors will be done in person onsite or by phone.

Evacuation of occupants to a safer location is the preferred strategy (primary action) when there is time to safely execute the required actions. When evacuation is not a feasible option, 'shelter-in-place' provides an alternative strategy (secondary action).

Early evacuation will be the most appropriate action to prioritise.

9.1 Assembly Points and Refuges

	Location	Transportation	Required travel time
Assembly point	Driveway adjacent to dwelling	Foot	1 min
Off-site refuge 1	Sprent Township	Private vehicle	4 mins
Off-site refuge 2	Kindred Township	Private vehicles	10 mins
Onsite refuge	Existing dwelling	Foot	1 min



9.2 Triggers and Actions

Triggers	Actions
1. ADVICE warning issued.	<ul style="list-style-type: none"> a) Chief Warden will inform occupants onsite of the Warning and potential implications. b) Chief Warden will inform all occupants that are offsite or due to arrive of the Warning and potential implications. c) Chief Warden will monitor situation and prepare for evacuation
2. WATCH & ACT warning issued.	<ul style="list-style-type: none"> a) Chief Warden will inform all occupants onsite of the Warning, where the fire is located and the potential need to evacuate at short notice. b) Chief Warden will inform all occupants on site and explosives deliveries that are off site or due to arrive of the Warning and potential implications. c) Chief Warden will monitor situation and prepare for evacuation
3. EMERGENCY warning issued.	<ul style="list-style-type: none"> a) If the warning comes with an instruction to evacuate, and the Chief Warden considers it safe to do so, initiate evac procedure as per section 9.3. b) If the warning comes with an instruction to shelter-in-place, or if deemed unsafe to evacuate (e.g. access is blocked) then initiate shelter-in-place procedure as per section 9.4.
4. No warning has been issued but fire activity detected in immediate vicinity. (e.g. fire is observable from the facility and poses an immediate threat)	<ul style="list-style-type: none"> a) Fire Warden to call 000 to advise Emergency Services. b) Initiate shelter-in-place as per section 9.4. c) Contact occupants or visitors and explosives delivery (if any) due to arrive to facility to advise them not to travel to site until further notice, for them to remain in a safe area until advised by the Chief Warden that it is safe to travel to facility.
5. No warning has been issued but fire activity detected in local area. (e.g. smoke plume, flames or embers are visible in the distance)	<ul style="list-style-type: none"> a) Fire Warden to direct evacuation as per section 9.3. b) Contact occupants and explosives delivery (if any) due to arrive to facility to advise them not to travel to site until further notice, for them to remain in a safe area until conditions have eased.
6. Instruction from emergency services to commence evacuation.	<ul style="list-style-type: none"> a) Upon receiving instructions Chief Warden must initiate the evacuation procedure as per section 9.3. b) Contact occupants and any visitors or explosives delivery (if any) due to arrive to facility to advise them not to travel to site until further notice, for them to remain in a safe area until conditions have eased.
7. Instruction from emergency services to shelter-in-place.	<ul style="list-style-type: none"> a) Upon receiving instructions Chief Warden must initiate shelter-in-place procedure as per section 9.4. b) Contact occupants or visitors and explosives delivery (if any) due to arrive to facility to advise them not to travel to site until further notice, for them to remain in a safe area until conditions have eased.

9.3 Evacuation

The Chief Warden will:

1. Contact onsite occupants and instruct them to immediately meet at the assembly point.
2. Ensure that all occupants and visitors are accounted for.
3. Ensure the safety of all people and seek medical assistance for those requiring it.
4. Close all doors and windows in building.
5. Wear sturdy clothing and footwear if available.
6. Establish through TasAlert website and observe conditions to establish whether it is likely safer to evacuate.
7. Provide a copy of the Bushfire Evacuation Map to everyone on site.
8. Inform occupants and any visitors to evacuate to nominated Off-site Shelter
9. Ensure all people have evacuated the site.
10. Do not drive through smoke or flame. If path is blocked, return to premises and shelter on site.

9.4 Shelter-in-Place

The Chief Warden will:

1. Contact the onsite occupants and visitors to inform them of the situation and requirements to shelter in place.
2. Take shelter in building/site protecting people from radiant heat
3. Ensure that all occupants and any visitors are accounted for.
4. Ensure the safety of all people and seek medical assistance for those requiring it.
5. Ensure TFS /TASPOL are aware of the situation with family and friends.
(Sheltering, Safe/ injured etc.)
6. Monitor building interior for outbreaks of fire and extinguish if possible
7. Soak towels and place under doors to exclude embers
8. Close all windows and doors
9. Wear sturdy clothing and footwear if available.
10. Ensure people can exit structure if it catches fire.
11. Ensure all people drink plenty of water to avoid dehydration.
12. Wardens to extinguish any spot fires still burning around premises if safe to do.
13. Chief warden to seek information and ensure fire front has passed.



10 After an Emergency

After a bushfire emergency has occurred, the Chief Warden is responsible for the following actions:

1. Check with TFS, SES or Tasmania Police whether the area is declared safe to enter.
2. No person should attempt to re-enter fire affected buildings or areas until safe and advised by Tas Police
3. Conduct a site risk inspection to ascertain the impact, if any on the site from Bushfire.
4. Notify occupants or explosives deliveries due to arrive that the facility is safe to return to or closed until further notice.
5. Fire warden to establish through TasAlert website that it is safe to leave the site and roads are clear.
6. Fire warden to arrange alternate accommodation for occupants if required and if possible.
7. Support can be offered to returning family by offering information on mental health services such as Lifeline 13 11 14 www.justlook.org.au.
8. Chief Warden to review Emergency Plan for effectiveness, make note of weaknesses and amend as necessary

11 Training

The EPC is responsible for ensuring all members of the ECO are competent to fulfil their responsibilities under this bushfire emergency plan. All non-ECO staff must also have appropriate knowledge of emergency procedures.

As a sole trader operating a hazardous use from a family-owned property with no staff this emergency plan details the actions and responsibilities if the facility operator and property owner, therefore Emergency Control Organisation training is not considered necessary.



12 Reviewing and Record-Keeping

The EPC is responsible for ensuring this bushfire emergency plan is subject to regular review so that it remains current and fit for purpose.

12.1 Review Process

This bushfire emergency plan will be regularly reviewed and updated as follows:

- Every 12 months from the date of EPC approval (unless TFS endorsement was required in which case 12 months from the date of TFS endorsement).
- After a bushfire emergency that triggers the procedures provided in Section 9.

The following actions will be completed as part of the routine review of this emergency plan:

1. Review the bushfire emergency plan and identify required updates in consultation with the ECO.
2. Consult with any staff and other occupants who may be affected by the proposed updates.
3. Finalise updates to bushfire emergency plan and update document control section.
4. EPC approval of updated emergency plan.
5. Provide updated version of emergency plan to ECO members.

In the event a bushfire occurs, the EPC will undertake an additional review. A post-incident review will follow the same steps provided above except that the EPC will also consider the incident outcomes and feedback obtained through the ECO and staff debriefing process specified in Section 10.

There is no statutory requirement to obtain TFS endorsement for routine updates. TFS (Bushfire Planning and Policy) will be consulted in the event major changes are proposed to the facility, the occupant characteristics or the procedures specified in this bushfire emergency plan.

12.2 Record-Keeping

All actions required under this emergency plan must be recorded. This includes:

- EPC / ECO meetings.
- Completion of preparation and maintenance activities.
- Completion of actions after an emergency.
- Activities relating to testing, reviewing and updating the emergency plan.
- Chief Warden training.





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 CENTRAL COAST COUNCIL	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	26/03/2026
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BUSHFIRE HAZARD REPORT - Version 1 Client – George Scott (Texc Pty Ltd)

Hazardous Use – Installation of
Explosives Storage Magazine

19 Wynwood Road

SPRENT

Author- Bruce Harpley

BFP- 140

24 February 2026

19 Wynwood Road Sprent

Scope of Assessors Accreditation

Bruce Harpley (BFP-140) is accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979* for scope of works:

1. *Certify a Bushfire Hazard Management Plan for the purposes 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 Planning and Approvals Act 1993*
- 3A. *Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the Land Use Planning and Approvals Act 1993.*
- 3B. *Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions for the purposes of the Land Use Planning and Approvals Act 1993.*

Works performed by **Bruce Harpley (BFP-140)** that require Tasmania Fire Service endorsement:

4. *Certify an Emergency Management Strategy or Bushfire Emergency Plan*

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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 assists in the protection the people whom frequent it. This Fire Hazard Management Plan in no way guarantees immunity from a bushfire in or around your property or the effects thereof.

Any measures implemented based on the advice from *Environmental Services and Design Pty Ltd*, 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 whom frequent the property.

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Re-Certification – Ability to Re-Evaluate

If in the event that the land owner requests a re-assessment of this plan due to a reduced or eliminated bushfire risk in the future; an Accredited Bushfire Assessor can over-ride any or all of the requirements or provisions of this plan. This provision serves to formally expunge any Part 5 Agreement with a Council Planning Authority (if placed on a Title as a condition of Permit) or to reduce the construction standards required under AS3959 *Construction of Buildings in Bushfire Prone Areas* (as amended) if the bushfire risk is reduced to **BAL – LOW** or a threat no longer exists.

Contents

1. Introduction	4
2. Site Description	5
2.1. Property Details.....	5
2.2. Surrounding Land Use.....	5
3. Proposed Development.....	6
4. Bushfire Hazard Assessment	6-10
4.1. Vegetation & Effective Slope	6-9
4.2. Bushfire Attack Level.....	9-10
5. Bushfire Protection Measures.....	10-12
6. Statutory Compliance	13
7. Conclusion	14

Appendix A – Site Plan

Appendix B – Hazard Management Plan

Appendix C – Certificate – Bushfire Prone Areas Code

Appendix D – Emergency Management Strategy

Appendix E – Requirements for Property Access and Static Water Supply

Form 55

1. Introduction

Environmental Services and Design Pty Ltd have been engaged to complete a bushfire hazard management assessment for installation of an explosives magazine at 19 Wynwood Road Sprent CT20722/1.

The magazine is to be operated by a sole trader on private property. The only people potentially on site during a bushfire will be the operator, family and friends and explosives delivery driver.

The magazines are prefabricated explosive storage containers that are constructed and licenced to comply with AS2187. The magazine area will have a security fence to create a compound with entry facing north. External to the fence is an earth bund to the south, east and west.

The quantity of explosives to be stored within the magazine is stated as 4,500kg high explosives and up to 20kg NEQ (net explosive quantity) of detonators as authorized in the Security Sensitive Dangerous Substances Permit dated 24 October 2025 issued by Worksafe Tasmania.

No ammonium nitrate will be stored on site.

The volume of explosives to be stored in the magazine exceeds the manifest quantity making the proposed magazine site a hazardous use.

A bushfire emergency plan is required for a hazardous use. The bushfire emergency plan is a separate document. Texc Pty Ltd must ensure a bushfire emergency plan is prepared and forwarded to Tasmania Fire Service for approval. The bushfire emergency plan must be approved by Tasmania Fire Service prior to storage of any explosives on the site.

The Tasmanian Planning Scheme – Burnie Code C13 - Bushfire Prone Areas Code requires an Emergency Management Strategy for the hazardous use. To comply with this requirement a full Bushfire Emergency Plan, endorsed by Tasmania Fire Service, is attached at appendix D.

The purpose of this report is to document the assessment, bushfire attack level and associated hazard management areas under the Tasmanian Building Regulations, Directors Determination – Bushfire Hazard Areas and AS3959-2018 and the requirements of Code C13 relating to the hazardous use.

2. Site Description

2.1 Property Details

Property Address	19 Wynwood Road Sprent
Certificate of Title	CT207225/1 PID 6990922
Type of Application	Explosives magazine and Hazardous Use
Area	5.58ha
Zoning	Rural
Surrounding Zoning	Rural and agriculture
Planning Scheme	Tasmanian Planning Scheme – Central Coast
Existing land Use	Residential and agriculture
Proposed land use	In accordance with Tasmanian Planning Scheme – Central Coast



Site Aerial

2.2 Surrounding Land Use

Surrounding land use consists of plantation forestry and agricultural properties with associated dwellings and sheds.

3. Proposed Development

The proposal is for installation of an explosives magazine, security fence and earth bund to operated by the applicant Texc Pty Ltd.

Compound and access road site plan prepared by Environmental Services and Design Pty Ltd dated 24 February 2026 is at appendix A. Site plan prepared based on details supplied by the client.

4. Bushfire Hazard Assessment

A site assessment was carried out on 23 February 2026 and report assessment was conducted on 24 February 2026.

4.1. Vegetation & Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed development have been inspected and classified in accordance with AS 3959-2018. All distances and slopes were measured with a Nikon Forestry laser device.

Vegetation

Vegetation surrounding the site is assessed as:

- North – grassland for over 100m,
- South – grassland 143m then forest,
- East – grassland for over 100m, and
- West – grassland 45m then forest.



Image 4.1 – North – grassland



Image 4.2 - South – grassland



Image 4.3 – East – forest



Image 4.4 – West - grassland

Topography

Slope under the assessable vegetation was assessed for the proposed position of the explosives magazine:

- North – up slope,
- South – down 2^o,
- East – down 3^o, and
- West – down 5^o.



Image 4.5 – Site Analysis

4.2. Bushfire Attack Level

Explosives magazine

A Bushfire Attack Level assessment has been completed using Method 1 of AS 3959-2018.

Step 1: Relevant fire danger index (clause 2.2.2): FDI 50

Step 2: Assess the vegetation within 100m in all directions

Vegetation Classification	N	S	E	W
Group A - Forest			X	
Group B – Woodland				
Group C – Shrubland				
Group D – Scrub				
Group E – Mallee/Mulga				
Group F – Rainforest				
Group G – Grassland	X	X	X	X
Low threat (cl. 2.2.3.2)				

Step 3: Distance from classified vegetation (clause 2.2.4)

	N	S	E	W
Available distance	0-100m grassland	0-100m grassland	0-45m Grassland 45-100m forest	0-100m grassland
Hazard management area distance	14m	16m	38m	16m

Step 4: Effective slope under classified vegetation

	N		S		E		W	
	Upslope/0	X	Upslope/0		Upslope/0		Upslope/0	
	>0-5°		>0-5°	X	>0-5°	X	>0-5°	X
	>5-10°		>5-10°		>5-10°		>5-10°	
	>10-15°		>10-15°		>10-15°		>10-15°	
	>15-20°		>15-20°		>15-20°		>15-20°	

Step 5: Determination of Bushfire Attack Level (BAL)

	N	S	E	W
BAL value for each quadrant	12.5	12.5	12.5	12.5

The applicable Bushfire Attack Level is: **BAL – 12.5**

5. Bushfire Protection Measures

Explosives Magazine

The Bushfire Attack Level assessment is based on the position of the magazine and slope under the classified vegetation. The assessment at section 4.2 assesses the Bushfire Attack Level as **BAL 12.5**.

Hazard management

- The magazine requires a hazard management area equivalent to AS3959-2018 BAL 12.5 distances.
- Hazard management area and distances are shown on the hazard management plan drawing number 10109-1.

Water Supply

- A non-combustible static water supply tank with a minimum capacity of 10,000L must be installed.
- Water tank must be within a 90m hose lay of the furthest portion of the magazine.
- A potential location for the firefighting tank is shown on the hazard management plan and is within the required 90m hose lay distance.
- On-site static water supply has the capacity to and must meet the requirements of Code C13 Table C13.4 and Table 3B of the Directors Determination – Bushfire Hazard Areas.

Access

- Access to the property is required to access the static water supply tank.
- The site plan shows an all-weather 4m wide access along the western boundary to the magazine.
- A water supply hardstand is shown on the site plan which provides adequate turning area for emergency vehicles.
- Access from Wynwood Road to the magazine is less than 200m and passing bays are not required.
- Property access and turning area have the capacity to comply with the requirements of Code C13 Table C13.2 and Table 2 element B of the Directors Determination – Bushfire Hazard Area.

Hazardous Use

Clause C13.5.2 A1 has no acceptable solution and must be assessed under the performance criteria.

A hazardous use must only be located in a bushfire prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:

- (a) the location, characteristics, nature and scale of the use;*
- (b) whether there is an overriding benefit to the community;*
- (c) whether there is no suitable alternative lower risk site;*
- (d) the emergency management strategy (hazardous use) and bushfire management plan; and*
- (e) other advice, if any, from the TFS.*

Assessment Against Performance Criteria

- (a) The proposal is for additional construction and use under the Tasmanian Planning Scheme – Burnie and will require assessment and approval in line with Council processes.
- (b) There is a benefit to the community stemming from the operation of the explosives' magazine re-supplying numerous mines throughout the north and northwest coast.
- (c) There may be alternative sites available, however the proposed site ideally placed to service existing mining and other industries in the north and northwest areas of the state and allow for expansion of industries.
- (d) A full bushfire emergency plan is attached at appendix D and is endorsed by Tasmania Fire Service.
- (e) Previous comment has been sought from Tasmania Fire Service in relation to a bushfire report covering both the construction of the infrastructure and the requirements of the hazardous use. The approach in this report mirrors the previous advice and covers assessment and certification under both Code C13 and the Directors Determination – Bushfire Hazard Areas.

6. Statutory Compliance

The applicable bushfire requirements are specified in the *Tasmanian Planning Scheme – Burnie Code C13 – Bushfire Prone Areas Code and Directors Determination – Bushfire Hazard Areas*.

Table 1 – Compliance Schedule

Deemed-to-Satisfy requirement	Compliance
C13.4.1 Exemptions	N/A
C13.5.2 Hazardous Use	Subject to endorsement of the bushfire emergency plan by Tasmania Fire Service the proposal complies with clause C13.5.2 and the Directors Determination – Bushfire Hazard Areas
C13.6.1(a) Hazard management areas	Subject to implementing the hazard management areas prescribed on the Bushfire Hazard Management Plan, the proposal will comply with clause C13.6.1 and the Directors Determination – Bushfire Hazard Areas
C13.6.2 Property access	Subject to implementing the access requirements as prescribed in section 5 access will comply with clause C13.6.2 and the Directors Determination – Bushfire Hazard Areas
C13.6.3 Water supply for firefighting	Subject to implementing the static water supply requirements prescribed in section 5, the proposal will comply with clause C13.6.3 and the Directors Determination – Bushfire Hazard Areas


7. Conclusion

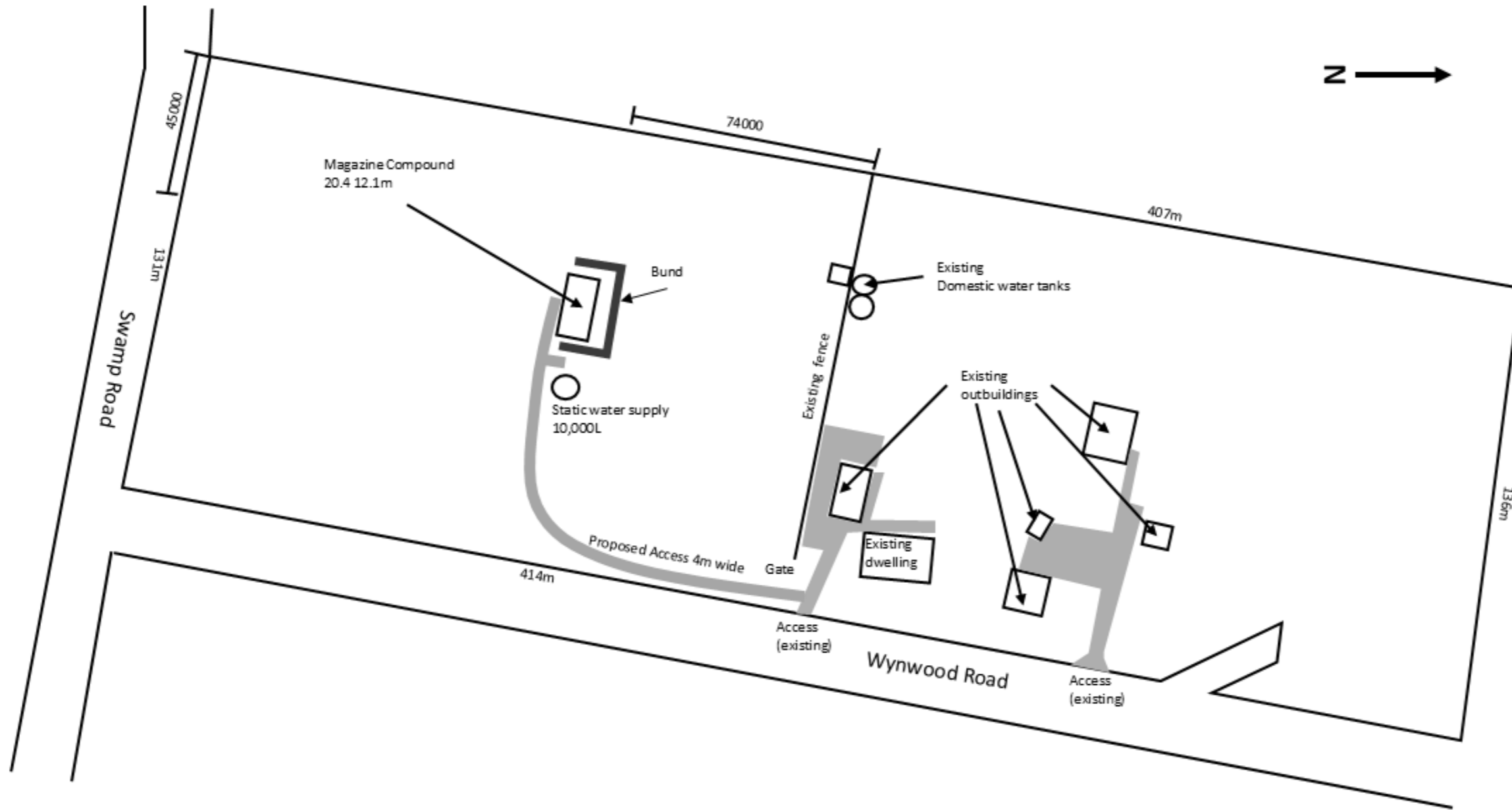
A bushfire hazard management plan is required and attached as appendix B. This risk assessment report must be read in conjunction with the bushfire hazard management plan.

The hazard management plan requirements must be implemented, to the satisfaction of the building surveyor, prior to issue of the certificate of occupancy.

A bushfire emergency plan is required. A copy of the plan, endorsed by Tasmania Fire Service is attached at appendix D.

The proposal has the capability to meet the requirements of the Tasmanian Planning Scheme – Central Coast Code C13 – Bushfire-Prone Areas Code in relation to the hazardous use and AS3959-2018 and the Directors Determination – Bushfire Hazard Areas for **BAL 12.5**.

	19 Wynwood Road Sprent CT – 207225/1
	Proposed Explosives Magazine CLIENT: George Scott (Texc)
	Scale: 1:1500 Drawing No: 10109 Date: 24/02/2026 Drawn: Bruce Harpley Version: 1

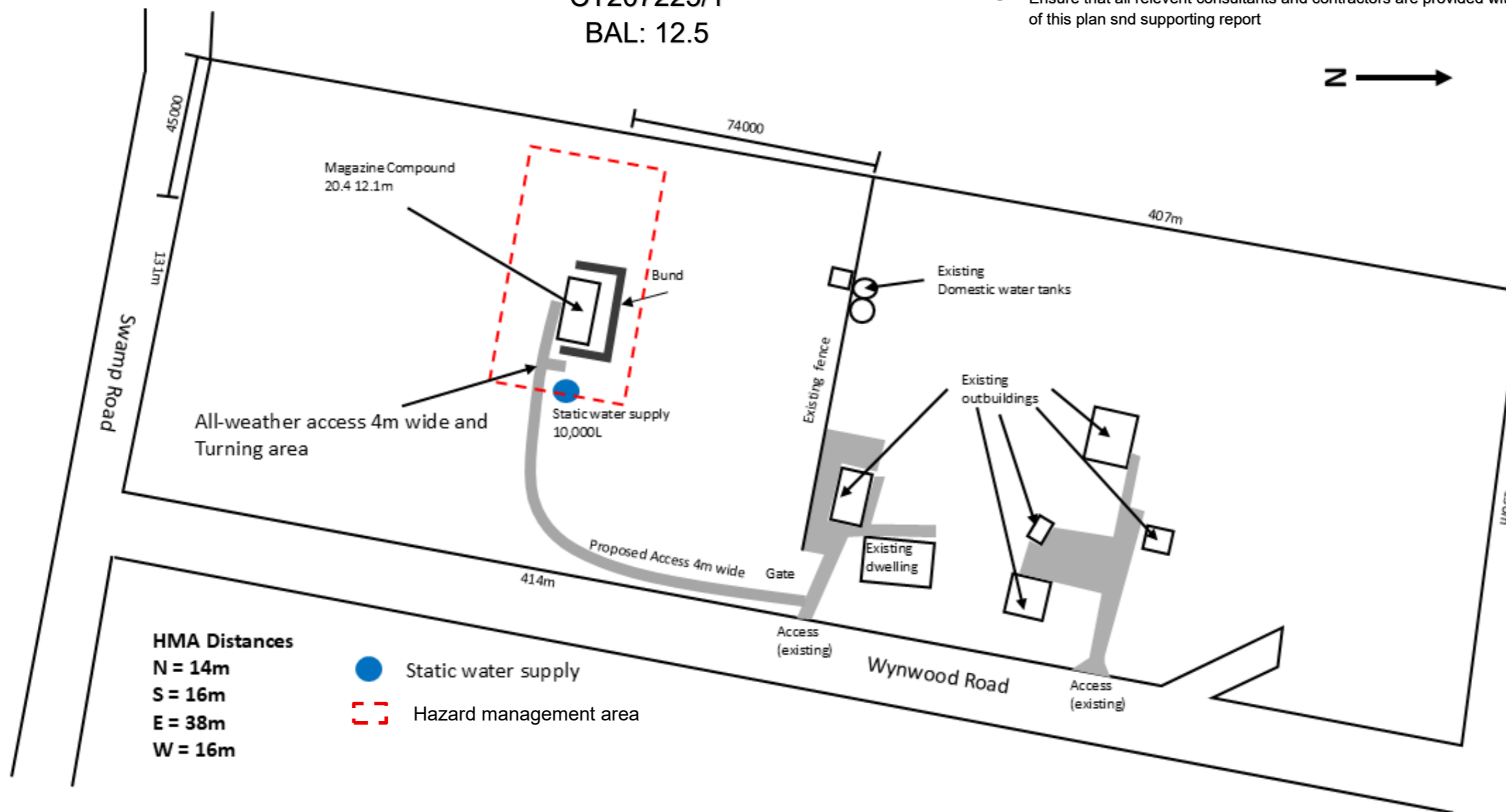


Appendix B – Hazard Management Plan

19 Wynwood Road
Sprent
CT207225/1
BAL: 12.5

General

- Plan to be read in conjunction with Bushfire Hazard Assessment Report v1.0
- Ensure that all relevant consultants and contractors are provided with a full copy of this plan and supporting report



HMA Distances

N = 14m
S = 16m
E = 38m
W = 16m

- Static water supply
- ⌈⌋ Hazard management area

Maintenance prior to the onset of each fire season

- Guttering on all habitable structures must be inspected and cleared of debris annually
- Ensure all hoses and brass connections are in good working order
- All valley and wall/roof junctions are inspected and debris removed
- Roof sheeting inspected for damages or dislodged roofing materials (replace if necessary)
- Painted surfaces are in good condition and decaying timbers given particular attention to repair
- Screens/shutters on windows and doors are in good working condition and fit well without breaks, holes or tears,
- Door mats to be of non-combustible materials

Woodpiles, garden sheds and other combustible materials to be kept well away from habitable structures.

General Notes

Hazard Management (HMA)

- It is the responsibility of the landowner to maintain the landscaping in accordance with the Bushfire Hazard Management Plan
- Establish hazard management area for whole site as shown on the Bushfire Hazard Management Plan.
- Ensure fuels are reduced sufficiently & other hazards are removed such that the fuel & other hazards do not significantly contribute to the bushfire attack
- The hazard management area is to be regularly maintained and managed and in particular between the months of September and March in each calendar year.
- Landscaping in the HMA is to be minimised with grass maintained to a maximum height of 100mm
- Pathways and landscaping material surrounding any habitable structures must be of non-combustible elements for a minimum of 1m from any external walls or decks
- To be established prior to occupancy

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:

19 Wynwood Road Sprent

Certificate of Title / PID:

CT 2072259/1 PID 6990922

2. Proposed Use or Development

Description of proposed Use and Development:

Explosives magazine

Applicable Planning Scheme:

Tasmanian Planning Scheme – Central Coast

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Site Plan	Environmental Service and Design Pty Ltd	24/02/2026	1
Bushfire Hazard Report	Bruce Harpley BFP-140	24/02/2026	1
Hazard Management Plan	Bruce Harpley BFP-140	25/02/2026	1
Bushfire Emergency Plan	Bruce Harpley BFP-140	25/02/2026	1

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:

<input type="checkbox"/> E1.4 / C13.4 – Use or development exempt from this Code		
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input checked="" type="checkbox"/> E1.5.2 / C13.5.2 – Hazardous Uses		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy (Bushfire Emergency Plan)
<input checked="" type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input type="checkbox"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner


Name:	Bruce Harpley	Phone No:	0429 355 259
Postal Address:	Environmental Service and Design Pty Ltd PO Box 651 BURNIE TAS 7320	Email Address:	bharpley@esandd.com.au
Accreditation No:	BFP – 140	Scope:	1, 2, 3A and 3B

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



Name: Bruce Harpley **Date:** 25/02/2026

Certificate Number: 10109-1

(for Practitioner Use only)

Appendix D – Bushfire Emergency Plan

Appendix E – Access and Static water supply requirements

Access

Column 1		Column 2
Element		Requirement
A.	Property access length is less than 30 metres, or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater, or access is required for a fire appliance to access a firefighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (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 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10 metres; (ii) a property access encircling the building; or (iii) a hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) complies with requirements for B above; and (b) passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Column 1		Column 2
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.

Static Water Supply

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) the building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; 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.	Static water supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> (a) may have a remotely located offtake connected to the static water supply; (b) maybe a supply for combined use (firefighting and other uses), but the specified minimum quantity of firefighting water must be available at all times; (c) must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose, including firefighting 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 AS 3959, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a firefighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (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;

Column 1		Column 2
Element		Requirement
		<ul style="list-style-type: none"> (e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting 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); and (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) where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) visible; (ii) accessible to allow connection by firefighting equipment; (iii) at a working height of 450mm – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	<p>The firefighting 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:</p> <ul style="list-style-type: none"> (a) comply with water tank signage requirements within AS 2304; or (b) comply with the TFS Water Supply Signage Guideline.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) no more than three metres 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 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.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report 24/2/2026, Bushfire Hazard Management Plan 25/2/2026 and Bushfire Emergency Plan 25/2/2026
Relevant calculations:	Contained in above report
References:	Code C13 – Tasmanian Planning Scheme – Central Coast, Directors Determination – Bushfire Hazard Areas and AS3959-2018.

Substance of Certificate: (what it is that is being certified)

Analysis and reporting of bushfire hazard assessment and determination of bushfire attack level.

Proposal is assessed as **BAL 12.5**

Scope and/or Limitations

Scope

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property and new dwelling. All comment, advice and fire suppression measures are in relation to compliance with Directors Determination – Bushfire Prone Areas, the *Building Act & Regulations, Building Code of Australia* and *Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas.*

Limitations

The assessment has been undertaken and report provided on the understanding that:
The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.
The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
Impacts of future development and vegetation growth have not been considered.
No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
No warranty is offered or inferred for any buildings constructed on the property in the event of a bushfire.
No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.

I certify the matters described in this certificate.

Qualified person:	<i>Signed:</i> 	<i>Certificate No:</i> 10109-1	<i>Date:</i> 25/2/2026
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