APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2019-339

NAME OF APPLICANT: Dr R E Mount

PROPOSAL: Alteration to dwelling

LOCATION: 99 Coningham Road, Coningham

Any representation must be lodged in writing with the General Manager, Locked Bag 1, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 27 August 2019.
**DEVELOPMENT APPLICATION**

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2019-339</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Alteration to dwelling</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>99 Coningham Road, Coningham</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Dr R E Mount</td>
</tr>
<tr>
<td><strong>Responsible Planning Officer:</strong></td>
<td>Chloe Edgell</td>
</tr>
</tbody>
</table>

**Associated Documents:**

The following information regarding the application is available at Council offices:

- Application form
- Certificate of Title
- Planning Submission
- Environmental Values Assessment
- Bushfire Hazard Assessment
Change of use: existing garage to bedroom
Richard and Marylyn Mount, 99 Coningham Road, Coningham

The Proposal
The applicant seeks approval for a change of use for an existing building from garage (40 sqm) to a bedroom with a shower and vanity. The permit for the garage was originally approved on 13/12/2016 (BA/210-2016). The building is now more suitable as a third bedroom and there is no longer need for the garage.

The reasoning to treat the separate building as a third bedroom rather than as an ancillary dwelling includes the following:

- Firstly, it is not intended to be used as an ancillary dwelling; the person who uses that bedroom has the shared use of the rest of the house as their home. Secondly, there is an existing ancillary dwelling on the site, and we don’t believe there is scope for a second one.
- The existing dwelling is an award-winning design: BDAT 2008 Design Awards for (1) Category 16 Environmental and Energy Efficient building and (2) Category 1 Residential building up to 250 m². The proposed change is a simple way to extend the building without compromising the original, highly efficient solar passive design. For example, any addition to the existing house on the west or east side would be more expensive because of existing water courses and drainage lines that would need to be repositioned or, if remaining, would require complex expensive slab work (the slab is required to maintain high 9 star solar passive status of the existing design). An extension on the south side compromises solar access to the new room and an extension on the north side would shade existing rooms.
- The existing dwelling has only two bedrooms and a third bedroom is intended to increase its capacity. As the number of residents is increasing, it makes sense to repurpose an existing building as this reuses and recycles materials and reduces costs. The proposed bedroom also provides enhanced privacy and reduced impact from noise or activity for all the residents.
- Clearly, the re-purposing of the existing garage means that some of the design and building decisions are less than perfectly aligned with the traditional approach to the proposed use; however, we believe the proposal is consistent with the intent of the planning and building controls and represents an innovative and sound solution to the accommodation design problem on the site.
- Accessibility and easy movement is a feature of the entire house, with level floors throughout, wide doorways and easy access to the toilet and bathroom. The proposed bedroom, with the clearly demarked, well lit, level connection between the buildings maintains this standard.
- The plumbing in the proposed bedroom is intended to provide a shower and a vanity as found in many bedroom ensuites. Rather than positioning the vanity in the small, artificially lit shower and storage room, we decided to put it in an area with good natural lighting as part of a dressing table unit. Further, the bedroom is dependent on the toilet in the existing dwelling.

The site is 8,695 sqm and has an existing single dwelling. It is one of seven lots in the stratum development known as Eagles Drift (see Figure 1). The land is zoned 12.0 Low Density Residential Area A. The existing house is two bedroom and is small by today’s standards at 213.1 sqm and, with the proposed addition, will be 253.1 sqm.

Building details
The existing garage is a Class 10a building (BA/210-2016 and PA/210-2016) and was built to a very high (Class 1a) standard including structurally and thermally. For example, double glazed windows were installed. This means minimal alterations are required to meet current Class 1a standards. These include (as per the attached plans):

1. Plumbing in the greywater from the proposed bedroom’s vanity and shower to the existing AWTS
2. Ensuring compliance with the BAL 12.5 building requirements (e.g. protection of bottom 400 mm of cladding and glass)

Other considerations are:
1. The proposed bedroom is well within the lot building envelope.
2. The floors of the existing house, the proposed bedroom and the connecting walkway are at the same level throughout, providing easy, safe access.
3. The physical separation of the proposed bedroom will provide all residents of the dwelling high levels of privacy and low levels of noise transmission.
4. This change of use DA will not materially impact, or likely need to cover, our intention to place solar panels on the proposed bedroom’s roof, which will be cover than 38 sqm and lie flat on the roof surface and are expected to fall within the Solar Panel Exemption.

**Figure 1** Left: The subject property (brown) within Eagles Drift stratum plan (yellow). LISTmap imagery 21.2.2019, North is up. Right: The photo.

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Plan Reference no.: P3
Date Received: 24/07/2019
Date placed on Public Exhibition: 14/08/2019
Figure 2 LISTmap screen capture 19.2.2019. Green diagonal lines represent the Biodiversity Protection Area and the blue diagonal lines represent the Waterway and Coastal Protection Areas. Light blue lines and areas are waterways.

<table>
<thead>
<tr>
<th>Building professionals</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Plans and Form 35</td>
<td>Greg Tilley, BDAT (CC620H)</td>
</tr>
<tr>
<td>Bushfire Hazard Report</td>
<td>Mark Vandenberg, Geo-Environmental Solutions (GES)</td>
</tr>
<tr>
<td>Thermal assessment</td>
<td>Alan Kirk, Energy Management Consultants and Services</td>
</tr>
<tr>
<td>Registered Builder for the alterations</td>
<td>Jamie Neyland (CC464Y)</td>
</tr>
<tr>
<td>Plumber</td>
<td>Andrew Palfrey (TBC)</td>
</tr>
<tr>
<td>Building Certificate of Likely Compliance</td>
<td>Rick Coyle, LT (Lee Tyers) building surveyor</td>
</tr>
<tr>
<td>Plumbing CLC</td>
<td>Kingborough Council</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area</td>
<td>8,695 sqm</td>
</tr>
<tr>
<td>Folio Reference</td>
<td>144318-2</td>
</tr>
<tr>
<td>Strata Plan Registered Number</td>
<td>144318</td>
</tr>
<tr>
<td>Strata Scheme name</td>
<td>Eagles Drift</td>
</tr>
<tr>
<td>Strata Plan registered</td>
<td>10 FEB 2006</td>
</tr>
</tbody>
</table>

Plan Reference no.: P3  
Date Received: 24/07/2019  
Date placed on Public Exhibition: 14/08/2019
Hi Natalie and Chloe,

re DA-2019-339 request for additional information (your letter 1.8.2019)

I have followed up with Mark Van den Berg and he has confirmed (below) that the separation between the canopy and the ground fuels is already in place. I hope this suffices and the clock is restarted,

thanks, Richard

richard.mount@gmail.com
0477 461 463

--------- Forwarded message --------

From: Mark Van den Berg <mvandenberg@geosolutions.net.au>
Date: Fri, 9 Aug 2019 at 14:49
Subject: 99 Coningham Road, Coningham.
To: Richard Mount <richard.mount@gmail.com>

Hello Richard,

I have reviewed the letter dated the 22/7/2019 from Kingborough Council, specifically point 2, regarding the need for removal of trees from within the hazard management area (as detailed on the BHMP of the report I authored in March of this year).

The BHMP gives some guidance on the establishment and maintenance of hazard management areas. In this circumstance with reference to the small group of trees on the eastern side of your block where it boarders a shared access I see no real reason as to why these trees would require removal if all other elements of the hazard management area are implemented. Separation from ground fuels and canopies has been achieved, so the likelihood of fire occurring in the canopies of these trees is low and they may provide some level of protection from embers impacting the site.

These comments are in the context of Bushfire Hazard Management Plan prepared for the above address only and I have not considered any other aspects or attributes of these trees.
Proposed Residential Development – 99 Conningham Road, Conningham

Bushfire Hazard Report

Applicant: R. Mount

March 2019 GES04231v1.0
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Attachment 1 – Bushfire Hazard Management Plan
Attachment 2 - Certificate of Others (form 55)

Disclaimer

The measures contained in Australian Standard 3959-2009 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions.

Reasonable steps have been taken to ensure that the information contained within this report is accurate and reflects the conditions on and around the lot at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship

This report was prepared by Mark Van den Berg BSc (Hons.) FPO (planning) of Geo Environmental Solutions. Base data for mapping: TasMap, Digital and aerial photography: Mark Van den Berg, GoogleEarth.
1.0 Purpose

This bushfire hazard report is intended to provide information in relation to the proposal. It will demonstrate compliance with the Building Amendment (Bushfire-Prone Areas) Regulations 2014, and the Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 2.1 29th August 2017. Provide a certificate of others (form 55) as specified by the Director of Building Control for bushfire hazard and give guidance by way of a certified bushfire hazard management plan which shows a means of protection from bushfires in a form approved by the Chief Fire Officer of the Tasmania Fire Service.

2.0 Summary

Site details & compliance

<table>
<thead>
<tr>
<th>Title reference</th>
<th>144318/2</th>
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<tbody>
<tr>
<td>PID</td>
<td>2679619</td>
</tr>
<tr>
<td>Address</td>
<td>99 Conningham Road, Conningham</td>
</tr>
<tr>
<td>Applicant</td>
<td>R. Mount</td>
</tr>
<tr>
<td>Municipality</td>
<td>Kingborough</td>
</tr>
<tr>
<td>Planning Scheme</td>
<td>Kingborough Interim Planning Scheme 2015</td>
</tr>
<tr>
<td>Zoning</td>
<td>Low Density Residential</td>
</tr>
<tr>
<td>Land size</td>
<td>~0.8Ha</td>
</tr>
<tr>
<td>Bushfire Attack Level</td>
<td>BAL-12.5</td>
</tr>
<tr>
<td>Certificate of others (form 55)</td>
<td>Complete and attached</td>
</tr>
<tr>
<td>Bushfire Hazard Management Plan</td>
<td>Certified &amp; Attached</td>
</tr>
</tbody>
</table>

Change of use from a class 10a to a class 1a building at 99 Conningham Road, Conningham requires demonstrated compliance with Building Amendment (Bushfire-Prone Areas) Regulations 2014, and the Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 2.1 29th August 2017, the site is located in a bushfire prone area. The Bushfire attack level has been determined as ‘BAL-12.5’, provisions for property access and water supplies for firefighting will be required as detailed in this report and the Bushfire Hazard Management Plan (BHMP).

3.0 Introduction

This bushfire hazard report has been completed to form part of supporting documentation for a building permit application for the proposed development. The proposed development site has been identified as being in a bushfire prone area. A site-specific bushfire hazard management plan has been provided for compliance purposes.
4.0 Proposal

A change of use from a class 10a to a class 1a building is proposed at 99 Conningham Road, Conningham (appendix B). Construction standards for buildings, property access, water supplies for firefighting and hazard management areas will be required (as appropriate) to meet the standards outlined in the ‘Director’s Determination – Requirements for Building in Bushfire-Prone Areas’ and ‘Australian Standard 3959-2009 Construction of Buildings in Bushfire-prone Areas.

5.0 Bushfire Attack Level (BAL) Assessment

5.1 Methods

The Bushfire attack level has been determined through the application of section 2 of AS3959-2009 ‘Simplified Procedure’. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with table 2.3 of AS359-2009. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

5.2 Site Description

The proposal is located at 99 Conningham Road, Conningham, in the municipality of Kingborough and is zoned low density residential under the Kingborough Interim Planning Scheme 2015. Access to the lot will be by an existing crossover from Conningham Road, a council-maintained road. The lot is ~0.8 Ha, is irregular in shape and is located approximately 0.750km east of Channel Highway (Figure 1). Adjacent lands surrounding the lot are zoned low density residential. At a landscape scale the lot occurs in an area of existing urban development situated near coastline. Vegetation cover is characterised by a mosaic of grassland and remnant native forest vegetation transitioning into large scale forest to the south. The lot is gently sloping with a northerly aspect and is unlikely to have a significant effect on fire behaviour. Vegetation surrounding the lot was assessed (Table 1) and described as ‘woodland’ (as per AS3959-2009). The classified vegetation potentially having the greatest impact on the site occurs to the east of the site (Figure 2). The vegetation classification system as defined in AS 3959-2009 Table 2.3 and Figure 2.3 (A to G) has been used to determine vegetation types within 100 metres of the site (Table 1).
Figure 1. The lot in a topographical context (lot outlined in pink).

Figure 2. Shows the approximate location of the site (pink line) in the context of the adjacent lands and classified vegetation.
### Table 1. Bushfire Attack Level (BAL) Assessment

<table>
<thead>
<tr>
<th>Azimuth</th>
<th>Vegetation Classification</th>
<th>Effective Slope</th>
<th>Distance to Bushfire-prone vegetation</th>
<th>Hazard management area width</th>
<th>Bushfire Attack Level</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Exclusion 2.2.3.2 (e, f)^^</td>
<td>&gt;0 to 5º downslope</td>
<td>0 to &gt;100 metres</td>
<td>10 metres</td>
<td>BAL-LOW</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>Exclusion 2.2.3.2 (e, f)^^</td>
<td>upslope</td>
<td>0 to 84 metres</td>
<td>Title Boundary</td>
<td>BAL-12.5</td>
</tr>
<tr>
<td></td>
<td>Woodland^</td>
<td>upslope</td>
<td>84 to &gt;100 metres</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>Exclusion 2.2.3.2 (e, f)^^</td>
<td>upslope</td>
<td>0 to &gt;100 metres</td>
<td>10 metres</td>
<td>BAL-LOW</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>Exclusion 2.2.3.2 (e, f)^^</td>
<td>flat 0º</td>
<td>0 to &gt;100 metres</td>
<td>10 metres</td>
<td>BAL-LOW</td>
</tr>
</tbody>
</table>

^ Vegetation classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).
^^ Exclusions as per AS3959-2009 amendment 3, section 2.2.3.2, (a) to (f).
6.0 Results

The bushfire attack level for the site has been determined as BAL-12.5. While the risk is considered to be low, there is a risk of ember attack and a likelihood of low levels of radiant heat impacting the site. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m².

6.1 Property Access

B) Property access length is 30 metres or greater; or access is 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 20 tonnes, including for bridges and culverts;

(c) Minimum carriageway width of 4 metres;

(d) Minimum vertical clearance of 4 metres;

(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;

(f) Cross falls of less than 3° (1:20 or 5%);

(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (h) Curves with a minimum inner radius of 10 metres;

(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and

(j) Terminate with a turning area for fire appliances provided by one of the following:

   (i) A turning circle with a minimum outer radius of 10 metres;

   (ii) A property access encircling the building; or

   (iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
6.2 Water supplies for fire fighting
Static water supplies and associated infrastructure for firefighting purposes will be provided in accordance with table 4.3B of the Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 2.1 29th August 2017.

The following elements of table 4.3B as noted above will be required to meet compliance;
A  Distance between building area to be protected and water supply
B  Static water supplies
C  Fittings, Pipework and accessories (including tank and stands)
D  Signage for static water supply connections
E  Hardstand

6.3 Hazard management area.
The Bushfire Attack Level for this site is BAL-12.5. A hazard management area contained within the title boundaries will need to be established to achieve this outcome. Table 1 above shows the minimum separation distances (hazard management area width) for each azimuth of the site that will result in a bushfire attack level of BAL-12.5. These are the minimum separation distance between the site (house) and the bushfire prone vegetation. The hazard management area should have sufficient fuel removed such that the propagation or carriage of fire is significantly impeded.

Hazard management areas for new buildings on lots not provided with a BAL at the time of subdivision must meet the following requirements:
(a) Be located on the lot so as to be provided with an HMA no smaller than the separation distances required for BAL 29; and
(b) Have an HMA established in accordance with a certified bushfire hazard management plan.

The attached bushfire hazard management plan is certified and provides for the above conditions to be met. Separation distances are given and will provide for a bushfire attack level of BAL-12.5 at the site.
## 7.0 Compliance

Section 4 of the Directors Determination Requirements for Building in Bushfire-prone Areas, version 2.1, 29th August 2017.

Table 2. Deemed to Satisfy requirements s4.

<table>
<thead>
<tr>
<th>Section</th>
<th>Requirement</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1. Construction Requirements</td>
<td>(1) Building work (including additions or alterations to an existing building) in a bushfire-prone area must be designed and constructed in accordance with an Acceptable Construction Manual determined by the BCA, being either: - (a) AS 3959-2009; or (b) Nash Standard - Steel Framed Construction in Bushfire Areas as appropriate for a BAL determined for that site.</td>
<td>Construction to BAL-12.5 of AS3959-2009 Class 1 building</td>
</tr>
<tr>
<td></td>
<td>(2) Subclause (1)(a) is applicable to the following: (a) a Class 1, 2 or 3 building; or (b) a Class 10a building or deck associated with a Class 1, 2 or 3 building.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(3) Subclause (1)(b) is applicable to the following: (a) a Class 1 building; or (b) a class 10a building or deck associated with a Class 1 building.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(4) Despite subsection (1) above, variations from requirements specified in 1(a) and 1(b) are as specified in Table 4.1 below.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(5) Despite subsections (1) and (4) above, performance requirements for buildings subject to BAL 40 or BAL Flame Zone (BAL-FZ) are not satisfied by compliance with subsections (1) or (4) above.</td>
<td></td>
</tr>
<tr>
<td>4.2. Property Access</td>
<td>(1) A new building constructed in a bushfire-prone area must be provided with property access to the building and the fire-fighting water point, accessible by a carriageway, designed and constructed as specified in subsection (2) below.</td>
<td>Property access specified as per table 4.2</td>
</tr>
<tr>
<td></td>
<td>(2) Vehicular access from a public road to a building must: (a) Meet the property access requirements described in Table 4.2; (b) Include access from a public road to within 90 metres of the furthest part of the building measured as a hose lay; and (c) Include access to the hardstand area for the fire-fighting water point.</td>
<td></td>
</tr>
<tr>
<td>4.3. Water Supply for Fire fighting</td>
<td>(1) A new building constructed in a bushfire-prone area, must be provided with a water supply dedicated for fire-fighting purposes as specified in subsections (2) and (3) below.</td>
<td>Water supplies for fire-fighting specified as per table 4.3B</td>
</tr>
<tr>
<td></td>
<td>(2) Water supplies for fire-fighting must meet the requirements described in Tables 4.3A or 4.3B.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(3) The water supply must be: (a) Provided from a fire hydrant or static water supply; (b) Located within the specified distance from the building to be protected; and (c) Provided with a hardstand and suitable connections.</td>
<td></td>
</tr>
<tr>
<td>4.4. Hazard Management Areas</td>
<td>(1) A new building, or extension to a building, constructed in a bushfire-prone area must be provided with a HMA of sufficient dimensions and which provides an area around the building which separates the building from the bushfire hazard.</td>
<td>Hazard management area shown on the bushfire hazard management plan (BHMP), consistent with separation for BAL-12.5, requirements for hazard reduction on BHMP.</td>
</tr>
<tr>
<td></td>
<td>(2) The HMA must comply with Table 4.4; and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(3) The HMA for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.4.4 of AS 3959-2009; and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(4) The HMA must be established such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.</td>
<td></td>
</tr>
</tbody>
</table>
8.0 Guidance

The defendable space (hazard management area) around a building is critical for providing occupants and/or fire fighters with safe access to the building in order that fire fighting activities may be undertaken. The larger the defendable space, the safer it will be for those defending the structure. Some desirable characteristics of a hazard management area are:

- The area directly adjacent to the building has a significant amount of flammable material removed such that there is little to no material available to burn around the building;
- Includes non flammable areas such as paths, driveways, short cropped lawns;
- Establishment of orchards, vegetable gardens, dams or waste water effluent disposal areas on the fire prone side of the building;
- Creating wind breaks and radiation shields such as non combustible fences and low flammability hedges;
- Removing fire hazards such as wood piles, rubbish heaps and stored fuels;
- Creating and maintaining vertical as well as horizontal separation between ground fuels and tree canopies by pruning;
- It is not necessary to remove all vegetation from the defendable space, trees can provide protection from wind borne embers and radiant heat in some circumstances.

9.0 Further Information

For further information on preparing yourself and your property for bushfires visit the Tasmania Fire Service website at [www.fire.tas.gov.au](http://www.fire.tas.gov.au) or phone 1800 000 699 for information on:

- Preparing a bushfire survival plan
- Preparing yourself and your home for a bushfire
- Guidelines for development in bushfire prone areas in Tasmania
- Fire resisting plants for the urban fringe and rural areas
- Using fire outdoors
- Fire permits
- Total fire bans
- Bushfires burning in Tasmania
10.0 References


*Building Amendment (Bushfire-Prone Areas) Regulations 2016*

Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 1 14th March 2016. Consumer, Building and Occupational Services, Department of Justice, Tasmania.


Tasmania Fire Service 2013, *Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners and Builders*.

11.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant named in section 2. To the best of GES’s knowledge, the information presented herein represents the Client’s requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2009 “It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions”. In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2009 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.
Appendix A – Site photos

Figure 3. Northern azimuth from site.

Figure 4. Eastern azimuth from site.
Figure 5. Western azimuth from site
BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 99 Conningham Road
Conningham. March 2019. GES04231v1.0
Kingborough Interim Planning Scheme 2015

Design and Specification Requirements

4.2 Standards for Property Access

Property access length is greater than 30 metres; or access is required for a fire appliance to access a water connection point.

The following design and construction requirements apply to property access:

(a) All-weather construction;
(b) Load capacity of at least 20 tonnes, including for bridges and culverts;
(c) Minimum carriageway width of 4 metres;
(d) Minimum vertical clearance of 4 metres;
(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
(f) Cross falls of less than 3% (1:30 or 5%);
(g) Dips less than 7° (1.6 or 12%) entry and exit angle;
(h) Curves with a minimum inner radius of 10 metres;
(i) Minimum gradient of 15° (1.35:28) for sealed roads, and 10° (1:5.5 or 15%) 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 inner radius of 10 metres;
   (ii) A property access-enduring fire building;
   (iii) A hardstanding “T” or “Y” turning head 4 metres wide and 8 metres long.

4.3B Static Water Supply for Fire Fighting

Static water supplies and associated infrastructure for firefighting purposes will be provided in accordance with table 4.38 of the Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 2.1, 29th August 2017.

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 90 metres of the fire fighting water point of a static water supply; and
(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

B. Static Water Supplies

A static water supply:

(a) May have a remotely located offtake connected to the static water supply;
(b) May be a supply for connected 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 10,000 litres 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 AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
   (i) metal;
   (ii) non-combustible material; or
   (iii) stone/cement a minimum of 6 mm thickness.

C. 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) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
(e) Provide a DIN or NEN standard forged Storz 65 mm 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) Where a pipe is connecting multiple fire appliances, the coupling is to be of a blank cap and securing chain (minimum 220 mm length);
(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with Table A.4.
(i) Where a remote offtake is installed, ensure the offtake is in a position that is:
   (i) Visible;
   (ii) Accessible to allow connection for fire fighting equipment;
   (iii) At a working height of 450 – 600mm above ground level; and
   (iv) Protected from possible damage, including damage by vehicles.

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 the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmanian Fire Service.

E) Hardstand

A hardstand area for fire appliances must be provided:

(a) No more than three metres from the fire fighting 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) With a minimum width of three metres constructed to the same standard as the carriageway; and
(d) Connected to the property access by a carriageway equivalent to the standard of the property access.

4.4 Hazard Management Area Requirements

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

A new building must:

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

Building Specifications

Bal: 12.5

Tasmania Reference 3959-2009

Hazard Management Area

Is to be managed in a minimum fuel condition. This means there is insufficient fuel available to significantly increase the severity of the bushfire attack.

Guidance

• Hazard management area to be maintained in a minimum fuel condition. Locate fire hazards such as wood piles, rubbish heaps and stored fuels away from habitable buildings.
• The area directly adjacent to the building has a significant amount of flammable material removed such that there is little to no material available to burn around the building.
• Includes non flammable areas such as paths, driveways, short cropped lawns;
• Establishing orchards, vegetable gardens, dams or waste water effluent disposal areas on the fire prone side of the building where practical;
• Create wind breaks and radiation shields such as non combustible fences and low flammability hedges;
• Create and maintain vertical as well as horizontal separation between ground fuels and tree canopies by pruning;
• It is not necessary to remove all vegetation from the defendable space, trees can provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. GES04231

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

Richard Mount
99 Conningham Road
Conningham TAS 7054

C.T.: 1443182
P.I.D: 2679619

Date: 22/03/2019

Bushfire Hazard Management Plan: 99 Conningham Road, Conningham. March 2019. GES04231v1.0

Bushfire Hazard Report: 99 Conningham Road, Conningham. March 2019. GES04231v1.0

Drawing Number: A01

Sheet 1 of 1 Prepared by: MvdB

Exclusion

2.2.3.2 (e, f)

Title Boundary

Property Access

Existing Dwellings

Conningham Road

10 metres

Exclusion

2.2.3.2 (e, f)

Bushfire Hazard.
CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

To: Richard Mount
99 Conningham Road
Conningham TAS 7054

Owner /Agent
Address
Suburb/postcode

Qualified person details:
Qualified person: Mark Van den Berg
Address: 29 Kirksway Place
Battery Point TAS 7004

Phone No: 03 6223 1839
Fax No:

Licence No: Email address: mvandenberge@geosolutions.net.au

Qualifications and Insurance details:
Accredited to report on bushfire hazards under Part IVA of the Fire Service Act. BFP-108 scope 1, 2, 3a, 3b, 3c. Besso PI policy No. 10780170

Speciality area of expertise: Analysis of bushfire hazards in bushfire prone areas

Details of work:
Address: 99 Conningham Road
Conningham TAS 7054

Lot No: 2
Certificate of title No: 144318

The assessable item related to this certificate: New building work in a bushfire prone area.

Certificate details:
Certificate type: Bushfire Hazard

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: X
or

a building, temporary structure or plumbing installation:
In issuing this certificate the following matters are relevant –

**Documents:**
- Bushfire Hazard Report 99 Conningham Road, Conningham, 22\textsuperscript{nd} March 2019, GES04231v1.0.
- Bushfire Hazard Management Plan 99 Conningham Road, Conningham, 22\textsuperscript{nd} March 2019, GES04231v1.0.
- And Form 55

**Relevant calculations:**
Not Applicable.

**References:**
- Determination, Director of Building Control Requirements for Building in Bushfire-Prone Areas, version 2.1 29\textsuperscript{th} August 2017. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014 Standards Australia 2009, Construction of buildings in bushfire prone areas, 3rd edn incorporation amendments 1, 2 and 3, Standards Australia, Sydney.

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

The Bushfire Attack Level for the proposed lot is BAL-12.5. All specifications of the Bushfire hazard management plan and report to be implemented for compliance.

**Scope and/or Limitations**

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;
- 1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
- 2. 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.
- 3. Impacts of future development and vegetation growth have not been considered.

**I certify the matters described in this certificate.**

Signed:  
Qualified person:  

Certificate No: GES04231  
Date: 22/03/2019