



22 Jerrim Place
Kingston Beach TAS 7050
Ph: 0404 439 402
ABN: 74 585 150 120

6 September 2023

Ms Rachael Cunningham
Creative Homes Hobart
Showground Pavilion
Cnr Elwick Road & Brooker Highway
Glenorchy 7010

Dear Rachael,

Bushfire Hazard Assessment: 48 O'Connor Drive, Kingston.

Thank you for engaging me to carry out a bushfire hazard assessment for the multiple dwellings proposed at the above address.

I have successfully completed the University of Technology Sydney's *Development and Building in Bushfire Prone Areas Short Course*. I am accredited by the Tasmania Fire Service (accreditation number BFP-120) to assess bushfire hazard and to endorse Bushfire Hazard Management Plans.

I have reviewed the Bushfire Hazard Management Plan (BHMP) that was prepared for the subdivision that created the subject property (see attached). This plan states that the property was not considered to be bushfire prone at the time that this plan was prepared. While regulation 11H of the *Building Regulations 2014* states that a building surveyor may rely upon a BAL assessment that formed part of a BHMP prepared at the time of subdivision, the attached BHMP cannot be relied upon here as it was prepared more than 6 years ago.

However, as shown in the attached aerial imagery, there is limited vegetation within 100m of the site. While there is some remnant vegetation within the areas of public open space to the north-east and south of the site, this vegetation is not considered to be bushfire prone. The vegetation to the north-east is less than 20m wide and greater than 20m from the site or other vegetation. Therefore, this vegetation may be excluded from this assessment in accordance with clause 2.2.3.2(d) of the Australian Standard for the *Construction of Buildings in Bushfire-Prone Areas (AS3959:2018)*.

I note that the vegetation to the south of the site is within an area of public open space that is shown as a maintained reserve or parkland on the attached BHMP. Therefore, this vegetation may be regarded as low-threat in accordance with clause 2.2.3.2(f) of the Australian Standard.

The land in the remaining directions, i.e. to the north-west and south-east of the site, consists of other residential lots within the subdivision. These lots have been cleared of native vegetation and were mostly vacant at the time of writing. The lots are likely to be developed for residential purposes in the near future. Therefore, the vegetation to the north-west and south-east of the site is also classified as low-threat in accordance with clause 2.2.3.2(f).

As shown in the attached Hazard Management Areas Table, the Bushfire Attack Level posed to the site is BAL-LOW. There are no applicable construction requirements prescribed within the Australian Standard for BAL-LOW. There are therefore no additional construction requirements required in order to comply with section 4.1 of the *Determination – Director of Building Control: Requirements for Building in Bushfire-Prone Areas - Transitional* (the Director's Determination).

There are no additional measures required in order to satisfy sections 4.2 and 4.3 of Director's Determination. There are no measures required to meet section 4.2 as the access to the proposed development would not be required to provide access to a fire fighting water point. The above BHMP ensured that the building areas upon the lots within the subdivision are within the required distance of a fire hydrant, as required by section 4.3.

The area surrounding the dwellings must be established and maintained as a Hazard Management Area (HMA) in order to satisfy section 4.4 of the Director's Determination. The HMA must be established and maintained 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.

Please find attached a Form 55 Certificate of Others confirming this assessment. Please contact me either on the above phone number or at adam@southernplanning.com.au if you require clarification of the advice provided.

Yours sincerely,



ADAM SMEE
PLANNING CONSULTANT



RECORDED OF TITLES

Issued Pursuant to the Land Titles Act 1980

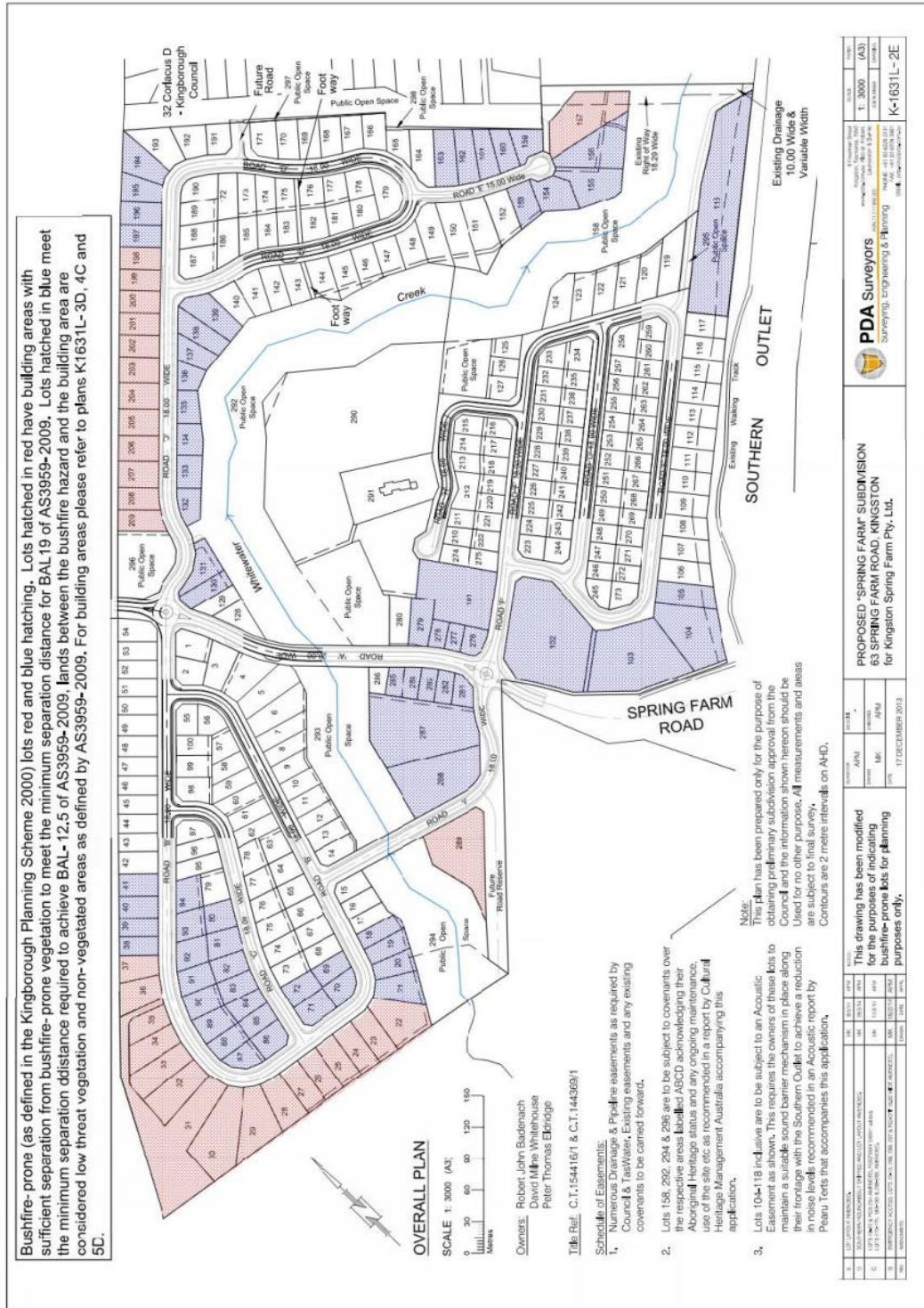


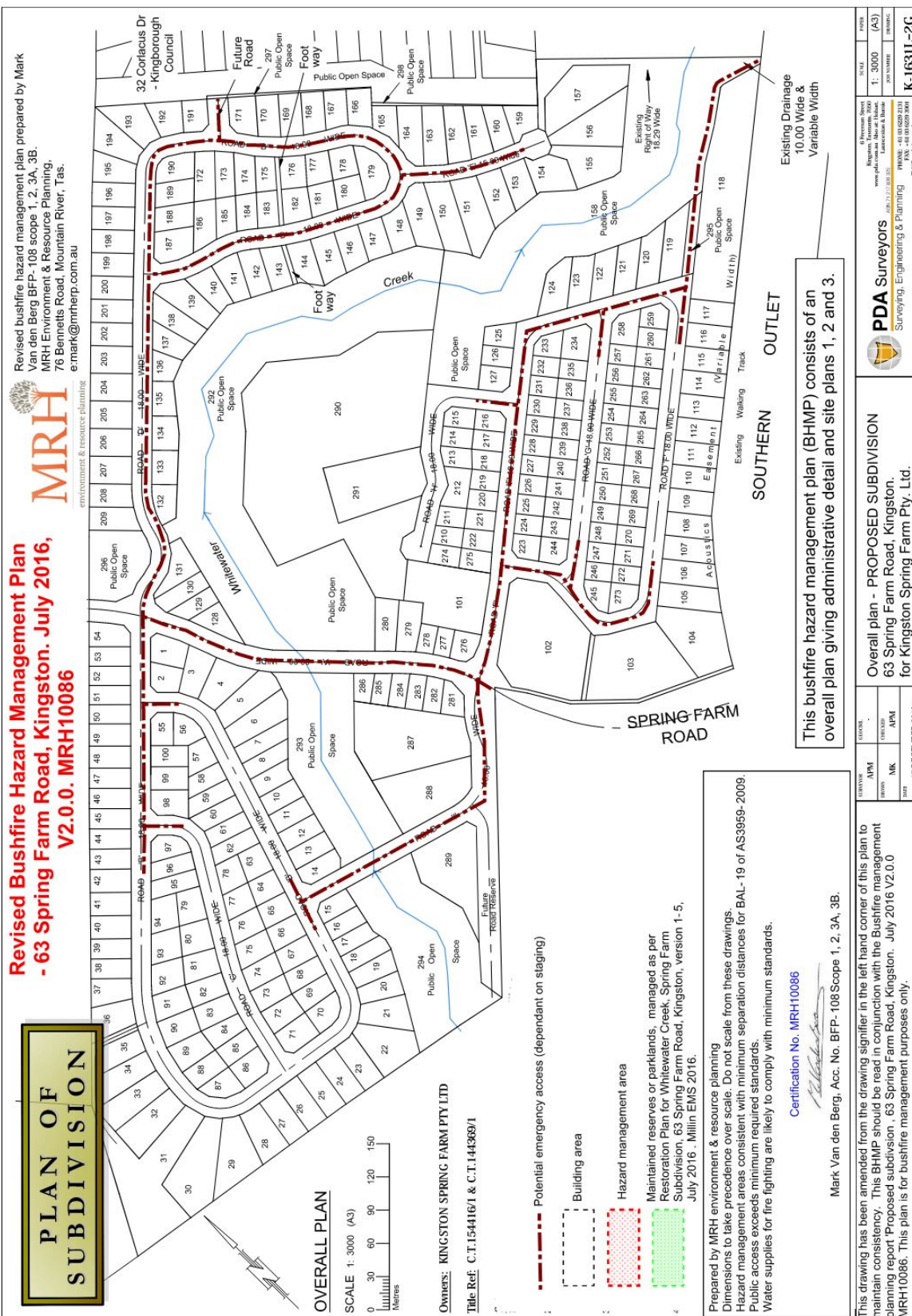
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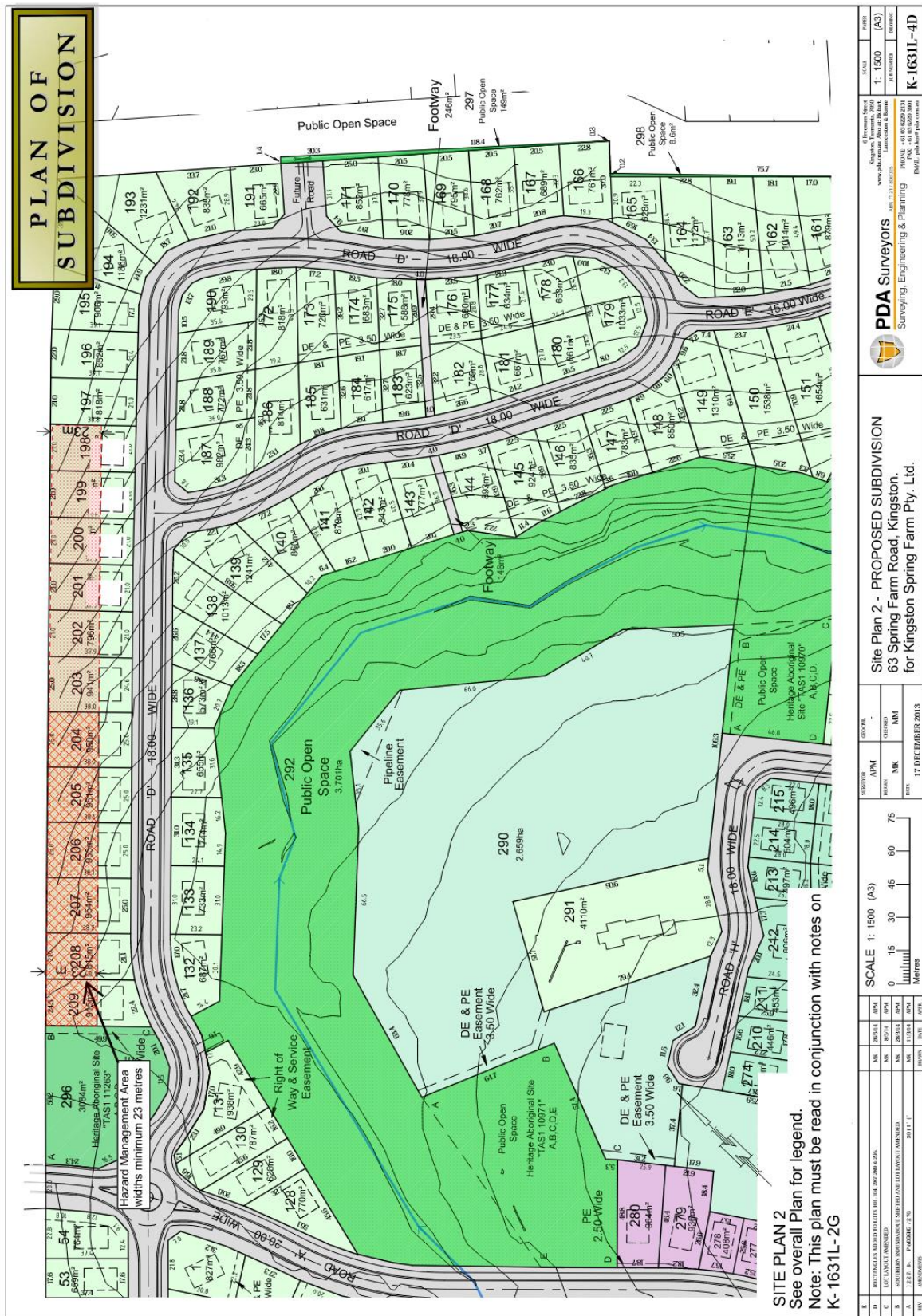
Extract from site folio plan, note that subject property is lot 179 on the above plan.

Attachment 2, Bushfire Hazard Management Plan for Subdivision:





Note: subject property is lot 179 on the above plan, © MRH Environment and Resource Planning 2016.



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Attachment 3, Aerial Imagery:



Aerial imagery of site (outlined in white) and surrounding area.

Attachment 4, Hazard Management Areas Table

Direction from site:	North-East	South-East	South-West	North-West
Vegetation Type:	Low-threat*			
Relationship to site:	Upslope	Level	Downslope	Upslope
Effective Slope	0°	0°	>5° to 10°	0°
Separation Distance:	>100m	>100m	>100m	>100m
Assessed BAL:	BAL-LOW	BAL-LOW	BAL-LOW	BAL-LOW
Proposed BAL:	BAL-LOW			
HMA required:	Establish and maintain property as HMA.			

Notes: *in accordance with clauses 2.2.3.2 (d) and (f) of the Australian Standard.