



Proposed Residential Development – 532 Adventure Bay Road, Adventure Bay

# Bushfire Hazard Report

Applicant: V Lawes



February 2024 9069v2

Contents

1.0 Purpose ..... 3

2.0 Summary ..... 3

3.0 Introduction..... 3

4.0 Proposal ..... 4

5.0 Bushfire Attack Level (BAL) Assessment..... 4

6.0 Results..... 8

    6.1 Property Access ..... 8

    6.2 Water supplies for fire fighting..... 8

    6.3 Hazard management area..... 9

7.0 Compliance..... 10

8.0 Guidance ..... 12

9.0 Further Information ..... 12

10.0 References ..... 13

11.0 Limitations Statement ..... 14

Appendix A – Site photos

Appendix B - Site Plan

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 29<sup>th</sup> 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

Title reference	246458/1
PID	5057372
Address	532 Adventure Bay Road, Adventure Bay
Applicant	V Lawes
Municipality	Kingborough
Planning Scheme	Kingborough Interim Planning Scheme 2015
Zoning	Rural Resource
Land size	~0.11Ha
Bushfire Attack Level	BAL-12.5
Certificate of others (form 55)	Complete and attached
Bushfire Hazard Management Plan	Certified & Attached

Alterations and additions to an existing class 1a building and the construction of a new class 1 building are proposed at 532 Adventure Bay Road, Adventure Bay and 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 29<sup>th</sup> 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 Alterations and additions and the construction of a new class 1 building. 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

The proposal is for alterations and additions to an existing class 1a building and the construction of a new class 1 building at 532 Adventure Bay Road, Adventure Bay as per the attached plans located in appendix B.

## 5.0 Bushfire Attack Level (BAL) Assessment

### 5.1 Methods

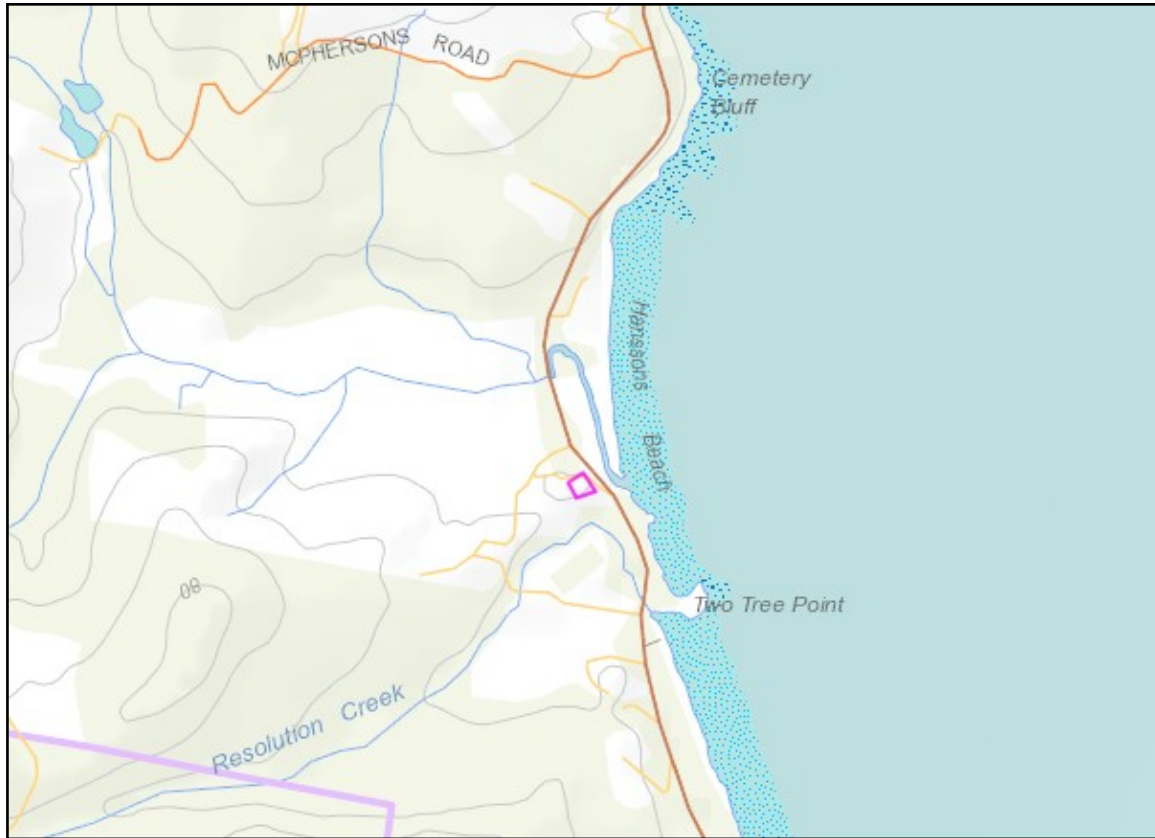
The Bushfire attack level has been determined through the application of section 2 of AS3959-2009 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with table 2.3 of AS359-2009. Slope and distances have been determined 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 532 Adventure Bay Road, Adventure Bay, in the municipality of Kingborough and is zoned Rural Resource under the Kingborough Interim Planning Scheme 2015. Access to the lot will be by an existing crossover from Adventure Bay Road, a council-maintained road. The lot is ~0.11 Ha, is irregular in shape and is located approximately 0.026km north north-west of Two Tree Point (Figure 1).

Adjacent lands surrounding the lot are zoned rural resource with environmental management further to the north east. At a landscape scale the lot occurs near the coastline with vegetation consisting of scrub backing onto Barkers Beach and grading into a mosaic of grassland and native forest vegetation. The lot has gentle to moderate slopes with a north-easterly aspect which may influence the bushfire attack at the site under some conditions.

Vegetation surrounding the lot was assessed (Table 1) and described as 'grassland, scrub and woodland' (as per AS3959-2009). The classified vegetation potentially having the greatest impact on the site occurs to the north-west of the site (Figure 2). The vegetation classification system as defined in AS 3959 Table 2.3 and Figure 2.3 (A to H) 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 - alterations and additions

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	>5° to 10° downslope	0 to 28 metres	4 metres	BAL-12.5
	Woodland <sup>^</sup>	>5° to 10° downslope	28 to 37 metres		
	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	flat 0°	37 to 100 metres		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	>5° to 10° downslope	0 to 46 metres	10 metres	BAL-12.5
	Forest <sup>^</sup>	flat 0°	46 to 100 metres		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	flat 0°	0 to 60 metres	11 metres	BAL-LOW
	Grassland <sup>^</sup>	upslope	60 to 100 metres		
	--	--	--		
	--	--	--		
North-west	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	flat 0°	0 to 30 metres	8 metres	BAL-12.5
	Grassland <sup>^</sup>	>0 to 5° downslope	30 to >100 metres		
	--	--	--		
	--	--	--		

<sup>^</sup> Vegetation classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).

<sup>\*</sup> Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

<sup>^^</sup> Exclusions as per AS3959-2009 amendment 3, section 2.2.3.2, (a) to (f).

Table 2. Bushfire Attack Level (BAL) Assessment – New Class 1 building

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	>5° to 10° downslope	0 to 53 metres	25 metres	BAL-12.5
	Woodland <sup>^</sup>	>5° to 10° downslope	53 to 66 metres		
	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	flat 0°	66 to 100 metres		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	>5° to 10° downslope	0 to 35 metres	2 metres	BAL-19
	Forest <sup>^</sup>	flat 0°	35 to 100 metres		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	flat 0°	0 to 50 metres	2 metres	BAL-LOW
	Grassland <sup>^</sup>	upslope	50 to 100 metres		
	--	--	--		
	--	--	--		
North-west	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	flat 0°	0 to 25 metres	6 metres	BAL-12.5
	Grassland <sup>^</sup>	>0 to 5° downslope	25 to >100 metres		
	--	--	--		
	--	--	--		

<sup>^</sup> Vegetation classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).

<sup>\*</sup> Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

<sup>^^</sup> Exclusions as per AS3959-2009 amendment 3, section 2.2.3.2, (a) to (f).



## 6.0 Results

The bushfire attack level for the alterations and additions has been determined as BAL-12.5. The bushfire attack level for the new class 1 building is BAL-19.

While the risk is considered to be moderate, there is a risk of ember attack and a likelihood of increasing 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/m<sup>2</sup> (alterations and additions) and 19 kW/m<sup>2</sup> (new class 1 building).

### 6.1 Property Access

Property access length is greater than 30 metres and access is required for a fire appliance to connect to a firefighting 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

The site is not serviced by a reticulated water supply; therefore a dedicated, static firefighting water supply will be provided in accordance with table 2.

Table 2. Requirements for Static Water Supplies dedicated for Firefighting

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 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	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be 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



Element		Requirement
		AS 3959:2018, 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) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a firefighting 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; (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 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 this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting 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 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: (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand A hardstand area for fire appliances must be provided:	(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) 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.

### 6.3 Hazard management area.

A hazard management area will need to be established and maintained for the life of the development and is shown on the BHMP. Guidance for the establishment and maintenance of the hazard management area is given below and on the BHMP.

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Avoid the use of flammable mulches (especially against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Remove and or prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access;

- Use low-flammability plant species for landscaping purposes where possible;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

## 7.0 Compliance

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

Table 2. Deemed to Satisfy requirements s4.

Section	Requirement	Compliance
4.1. Construction Requirements	(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.	Alterations and additions to BAL-12.5 of AS3959  and new class 1 to BAL-19 of AS3959
	(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.	
	(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.	
	(4) Despite subsection (1) above, variations from requirements specified in 1(a) and 1(b) are as specified in Table 4.1 below.	
	(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.	
4.2. Property Access	(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.	Property access specified as per table 4.2 Compliant
	(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.	
4.3. Water Supply for Fire fighting	(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.	Water supplies for fire-fighting specified as per table 4.3B Compliant
	(2) Water supplies for fire-fighting must meet the requirements described in Tables 4.3A or 4.3B.	
	(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.	
4.4. Hazard Management Areas	(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.	Hazard management area shown on the bushfire hazard management plan (BHMP), consistent with separation for BAL-12.5 and BAL-
	(2) The HMA must comply with Table 4.4; and	
	(3) The HMA for a particular BAL must have the minimum dimensions required for the separation distances specified for	

Section	Requirement	Compliance
	that BAL in Table 2.4.4 of AS 3959-2009; and	19 requirements for hazard reduction on BHMP.
	(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.	

## 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 under taken. 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

Australian Building Codes Board, *National Construction Code, Building Code of Australia*, Australian Building Codes Board, Canberra.

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

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

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania*, Tasmania Fire Service, Hobart.

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

*Kingborough Interim Planning Scheme 2015*, Tasmanian Planning Commission 2015, Tasmanian Planning Commission, Hobart.

## 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. North Eastern azimuth from site.



Figure 4. South Eastern azimuth from site.





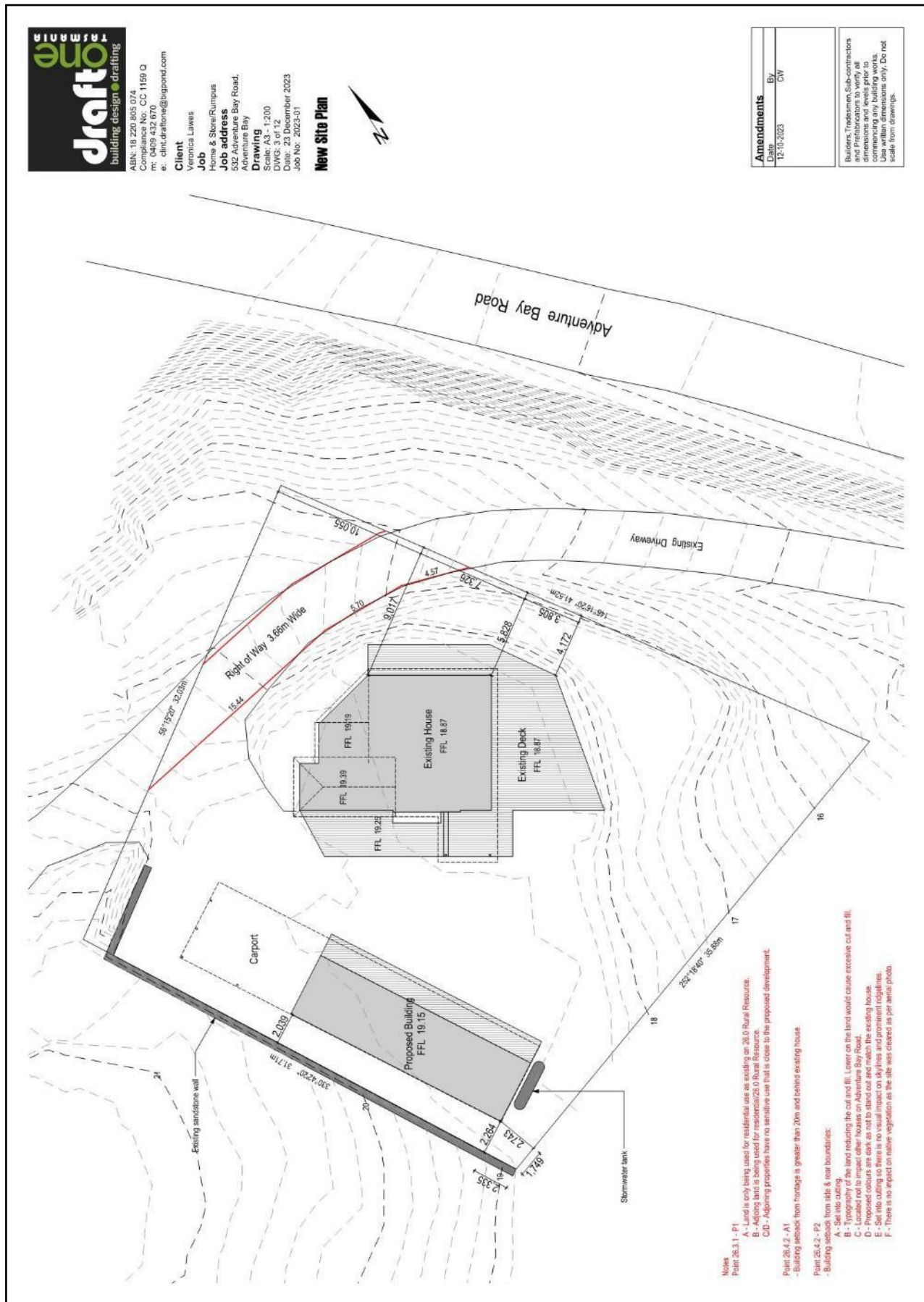
Figure 5. South Western azimuth from site.

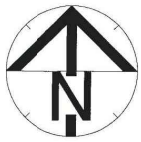


Figure 6. North Western azimuth from site



# Appendix B - Site Plan





Compliance Requirements

Property Access

Property access length is 30 metres or greater; and access is required for a fire appliance to connect to a firefighting 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

Water Supplies for Firefighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following:

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.

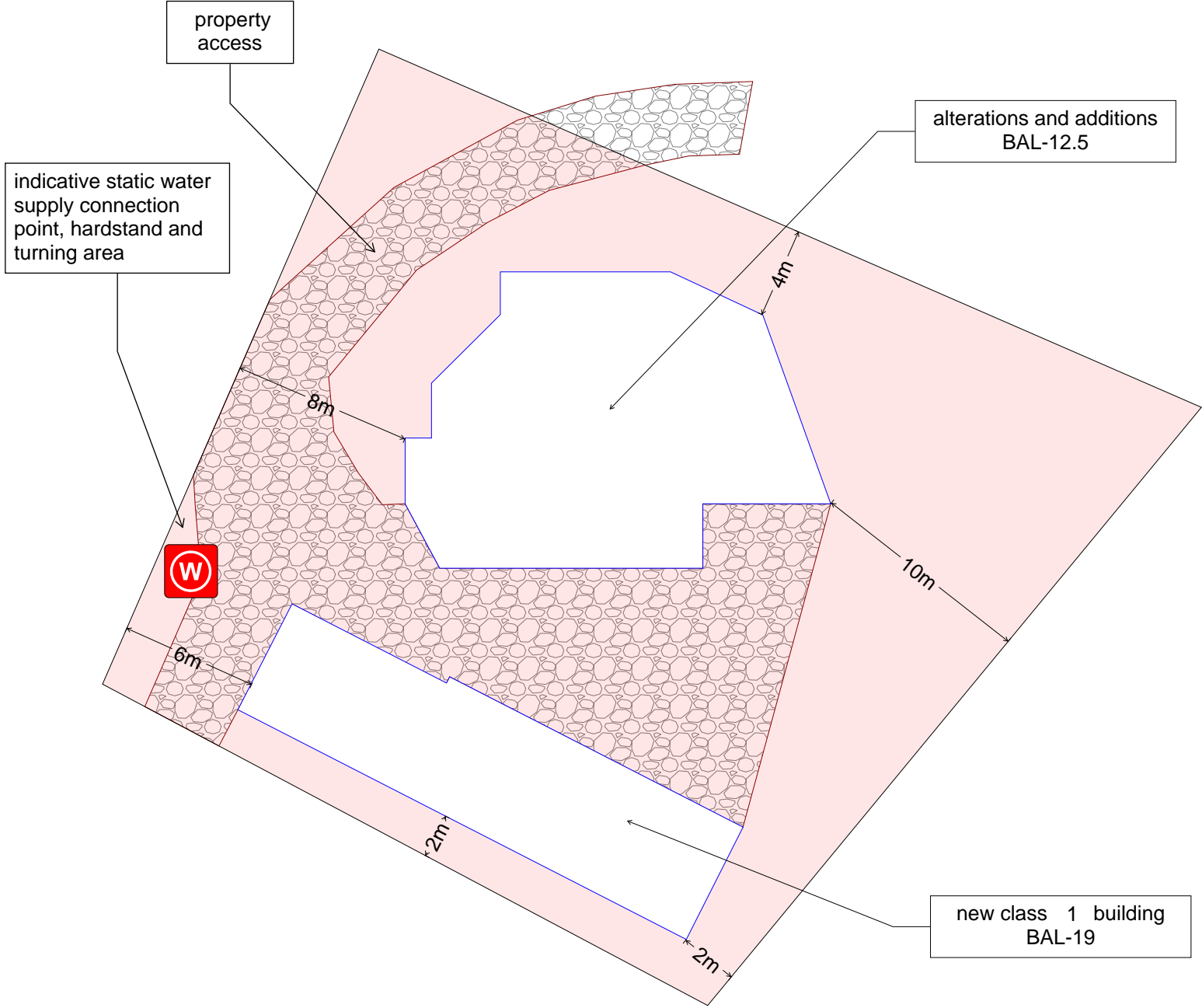
B) Static Water Supplies  
A static water supply:

- (a) May have a remotely located offtake connected to the static water supply;
- (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- (c) Must be a minimum of 10,000 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) fibre-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; (2) Be fitted with a valve with 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) Ensure the coupling is fitted with 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 this Table; and
- (i) Where a remote offtake is installed, ensure the offtake is in a position that is:
  - (i) Visible;
  - (ii) Accessible to allow connection by fire fighting equipment,
  - (iii) At a working height of 450 – 600mm above ground level; and
  - (iv) Protected from possible damage, including damage by vehicles.

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 Tasmania 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.

Hazard Management Areas

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.

BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 532 Adventure Bay Road  
Adventure Bay. December 2018. MRH10965v1.0  
Kingborough Interim Planning Scheme 2015



GEO-ENVIRONMENTAL

SOLUTIONS

29 Kirksway Place, Battery Point  
T| 62231839 E| office@geosolutions.net.au

Bushfire attack level as marked, construction to AS3959 standards.

Hazard Management Area

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers;
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J9069

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

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	V Lawes 532 Adventure Bay Road Adventure Bay TAS 7150	C.T.: 246458/1 PID: 5057372	Date: 08/02/2024	Bushfire Hazard Management Plan: 532 Adventure Bay Road, Adventure Bay. February 2024. J9069v1. Bushfire Hazard Report: 532 Adventure Bay Road, Adventure Bay. February 2024. J9069v1.	Drawing Number: 1.0 page scale: A3	Sheet 1 of 1 Prepared by: MvdB
--	---	--------------------------------	------------------	---	---------------------------------------	-----------------------------------

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## 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:

The attached Bushfire Hazard Report and Bushfire Hazard Management Plan for the address detailed above in 'details of work'

Relevant

calculations:

Reference the above report.

References:

AS3959-2018 Construction of Buildings in Bushfire-prone Areas.  
Directors Determination for: Bushfire Hazard Areas v1.1 or  
Requirements for Building in Bushfire-prone Areas (transitional) v2.2

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

Bushfire Attack Level Assessment in accordance with AS3959-2018 and determination of other mitigation measures as required by the relevant Directors Determination as cited in the Bushfire Hazard Report.

*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. 3. Impacts of future development and vegetation growth have not been considered.

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

Qualified person:

Signed:



Certificate No:

J9069

Date:

08/02/2024