



# BUSHFIRE HAZARD ASSESSMENT REPORT

PROPOSED ADMINISTRATION BUILDING  
150 REDWOOD ROAD,  
KINGSTON

Dated October 2025

Report by Samuel Walters BFP-130

Report Code: J25-2

**Bushfire  
Tasmania**

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## 1. Report Summary

The purpose of this report is to provide a Bushfire Hazard Management Plan (BHMP) and Bushfire Attack Level (BAL) assessment in compliance with Planning Directive No. 5.1 Bushfire Prone Areas Code 2022, Director's Determination Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3 2024 and Australian Standard 3959 2018 (incorporating Amendments 1 & 2) in relation to a proposed new class 5 administration building at Southern Christian College 150 Redwood Road, Kingston (C.T. 140050/3).

Our findings conclude that the potential bushfire hazard risk for the proposal is tolerable providing the recommendations and findings of this report are followed and implemented in accordance with Planning Directive No. 5.1 Bushfire Prone Areas Code 2022 (Planning Directive), Director's Determination Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3 2024 (Director's Determination) and Australian Standard 3959 2018 (incorporating Amendments 1 & 2).

Whilst class 5 buildings are not assessable under the Director's Determination, the building is sited on land classified as an educational / occasional care vulnerable use. As such it requires assessment at planning approval stage in accordance with the Planning Directive and for the purpose of meeting a deemed to satisfy outcome, Table 4.4(E) in the Director's Determination will be referenced.

Table 4.4(E) in the Director's Determination states that the deemed to satisfy solution is to provide a hazard management area (HMA) of sufficient size to achieve a minimum BAL-12.5 outcome for the proposed building.

Bushfire-prone vegetation that poses the greatest threat is A. Forest.

The building will have an HMA that complies with BAL-12.5 in AS3959 2018 Table 2.6 and consists of separation distances of:

- A minimum 32m on the northern, eastern and southern aspects;
- A minimum 26m on the western aspect.

HMA to comply with low threat conditions in line with Clause 2.2.3.2(d)(e)(f) of AS3959 2018.

The proposed building has access to onsite reticulated firefighting water hydrants that are within a 120m hose lay in accordance with Table 4.3A in the Director's Determination.

Existing property access deemed to comply with Table 4.2(B) in the Director's Determination.

E1.5.1 A2 and E1.5.1 A3 in Planning Directive satisfied by bushfire hazard assessment report, BHMP and a Bushfire Emergency Strategy exists – completed by Roger Fenwick in 2023. As the site is an established functioning school, it is assumed that E1.5.1 P1 in the Planning Directive is satisfied.

## 2. Introduction

### 2.1. The Proposal

The proposal involves construction of a new class 5 administration building at Southern Christian College 150 Redwood Road, Kingston (C.T. 140050/3).

### 2.2. Scope of Report

Bushfire Tasmania was engaged by Southern Christian College to undertake a Bushfire Hazard Management Plan (BHMP) and BAL assessment for planning approval for a proposed new administration building within a vulnerable use setting to determine vegetation management requirements, firefighting water supply requirements, property access requirements and construction requirements to comply with Planning Directive No. 5.1 Bushfire Prone Areas Code, 20<sup>th</sup> June 2022, Director's Determination Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3 2024 and Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas 2018 (incorporating Amendments 1 & 2).

The proposal is specifically assessed in accordance with E1.5.1 P1, E1.5.1 A2 and E1.5.1 A3 in the Planning Directive as well as Table 4.2B, Table 4.3A and Table 4.4(E) in the Director's Determination.

The site is assessed to a Fire Danger Index (FDI) of 50.

### 2.3. Property Information

Address: 150 Redwood Road, Kingston

Zoning: Community Purpose

Municipality: Kingborough

Planning Scheme: Kingborough Interim Planning Scheme 2015

### 2.4. Planning Overlays

Based on the Kingborough Interim Planning Scheme:

- Bushfire Prone Areas
- Scenic Landscape Area



### 3. Site Conditions and Observations

#### 3.1. Site Description

The subject property is located on the up-slope eastern side of Redwood Road, on the mid-slopes of Boronia Hill. The property is accessed directly off Redwood Road via 2 sealed access cross-overs.

Natural topography is moderately sloped in the range of 6-8° with an overall westerly aspect. The proposed building site is currently a grassed area immediately adjacent to the carparking area.

The property has a history of maintained lawns and gardens with shrubs and small to large sized trees (particularly on the northern end of the property for the latter). It is an existing school with several school buildings and play equipment, courts, sports grounds, roads and pathways.



Figure 1: contoured listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au). Subject property outline in blue with proposed building in orange. Water hydrants shown as yellow squares and hydrants on school grounds indicated by yellow circles.





Figure 2: contoured zoning listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au). Subject property outline in blue, proposed building in orange. Shows site situated in community purpose zoning surrounded by general residential and environmental living.

### 3.2. Surrounding Area

The subject site is surrounded by general residential and environmental living zoning, with the site itself zoned community purpose. Pockets of environmental management, open space, community purpose and utilities zoning are interspersed in the wider general residential area. These small zonings include parks and reserves as well as water facilities and fire stations.

General residential extends approximately 600m+ to the north, west and south. Properties within this zoning are typically smaller house lots with managed garden settings.

Environmental living zoning borders the site on the northern and eastern aspects and includes a remnant stand of vegetation approximately 18 hectares in size which covers Boronia Hill. This stand includes residential dwellings and TasWater infrastructure. The shape is irregular but extends approximately 350m to the north and 300-400m to the west.

Environmental management zoning borders this forest stand to the north and includes local government owned and managed land.

Figure 3 below gives the TasVeg4.0 listmap of the area.



Figure 3: contoured TasVeg4.0 listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au). Property outline in blue, proposed building in orange.





Figure 4: contoured TasVeg4.0 listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au). Property outline in blue, proposed building in orange. Red shading indicates up-slope bushfire prone forest vegetation within 100m of the proposed HMA, approximately 116m from the build site.

### 3.3. Additional Information

Construction not expected to be staged.

Recent bushfire activity includes several fires. Notable fires include:

A planned burn in 2018 on local government land approximately 375m away to the north east. Other planned burns over several years have taken place approximately 700-1000m away to the south west.

The largest fire occurred in the 1967 which were the widespread devastating fires that covered a lot of south eastern Tasmania. This fire burned through the Boronia Hill reserve adjoining the site, as well as part of the subject property.

See Figure 5 below for these events on a listmap.



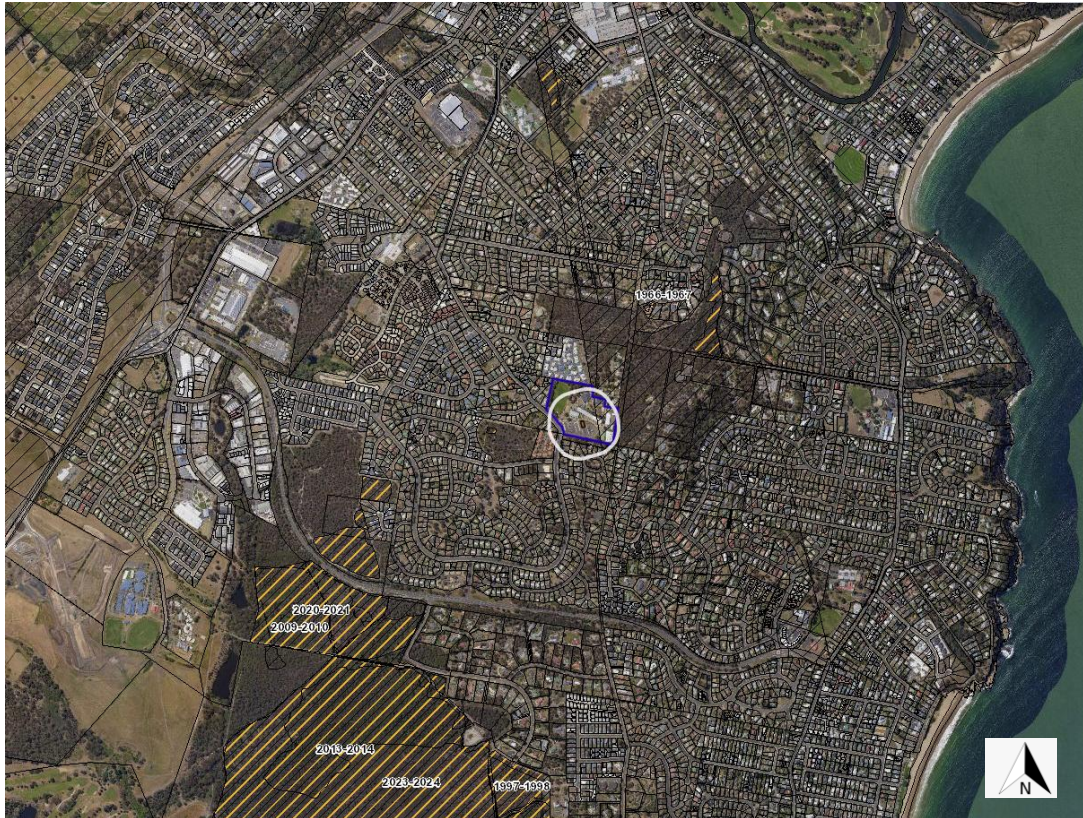


Figure 5: Fire History listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Subject property outline in blue, fire events denoted by hashed areas with dates inserted.

## 4. Bushfire Attack Level Assessment

### 4.1. Vegetation

According to TasVeg4.0, the entire proposal is situated within vegetation classified as (FUR) urban areas. The suburban land and school grounds surrounding to the north, west and south are well established and are classified (FUR). Small pockets of (DAS) *Eucalyptus amygdalina* forest and woodland on sandstone exist within (FUR) on these aspects but are >200m from the proposed site and are well spaced.

All (FUR) residential land is considered low threat with managed gardens on small housing lots as well as managed school grounds and carparks.

The adjoining property to the east is classed as bushfire prone woodland and forest, having been identified as (DAS) *Eucalyptus amygdalina* forest and woodland on sandstone. This stand is approximately 28 hectares in size and covers Boronia Hill. It also extends to local government owned and managed land immediately adjoining to the north. Within the vegetation are dwellings on private land as well as TasWater reservoirs on top of Boronia Hill with associated roads and pathways.

Surrounding the forested area on all aspects is residential low threat land classified (FUR).

### Fire Behaviour

Fire behaviour suggests that the major threat to the proposed building is likely from forest on the eastern aspect which may include:

- a flanking or head fire from the north east and east fanned by northerly to north easterly winds,
- a flanking or head fire from the east fanned by north easterly to easterly winds,
- a flanking or head fire from the east fanned by easterly to south easterly winds,
- Ember attack and smoke from fires further afield to the north (approximately 250-300m from the build site).

All scenarios would likely result in ember attack and spot fires with the possibility of unpredictable conditions (pending wind conditions) possibly combined with thick smoke. Unpredictable winds and changing winds may mean fires and spot fires could come from multiple directions. Wind borne embers have the potential to ignite vegetation on adjoining properties on all aspects, as well as the subject property.

Under extreme and catastrophic fire danger days, conditions would likely be significantly worse and should be treated accordingly. It is recommended occupants plan well ahead to prepare to evacuate if safe to do so.

The following table gives the predominant vegetation types for ground cover, middle growth and canopy for the surrounding area within 150m building area:

Table 1: Predominant forest vegetation to the east.

Vegetation Height	Species
Canopy	<i>Eucalyptus amygdalina</i> (Black Peppermint)
Middle Growth	<i>Acacia melanoxylon</i> (Blackwood) <i>Exocarpos cupressiformis</i> (Common Native Cherry) <i>Banksia marginata</i> (Silver Banksia) <i>Dondonaea viscosa</i> subsp <i>spatulata</i> (Broadleaf Hopbush)
Ground Cover	Assorted native and introduced pasture species Assorted native shrub species <i>Pteridium esculentum</i> (Bracken) <i>Lomandra longifolia</i> (sagg)

Vegetation on the eastern aspects is assessed as A. Forest bushfire prone vegetation. See photographs in appendix A for an indication of the surrounding vegetation.

#### 4.2. Slope

Majority of land below forest bushfire prone vegetation ranges between approximately 6-15° with an overall westerly aspect.

#### 4.3. Separation Distances

Refer to Table 2 indicating the minimum defendable space distances required from forest bushfire prone vegetation in order to achieve BAL-12.5.

Table 2: Defendable Space Table for proposed administration building

	North	East	South	West
Vegetation Type	Managed [AS3959 clause 2.2.3.2(d)(e)(f)]	A. Forest	Managed [AS3959 clause 2.2.3.2(d)(e)(f)]	Managed [AS3959 clause 2.2.3.2(d)(e)(f)]
Surrounding land relative to site	Up-slope / Across/flat	Up-slope / Across/flat	Up-slope / Across/flat	Down-slope 5-10°
Minimum Defendable Space Required to achieve BAL-12.5	≥100m	≥32m	≥100m	≥100m
Achieved Defendable Space with HMA	≥100m	≥50m	≥100m	≥100m

All separation distances are in accordance with Table 2.6 in AS3959 2018.

Implementation and ongoing maintenance of these separation distances and subsequent HMA would allow a BAL-12.5 compliant building solution on all aspects of the proposed building.

Note: the BHMP and report states a minimum 26m separation is required on the western aspect. This is a nominal setback imposed from down-slope woodland located approximately 190m further to the west.

The HMA setbacks are as follows:

- A minimum 32m on the northern, eastern and southern aspects;
- A minimum 26m on the western aspect.

HMA compliance can be achieved by the mowing of grassland and ongoing maintenance of shrubs and tree vegetation on the subject properties. Grass should be mowed to a nominal height of 100mm or less as per Clause 2.2.3.2 (f) of AS3959 2018. Vegetation should be planted and managed in line with below as a guide in conjunction with the TFS Building for Bushfire Booklet 2020:

##### General Vegetation Management Information:

New vegetation may be planted within and existing vegetation may be retained within the HMA but should satisfy low threat conditions in accordance with AS3959 2018 clause 2.2.3.2(d)(e)(f). Note, 'buildings' refer to any class 5/9 building and/or class 10a building within 6m of a class 5/9 building.

Vegetation 0.1-1m in height may be planted/retained with spacing between foliage of at least 2m and not closer than 3m from a building.



Shrubs 1-2m in height can be planted/retained either individually or in single rows but should be spaced with a minimum 8m between foliage and should not be within 10m of a building.

Large plants 4m or more in height can be planted/retained and should have low and mid-level growth up to 2m in height to be trimmed and maintained over time. Spacing between crowns is to be a minimum of 25m.

Vegetation 2m or more in height should not be planted/retained within 15m of buildings. All vegetation 1-2m in height should be spaced from large vegetation (>4m) at least 10m from tree crown (measured vertically) and all vegetation 2-4m in height should be at least 12m from tree crowns.

Plant debris should be regularly cleared/removed.

Future plantings should take into account the requirement to maintain the HMA as low threat. Site should not impede firefighter access to bushfire prone vegetation.

HMA should be designed and maintained in line with the TFS guidelines for HMA's contained within the Building for Bushfire Booklet dated June 2020 at [www.fire.tas.gov.au](http://www.fire.tas.gov.au).

#### 4.4. BAL

Based on all the assessed variables, the BAL rating can be seen in Table 3. This in accordance with Table 2.6 of AS3959 2018. Table 3.1 of AS3959, 2018 (incorporating Amendments 1 & 2) describes BAL-12.5:

Table 3: BAL Rating

Bushfire Attack Level (BAL)	Heat flux exposure thresholds for classified vegetation within 100m of site	Predicted bushfire attack and levels of exposure	Construction Sections
New Administration Building BAL – 12.5 All Aspects	≤12.5 kW/m <sup>2</sup>	Ember attack	3 & 5

## 5. Construction Requirements

The proposed administration building must comply with construction standards as detailed by AS3959, 2018 sections 3 and 5 for BAL-12.5.

## 6. Site Access & Firefighting Water Supply

### 6.1. Property Access

Property access is important for firefighting services in order to enter and exit the property under all circumstances, especially threatening and potentially dangerous conditions. There are certain design parameters that must be met to allow safe vehicle and foot access by firefighters and emergency services.

An approximate 40m long sealed access road off Redwood Road provides access to the closest on-site fire hydrant for the proposal. A sealed cross-over access approximately 8-10m wide off Redwood Road leads to a 4m wide sealed property access to the on-site hydrant. A hard surface immediately adjacent to the closest hydrant exists, satisfying hardstand requirements. A large sealed car park provides sufficient turning area. The car park is also the evacuation meeting point.

Property access is deemed to comply with Table 4.2(B) in the Director's Determination.

### 6.2. Water Supply for Firefighting

The ability for firefighters and occupants alike to have easy and safe access to a firefighting water supply point is paramount. Water supply points and fire hydrants (whether on the subject property or along public streets and roads) must be visible and positioned to allow easy/safe approach.

The proposal is within a 120m hose lay from compliant reticulated firefighting water supply points (hydrants) on school grounds and is deemed to comply with Table 4.3A in the Director's Determination.

## 7. Vulnerable Use Objectives & Requirements

### 7.1. Appropriate Site Location and Risk Exposure

This property is used as a place of education. Existing buildings are class 9b and as such are defined as a vulnerable use under Planning Directive 5.1 and whilst the proposed building is a class 5, given it is located on a vulnerable use site, it will be considered a vulnerable use for planning approval purposes. Based on that, the transitional Director's Determination V2.3 2024, specifically Table 4.4(E) and Table 4.5 will be used as assessment criteria to show deemed to satisfy credentials.

As per E1.5.1 P1 in the Planning Directive, any vulnerable use must only be approved on sites where the bushfire threat is tolerable and appropriate for the purpose of use. This can be achieved via imposed bushfire mitigation measures or through careful site selection and positioning.

In this case the school is established and functioning. It is therefore assumed that E1.5.1 P1 in the Planning Directive is satisfied. The proposed building is located in an area on school grounds that provides a minimum BAL-12.5 outcome.

## 7.2. Emergency Planning

Vulnerable use sites must have in place a Bushfire Emergency Strategy and Plan in accordance with the TFS Bushfire Emergency Planning Guidelines.

All vulnerable sites are assessed against E1.5.1 A2 in respect to emergency planning.

A Bushfire Emergency Strategy (Bushfire Emergency Plan and Bushfire Action Plan) was created and approved in 2023 by Roger Fenwick.

The proposed building will be constructed to BAL-12.5 standard and thus is consistent with sound bushfire construction mitigation measures. The build location should not impact or change the existing bushfire emergency strategy. It is recommended however that the existing strategy be updated to include the new build location.

The emergency and action plans should be reviewed annually and updated to reflect changes in occupant numbers and needs as well as alterations to the school or school grounds.

## 7.3. Bushfire Hazard Management Plan

The purpose of hazard management areas (HMA) is to provide a vegetation buffer in order to reduce fuel loads to a manageable level and aid in preservation of life and property as well as facilitate safe movement during evacuation. HMA's can be vegetated but in a manner that does not promote fire spread and helps occupants and/or firefighters to control fire activity (where possible) within the HMA.

However, HMA's are not intended as fail safe, they are highly dependent on the prevailing weather and fire conditions on the day as well as to what degree they are maintained (measured against clause 2.2.3.2 of AS3959 2018).

E1.5.1 A3 in the Planning Directive states a vulnerable use must be provided with a BHMP showing appropriate separation from the bushfire threat and bushfire protection measures.

The BHMP in Appendix C has sufficient separation to provide a BAL-12.5 deemed to satisfy outcome for all aspects of the proposed building. It also indicates the nearest deemed to satisfy compliant fire hydrant(s) and access for firefighters and emergency services. The HMA is compliant with Table 4.4(E) in the Director's Determination, property access is compliant with Table 4.2(B) and firefighting water supply compliant with Table 4.3A.



## 8. Additional Planning Requirements

### 8.1. Environmental Values & Vegetation Management

Vegetation removal or part thereof may require a natural values assessment (NVA) to determine if any species are considered a priority. Given there is no vegetation within the proposed HMA required to be removed, there is no comment provided on this.

## 9. Regulations

Regulations governing construction in bushfire prone areas encompass all documents relating to planning, design and implementation. These documents include:

- Tasmania Building Act 2016
- Tasmania Building Regulations 2014
- Tasmania Building Regulations 2016
- Director's Determination Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3 2024
- Planning Directive No.5.1 Bushfire-Prone Areas Code – 20<sup>th</sup> July 2022
- National Construction Code – 2022
- AS3959 (2018) (incorporating Amendments 1 & 2) – Construction of buildings in bushfire prone areas
- The ABCB Performance Standard for Private Bushfire Shelters Part 1

## 10. Report Limitations and General Information

This report aims to provide sound advice, best practice strategies and measures in accordance with AS3959 2018 (incorporating Amendments 1 & 2), Planning Directive No 5.1 Bushfire-Prone Areas Code – 20<sup>th</sup> July 2022, the Director's Determination Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3 2024 relevant to the site assessed.

We rely on information provided to us by clients and agents on behalf of clients. The assessment provided in this report relates only to the subject proposal/land/property, which has been identified in this report.

It is outside the scope of our accreditation to provide performance solutions. Bushfire Tasmania can provide performance solutions only with the advice and approval of the Tasmania Fire Service.

The purpose of recommendations contained in this report are to deliver clarity of circumstances relating to potential bushfire hazard(s). In addition, they are designed to assist in developing mitigation measures and on-going management of the site and surrounding area to provide a tolerable level of risk in accordance with all relevant

standards. Any proposed future building(s) or changes in vegetation that may impact this site from a bushfire hazard perspective have not been considered in this report. No responsibility is taken for any loss as a result of actions taken which may be contrary to AS3959 2018 or the Directors Determinations. All findings and conclusions in this report are based on these.

Of particular note and importance from AS3959:

*This standard is primarily concerned with improving the ability of buildings in designated bushfire-prone areas to better withstand attack from bushfire thus giving a measure or protection to the building occupants (until the fire front passes) as well to the building itself.*

*Improving the design and construction of buildings to minimize damage from the effects of bushfire is but one of several measures available to property owners and occupiers to address damage during bushfire. Property owners should be aware that this Standard is part of a process that aims to lessen the risk of damage to buildings occurring in the event of the onslaught of bushfire. Other measures of mitigating damage from bushfire fall within the areas of planning, subdivision, siting, building design, landscaping and maintenance.*

Furthermore, compliance with AS3959 does not guarantee that no loss will occur to life or property as a result of bushfire, as stated in AS3959:

*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.*

*The survivability of buildings is also dependent on a combination of measures such as landscaping, water supplies, access, building design and maintenance. Care should also be exercised when siting and designing for these measures when constructing a building under this Standard.*

Monitoring current TFS advice is imperative and landowners should be aware in Catastrophic Fire Danger Rating conditions, even very well-prepared buildings may not be safe. Residents in bushland areas should not plan to defend any building, regardless of any preparations they have made.

It is the intention that based on the implementation of sound bushfire prevention measures in conjunction with on-going maintenance and keeping informed of possible fire threats that loss of property and/or life may be reduced.

The bushfire emergency plan and action plan should be developed and rehearsed to ensure occupants can realistically enforce it should the need arise. This should be developed in line with the TFS Bushfire Emergency Planning Guidelines V3.0 2021, which can be used as a reference to better understand evacuation procedures and planning.

Fire wardens for the site as well as other ECO staff with responsibilities for bushfire emergency should listen to ABC local radio for updates, check the TFS website or open the TasAlert app in the event of a fire in your area. Contact emergency services for advice and to provide information of the status of the school and occupants.

This assessment and BHMP is valid for 6 years from the date of issue.

## 11. Recommendations

### Vulnerable Use Suitability

- As per E1.5.1 P1 in the Planning Directive, any vulnerable use must only be approved on sites where the bushfire threat is tolerable and appropriate for the purpose of use.

In this case the school is established and functioning. It is therefore assumed that E1.5.1 P1 in the Planning Directive is satisfied.

### Bushfire Emergency Planning

- Vulnerable sites are assessed against E1.5.1 A2 in respect to emergency planning.
- A Tasmania Fire Service approved Bushfire Emergency Strategy (Bushfire Emergency Plan and Bushfire Action Plan) was created in 2023 by Roger Fenwick.
- The proposed administration building will be constructed to BAL-12.5 standard and should not impact or change the existing bushfire emergency strategy. It is advisable that the existing strategy be updated to reflect the new building location.

### Hazard Management Areas

- Vulnerable use sites must satisfy E1.5.1 A3 of the Planning Directive 5.1. This states appropriate separation is required as part of a BHMP along with bushfire protection measures. The BHMP provided as part of this assessment (Appendix C) demonstrates adequate separation from the bushfire threat as well as showing compliant property access and firefighting water supply.

Table 4.4(E) in the Director's Determination states that a minimum BAL-12.5 deemed to satisfy compliant building solution must be achieved for a vulnerable use. For the proposed administration building, separation distances are required to satisfy a BAL-12.5 outcome. The dimensions of which are as follows:

- A minimum 32m on the northern, eastern and southern aspects;
  - A minimum 26m on the western aspect.
- HMA compliance should be achieved/maintained with grass being mowed to a nominal height of 100mm or less and shrubs trees planted/maintained as per



Clause 2.2.3.2 (d)(e)(f) of AS3959 2018. Refer to Section 4.3 in the report for more detail.

Future plantings must take into account the requirement to maintain the HMA's as low threat and in line with this report and Clause 2.2.3.2 (d)(e)(f) in AS3959 2018.

#### Construction Requirements

- All aspects of the proposed administration building must comply with construction standards as detailed by AS3959, 2018 sections 3 and 5 for BAL-12.5.

#### Property Access

- An approximate 40m long sealed access road off Redwood Road provides access to the closest on-site fire hydrant for the proposal. A sealed cross-over access approximately 8-10m wide off Redwood Road leads to a 4m wide sealed access road. A hard surface immediately adjacent to the closest hydrant satisfies hardstand requirements. The car park has sufficient turning area for firefighting vehicles.

Property access is deemed to comply with Table 4.2(B) in the Director's Determination.

#### Firefighting Water Supply

- The proposal is within a 120m hose lay from compliant reticulated firefighting water supply points (hydrants) on school grounds and is deemed to comply with Table 4.3A in the Director's Determination.

## 12. Conclusion

A new administration building is proposed at the Southern Christian College, 150 Redwood Road, Kingston. The greatest bushfire threat to the proposal is A. Forest vegetation on the eastern aspect.

The existing school is presumed to satisfy E1.5.1 P1 in Planning Directive 5.1. An existing bushfire emergency strategy by Roger Fenwick is in place which should be update to reflect the new build location. E1.5.1 A3 and Table 4.4(E) of the Director's Determination is achieved with the BHMP attached.

Existing property access is deemed to comply with Table 4.2(B) of the Director's Determination and firefighting water supply is deemed to comply with Table 4.3A.

It is the conclusion of this bushfire hazard assessment report that if all findings and recommendations contained within this report are implemented and maintained the proposal should proceed. The administration building can achieve a BAL-12.5 outcome in accordance with the relevant standards.

Any unforeseen circumstances at the time of this report such as alterations to vegetation or re-siting of buildings have not been considered and may require re-assessment if significantly different to site conditions/plans at the time of inspection.

The site has been assessed in accordance with Planning Directive No. 5.1 Bushfire Prone Areas Code 20<sup>th</sup> July 2022, Director's Determination Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3 2024 and Australian Standard 3959 – *Construction of Buildings in Bushfire Prone Areas 2018* (incorporating Amendments 1 & 2).



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Bushfire Tasmania

### 13. References

- AS3959-2018 Construction of buildings in bushfire prone areas, Standards Australia, Sydney (incorporating Amendments 1 & 2).
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- [www.fire.tas.gov.au](http://www.fire.tas.gov.au)
- TFS *Bushfire Emergency Planning Guidelines* Version 3.0, 2021. Tasmania Fire Service.
- TFS *Building for Bushfire booklet*, Tasmania Fire Service, June 2020.
- TFS *Water Supply Signage Guideline* Version 1.0, Tasmania Fire Service, February 2017.
- TFS Firefighting Water Supplies booklet, Tasmania Fire Service.

**Appendix A – Site Photographs**

**Photograph 1 – Looking east toward up-slope forest vegetation from eastern boundary (foreground).**



**Photograph 2 – Looking north from same location as photo 1.**





**Photograph 3 – Looking south toward proposed build location.**



**Photograph 4 – Looking east south east toward closest on-site fire hydrant. Proposed build location upper middle left and carparking evident.**





Photograph 5 – Looking east north east from access road toward site and church building.



Photograph 6 – Looking north west toward sports oval from same location as photo 5.





**Photograph 7 – Looking south west from same location as photo 5 over property access and carparking. Redwood Road on far right.**



**Photograph 8 – Looking north west from property access road on southern boundary. Church building middle right, proposed build site immediately in front of that.**



**Photograph 9 – Looking east up-slope from adjacent to proposed building.**





Photograph 10 – Looking west from same location as photo 9.





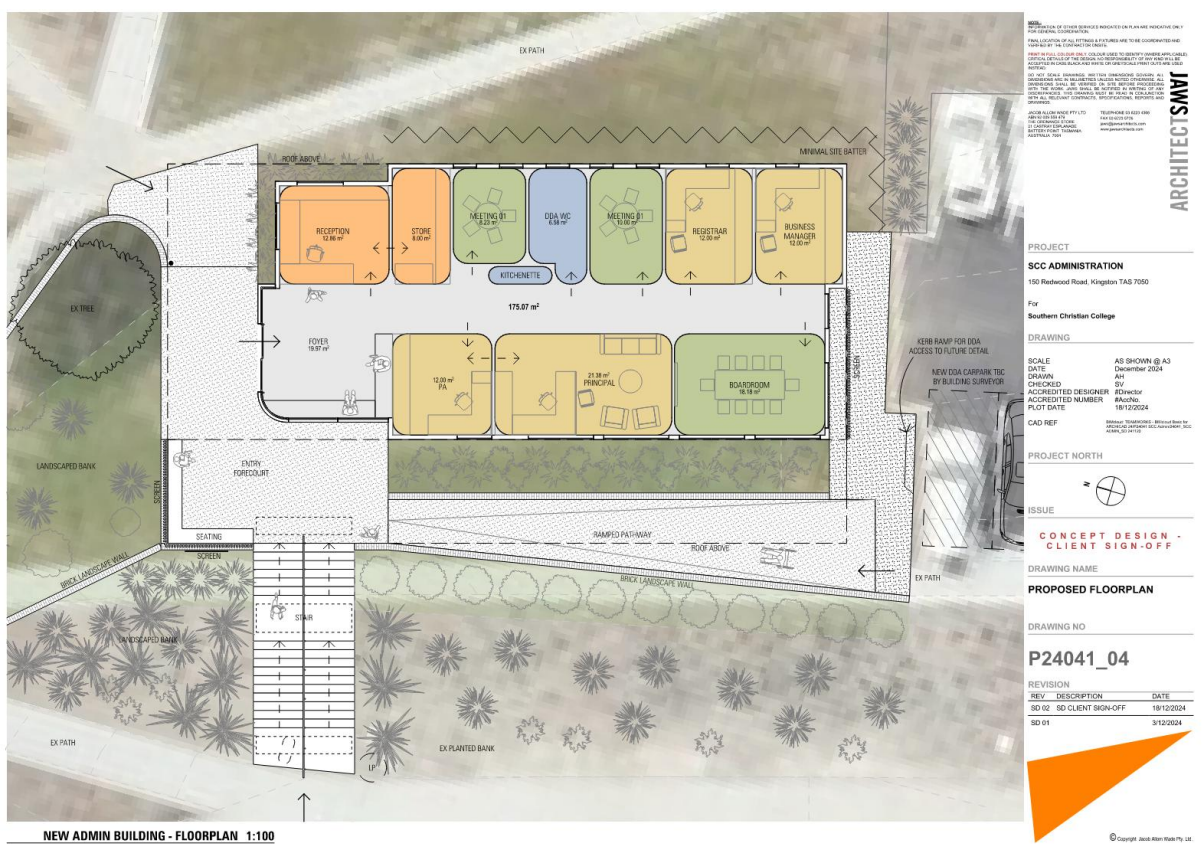
**Photograph 11 – Looking south from southern boundary toward neighbouring property access to 176 Redwood Road and residential houses beyond.**







Bushfire Hazard Assessment Report  
150 Redwood Road, Kingston



[illegible]

**PROJECT**

**SCC ADMINISTRATION**

150 Redwood Road, Kingstons TAS 7050

For  
**Southern Christian College**

**DRAWING**

SCALE  
DATE  
DRAWN  
CHECKED  
ACCREDITED DESIGNER  
ACCREDITED NUMBER  
PLOT DATE

CAD REF

A3 SHOWN @ A3  
December 2024  
AH SV  
#Director  
#AccNo.  
18/12/2024

ISSUED: 12/06/2024 - 09/06/2024  
REVISED: 09/06/2024 - 09/06/2024

PROJECT NORTH

ISSUE

CONCEPT DESIGN -  
CLIENT SIGN-OFF

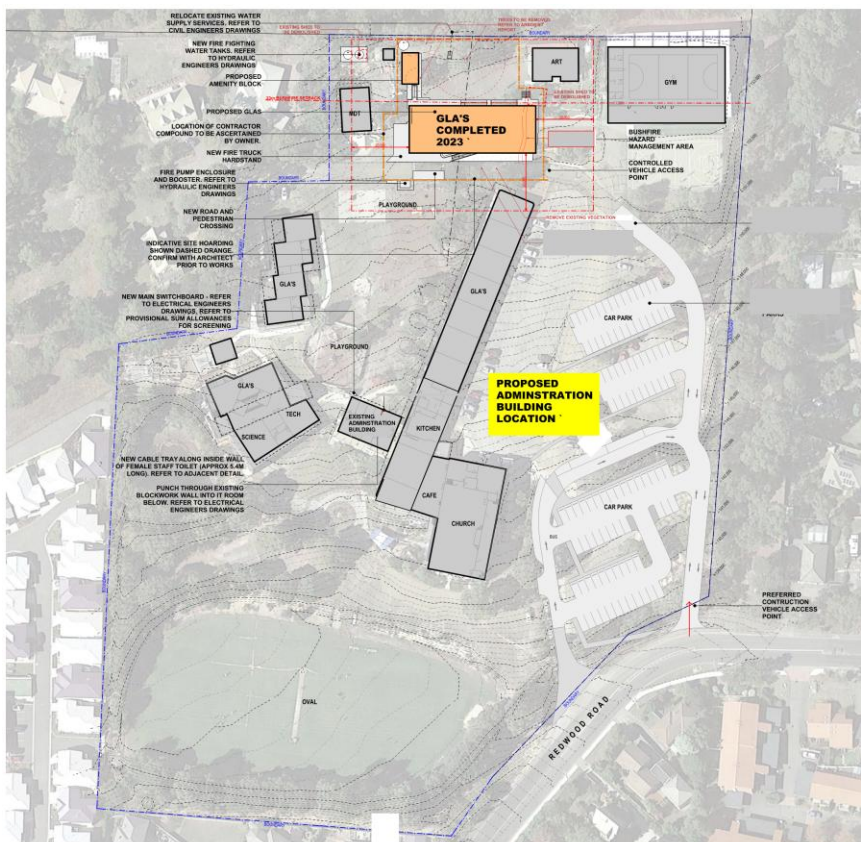
DRAWING NAME

### PROPOSED 3Ds

DRAWING NO

P24041\_05

REVISION		
REV	DESCRIPTION	DATE
SD 02	SD CLIENT SIGN-OFF	18/12/2024
SD 01		3/12/2024



	Drawing Levels	New Levels
0.0	First Floor	0.0
1.0	Second Ceiling Level	1.0
1.5	Second Floor	1.5
2.0	Third Floor	2.0
2.5	Roof Level	2.5
3.0	Basement Level	3.0
3.5	Basement Level	3.5
4.0	Basement Level	4.0
4.5	Basement Level	4.5
5.0	Basement Level	5.0
5.5	Basement Level	5.5
6.0	Basement Level	6.0
6.5	Basement Level	6.5
7.0	Basement Level	7.0
7.5	Basement Level	7.5
8.0	Basement Level	8.0
8.5	Basement Level	8.5
9.0	Basement Level	9.0
9.5	Basement Level	9.5
10.0	Basement Level	10.0
10.5	Basement Level	10.5
11.0	Basement Level	11.0
11.5	Basement Level	11.5
12.0	Basement Level	12.0
12.5	Basement Level	12.5
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13.5	Basement Level	13.5
14.0	Basement Level	14.0
14.5	Basement Level	14.5
15.0	Basement Level	15.0
15.5	Basement Level	15.5
16.0	Basement Level	16.0
16.5	Basement Level	16.5
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56.5	Basement Level	56.5
57.0	Basement Level	57

DRAWING LEGEND			
DB	Existing Levels	+	New Levels
			(PL) denotes Proposed Floor Level
			(ST) denotes Staircase Floor Level
DL#	Door Number	RL#	Railroad Level
COL#	Column Ceiling Level	STL#	Structural Floor Level
FL#	Floor Level	W#	Window Number
J#	Joist Number		

11

AWVS

JOHN A. LAMARCA, PH.D.  
JAN. 2000

THE CRONACE STONE  
IN CASTLE OF CRONACE  
BUTTERFLY STONE  
AND RAIN STONE

Toll-free 1-800-440-4400  
Fax: 28-922-1776  
jacob@parkerhale.com  
www.parkerhale.com

**PROJECT**

**SOUTHERN CHRISTIAN COLLEGE BOOKS**  
150 Redwood Road, Kingston 1408 1100

For  
C. J. ...

**SOUTHERN  
CHRISTIAN**

**DRAWING**

SITE PLAN  
22029\_A1-01

SCALE: 400000 @ 1:100000

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DRAWING ISSUE

## REVISIONS

REV	DESCRIPTION	DATE
11	Printing & Postage Incent	2012/02/01





**Appendix C – Bushfire Hazard Management Plan**

See attached

SPORTS OVAL

LOW FUEL / LOW THREAT  
MANAGED VEGETATION  
SCHOOL GROUNDS

EXISTING  
-PROPERTY  
ACCESS

CHURCH

PROPOSED BUILDING

26m

32m

32m  
CARPARK

**CARPARK**

LOW FUEL / LOW THREAT  
MANAGED VEGETATION  
SCHOOL GROUNDS

SITE BOUNDARY

LOW FUEL / LOW THREAT  
MANAGED VEGETATION  
SCHOOL GROUNDS

SITE BOUNDARY }

UP-SLOPE FOREST  
BUSHFIRE PRONE  
VEGETATION

## UP-SLOPE FOREST BUSHFIRE PRONE VEGETATION

VEGETATION MANAGEMENT

IN ACCORDANCE WITH TABLE 2.6 IN AS3959, 2018, E1.5.1 A2 & A3 OF PLANNING DIRECTIVE 5.1 BUSHFIRE-PRONE AREAS CODE 2022 AND TABLE 4.4(E) IN TRANSITIONAL DIRECTORS DETERMINATION V2.3 2024.

SEPARATION DISTANCES ARE REQUIRED WITH DIMENSIONS OF:

- A MINIMUM 32m ON THE NORTHERN, EASTERN AND SOUTHERN ASPECTS;
- A MINIMUM 26m ON THE WESTERN ASPECT.

THESE SETBACKS PROVIDE A BAL-12.5 COMPLIANT OUTCOME FOR ALL ASPECTS OF THE PROPOSED ADMINISTRATION BUILDING.

- TO SATISFY HMA VEGETATION REQUIREMENTS, GRASS MUST BE REGULARLY MOWN TO A NOMINAL 100mm OR LESS HEIGHT AS PER AS3959 2018 CLAUSE 2.2.3.2(F). EXISTING SHRUBS AND TREES TO BE TRIMMED AND MAINTAINED. HMA TO BE ESTABLISHED AND MANAGED IN LINE WITH THE BELOW AS A GUIDE AS WELL AS THE TFS BUILDING FOR BUSHFIRE BOOKLET 2020:

GENERAL VEGETATION MANAGEMENT INFORMATION:

NEW VEGETATION MAY BE PLANTED AND EXISTING VEGETATION RETAINED WITHIN THE HMA BUT MUST SATISFY LOW THREAT CONDITIONS IN LINE WITH AS3959 2018 CLAUSE 2.2.3.2(D)(E)(F). AS A GENERAL RULE/GUIDE:

VEGETATION 0.1-1m IN HEIGHT MAY BE PLANTED NOT CLOSER THAN 3m FROM A BUILDING AND BE SPACED AT LEAST 2m BETWEEN FOLIAGE.

SHRUBS 1-2m IN HEIGHT CAN BE PLANTED/RETAINED EITHER INDIVIDUALLY OR IN SINGLE ROWS BUT MUST BE SPACED WITH A MINIMUM 8m BETWEEN FOLIAGE AND SHOULD NOT BE WITHIN 10m OF A BUILDING.

LARGE PLANTS 4m OR MORE IN HEIGHT CAN BE PLANTED/RETAINED AND SHOULD HAVE LOW AND MID-LEVEL GROWTH UP TO 2m IN HEIGHT TRIMMED AND MAINTAINED OVER TIME.  
SPACING BETWEEN CROWNS IS TO BE A MINIMUM OF 25m

ALL VEGETATION 1-2m IN HEIGHT SHOULD BE SPACED FROM LARGE VEGETATION (>4m) AT LEAST

ALL VEGETATION 1-2m IN HEIGHT SHOULD BE SPACED FROM LARGE VEGETATION (>4m) AT LEAST 10m FROM TREE CROWN (MEASURED VERTICALLY) AND VEGETATION 2-4m IN HEIGHT SHOULD BE AT LEAST 12m FROM TREE CROWNS.

PLANT DEBRIS SHOULD BE REGULARLY CLEARED/REMOVED.

IT IS RECOMMENDED GROUNDS STAFF REFER TO THE TFS GUIDELINES FOR HMA'S CONTAINED WITHIN THE BUILDING FOR BUSFIRE BOOKLET DATED JUNE 2020 AT [WWW.FIRE.TAS.GOV.AU](http://WWW.FIRE.TAS.GOV.AU).

PROPERTY ACCESS

ACCESS TO ONSITE RETICULATED FIREFIGHTING WATER SUPPLY IS DEEMED TO COMPLY WITH TABLE 4.2(B) IN TRANSITIONAL DIRECTORS DETERMINATION V2.3 2024 WITH REGARD TO E1.5.1, A2 & A3 OF PLANNING DIRECTIVE 5.1 BUSHFIRE-PRONE AREAS CODE 2022.

## WATER SUPPLY

ONSITE RETICULATED FIREFIGHTING WATER SUPPLY (HYDRANTS) ARE WITHIN A 120m HOSE LAY OF THE ENTIRE PROPOSED BUILDING AND IN ACCORDANCE WITH TABLE 4.3A IN TRANSITIONAL DIRECTORS DETERMINATION V2.3 2024 WITH REGARD TO E1.5.1 A2 & A3 OF PLANNING DIRECTIVE 5.1 BUSHFIRE-PRONE AREAS CODE 2022. EXISTING CLASSROOMS ARE WITHIN A 120m HOSE LAY FROM FIRE HYDRANTS.

## EMERGENCY PLANNING

- PROPOSED ADMINISTRATION BUILDING WILL BE BAL-12.5 COMPLIANT AND SHOULD NOT AFFECT THE EXISTING STRATEGY.
- EXISTING 2023 BUSHFIRE EMERGENCY STRATEGY COMPLETED BY ROGER FENWICK SHOULD BE UPDATED TO REFLECT THE NEW BUILDING.

## RECOMMENDATIONS

MINIMUM SEPARATION DISTANCES ARE TO BE MAINTAINED AS LOW THREAT AND IN ACCORDANCE WITH CLAUSES 2.2.3.2(d)(e)(f) OF AS3959 2018, BHMP AND BUSHFIRE HAZARD ASSESSMENT REPORT.

WE RECOMMEND USE OF LOW FLAMMABILITY PLANTS. EXAMPLES IN THE TASMANIA FIRE SERVICE BOOKLET FIRE RESISTING GARDEN PLANTS FOR THE URBAN FRINGE AND RURAL AREAS, 2017.

CONSTRUCTIONS REQUIREMENTS FOR THE PROPOSED CLASS 5 ADMINISTRATION BUILDING MUST COMPLY WITH CONSTRUCTION STANDARDS AS DETAILED BY AS3959, 2018 SECTIONS 3 AND 5 FOR BAL-12.5.


= EXISTING SCHOOL BUILDINGS

= HAZARD MANAGEMENT AREA

= RETICULATED FIRE HYDRANT

# BUSHFIRE HAZARD MANAGEMENT PLAN

SCALE 1:500

			 <p>21 Dysart Street Clifton Beach 0438 559 371 sam@bushfiretasmania.com.au</p>	CLIENT: SOUTHERN CHRISTIAN COLLEGE	SHEET: BUSHFIRE HAZARD MANAGEMENT PLAN	DRAWN: SW		APPROVED: SW BFP-130	
				ADDRESS: 150 REDWOOD ROAD KINGSTON	PROJECT: PROPOSED ADMINISTRATION BUILDING	SCALE: 1:500	SIZE: A3	DATE: 10/10/2025	
A	PLANNING APPROVAL	10/10/2025			ISSUE: PLANNING APPROVAL	PROJECT No. J25-2		SHEET No.	REV No. A
REV.	DESCRIPTION	DATE							

---

## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> 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:**

150 Redwood Road, Kingston

**Certificate of Title / PID:**

C.T. 140050/3

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

Proposed class 5 administration building (within a Vulnerable Use setting)

**Applicable Planning Scheme:**

Kingborough interim Planning Scheme 2015

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Assessment Report for Proposed Administration Building at 150 Redwood Road, Kingston, report code J25-2	Samuel Walters Bushfire Tasmania	October 2025	1.0
Bushfire Hazard Management Plan for 150 Redwood Road, Kingston dated 10/10/2025, code J25-2	Samuel Walters Bushfire Tasmania	10/10/2025	Rev A
SCC Administration, 150 Redwood Road, Kingston for Southern Christian College plans by Jaws Architects – Ref P24041_01-05 & Site Plan by Jaws Architects dated 30/03/2023 Ref 22029_A1-01	Jaws Architects	18/12/2024	Rev 02

---

<sup>1</sup> 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"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
	<b>Compliance test</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input checked="" type="checkbox"/>	<b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input checked="" type="checkbox"/>	<b>E1.5.1 P1</b> / C13.5.1 P1	<i>Existing school presumed to satisfy.</i>
<input checked="" type="checkbox"/>	<b>E1.5.1 A2</b> / C13.5.1 A2	Existing emergency management strategy completed by others (Roger Fenwick in 2023)
<input checked="" type="checkbox"/>	<b>E1.5.1 A3</b> / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	<b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<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 type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<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"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<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"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<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: Samuel Walters

Phone No: 0438 559 371

Postal Address: 21 Dysart Street  
Clifton Beach  
TAS 7020

Email Address: sam@bushfiretasmania.com.au

Accreditation No: BFP – 130

Scope: 3A

## 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: Samuel Walters

Date: 17/10/2025

Certificate  
Number: J25-2 002

(for Practitioner Use only)