Bushfire Hazard Report

Location: 85 Woodbridge Hill Road, Woodbridge.
Applicant: C & P Cretan
Date: January 2026
Certification number: BW125v1
Author: Mark Van den Berg – BFP-108

Contents

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 proposal 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 BushfireWise. Base data for mapping including digital and aerial photography: TasMap, LIST, GoogleEarth, Mark Van den Berg.

1.0 Purpose

This bushfire hazard report addresses the construction of a new dwelling in the context of the surrounding bushfire environment. It demonstrates compliance with the *Director's Determination – Bushfire Hazard Areas (transitional)*, Version 2.3, dated 16 July 2024, and includes a Certificate of Qualified Person (Form 55) as required by the Director of Building Control for bushfire hazards. The report also provides guidance on bushfire mitigation through a certified Bushfire Hazard Management Plan, outlining approved protection measures in accordance with the Chief Fire Officer of the Tasmania Fire Service.

2.0 Site Details

Title reference:	223482/1
Address:	85 Woodbridge Hill Road, Woodbridge
Applicant:	C & P Cretan
Municipality:	Kingborough
Planning Scheme:	Kingborough Interim Planning Scheme 2015
Zoning:	Rural Living
Land size:	~0.4Ha
Bushfire Attack Level:	BAL-12.5
Certificate of others (form 55):	Complete and attached
Bushfire Hazard Management Plan:	Certified & attached
Compliance pathway:	Deemed to Satisfy

3.0 Introduction

New building work is proposed within a bushfire-prone area defined by the Kingborough Interim Planning Scheme 2015. This report will form part of supporting documentation for a building permit application for the construction of a new dwelling. A site-specific bushfire hazard management plan which includes measures to reduce the impact of bushfire attack on the new building work is provided for practical application and compliance purposes.

4.0 Proposal

Construction of a new dwelling is proposed, generally in accordance with the plans located at appendix C. The specifications required by this report will achieve compliance with the Deemed to Satisfy requirements of the Determination if implemented in accordance with this report and the bushfire hazard management plan.

5.0 Site Description

The proposal is located at 85 Woodbridge Hill Road Woodbridge, in the municipality of Kingborough and is zoned Rural Resource under the Kingborough Interim Planning Scheme 2015. The site is ~0.4Ha, is broadly rectangular in in shape and is located west of Woodbridge approximately 1.5km west north-west of Birchs Point (Figure 1). The lot is serviced by a sealed through road (Woodbridge Hill Road) but does not have access to a reticulated water supply system. Access to the site from Woodbridge Hill Road and will be achieved via an existing gravel crossover. The proposal involves the construction of a new class 1a dwelling. The lot carries grassland and low threat vegetation with a number of fruit and ornamental trees. Adjacent lands surrounding the lot carry grassland vegetation which extends into a mosaic of grassland and forest vegetation that is variable in terms of scale and extent, notwithstanding, the proposal occurs within a broader landscape scale bushfire-prone vegetation unit. All potential effective downslope fire paths to the site occur in grassland vegetation (figure 2). Adjacent lands are zoned Rural Resource and carry a mosaic of grassland and forest vegetation. The lot has gentle to moderate slopes, with a generally easterly aspect at the development site. Existing property access extends from the crossover to the development site. Vegetation within and adjacent to the site was assessed in accordance with the vegetation classification system of AS3959-2018 and was classified as grassland and forest vegetation. The classified vegetation with the potential to cause the greatest impact on the site occurs to the north of the site.

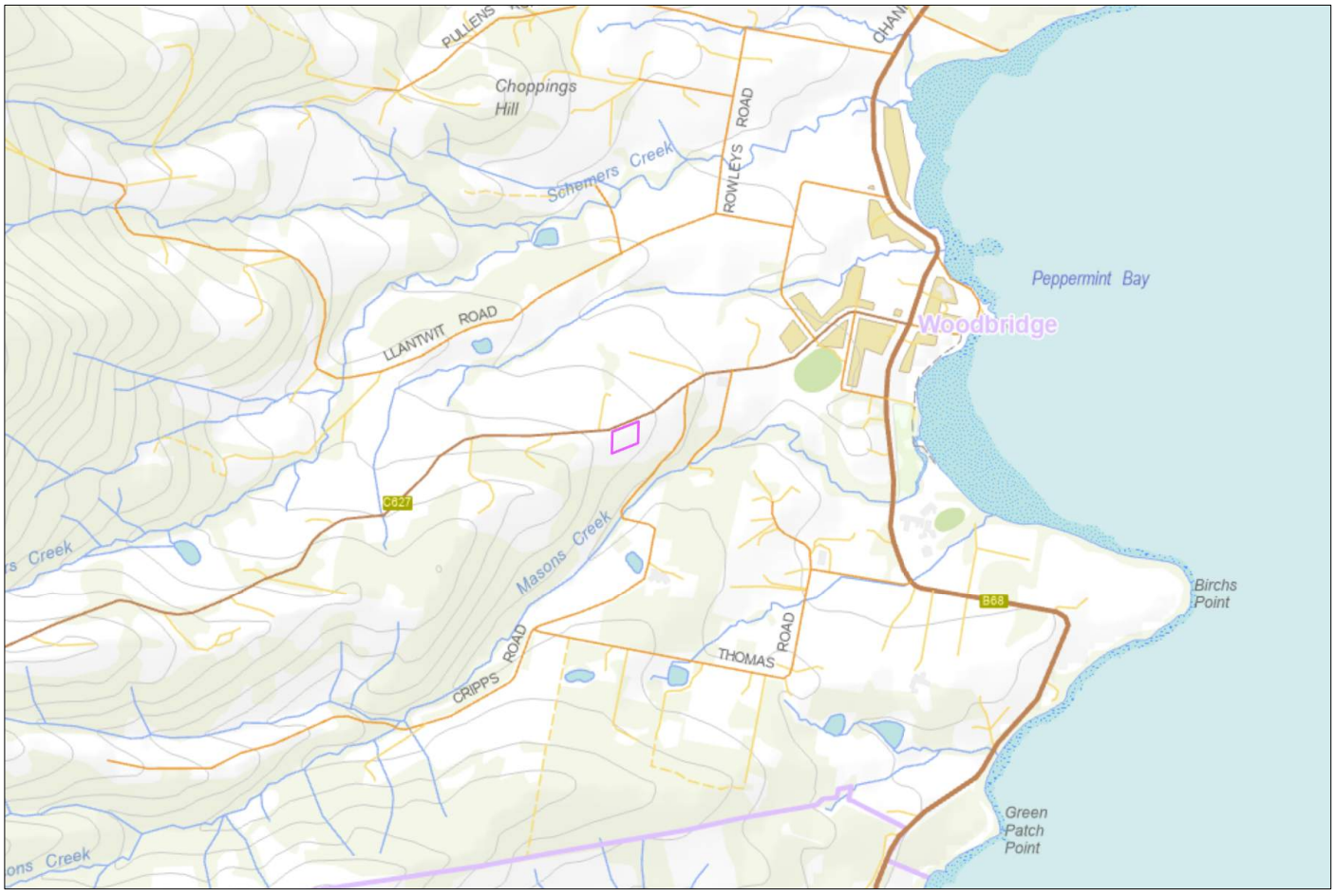

Figure 1. The location of the lot in a topographical context, the lot is outlined in pink.

Figure 2. Aerial image of the lot (pink line) showing grassland and forest vegetation within and adjacent to the site and lot.

6.0 Bushfire Attack Level assessment

The Bushfire Attack Level (BAL) has been assessed in accordance with Section 2 of AS 3959-2018: '*Simplified Procedure*'. Vegetation has been classified using a combination of on-site observations and remotely sensed data, ensuring consistency with Table 2.3 of AS 3959-2018. Slope and distance measurements have been obtained through field surveys and/or the analysis of remotely sensed data, including aerial and satellite imagery and other publicly available data sources and processed using proprietary software. Where applicable the vegetation assessment has taken into account edge effects and the potential for changes in vegetation classification through natural processes. A detailed bushfire attack level assessment is located at appendix A. The bushfire attack level for the new dwelling has been determined as BAL-12.5.

7.0 Bushfire Protection Measures

The bushfire attack level has been determined as BAL-12.5. Structures exposed to bushfire attack can expect low to moderate levels of radiant heat exposure up to 12.5kW/m2. While the risk of direct flame contact is low, embers may ignite vegetation, debris, or vulnerable parts of buildings. Smoke will reduce air quality and visibility. Following, are requirements that will not only achieve administrative compliance if

implemented but also provide practical measures which will enhance the survivability of buildings, structures and occupants in the event of bushfire attack.

7.1 Construction Standards

In accordance with the National Construction Code, Volume 2, part H7 for class 1 buildings and the Directors Determination s4.1, the proposal is to to be constructed in accordance with AS3959 specifications for BAL-12.5.

7.2 Property Access

Property access is less than 30 metres in length the firefighting water connection point is located with 30 metres of the public roadway. In this circumstance there are no minimum design or construction standards required to achieve compliance with the Determination.

7.3 Firefighting Water Supplies

The proposed dwelling requires access to a firefighting water supply. The site is not provided with access to a reticulated water supply, therefore, a static water supply dedicated for firefighting is required to assist firefighting activities in the event of bushfire attack and achieve compliance with the Determination. The new firefighting water supply will be compliant with the specifications of table 1 below, an indicative location is shown on the BHMP.

Table 1. Specifications for static firefighting water supplies.

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 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 & Accessories (including stands & 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;

Element		Requirement
		(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.

7.4 Hazard Management Areas

The size and management of the Hazard Management Area (HMA) directly influences the Bushfire Attack Level. The dimensions of the HMA are shown on the Bushfire Hazard Management Plan associated with this report to ensure appropriate protection. By reducing flammable material around a building, the HMA enhances the ability to defend the building, protects occupants, and supports firefighters. Combined with construction standards, firefighting water supplies and safe property access, the HMA forms part of an integrated approach to reducing the bushfire risk.

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

An effective hazard management area 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/thin and or prune larger trees to create and 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.

8.0 Compliance

The bushfire hazard management plan associated with this report demonstrates how the proposal will comply with the Determination. The following table details how compliance with the Determination is achieved and provides the administrative pathway. The proposal is for the construction of a new class 1a building.

Table 3. Compliance with the Directors Determination – Bushfire Hazard Areas (transitional). 16th July, 2024. Version 2.3. A Deemed-to-Satisfy solution which complies with the following Deemed-to-Satisfy provisions is deemed to achieve compliance with the Performance Requirements in the Determination. The proposal is for the construction of two new class 1a buildings, requirements for alterations and additions and class 9 buildings are not considered in this table.

Requirement	Approach	Evidence
4.1 – Construction Requirements 1. Building work in bushfire-prone areas must be designed & constructed per: (a) NCC Volume 1, Part G5 for Class 2, 3, certain 9 buildings, and associated Class 10a or deck, (b) NCC Volume 2, Part H7 for Class 1, and associated Class 10a or deck. 2. Variations for Class 1, 2, 3 & associated 10a are in Table 4.1. 3. If BAL-40 or BAL-FZ, a Performance Solution is required (not DtS).	The proposal is for the construction of a new class 1a building. The class 1 building needs to comply with NCC Vol. 2, part H7 to achieve the Deemed to Satisfy Solution. No variations are proposed.	Building classification is Class 1a, BAL-12.5 has been determined for the new dwelling. Buildings to be constructed in accordance with AS3959. BAL is not greater than BAL-29, no performance solution required, proposal meets the Deemed to Satisfy provisions. No variations are proposed. The proposal is compliant with s4.1
4.2 – Property Access 1. New habitable buildings or new Class 10a if not otherwise accessible must have property access designed & constructed per subclause (4). 4. Vehicular access from a public road must comply with Table 4.2, include a hardstand ≤ 90 m hose lay of the furthest building, and provide access to the firefighting water point.	Existiing property access available to the site in compliance with Table 4.2. Hardstand provided adjacent to firefighting water supply located within 90 metres of furthest part of both building areas.	The BHMP shows the location of existing property access, including a hardstand which is ≤ 90 m hose lay of the furthest part of the building. The proposal is complaint with table and s4.2.
4.3 – Water Supply for Firefighting	New static water supplies to be provided in accordance with	Indicative location of new static firefighting water supply is shown on the

Requirement	Approach	Evidence
1. New habitable buildings or Class 10a (if not otherwise protected) must have a dedicated firefighting water supply per subclauses (4) & (5). 4. Water supply must meet Tables 4.3A or 4.3B.	clauses 4 and 5 and table 4.3B.	BHMP. It is located within 90 metres measured as a hose lay, of the furthest part of the new dwelling. The proposal is complaint with s4.3.
<u>4.4 – Hazard Management Areas (HMA)</u> 1. New habitable building, additions/alterations (or new Class 10a unless separated per AS 3959 clause 3.2.3) must have an HMA per subclauses (4) - (7). 4. The HMA must meet Table 4.4. 5. Must meet minimum separation distances in Table 2.6 of AS 3959 for the relevant BAL. 6. Fuels and hazards are reduced so they do not contribute significantly to bushfire attack.	BAL-12.5 has been determined for the site. Hazard management areas are sized to provide adequate separation from bushfire-prone vegetation, meeting or exceeding the distances specified in Table 2.6 of AS 3959. The Hazard management area is shown on the bushfire hazard management plan and is suitable for BAL-12.5 construction. BHMP provides direction for the management of vegetation and bushfire fuels.	The Bushfire Hazard management plan shows hazard management areas and provides standards for their establishment and ongoing maintenance consistent with the separation required for BAL-12.5. The proposal is complaint with s4.4.
<u>4.5 – Bushfire Emergency Plan</u> 1. Must prepare a bushfire emergency plan for: (a) new or altered accommodation buildings (Class 1b, Class 2, or Class 3) except group homes, respite centres, or aged care; (b) any new or altered building classified as a vulnerable use under regulation 11A. 2. The plan must meet requirements in Table 4.5	There is no requirement for the provision of bushfire emergency plans for class 1a buildings.	No bushfire emergency plans required. The proposal is complaint with s4.5.

9.0 References

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

Building Amendment (Bushfire-Prone Areas) Regulations 2016

Standards Australia, AS3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

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

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

Directors Determination – Bushfire Hazard Areas (transitional). 16th July, 2024. Version 2.3. Consumer, Building and Occupational Services, Hobart, Tasmania 2024.

Appendix A – bushfire attack level assessment

Table 1. Bushfire attack level assessment – proposed new dwelling

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^^	flat 0º	0 to 26metres	15 metres	BAL-12.5
	Grassland^	>0 to 5º downslope	26 to 100 metres		
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East	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to 21 metres	21 metres	BAL-12.5
	Grassland^	>5º to 10º downslope	21 to 100 metres		
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South	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to 22metres	19 metres	BAL-12.5
	Grassland^	>10º to 15º downslope	22 to 100 metres		
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West	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 41 metres	25 metres	BAL-12.5
	Grassland^	upslope	41 to 100 metres		
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^ Vegetation classification as per AS3959-2018 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).
^^ Exclusions as per AS3959.

Vegetation map 85 Woodbridge Hill Road, Woodbridge.

Appendix B – site images

Figure 1. Grassland vegetation down slope and to the north of the site.

Figure 2. Grassland vegetation to the east of the site, paddock trees (wind break) to right of frame.

Figure 3. Grassland vegetation to the south of the site, paddock trees (wind break) to left of frame.

Figure 4.Grassland vegetation upslope and to the west of the site.

Appendix C – proposal plans

BushfireWise
DEVELOPMENT PLANNING

Mark Van den Berg BFP-108 0407 294 240
mark@bushfirewise.com.au

Compliance Requirements

Property Access

Property access is less than 30 metres in length, the firefighting water connection point is located with 30 metres of the public roadway. In this circumstance there are no minimum design or construction standards required to achieve compliance with the Determination.

Water Supplies for Firefighting

- The building area must be within a 90 m hose lay of a static water supply's firefighting water connection point. This supply may include a remote offtake and serve multiple uses, provided 10,000 L per building area is always reserved for firefighting (excluding sprinklers/spray systems). Aboveground tanks must be metal, concrete, or lagged with non-combustible materials; if shielded per AS 3959:2018, they may be any material, provided the lowest 400 mm is protected by metal, non-combustible material, or 6 mm fibre-cement.

- Fittings and pipework must have a 50 mm nominal diameter (including the valve) and be metal or lagged above ground, or buried at least 300 mm. They must include a DIN/NEN standard forged Storz 65 mm coupling with suction washer, blank cap, and a 220 mm chain. Underground tanks need an opening ≥250 mm or a compliant coupling; any remote offtake must be visible, placed 450–600 mm above ground, and protected from damage.

- A permanent sign must identify the firefighting water point in line with AS 2304:2019 or Tasmania Fire Service guidelines.

- A hardstand must be within 3 m (hose lay) of the water connection point, at least 6 m from the building area, at least 3 m wide and constructed to the same standard as the carriageway to which it is connected.

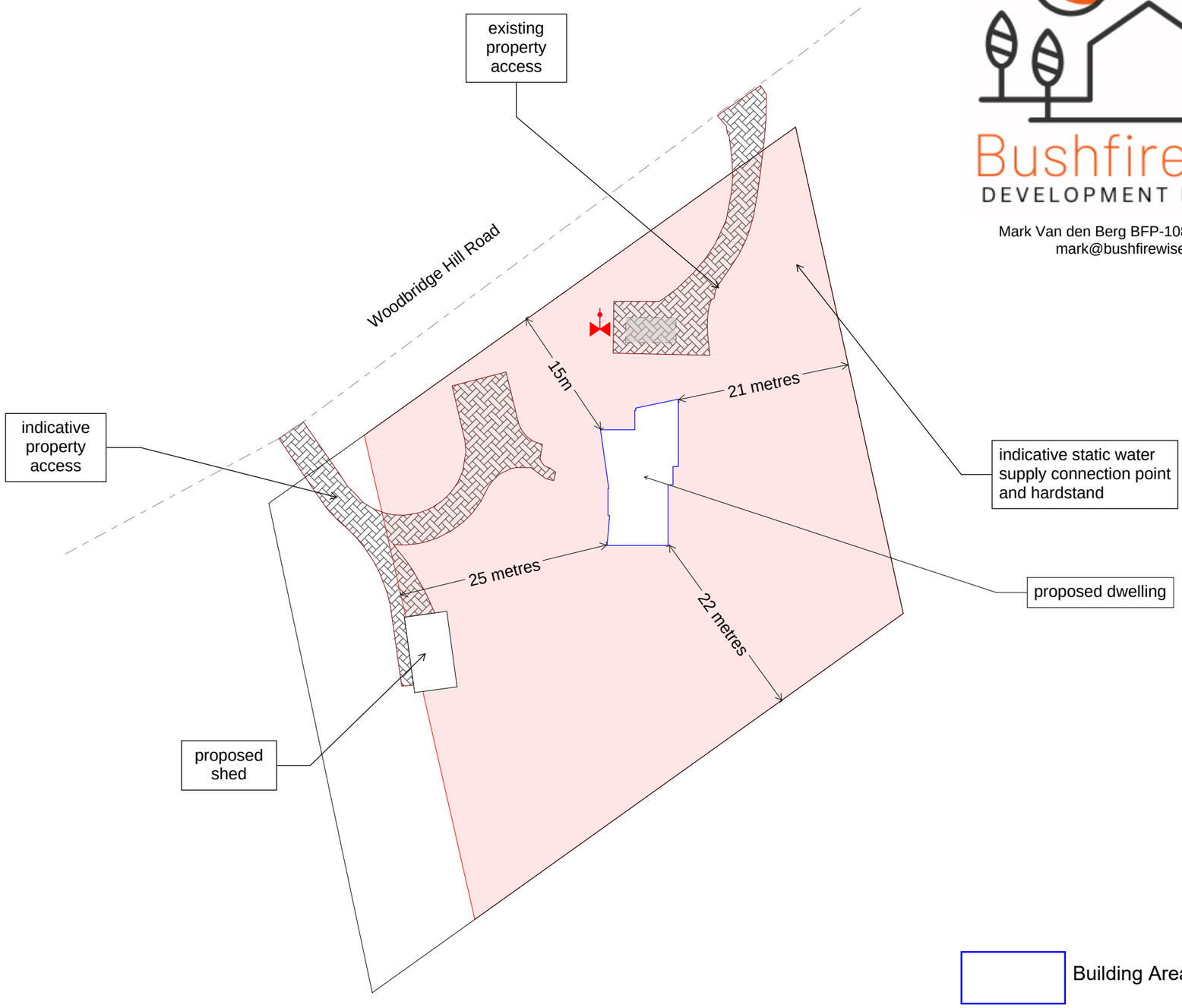
Hazard Management Area

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.

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.



Do not scale from this drawing, use dimensions only. Written specifications to take precedence over diagrammatic representations. To be read in conjunction with associated Bushfire Hazard Report.

Date : 19/01/2026

CT: 223482/1

C & P Cretan
C/O 85 Woodbridge Hill Road,
Woodbridge, Tas., 7162

Bushfire Hazard Management Plan

85 Woodbridge Hill Road, Woodbridge. January 2026. BW125v1.
Kingborough Interim Planning Scheme 2015

Building Specifications to
BAL-12.5
of AS3959-2018

Certification No. BW125v1
Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: C & P Cretan *Owner /Agent*

C/O 85 Woodbridge Hill Road *Address*

Woodbridge, Tasmania 7162 *Suburb/postcode*

Qualified person details:

Qualified person: Mark Van den Berg

Address: 18 Marlborough Street

Sandy Bay 7005

Phone No: 0407 294 240

Fax No:

Licence No: BFP-108

Email address: mark@bushfirewise.com.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under the Fire Service Act 1979.
Insurance Policies:
NPP-34336-PI.
180U352645BPK -PL

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

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

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

Details of work:

Address: 85 Woodbridge Hill Road

Woodbridge, Tasmania 7162

Lot No: 1

Certificate of title No: 223482

The assessable item related to this certificate: Bushfire hazard management plan for new class 1a building.

(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: Bushfire Hazard

(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 items, at any stage, as part of – *(tick one)*

☒ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Management Plan 85 Woodbridge Hill Road, Woodbridge. January 2026. BW125v1. Bushfire Hazard Report 85 Woodbridge Hill Road, Woodbridge. January 2026. BW125v1.
Relevant calculations:	AS 3959:2018 - Method 1 BAL assessment.
References:	AS 3959:2018.

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

1. The proposed building work – if designed and constructed in accordance with the bushfire hazard management plan referred to in this certificate, will comply with the applicable Deemed-to-Satisfy requirements of the Director's Determination – Bushfire Hazard Areas (transitional) v2.3

2. The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design and construction is: **BAL-12.5.**

Scope and/or Limitations

1. The scope of this certification is limited to compliance with the requirements of the Director's Determination – Bushfire Hazard Areas (transitional) v2.3

2. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.

3. No guarantee can be provided that the building work will survive every bushfire event.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		BW125v1.	19/01/2026