

Bushfire Hazard Report Addition to Dwelling - 18 Earlwood Court, Tarooma

Client: Saunders
Date: April 2026

Prepared by: Rhys Menadue

BUSHFIRE PRONE DEVELOPMENT SOLUTIONS — 14 Reynolds Court, Dynnryne, TAS 7005

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Earlwood

1. Introduction

The intent of this report is to confirm the suitability of the bushfire prone parcel of land to be successfully developed for an addition to an existing dwelling in accordance with the Building Regulations 2016. The site is already occupied with an existing dwelling, has an existing access and there is an existing available water supply (Hydrant) that may be utilised for fire-fighting.

The assessment describes the site and surrounding area, classifying the vegetation, assessing the slope and environmental features. This report must be included with approval documentation, forming part of and in support of the Bushfire Hazard Management Plan and accompanying Certification. The Bushfire Hazard Management Plan in conjunction with this Report make up the certified documentation to satisfy the Building Regulations 2016.

2. Limitation of Report

This report has been prepared for the abovementioned clients for their use and distribution only. The report provides technical specification for the Bushfire Hazard Management Plan and must be used as supporting documentation for the Regulatory Application. Should submitted Regulatory Application Plans differ from the Certified Plans in this reports Appendix then an amended design review should be conducted to determine the suitability of any amendments in relation to the Bushfire Prone Area Requirements of the Building Regulations 2016.

It is also to be noted that the site assessment has been conducted in April 2026 and does not consider the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to a lack of ongoing maintenance.

It should be noted that compliance with the recommendations contained in this assessment does not mean that there is no residual risk to life safety or property as a result of bushfire. A residual level of risk remains which recognizes that removing the risk to life and property in absolute terms is not achievable while people continue to build in bushfire prone areas. This limitation is expressed in the following extract from AS 3959 (2018) which states (in the forward),

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 behavior of fire, and extreme weather conditions.

This level of residual risk is inherent in all bushfire standards and also applies to this assessment. Should the recommendations and requirements of this Report and accompanying Bushfire Hazard Management Plan be appropriately implemented the use/development is unlikely to cause or contribute to the occurrence or intensification of bushfire on the site or adjacent land.

3. Site Description and Background

The Property is an existing developed land parcel, Located in the municipality of the Kingborough Council.

The property and surrounds are currently a combination of developed properties, vacant land and reserves.

The site has direct access to a pre-approved public road – Earlwood Court. The allotment is provided with a reticulated hydrant water supply for fire-fighting, and there is an existing vehicular access (although not required for fire fighting purpose).

3.1 Property Details

Address: 18 Earlwood Court, Taroona 7053

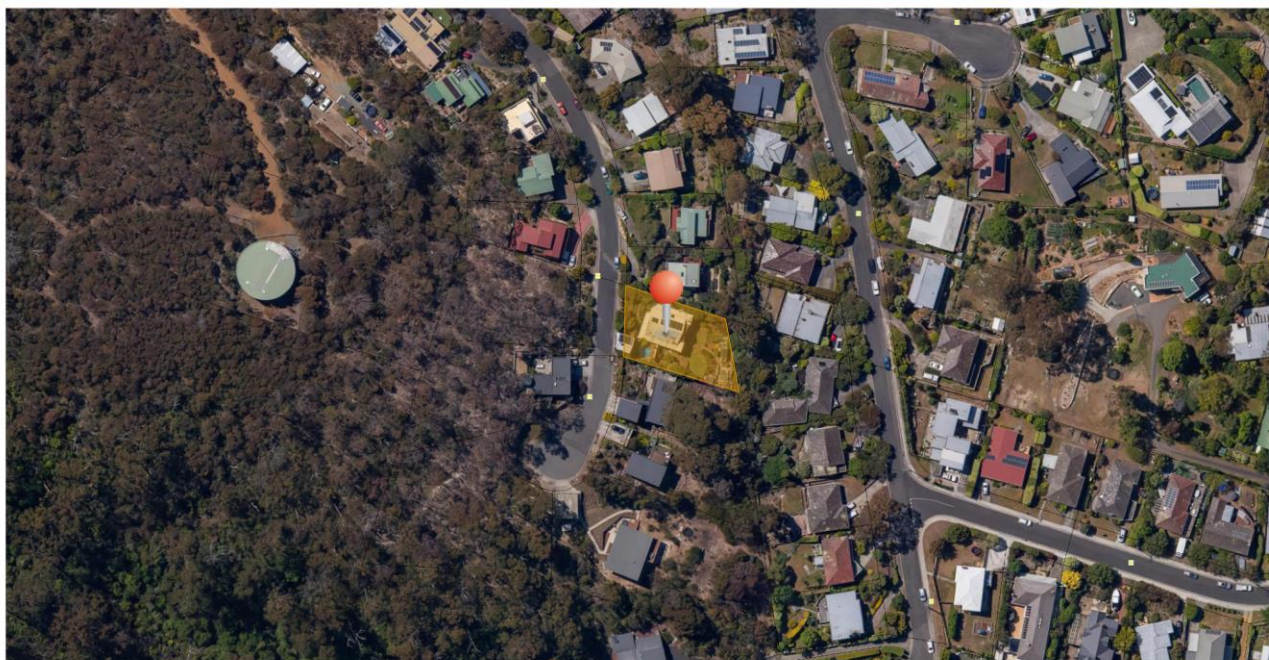
Municipality: Kingborough Council

Zoned: Low Density Residential

Planning Scheme Overlays: Bushfire-Prone Areas & Scenic Landscape Area

Lot Number: 8468/53

Type of Development: New Class 10 structures within 6 metres of an existing dwelling



www.thelist.tas.gov.au

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Photo 1 - Aerial Photo with Cadastral Overlay – Subject site pinned and highlighted yellow

3.2 Classification of Vegetation and Slopes

The vegetation affecting the site has been classified in accordance with Clause 2.2.3 of AS 3959-2018.

The site is surrounded by a combination of reserves, road reserve, development and hazardous vegetation (within 100m of the site), the highest of hazard level being **Forest** to the West.

In this case, in accordance with Clause 2.2.2 of AS 3959-2018, the relevant Fire Danger Index for Tasmania of 50 (FDI 50).

When considering the definition of Bushfire Prone Area under the Building Regulations, the proposed development is located within a Bushfire-Prone Area Planning Scheme Overlay – site assessment has confirmed this is the case.

Note: in a bushfire there is a possibility of fire attack from any direction, not just the direction of the highest hazard.

Photo 1, above indicates the Bushfire Prone Vegetation described.

The Effective slope of the land under the classified vegetation is determined in accordance with Clause 2.2.5 of AS 3959-2018.

The *effective* slope under the bushfire prone vegetation is variable as described below in the BAL assessment table.

4. Bushfire Attack Level (BAL) Assessment

The site Bushfire Assessment was undertaken in April 2026.

In accordance with Clause 2.2 of AS 3959-2018, the Simplified Procedure has been applied to determine the Bushfire Attack Level (BAL) for the proposed development site. In accordance with the Building Regulations 2016/18, fire-fighting water supply and vehicle access are also considered and discussed in the following sections.

Considering the current conditions, in accordance with AS3959-2018 the site can achieve BAL-29 (the minimum required standard required).

Bush Fire Attack Level (BAL) AS3959-2018 Practical Workings (Table and figures below refer to AS3959-2018)

Assessed vegetation within 100m in all directions (denote relevant group)

Note 1: Refer to Table 2.3 and Figures 2.3 & 2.4 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100 m of the site then the BAL is LOW for that part of the site.

Vegetation classification (see Table 2.3)	North	North-East	East	South-East	South	South-West	West	North-West
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Group A - Forest	-	-	-	-	-	-	YES	-

Exclusions (where applicable)	Highlight relevant paragraph descriptor from clause 2.2.3.2.							
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

Distance to classified vegetation from the existing dwelling facades/deck edge	North	North-East	East	South-East	South	South-West	West	North-West
	Show distances in metres							
	N/A	N/A	N/A	N/A	N/A	N/A	-26m	N/A
Effective slope	Upslope							
Slope under the classified vegetation	Upslope/0o <input type="checkbox"/>	Upslope/0o <input type="checkbox"/>	Upslope/0o <input type="checkbox"/>	Upslope/0o <input type="checkbox"/>	Upslope/0o <input type="checkbox"/>	Upslope/0o <input type="checkbox"/>	Upslope/0o <input checked="" type="checkbox"/>	Upslope/0o <input type="checkbox"/>
	Downslope							
	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>
	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>
	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>
>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	
BAL value for each side of the site	LOW	LOW	12.5	LOW	LOW	LOW	LOW	LOW
Minimum BAL-29 Hazard Management Area setbacks	To property boundary	To property boundary	To property boundary	To property boundary	To property boundary	To property boundary	To property boundary	To property boundary

Determination of Bushfire Attack Level (BAL)

The Current assessed BAL for this site is:	BAL-19 – refer to comments section below
Reasonably achievable BAL Rating for Hazard Management Area	BAL-19
NOTE:	<p>The BAL rating is based upon the condition of vegetation encountered at the time of inspection. All vegetation within the nominated Hazard Management Area (HMA) must be maintained to a Low Threat Level (in accordance with AS3959-2018); and vegetation external to the site may be subject to change over time - this BAL rating does not account for any future change to the state of/hazard levels of vegetation within or external to the site.</p> <p>The recommended BAL achievable is BAL-19 with a Hazard Management Area as indicated in the Certified Bushfire Hazard Management Plan in this reports appendix.</p> <p>The BAL rating only applies to the addition as indicated below – <u>it is NOT a site generic BAL rating.</u></p>

5. Property Access

The primary access to the development lot is from sealed public road – Earlwood Court.

It is expected fire fighting vehicles would fight a fire by hose connected a Hydrant fire-fighting water supply. As the firefighting water supply is via a municipal hydrant there is no requirement for fire fighting vehicles to enter the property.

The proposed development appears to facilitate reasonable access to the perimeter of the building to for fire-fighting to attempt to defend the buildings and to allow reasonable egress for residents.

The development is an addition to an existing habitable building, therefore the existing access is deemed compliant with the requirements under the Building Regulations 2016 - Refer to the Certified Bushfire Hazard Management Plan Specification Notes and/or **Appendix A** – for detailed requirements.

6. Water Supply

The development does have access to a reticulated water supply suitable for firefighting.

The property is provided with a Hydrant Fire-fighting water supply for use to fight fire in accordance with the Building Regulations 2016, Directors Determination – Bushfire Hazard Areas Table 3A, all parts.

The Hydrant firefighting water connection/access point on Earlwood Court is an existing municipal fire fighting water supply. This hydrant is an existing hydrant for an existing dwelling and therefore it is considered to be compliant with the requirements under the Building Regulations 2016.

The building area being protected by the hydrant fire-fighting water supply is located within 120 metres of the hydrant serving this property/development.

Refer to the Certified Bushfire Hazard Management Plan Specification Notes and/or **Appendix A** – for detailed requirements.

7. Hazard Management Areas

Within the property the hazard management is required to be undertaken regularly and is to ensure that all areas within the development Hazard Management Area (HMA) can be considered low threat in accordance with AS3959-2018. The HMA being managed to a low threat state provides for suitable separation distances from the dwelling to hazard to achieve BAL-19 Separation distances. The Hazard Management Area (HMA) has been/is established in accordance with the Bushfire Hazard Management Plan – this is to facilitate the addition being constructed to BAL-19 Construction Measures in accordance with AS3959-2018.

The HMA indicated on the Bushfire Hazard Management Plan by specification of the whole of the property within the lot boundaries demonstrates likely compliance with the Directors Determination - Refer to the Certified Bushfire Hazard Management Plan Specification Notes and/or **Appendix A** – for detailed requirements.

Maintenance of the Hazards within the lot are to include (but are not limited to):

HAZARD MANAGEMENT AREAS - (HMA) –

Hazard Management Area includes the area to protect the buildings as well as the access and water supplies. Vegetation in the Hazard Management Area (the entire site) is to be managed and maintained in a minimum fuel condition, *Low Threat* vegetation in accordance with AS3959-2018.

Maintenance Schedule

- Removal of fallen limbs, leaf & bark litter
- Cut lawns short (less than 100mm) and maintain
- Remove pine bark and other flammable garden mulch
- Complete under-brushing and thin out the understorey
- Prune low hanging trees to ensure separation from ground litter
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of petroleum fuels
- Remove fallen limbs, leaf & bark litter from roofs, gutters and around the building

8. Conclusion

The Bushfire Hazard Management Plan indicates BAL Rating (BAL-19) requirements within the development lot and demonstrates the development will be able to achieve compliant Hazard Management and HMA.

The design provides suitable access and egress options for residents and emergency services. A suitable firefighting water supply is provided which allows for fire-fighting access to the most disadvantaged part of the buildings being protected.

The proposed Bushfire Hazard Management Plan, read in conjunction with this document, along with the Certification of referenced documents demonstrates likely compliance with the Building Regulations 2016 and associated Directors Determination – refer to above sections 5 to 7 and the Certified Bushfire Hazard Management Plan Specification Notes and/or Appendix A – for detailed requirements where applicable compliance is referenced.

9. References

- Building Regulations 2016/18 and its referenced documents;
- LIST map version. Aerial Photograph [online]. Available from: <http://www.thelist.tas.gov.au/listmap/listmap>; and
- Standards Australia 2009, *Construction of buildings in bushfire prone areas*, AS 3959-2018.

Appendix A – Compliance Specification Notes

18 Earlwood Court, Taroona

Compliance Specification Notes:

The following specification are the minimum requirements for the development in accordance with the Building Regulations 2016 – Director’s Determination – Bushfire Hazard Areas.

The addition to the dwelling is to be constructed to BAL-19

Requirements for Property Access

The development is an addition to an existing dwelling. The existing access is deemed compliant with the requirements under the Building Regulations 2016, Directors Determination part 2.3.2 (2) and (3).

Requirements for Reticulated Water Supply for Fire Fighting

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 120 metres of a fire hydrant; 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. Design criteria for fire hydrants

The following requirements apply:

- a) fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition V2.0; and
- b) fire hydrants are not installed in parking areas..

C. 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;
- b) no closer than six metres from the building area to be protected;
- c) 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.

Standards for Hazard Management Areas Requirements shall be compliant with Table 4, Section C

C. Hazard management areas for alterations or additions to buildings.

An alteration or addition to a building must:

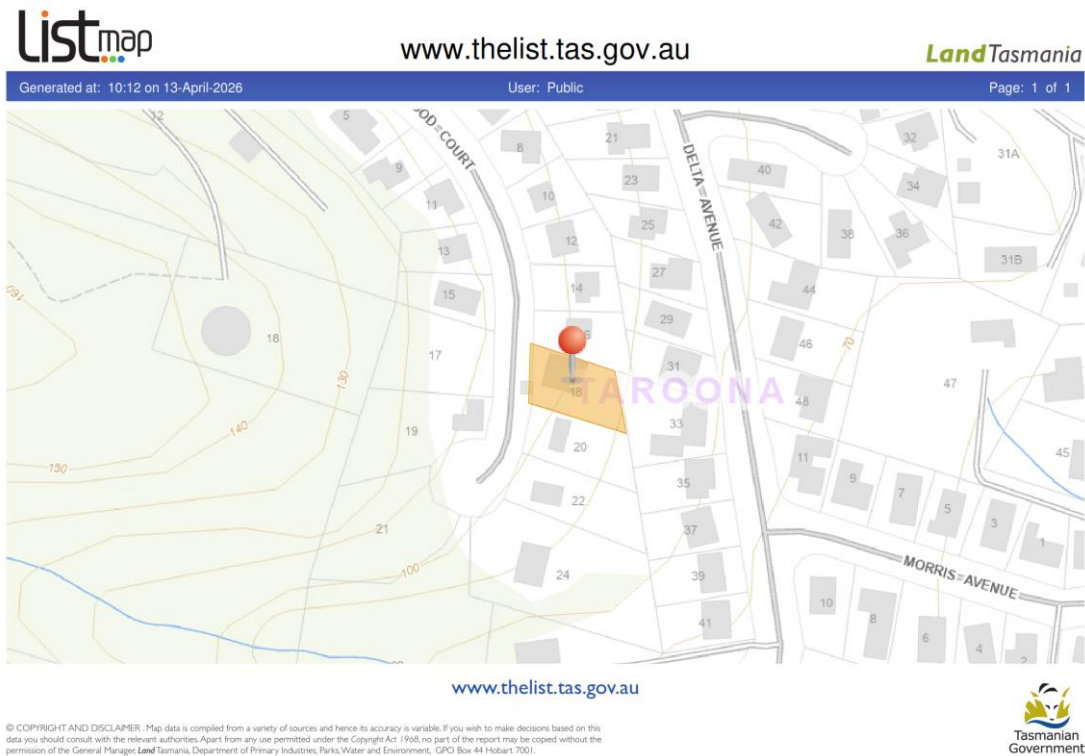
- a) Be located on the lot so as to be provided with a HMA which:
 - i. has the separation distances required for the BAL assessed for the Construction of the existing building; or
 - ii. ~~in the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and~~
- b) Have an HMA established in accordance with a certified bushfire hazard management plan.

HAZARD MANAGEMENT AREA (HMA) IS DENOTED BY THE WHOLE OF THE PROPERTY WITHIN THE LOT BOUNDARIES. THE HMA IS TO BE MAINTAINED TO A LOW THREAT LEVEL IN ACCORDANCE WITH AS3959-2018. FURTHER DETAILS REGARDING THE MAINTENANCE OF THE HMA IS DESCRIBED IN SECTION 7 OF THE ACCOMPANYING BUSHFIRE HAZARD MANAGEMENT PLAN REPORT.

Appendix B – Site Images



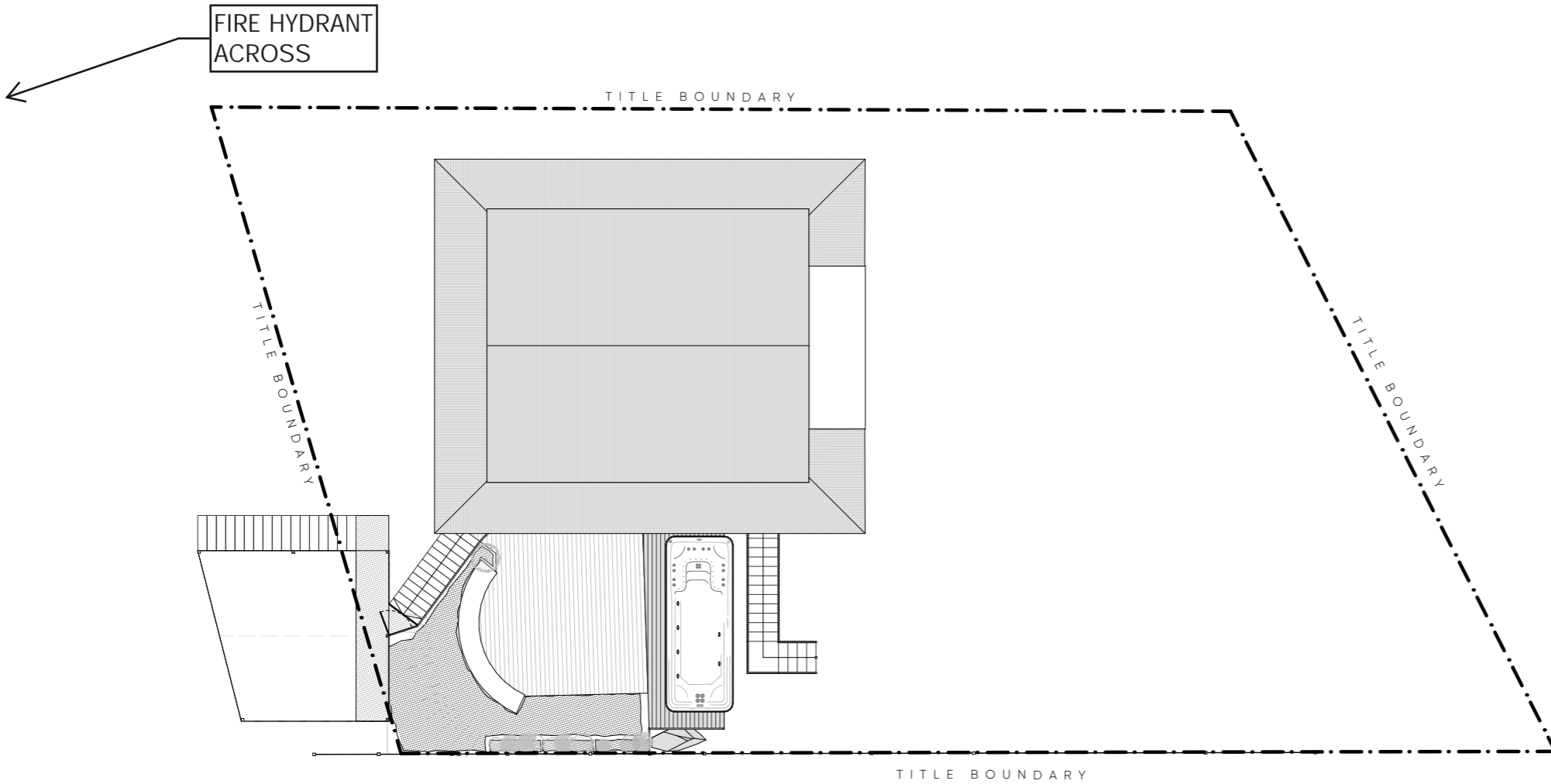
Subject site pinned – not to scale



Subject site pinned – not to scale

Appendix C - Bushfire Hazard Management Plan & Certificate of Qualified Person (Form 55) 2026.04 – 18 Earlwood

http://www.crumpp.com.au/office/2605/18%20Earwood%20Court%20DA3%20Development%20Application%202605%2018%20Earwood%20Court%20DA3.pdf



Compliance Specification Notes:

The following specification are the minimum requirements for the development in accordance with the Building Regulations 2016 – Director’s Determination – Bushfire Hazard Areas.

The addition to the dwelling is to be constructed to BAL-19

Requirements for Property Access

The development is an addition to an existing dwelling. The existing access is deemed compliant with the requirements under the Building Regulations 2016, Directors Determination part 2.3.2 (2) and (3).

Requirements for Reticulated Water Supply for Fire Fighting

- 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 120 metres of a fire hydrant; 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. **Design criteria for fire hydrants**
The following requirements apply:
 - a) fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition V2.0; and;
 - b) fire hydrants are not installed in parking areas..
- C. **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;
 - b) no closer than six metres from the building area to be protected;
 - c) 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.

Standards for Hazard Management Areas Requirements shall be compliant with Table 4, Section C

- C. **Hazard management areas for alterations or additions to buildings.**
An alteration or addition to a building must:
 - a) Be located on the lot so as to be provided with a HMA which:
 - i. has the separation distances required for the BAL assessed for the Construction of the existing building; or
 - ii. in the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL-29; and
 - b) Have an HMA established in accordance with a certified bushfire hazard management plan.

HAZARD MANAGEMENT AREA (HMA) IS DENOTED BY THE WHOLE OF THE PROPERTY WITHIN THE LOT BOUNDARIES. THE HMA IS TO BE MAINTAINED TO A LOW THREAT LEVEL IN ACCORDANCE WITH AS3959-2018. FURTHER DETAILS REGARDING THE MAINTENANCE OF THE HMA IS DESCRIBED IN SECTION 7 OF THE ACCOMPANYING BUSHFIRE HAZARD MANAGEMENT PLAN REPORT.

Certified By: Rhys Menadue
 Certificate No.: 2026.04 18 Earwood
 Date 4.04.2026

1 Bushfire Hazard Management Plan 1:200



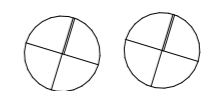
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 nathan@crumparchitects.com.au
 0419 862 639
 @crumparchitects
 crumparchitects.com.au

Revision ID	Revision Name	Revision Date
SK01	Approval	Work in Progress

Drawings to be read in conjunction with specification by Crump Architects and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Crump Architects. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

PROJECT TITLE:
18 Earwood Court

DESCRIPTION: Swim Spa + Landscaping
 ADDRESS: 18 Earwood Court Taroona TAS, Australia, 7053 / Title Ref: 8468/53
 CLIENT: Sorrell Saunders
 STATUS: Planning Permit



PROJECT NO: 2605 DRAWING NO: DA.03 SK01 - WIP REVISION: 01
 DRAWING TITLE: Bushfire Hazard Management plan DATE: 26/02/2026
 PAGE SCALE: 50mm @ FULL SIZE

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: *Owner /Agent*
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
Address:
Licence No: Email address:
Phone No:
Fax No:

Qualifications and Insurance details: *(description from Column 3 of the Director of Building Control's Determination)*

Speciality area of expertise: *(description from Column 4 of the Director of Building Control's Determination)*

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 of Building Control's Determination)*

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:

- Bushfire Hazard Management Plan – Addition to Dwelling – 18 Earlwood Court, Taroona – Rev1, by Rhys Menadue dated April 2026.

Relevant calculations:

- In Accordance with AS3959-2018; and
- the Building Regulations (TAS).

References:

- AS3959-2018;
- the Building Regulations (TAS); and
- Building Code of Australia (BCA).

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

Bushfire Hazard Management Plan & BAL Rating – 19

Scope and/or Limitations

The assessment has been conducted according to information provided by the designer/client and freely available historical data and does not take into account the possibility of altered site conditions from the data relied upon.

It should be noted compliance with the recommendations contained in the certified documents does not mean that there is no residual risk to life safety and property as a result of bushfire. The limitation is expressed in the following extract from AS3959-2018, which states:

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 level of residual risk is inherent in all bushfire standards and also applies to this certification.

The assessment has been undertaken and certification provided on the understanding that; -

1. The certificate only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.

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

I certify the matters described in this certificate.

Qualified person:

Signed: 

Certificate No:

2026.04 – 18
Earwood

Date:

4.04.2026