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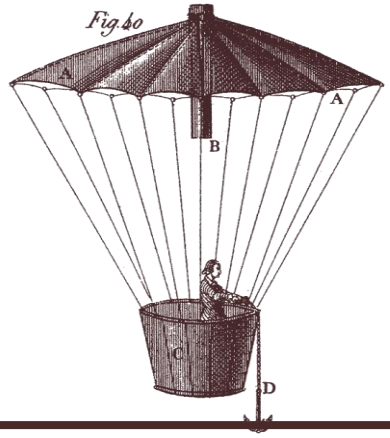

BUSHFIRE HAZARD REPORT – 24.0190 (V1)

38 Manuka Road, Oyster Cove

(Title reference – CT48534/1)

for Stephen Adkins & Tamieka Groombridge

March 2026

REV	ISSUE DATE	DESCRIPTION	BY	CHECKED
V0	04.03.2026	Draft	SA	DG
V1	18.03.2026	For Certification	SA	DG

Contents

Disclaimer

This BAL report has been prepared by Steve Adkins (Gandy and Roberts Pty Ltd) for the client identified on the title page of this document only. The report reflects vegetation conditions on and around the property at the time of the site visit (January 2026) and any survey/design documents provided by the client. Changes to both site and surrounding conditions and final approved building plans may affect the scope of this report. It is the responsibility of the owner to continually maintain the hazard protection area identified on the Bushfire Hazard Management Plan (BHMP) attached.

Please note: Australian Standard 3959-2018 has been followed and its recommendations for building compliance and vegetation management have been adopted for this report. However due to the unpredictable nature and behavior of fire, especially in extreme weather conditions, there is a risk that a building will not survive a bushfire event on every occasion.

1.0 Executive Summary

This Bushfire Hazard Report relates to a retrospective carport closer than 6m to an existing class 1a building at 38 Manuka Road, Oyster Cove in accordance with the relevant building for bushfire requirements, legislation and guidelines. The site is located in a bushfire prone area.

The Bushfire attack level for the Dwelling has been determined as **BAL-29**.

The Bushfire Hazard Management Plan (BHMP) incorporating defendable space, firefighting water and property access requirements is attached to this report (**Appendix C**).

2.0 Introduction

This Bushfire Hazard Report has been prepared by Gandy & Roberts at the request of the subject property owners, Stephen Adkins & Tamieka Groombridge. This report provides as assessment for the purposes of certifying a car port within 6m of an existing class 1a Dwelling at 38 Manuka Road, Oyster Cove, Tasmania (7150) in accordance with the relevant building for bushfire requirements and legislation.

Construction standards for buildings, property access, water supplies for firefighting and hazard management areas will be required to meet the standards outlined in the '*Director's Determination – Requirements for Building in Bushfire Prone Areas' v2.3* and *'Australian Standard 3959-2018 Construction of Buildings in Bushfire-Prone Areas'*.

The initial site assessment was conducted on Wednesday 14th January 2026.

3.0 Site details

The subject land is 24290m² (2.429ha). The site has a moderate slope. The property has existing vegetation management based on a Tasmania Fire service approved HMA established in 2005 (see **appendix D**). The property boundary is accessed by Manuka Road. There is an existing bitumen, all-weather access driveway to the existing class 1a dwelling and existing class 10a garage. The dwelling has existing concrete driveway turning and parking areas.

Classified vegetation surrounds the site. There are areas of grassland to the north and east however classified vegetation to all azimuths of the site consists predominately of eucalyptus obliqua dry forest (TASVEG - DOB). A large dam exists on the eastern side of the existing dwelling.

The site has a Biodiversity Protection Area overlay as well as the Bushfire Prone Area overlay.

The site is within the Kingborough municipality and zoned 'Environmental Living'.

4.0 Development description

The retrospective development is a 6m x 6m steel carport with attached 1m x 6m steel framed lean-to (42m² total) constructed 1.5m from the existing class 1a dwelling. A new 7m x 5m shed is also proposed however it will be further than 6m from the existing dwelling and is not part of this assessment.

Refer to the following page (*Figure 1 & Figure 2*) for the site locality and **Appendix B** for the development plans.

locality plans for the site are shown below.

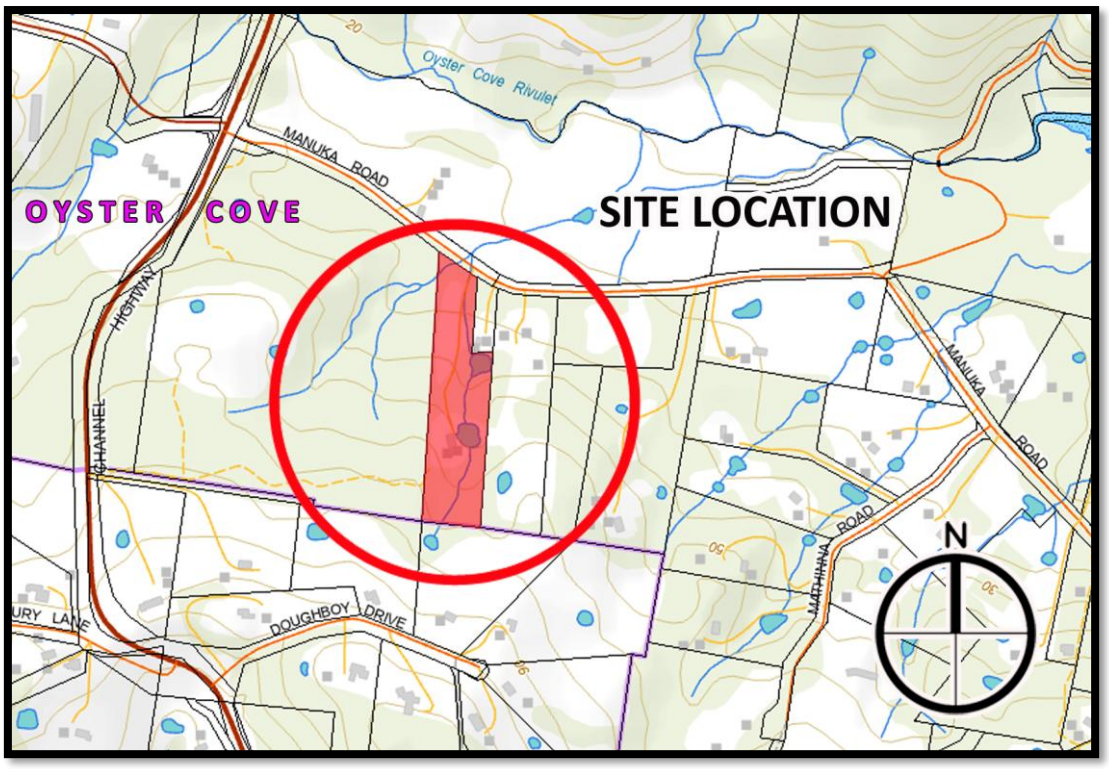

Figure 1 – site locality No. 1

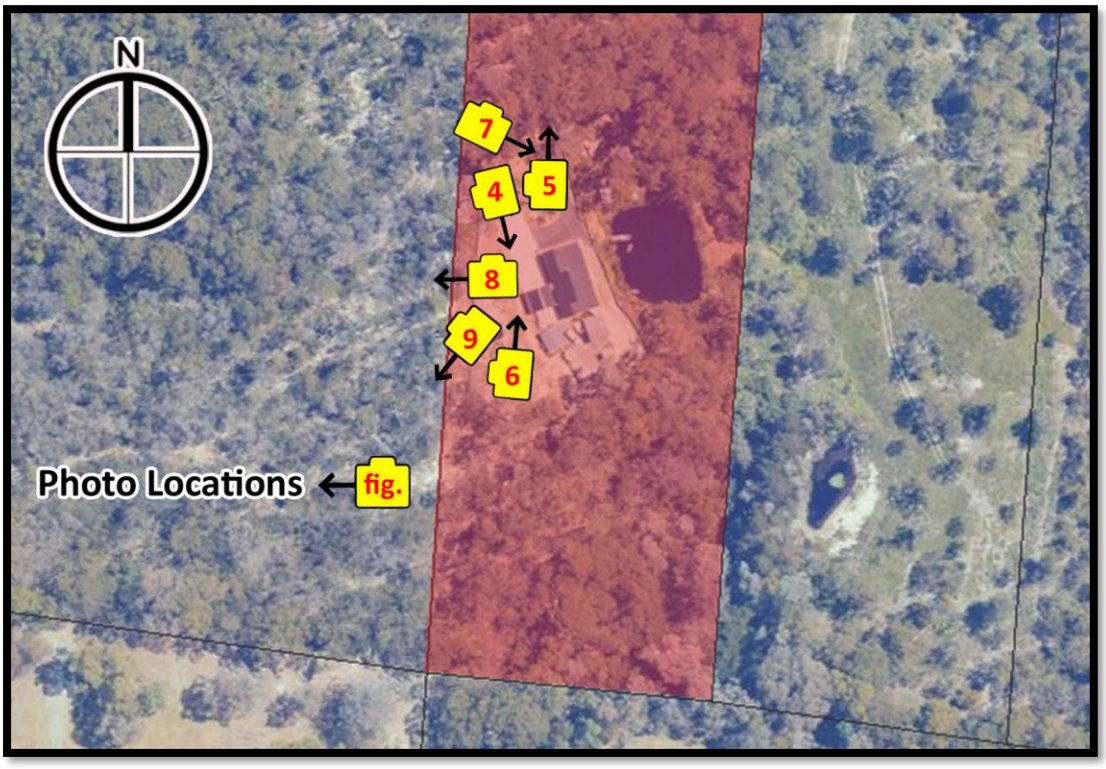

*Figure 2 – site locality No. 2 & photo locations (refer **Appendix A** – site photos)*

5.0 BAL Assessment

5.1 Method

Method 1 (simplified Procedure) described in Section 2 of AS3959-2018 was applied to the carport in determining the Bushfire Attack Level for the site. Comprehensive field measurements and desktop analysis of aerial and satellite imagery was used to determine effective slopes and distances to classified vegetation. Refer *Figure 3* below for the assessment plan.

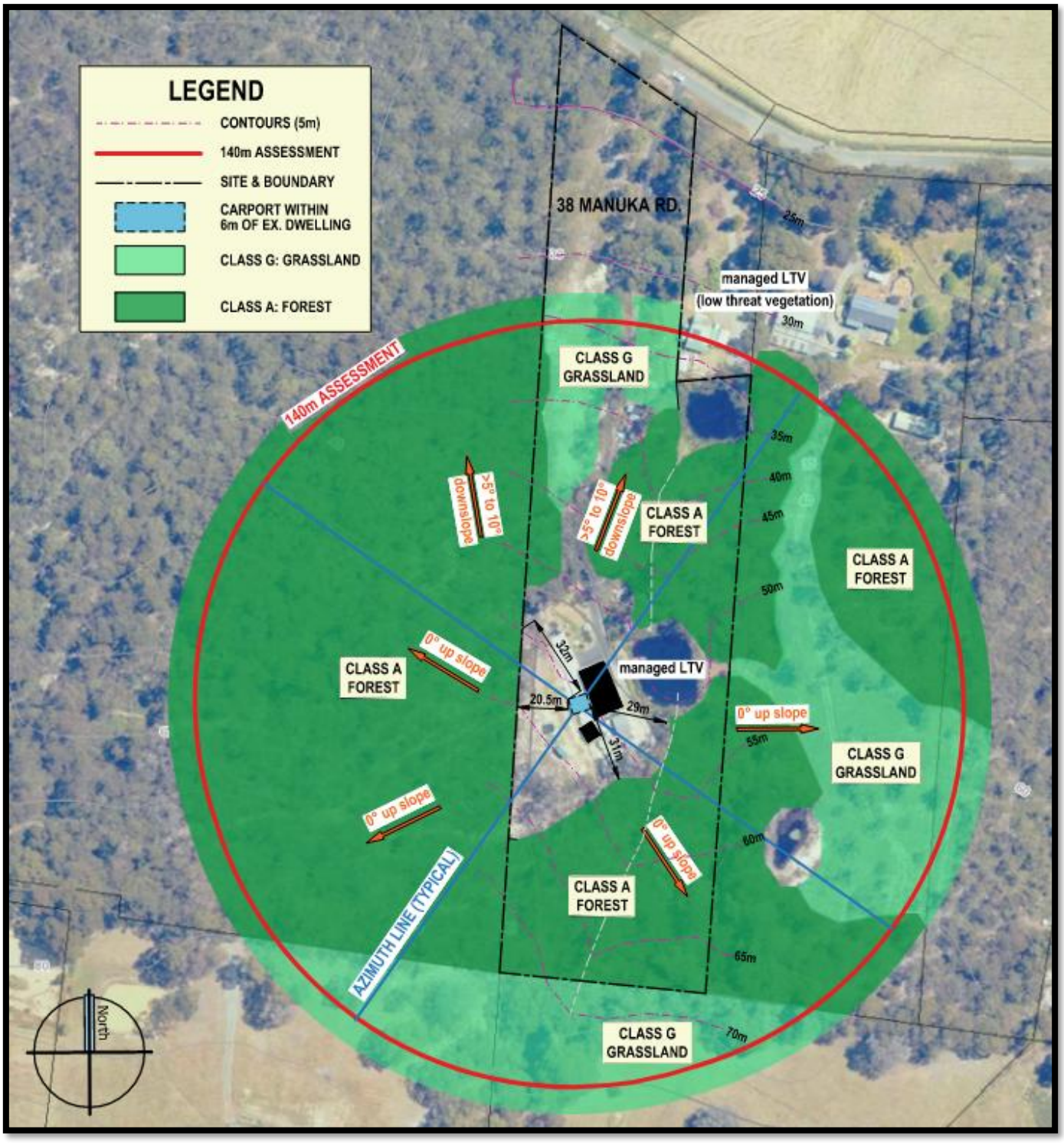

Figure 3 – Assessment plan

5.2 Bushfire Attack Level (BAL) Assessment Table

The main bushfire threat to the development will be ember attack that will most likely come from the west/north-west due to prevailing winds and large forested areas in these directions
The Fire Danger Index applied to this assessment is FDI 50 (Fire risk rating applied across Tasmania)
The site was assessed for classified vegetation to a radius of 140m from the retrospective carport.
The classified vegetation surrounding the existing managed area is a mix of grassland (identified in accordance with AS3959-2018, clause 2.2.3 **Classification G: Grassland)** and eucalypt forest (identified in accordance with AS3959-2018 clause 2.2.3 **Classification A: Open Forest**).

Refer *figure 3* on previous page and photos in **Appendix A**.

AZIMUTH	VEGETATION CLASSIFICATION	EFFECTIVE SLOPE	DISTANCE TO CLASSIFIED VEGETATION	HAZARD MANAGEMENT AREA OFFSET	BAL
North	**OPEN FOREST**	**>5˚ to 10˚** (down slope)	**32m**	**24m**	**29**
East	**OPEN FOREST**	**0˚** (up slope)	**29m**	**23m**	**19**
South	**OPEN FOREST**	**0˚** (up slope)	**31m**	**23m**	**19**
West	**OPEN FOREST**	**0˚** (up slope)	**20.5m**	**16m**	**29**

Table 1 –assessment table

5.3 Results

The bushfire attack level for the carport has been determined as **BAL-29**.
This is subject to the implementation of recommendations outlined in section 6 of this report. There is a risk of ember attack and a likelihood of exposure to levels of radiant heat at the site. The construction elements are expected to be exposed to a heat flux not greater than 29 kW/m^2.

5.4 Exclusions

The carport site subject to this report is within an existing managed area, consisting of grassed areas, sealed driveway and hardstand. There are no trees within the required BAL 29 separation distances. Vegetation within the existing managed area is excluded under AS3959:2018 2.2.3.2 clause (e & f).
While the subject site is considered entirely managed within the required BAL-29 offsets, the Bushfire Hazard Management Plan in **Appendix C** shows minimum applied offset distances.

A large dam on the eastern side of the existing dwelling is excluded under AS3959:2018 2.2.3.2 clause (e). The dam is permanently at full or near full capacity. Water in this dam is not currently used for any purpose.

Refer to *Figure 3 - Assessment plan* and site photos in **Appendix A**.

6.0 Compliance

The following standards have been taken from the Director of Building Control requirements in Bushfire-Prone Areas - Deemed to Satisfy Requirements, section 4.
Compliance of the design work must be verified by a building surveyor prior to issuing a certificate of likely compliance. The compliance of completed building work must be verified prior to occupancy.

6.1 Construction requirements:

Requirements:

4.1 Construction Requirements

(1) Building work (including additions or alterations to an existing building) in a bushfire-prone area must be designed and constructed in accordance with the relevant Deemed-to-Satisfy provisions of:

(b) NCC Volume 2, Part H7 for Class 1 Building and Class 10a Building or deck associated with a building to which this Division applies.

(2) Despite subclause (1) above, permissible variations are specified in Table 4.1 below for Class 1, Class 2 and Class 3 Buildings and an associated Class 10a Building or deck.

Recommendations:
BAL 29 is appropriate for all directions on this site. Construction for the carport must be compliant with AS3959-2018 sections 3 & 7.

Where the carport is designed and constructed in accordance with **BAL-29** construction standards the development will comply with clause 4.1 (1) & (2).

There is no requirement to upgrade the existing dwelling however the addition of ember proofing is highly recommended to increase resistance to ember attack during a bushfire event.

6.2 Property access:

Requirements:

4.2 Property Access

(1) The following building work must be provided with property access to the building and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4) below:

(a) a new habitable building; or

(b) a new Class 10a Building to which this Determination applies, if not accessible using an existing property access.

(4) Vehicular access from a public road to a building must:
(a) comply with the property access requirements specified in Table 4.2;
(b) include access from a public road to a hardstand within 90 metres of the furthest part of the as building measured by a hose lay;
(c) include access to the hardstand area for the firefighting water point.

In accordance with Table 4.2

B. Property access length is 30 metres or greater; or access is required for a fire appliance to a firefighting water point:

The following design and construction requirements apply to property access:
(a) all-weather construction;
(b) load capacity of at least 20 tonnes, including for bridges and culverts;
(c) minimum carriageway width of 4 metres;
(d) minimum vertical clearance of 4 metres;
(e) minimum horizontal clearance of 0.5 metres from the edge of the carriageway, excluding gate posts;
(f) cross falls of less than 3° (1:20 or 5%);
(g) dips less than 7° (1:8 or 12.5%) entry and exit angle;
(h) curves with a minimum inner radius of 10 metres;
(i) maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
(j) terminate with a turning area for fire appliances provided by one of the following:
(i) a turning circle with a minimum outer radius of 10 metres;
(ii) a property access encircling the building; or
iii) a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

C. Property access length is 200 metres or greater:

The following design and construction requirements apply to property access:
(a) complies with requirements for B above; and
(b) passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Recommendations:
There is an existing 250m long sealed, all weather access carriageway to the existing dwelling and garage. The new class 10a buildings (retrospective carport and proposed shed) are already accessible using the existing property access. The requirements for a compliant turning area, hardstand and water point access are all within the existing concrete driveway (see BHMP in **appendix C**). Refer BHMP for the location of the recommended 20m passing bay.

6.3 Water supply for firefighting:

Requirements:

4.3 Water Supply for Firefighting

(1) The following building work must be provided with a water supply dedicated for firefighting purposes as specified in subclauses (4) below:

(a) a new habitable building; or

(b) a new Class 10a Building to which this Determination applies, if not protected by an existing firefighting water supply.

(4) Water supplies for firefighting must meet the requirements described in Table 4.3B.

In accordance with Table 4.3B

A. Distance between building to be protected and water supply:

The following requirements apply:

(a) the building 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.

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 including associated Class 10 Building or deck 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 AS3959, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:

(i) metal;

(ii) non-combustible material; or

(iii) fibre-cement a minimum of 6 mm thickness.

C. Fittings, pipework and accessories (including stands and tank supports):

Fittings and pipework associated with a firefighting water point for a static water supply must:

(a) have a minimum nominal internal diameter of 50mm;

(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;

(c) be metal or lagged by non-combustible materials if above ground;

(d) if buried, have a minimum depth of 300mm*;*

(e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;

(f) ensure the coupling is accessible and available for connection at all times;

(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);

(h) ensure underground tanks have either an opening at the top of not less than 250mm 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 450mm – 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; 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:

1s a hose lay
(including the minimum water level in dams, swimming pools and the like);
(b) no closer than six metres from the building to be protected;
(c) with a minimum width of three metres and a minimum length of six 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.

Recommendations:
Static water supplies and associated infrastructure for firefighting purposes must be provided in accordance with section 4.3 and table 4.3B of the '*Director's Determination – Requirements for Building in Bushfire Prone Areas' v2.3*. This site will require 10,000 litres of fire fighting water for the existing class 1a building.

6.4 Hazard management area maintenance:

Requirements:

4.4 Hazard Management Areas

(1) The following building work must be provided with a hazard management area of sufficient dimensions and which provides an area around the building which separates the building from the bushfire hazard and complies with subclauses (4), (5) and (6) below:

(d) a new Class 10a Building to which this Determination applies unless fire separation is provided in accordance with clause 3.2.3 of AS 3959;

(4) The hazard management area must comply with the requirements specified in Table 4.4;

(5) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS 3959 (Method 1);

(6) The hazard management area must be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack;

In accordance with Table 4.4:

C. New buildings on lots not provided with BAL at the time of subdivision:
A new building must:
(a) be provided with a HMA no smaller than the required separation distances required for BAL-29; and
(b) have a HMA established in accordance with a certified bushfire hazard management plan.

Recommendations:
The Bushfire Attack Level for this site is **BAL-29**. A hazard management area contained within the title boundaries is already established and maintained to achieve this outcome. (Refer to 5.2 BAL assessment table and the Bushfire Hazard Management Plan in **Appendix C** for separation distances).

1ll result in a
bushfire attack level of **BAL-29**. These are the minimum separation distance between the site (carport) and the bushfire prone vegetation. The existing hazard management area must be maintained to have sufficient fuel removed such that the propagation or carriage of fire is significantly impeded.

It is the responsibility of the owner to continually maintain the hazard protection area identified on the Bushfire Hazard Management Plan (BHMP) attached (see Appendix C).

Note: The whole of the site and surrounding properties are within a biodiversity zone. The BHMA (see Appendix C) is within an existing managed area. No additional vegetation/tree removal is necessary.

- Remove fire hazards such as wood piles, firewood, rubbish and stored fuels.
- Grassed areas such as lawns to be regularly maintained to a maximum height of 100mm.
- Fuel loads (flammable vegetation such as ground litter, dead leaves, bark, sticks and branches) to be removed from the HMA.
- All undergrowth to be removed and pruning of the understory (branches) of trees up to 4m within the HMA. Tree crowns to have a sufficient horizontal separation of 6m minimum.
- Pathways to a minimum of 1m to surround the dwellings. Pathways to have a non combustible surface such as gravel, pebbles, paving, concrete etc.
- Pine bark and mulches are not to be used within the HMA.
- Avoid shrubs of a highly flammable nature and ensure shrubs are not planted in clumps that can collect debris such as leaf and vegetation litter. Succulents are an excellent choice for bushfire prone areas.

7.0 Conclusion and recommendations

This Bushfire Hazard Report and Bushfire Management Plan has been prepared to support the retrospective approval of a steel framed carport (within 6m of the existing dwelling) at 38 Manuka Road, Oyster Cove. The report has identified the site as bushfire prone land and has assessed the associated bushfire risks. The following fire management strategies must be carried out to ensure the development on the site is a reduced risk from bushfire attack:

- The hazard management area is to be managed and maintained to ensure that potential fuel surrounding the buildings is minimised.
- Access carriageway is to be kept open and unobstructed for fire-fighting appliances.
- Water supply to be installed and made accessible for fire-fighting purposes.
- Building works for the carport must meet all construction standards for BAL-29 as per AS3959-2018 (Sections 3 & 7)
- Although not mandatory, any increase in the construction standards outlined in **AS3959:2018** ***Construction of buildings in bushfire prone areas***, to the existing class 1a dwelling will improve protection from bushfire and is a highly recommended consideration for the owner, designer and/or builder.

8.0 References

AS3959-2018 – Construction of Buildings in Bushfire Prone Areas

Director's Determination – Requirements for Building in bushfire-Prone Areas, Version 2.3

Building Regulations 2014/2016

Tasfire information publications – Tasmania Fire Service

Kingborough Interim Planning Scheme 2015

The LIST – Department of Primary Industries Parks Water & Environment

Appendix A – site photos

Figure 4 – View of existing dwelling & carport facing South

Figure 5 – View from driveway facing North showing managed lawns, driveway and bush beyond

Figure 6 – View of existing dwelling and carport facing North East

Figure 7 - View of existing dwelling and large dam beyond facing South East

Figure 8 - View from existing carport facing West showing classified vegetation (open forest).

Figure 9 - View from existing carport facing South West showing classified vegetation (open forest).

Appendix B – Retrospective & Proposed Development Plans

North

MANUKA ROAD
CT: 102532/1
KINGBOROUGH
COUNCIL

EXISTING GARAGE

EXISING CARPORT (RETROSPECTIVE)

EXISTING DWELLING

SHIPPING CONTAINER
& EX. SITE SHED

70 60 50 40 35 30 25

(353°47'30")
353.09m

38 MANUKA ROAD
CT: 48534/1

2.429 ha

EXISTING DRIVEWAY

20400

38600

93700

(267°44'00")
80.77m

EX. DAM

32000

60.95m

MANUKA ROAD

99.66m
(173°47'30")

(74°31'00")
28.32m

EX. DAM

40 MANUKA ROAD
CT: 29501/1

232.91m
(173°47'50")

PROPOSED SHED

42 MANUKA ROAD
CT: 42027/1

SITE PLAN

1:1000

REV	DESCRIPTION	APP'D	DATE
A	DA ISSUE	XX	22.01.2026

GANDY AND ROBERTS CONSULTING ENGINEERS

159 DAVEY STREET, HOBART
TASMANIA, AUSTRALIA 7000

www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877

ADKINS
38 MANUKA ROAD
OYSTER COVE

DRAWING TITLE

SITE PLAN

0 50mm

SCALE	DESIGNED	DRAWN	CHECKED
1:1000@A3	SCA	SCA	-

PROJECT	DRAWING	REVISION
24.0190	A001	1

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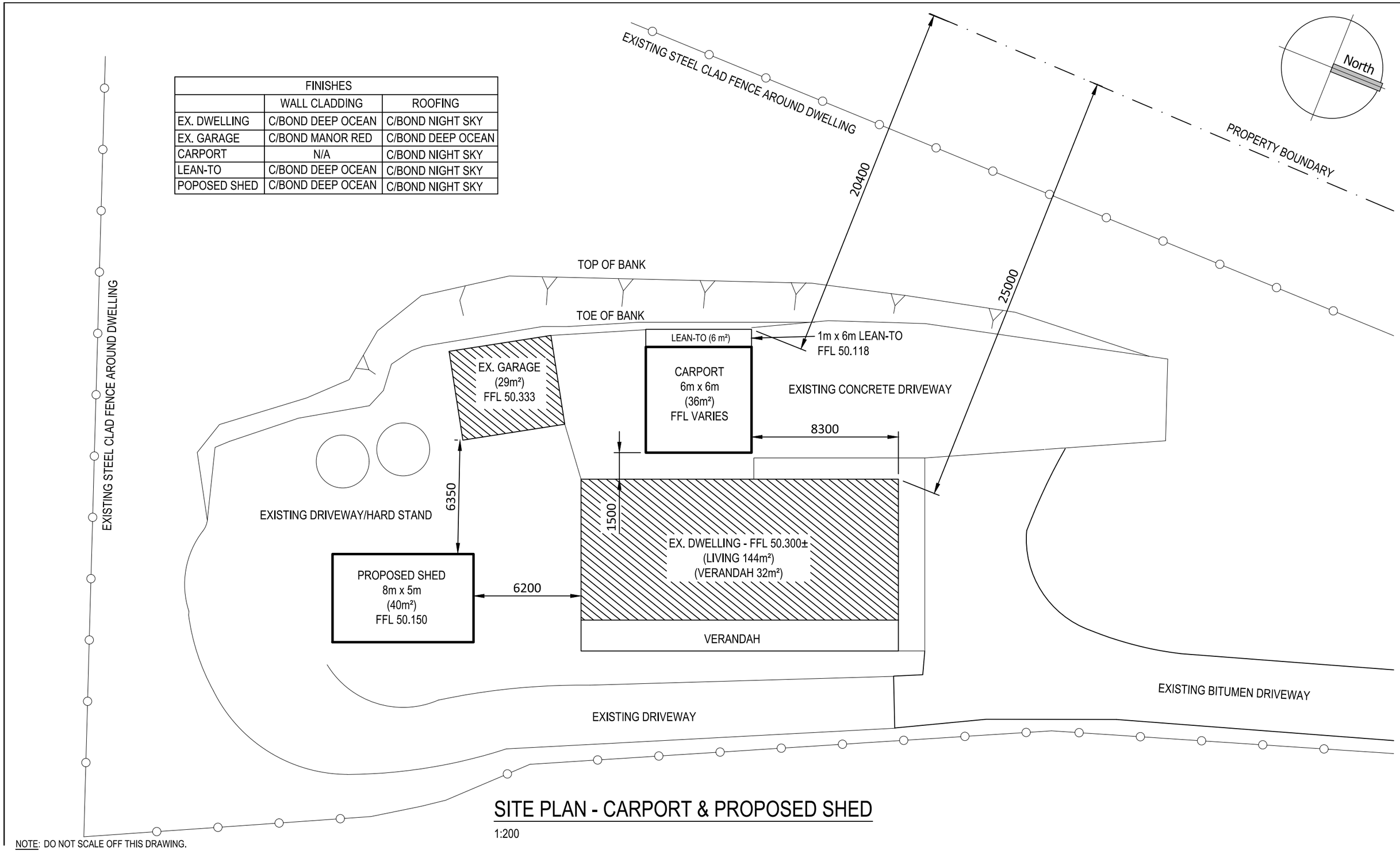
FINISHES		
	WALL CLADDING	ROOFING
EX. DWELLING	C/BOND DEEP OCEAN	C/BOND NIGHT SKY
EX. GARAGE	C/BOND MANOR RED	C/BOND DEEP OCEAN
CARPORT	N/A	C/BOND NIGHT SKY
LEAN-TO	C/BOND DEEP OCEAN	C/BOND NIGHT SKY
POPOSED SHED	C/BOND DEEP OCEAN	C/BOND NIGHT SKY



SITE PLAN - CARPORT & PROPOSED SHED

1:200

NOTE: DO NOT SCALE OFF THIS DRAWING.

REV	DESCRIPTION	APP'D	DATE
A	DA ISSUE	XX	22.01.2026

GANDY AND ROBERTS CONSULTING ENGINEERS

159 DAVEY STREET, HOBART
TASMANIA, AUSTRALIA 7000

www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877

ADKINS
38 MANUKA ROAD
OYSTER COVE

DRAWING TITLE

CARPORT & SHED SITE PLAN

0 50mm

SCALE 1:200@A3

DESIGNED	DRAWN	
-	SCA	
PROJECT	DRAWING	REVISION
24.0190	A003	A

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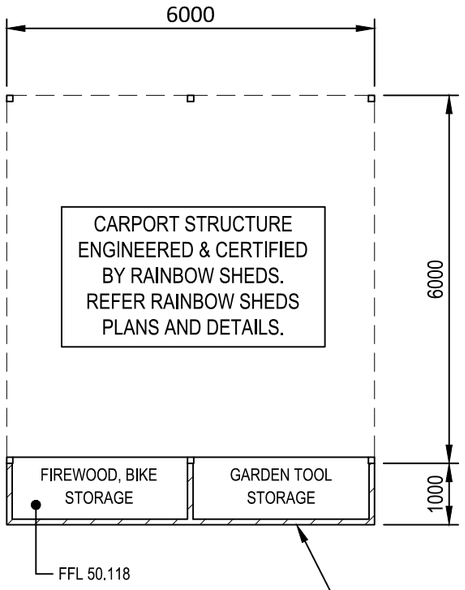

FLOOR PLAN
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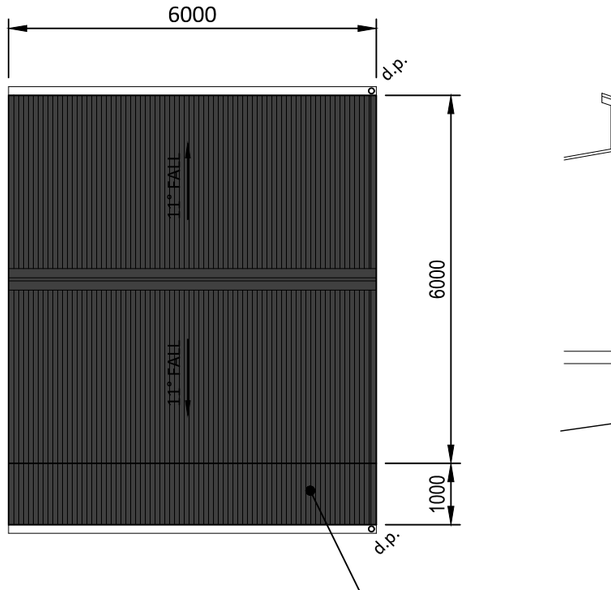

ROOF PLAN
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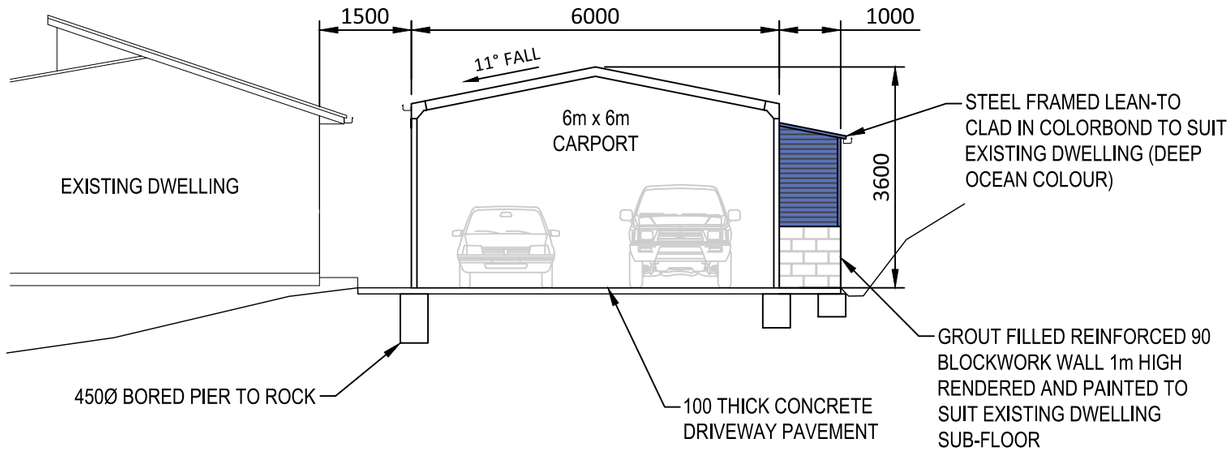
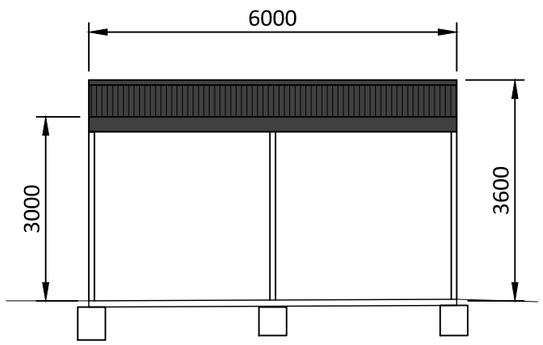


NORTH ELEVATION
1:100

(SOUTH ELEVATION SIMILAR)

THE CARPORT IS CONSTRUCTED ENTIRELY ON THE EXISTING DRIVEWAY WITHIN THE EXISTING CUT. THERE WAS NO EXCAVATION (CUT or FILL) NECESSARY.



EAST ELEVATION
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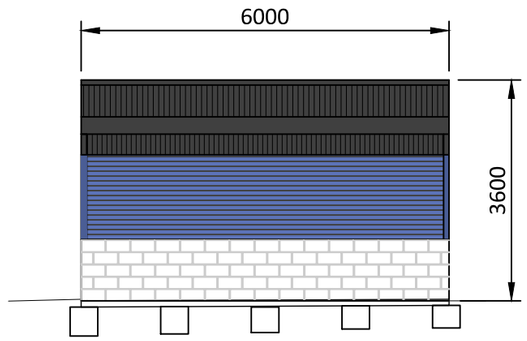

WEST ELEVATION - LEAN-TO
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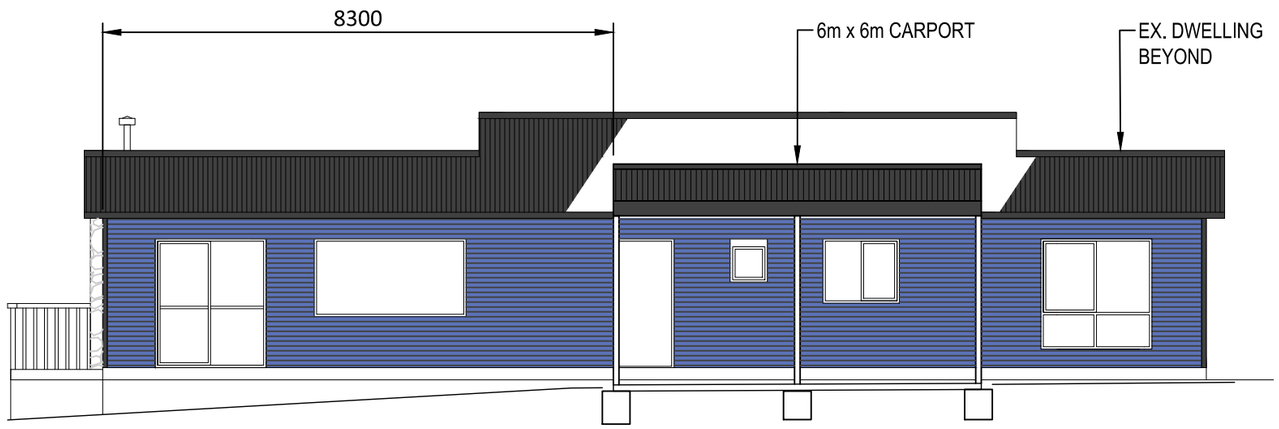

WEST ELEVATION - CARPORT
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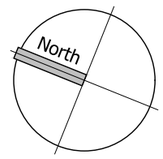

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GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY STREET, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877

ADKINS
38 MANUKA ROAD
OYSTER COVE

DRAWING TITLE
CARPORT PLANS & ELEVATIONS

0 50mm SCALE 1:100@A3

DESIGNED	DRAWN	
SCA	SCA	
PROJECT	DRAWING	REVISION
24.0190	A101	A

Appendix C – Bushfire Hazard Management Plan

ADKINS & GROOMBRIDGE
38 MANUKA ROAD, OYSTER COVE
Bushfire Hazard Management Plan
(title reference - 48534/1)

Building Specifications to
BAL-29
of AS3959-2018

HAZARD MANAGEMENT AREA REQUIREMENTS:

DESIGN & CONSTRUCTION:

RETROSPECTIVE CARPORT TO BE DESIGNED AND CONSTRUCTED TO **BAL-29** MINIMUM STANDARD UNDER AS3959:2018.

PROPERTY ACCESS:

THE FOLLOWING DESIGN AND CONSTRUCTION REQUIREMENTS APPLY TO PROPERTY ACCESS:

(a) ALL-WEATHER CONSTRUCTION;
(b) LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
(c) MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
(d) MINIMUM VERTICAL CLEARANCE OF 4 METRES;
(e) MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
(f) CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
(g) DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
(h) CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
(i) MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
(j) TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:
  (i) A TURNING CIRCLE WITH A MINIMUM OUTER RADIUS OF 10 METRES;
  (ii) A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
  (iii) A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES LONG.

STATIC FIRE FIGHTING WATER SUPPLY:

- A 10,000 LITRE DEDICATED FIREFIGHTING WATER SUPPLY TANK IS TO BE PROVIDED AS SPECIFIED BELOW
- TANKS AND ABOVE GROUND FITTINGS AND PIPES MUST BE MADE OF NON-RUSTING, NON-COMBUSTIBLE, NON-HEAT DEFORMING MATERIALS.
- THE TANK OR REMOTE OFF TAKE MUST NOT BE LOCATED WITHIN 6M OF EACH CLASS 1a HABITABLE BUILDING.
- THE TANK OR REMOTE OFF TAKE MUST BE LOCATED WITHIN 3M OF A HARDSTAND AREA.
- TANKS MUST BE FITTED WITH A STANDARD COMPLIANCE FORGED STORZ 65MM ADAPTER FITTED WITH A STANDARD (DELIVER) WASHER RATED TO 1800KPA WORKING PRESSURE AND 2400KPA BURST PRESSURE.
- THE FIREFIGHTING WATER POINT MUST BE IDENTIFIED BY A SIGN WHICH IS COMPLIANT WITH THE TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINE AND PERMANENTLY FIXED TO THE EXTERIOR OF THE ASSEMBLY IN A VISIBLE LOCATION
- THE FIREFIGHTING WATER CONNECTION POINT MUST BE WITHIN 90m HOSE LAY OF THE FARTHEST POINT OF EACH HABITABLE BUILDING.
- THE PROPOSED ALL WEATHER DRIVEWAY IS SUITABLE FOR THE REQUIRED HARDSTAND AREA ADJACENT TO THE STATIC FIRE FIGHTING WATER SUPPLY.

HAZARD MANAGEMENT - VEGETATION MANAGEMENT:

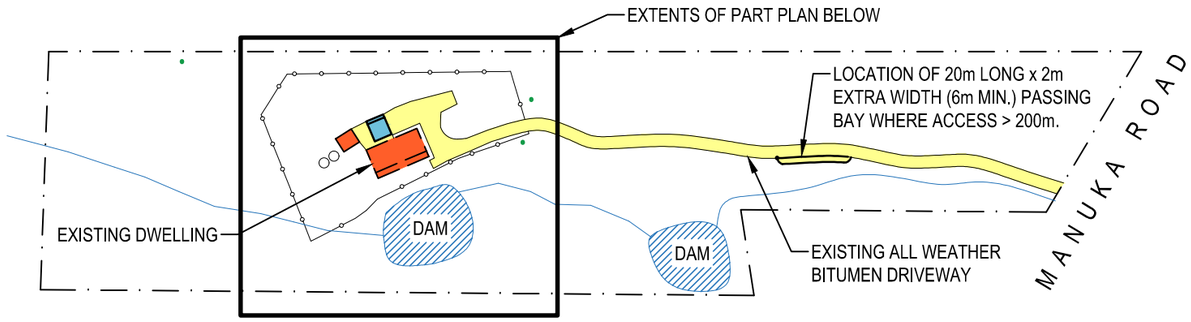
THE AREA WITHIN THE OFFSET DISTANCES IDENTIFIED ON THIS SITE PLAN IS TO BE MAINTAINED AS A BUSHFIRE HAZARD MANAGEMENT AREA. THIS AREA MUST BE MAINTAINED IN PERPETUITY.
ANY VEGETATION IN THE HAZARD MANAGEMENT AREA (SHOWN HATCHED) IS TO BE MANAGED AND MAINTAINED IN A MINIMUM FUEL CONDITION (REFER TO SECTION 6.4 OF THIS BUSHFIRE HAZARD MANAGEMENT REPORT)

NOTES:

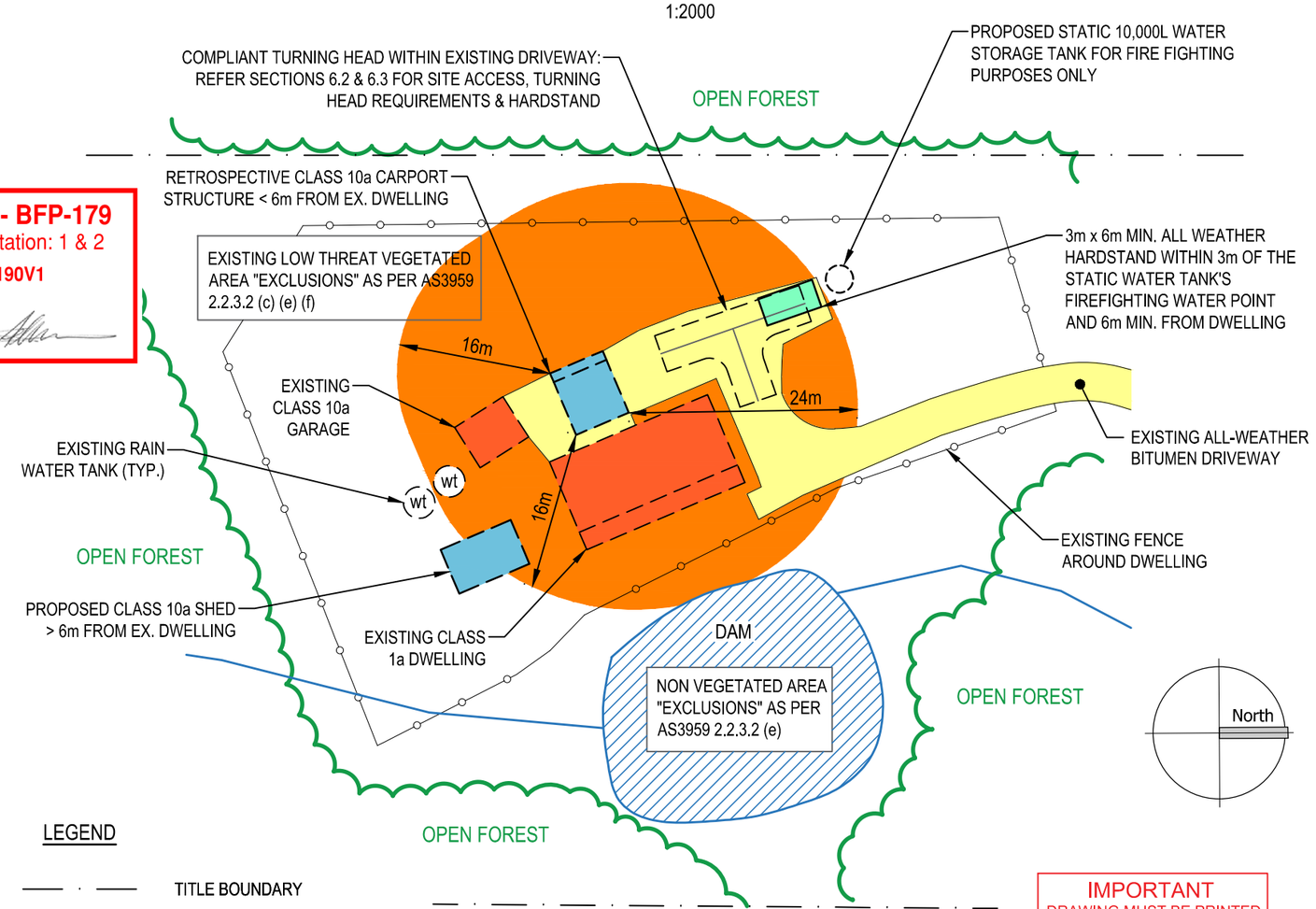
PLAN TO BE READ IN ACCORDANCE WITH THE BUSHFIRE HAZARD REPORT DATED JANUARY 2026.

PREPARED BY STEVE ADKINS, GANDY & ROBERTS, ACCREDITATION NUMBER: BFP-179

Steve Adkins - BFP-179
Scope of Accreditation: 1 & 2
Certificate No. **24.0190V1**
Date. **18.03.20265**
Signed.



SITE PLAN
1:2000



LEGEND

TITLE BOUNDARY

BUSHFIRE HAZARD MANAGEMENT AREA
(REFER BHMA NOTES ON THIS SHEET)

SITE PART PLAN
1:600

IMPORTANT
DRAWING MUST BE PRINTED AND READ IN COLOUR

0m 10m 20m 30m

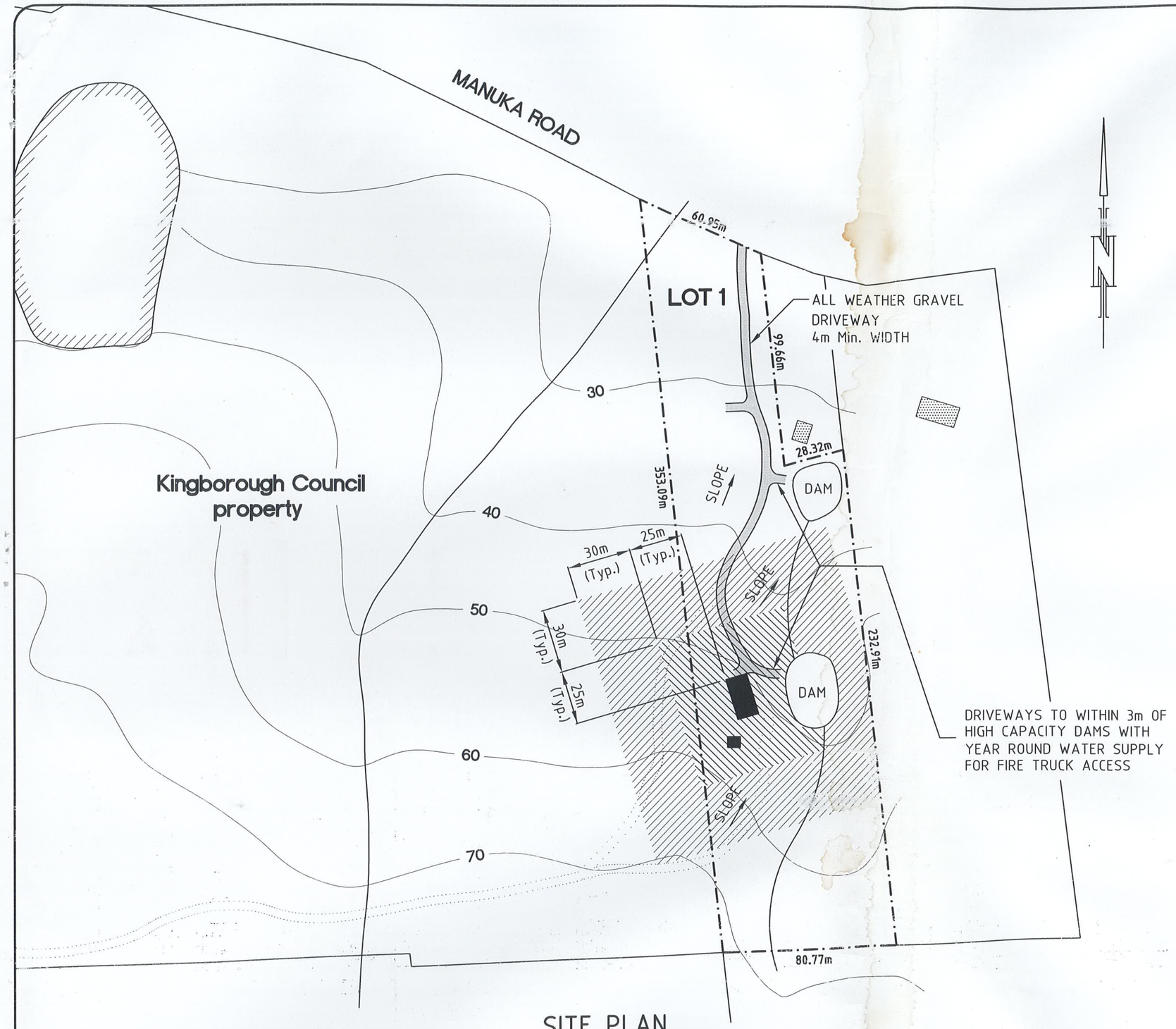
REV	DESCRIPTION	APP'D	DATE
V1	COUNCIL ISSUE	SA	18.03.2026

GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877 fx 03 6223 7183

ADKINS & GROOMBRIDGE
38 MANUKA ROAD
OYSTER COVE
DRAWING TITLE
BUSHFIRE HAZARD MANAGEMENT PLAN

SCALE		
1:2000 1:600@A3		
DESIGNED	DRAWN	CHECKED
SCA	SCA	DG
PROJECT	DRAWING	REVISION
24.0190	BAL01	V1

Appendix D – Existing Bushfire Hazard Management Plan (2005)



SITE PLAN

1:2000

GENERAL NOTES

1. The building is to be constructed and maintained to LEVEL 1 of AS3959-1999 "Construction of buildings in bushfire-prone areas".
2. Driveway is to be minimum 4m wide.
3. Driveway to have 4m either side of midline and 4m high as a clear space.
4. Driveway to be constructed of all weather gravel.

BUILDING PROTECTION ZONE

1. Fire hazards (eg. wood piles, rubbish heaps, stored fuels, and the like) not to be stored in this area.
2. Lawn and non-flammable surfaces (eg. paths, driveways, paved areas, effluent trenches, stone fences, vegetable gardens, swimming pools and the like) to be installed and maintained close to the house.
3. Vegetation to be managed to minimize accumulated fine fuel (eg. remove dead or fallen bracken, twigs, bark, leaves, branches and the like).
4. Revegetation to use low and moderate flammability plants as defined in the brochure "Fire Retardant Plants for Urban and Rural Areas".

FUEL MODIFIED BUFFER ZONE

Maintain this area in a low fuel condition by;

1. Creating and maintaining a minimum separation gap of 2m between the underside of the tree canopy and the natural ground level.
2. Ground fuels (eg. grasses and the like) to be maintained no higher than 100mm.
3. Fine fuels (eg. remove dead or falled branches, twigs, bark, leaves, branches and the like) to be maintained no deeper than 20mm
4. Selectively remove small trees and shrubs to create discontinuous clumps of trees and shrubs over 50% of the area.

Approved.
TASMANIA FIRE SERVICE
12/8/05.

12 AUG 2005

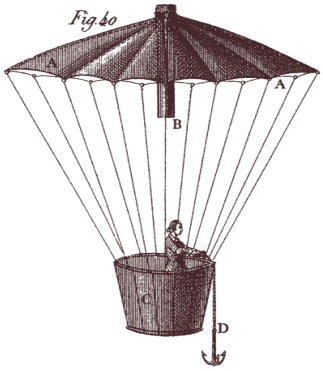
REV	DESCRIPTION	ISSUED BY	DATE
A	ISSUE FOR BUILDING APPROVAL	SCA	10-08-05

BUSHFIRE HAZARD MANAGEMENT PLAN
FOR LOT 1 MANUKA ROAD,
S. ADKINS (OWNER BUILDER)

SITE PLAN

SCALE; 1:2000
June 2005
DRAWN; SCA
05.0167 F01

REV A



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: T. Groombridge & S. Adkins *Owner /Agent*

38 Manuka Road *Address*

Oyster Cove 7150 *Suburb/postcode*

Qualified person details:

Qualified person: Stephen Adkins

Address: 159 Davey Street

HOBART 7000

Phone No: (03) 62238877

Fax No: N/A

Licence No: BFP-179

Email address: steve@gandyandroberts.com.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the Fire Service Act.
BFP-179 scope 1 & 2
Chubb insurance PL policy No. SBP2036322
Insurancelab insurance PI policy No. ME0004B60225MI-PI & 018ZJ/0412322

(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: 38 Manuka Road

Oyster Cove 7150

Lot No: 1

Certificate of title No: 48534

The assessable item related to this certificate: Bushfire hazard management plan and supporting bushfire hazard report

(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 V1 Job Ref: 24.0190, March 2026 Bushfire Hazard Report V1 – Job Ref: 24.0190, March 2026
Relevant	AS 3959:2018 - Method 1 BAL assessment
References:	*Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) v2.3*

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

1. The assessed Bushfire Attack Level (BAL) is **BAL-29**.
2. The proposed building work – if designed and implemented in accordance with the bushfire hazard management plan referred to in this certificate – will comply with the deemed-to-satisfy requirements of the *Director's Determination - Requirements for Building in Bushfire-Prone Areas v2.3.*

Scope and/or Limitations

1. The scope of this certification is limited to compliance with the requirements of the *Director's Determination – Requirements for Building in Bushfire-Prone Areas v2.3.*
2. This certification may only be used for compliance purposes for 6 years from the date of certification and only for the proposal for which it was prepared.
3. 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.
4. The effectiveness of the bushfire measures outlined in the assessment are reliant on a part 5 agreement to manage and maintain neighbouring land.
5. No guarantee can be provided that the building work will survive every bushfire event.
6. This certificate has been provided on the understanding that the bushfire hazard assessment only deals with bushfire risk and all other statutory requirements are outside the scope of this certificate.
7. No action or reliance is to be placed on this certificate or report other than for which it was commissioned.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		24.0190-V1	18/03/2026