

BUSHFIRE HAZARD REPORT



Proposed residential dwelling
13 Coop Court
Kingston, 7050

Dated 20th May 2026
Report by David Lyne BFP-144
Version 3.0

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Appendix A – Site analysis with Cadastral & Contour Overlay - indicates subject site

Appendix B – Designer’s site plan and site Images

Appendix C – Bushfire Hazard Management Plan, by David Lyne – certified date 20.05.2026;
Certificate of Others (Form 55) 1767/25

Appendix D – Assurance letter from Kingborough Council dated 25.05.2026

1. Introduction

I have been engaged by SJM Property Developments to prepare a bushfire report and plan for a new residential dwelling in the suburb of Kingston. The intent of this report is to confirm the suitability of the bushfire prone parcel of land to be successfully developed for the dwelling in accordance with the Directors Determination – requirements for building in bushfire-prone areas v2.3.

The assessment describes the site and surrounding area, classifying the vegetation, assessing the slope and environmental features. This report should be included with approval documentation forming part of the certified documentation intended to satisfy the Directors Determination. The body of the report describes the site and assesses the requirements to be implemented to satisfy the requirements of the Directors Determination.

2. Limitation of Report

This report has been prepared for the abovementioned clients for their use and distribution only. The intent of the report is for it to be used as supporting documentation for the Development Application (specifically vegetation clearance/maintenance distances) and the Building Application. Should submitted Application Plans differ from the Certified Plans supplied by the builder then an amended design review should be conducted to determine the suitability of any amendments in relation to the Bushfire Prone Area Requirements of AS3959-2018.

It is also to be noted that the assessment has been conducted according to the site inspection being conducted in December 2025 and does not take into account 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 recognises 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 behaviour of fire, and extreme weather conditions.*

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

3. Site Description and Background

13 Coop Court Kingston is an existing land parcel, located in the municipality of the Kingborough Council. The property is currently vacant with the majority of vegetation present recently cleared, there are established residential dwellings to the north, south and west, with an empty allotment to the east which is council owned and mostly forest. The land directly to the north and north-west is a pathway to the reserve, the pathway is maintained and the understory of the trees present is cleared periodically.

The property is currently vacant with the majority of vegetation recently cleared. Established residential dwellings are located to the north, south and west, with an undeveloped allotment to the east which is Council owned and predominantly forested. The land directly to the north and north-west comprises a pedestrian pathway and reserve interface which is maintained by Kingborough Council. Site observations undertaken at the time of inspection identified that the understory vegetation within this area is periodically managed and maintained in a reduced fuel condition.

Kingborough Council has adopted Policy 4.13 – Establishment of Bushfire Hazard Management Areas on Council Land (February 2026), which recognises the role of Hazard Management Areas (HMAs) in providing separation from unmanaged vegetation and outlines Council's framework for the establishment and maintenance of HMAs on Council managed land where required. The policy acknowledges that Council managed land may be used for bushfire hazard management purposes in circumstances where development of existing residential lots would otherwise not be achievable, subject to assessment and approval by Council.

In this instance, the land to the north of the site is already maintained as part of the existing pathway and reserve interface and does not require additional clearing works to achieve the assessed BAL outcome. The managed condition of this land has therefore been considered as part of the existing site conditions at the time of assessment.

3.1 Property Details

Address: 13 Coop Court, Kingston 7050

Municipality: Kingborough Council

Zoned: General residential

Lot Number: 182168/157

Type of Development: New residential dwelling

Classified BAL: **BAL-19**



Photo 1 – Site analysis with Cadastral Overlay – Subject site highlighted blue.

3.2 Classification of Vegetation

The vegetation affecting the site has been classified in accordance with Clause 2.2.3 of AS 3959-2018. The Bushfire-Prone vegetation affecting the site is predominantly **Forest – Group A** in accordance with AS3959-2018. 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 Directors Determination it is evident the proposed dwelling location is within 100 metres of greater than 1 hectare of vegetation classified in accordance with AS 3959-2018 and is therefore considered '*Bushfire Prone*'. It should be also noted that Clauses C2.2.3.1 and C2.2.5 of AS3959-2018 state that a sufficient level of distance must be used to determine the vegetation classification and the effective slope which may necessitate the consideration of vegetation out to distances in excess of 100m from the site. As such the classified vegetation and effective slope under the vegetation has been assessed over a distance of 140m of the site.

From the proposed dwelling site a 360° survey has been conducted to determine the vegetation type, proximity and slope under the vegetation which is of the highest hazard rating. In this case the **Forest** to the south and to the east is the highest hazard vegetation surrounding the dwelling.

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. Refer to Appendix B for current conditions as at time of inspection.

The Council maintained pathway and reserve interface located to the north and north-west of the allotment presents a modified fuel environment compared to the unmanaged forest vegetation to the east and south of the site. The understory vegetation within this area has been observed to be periodically maintained in accordance with Council reserve management practices, resulting in a reduced surface fuel hazard and increased separation between the proposed dwelling site and unmanaged vegetation.

The maintained condition of this land is consistent with the intent of Kingborough Council Policy 4.13 – Establishment of Bushfire Hazard Management Areas on Council Land, which recognises that managed Council land may provide separation from unmanaged vegetation where appropriate. No reliance has been placed on the creation of a new HMA within Council land as part of this assessment, and no additional vegetation clearance within Council land is proposed or required.

3.3 Slope

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 generally Upslope/Flatland 0° to the north and east; downslope 0-5° to the west; and downslope 5-10° to the south of the site.

Refer to Appendix A Image for topographic contour information.

4. Bushfire Assessment

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 dwelling site. In accordance with the Code, fire-fighting water supply and vehicle access are also considered and discussed in relation to the proposed dwelling.

It should be noted that AS3959 Table 2.6 only provides BAL ratings for separation distance up to and including 50m from grassland. Therefore, grassland less than 100m but greater than 50m separation from the site has been excluded from assessment.

4.1 Bushfire Attack Level

Considering the current conditions, in accordance with AS3959-2018 the dwelling site is capable of achieving **BAL-19** (the minimum required standard required by the Code being BAL-29).

The desired BAL rating to be applied in this instance will be **BAL-19**. The vegetation within the Hazard Management Area (HMA) is to be continually maintained in a minimal fuel condition and in which there are no other hazards present which significantly contribute to the spread of a fire.

The lower hazard outcome to the northern sector is influenced by the existing managed condition of the Council maintained pathway and reserve land adjoining the site. The vegetation management currently undertaken within this area contributes to reduced fuel continuity and increased defensible space between the proposed dwelling and unmanaged vegetation beyond. This assessment has considered the land in its existing maintained state only and does not assume or require the establishment of any new Hazard Management Area within Council land beyond the current management regime.

Table 1 – Bushfire Attack Level Assessment Summary and Notes

Property Details

Applicants Name	SJM Property Developments	Phone	03 6283 3273
Municipality	Kingborough Council	Zoning	General residential
Certificate of Title/Lot No.	182168/157	Lot Size	2804m ²
Address	13 Coop Court, Kingston 7050		

Type of Building Work

New Class 1a Building	<input checked="" type="checkbox"/>
New Class 10a Building	<input type="checkbox"/>
New Class 2 Building	<input type="checkbox"/>
New Class 3 Building	<input type="checkbox"/>
Alteration/Additions to an existing building	<input type="checkbox"/>

Description of building work: e.g. *single dwelling with attached garage*

New dwelling

Bush Fire Attack Level (BAL)

Relevant fire danger index: (see clause 2.2.2)

FDI 50

Assess the vegetation within 100m in all directions (tick relevant group)

Note 1: Refer to table 2.3 and figures 2.3 & 2.4 for description and classification of vegetation.

Vegetation Classification (See Table 2.3)	North <input checked="" type="checkbox"/>	South <input checked="" type="checkbox"/>	East <input checked="" type="checkbox"/>	West <input checked="" type="checkbox"/>
	North East <input type="checkbox"/>	South-West <input type="checkbox"/>	South-East <input type="checkbox"/>	North-West <input type="checkbox"/>
Group -	Low threat veg 0-27m Forest 27m+	Forest	Forest	Low threat veg.

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

Distance of the site from classified vegetation (see clause 2.2.4)

Distance to classified vegetation	Show distances in meters			
	27m	61m	31m	N/A

Effective Slope	Upslope			
Slope under the classified vegetation	Upslope/0° X	Upslope/0°	Upslope/0° X	Upslope/0°
	Downslope			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° X
	>5 to 10° <input type="checkbox"/>	>5 to 10° X	>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"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>

Assessed BAL value	BAL-LOW	BAL-12.5	BAL-19	BAL-LOW
Separation to achieve BAL-29	16-<23m	24-<34m	16-<23m	N/A
Separation to achieve BAL-19	23-<32m	34-<46m	23-<32m	N/A
Separation to achieve BAL-12.5	32-<100m	46-<100m	32-<100m	N/A

Construction Requirements

For this particular development a BAL-19 rating would suit all directions of this site, construction will be generally compliant with AS3959 -2018 Sections 3 and 6.

4.2 Road / Vehicle Access

The primary access to the lot is from a sealed public road – Coop Court. As there is an existing water hydrant along Coop Court that is within 120m hosealay, there are no requirements to upgrade the driveway or access.

4.3 Water Supply

There is an existing hydrant on Coop Court that is approximately 30m from the front boundary of this property, the hydrant is within 120m hosealay to the most disadvantaged section of the proposed dwelling.

4.4 Hazard management area

The minimum extents of the Hazard Management Area (HMA) are for the entirety of the residential allotment to be managed and treated as HMA. The assessment does not rely upon the establishment of a new HMA on Council owned land under Kingborough Council Policy 4.13 – Establishment of Bushfire Hazard Management Areas on Council Land. Rather, the assessment recognises the existing managed condition of the adjoining Council maintained pathway and reserve interface to the north and north-west as existing site conditions observed at the time of inspection.

No additional vegetation clearing or modification of Council owned land is proposed as part of this development. Should future changes occur to the vegetation management regime within adjoining Council land, a review of bushfire conditions may be required.

Table 2 – Hazard Management Area Prescriptions

<p>Within 10m of habitable buildings</p>	<ul style="list-style-type: none"> • No storage of flammable materials (e.g. firewood); • Avoid locating flammable garden materials near vulnerable building elements such as glazed windows/doors, decks and eaves (e.g. non-fire-retardant plants and combustible mulches); • Non-flammable features such as paths, driveways and paved areas are encouraged around habitable buildings.
<p>Trees within HMA</p>	<ul style="list-style-type: none"> • Maintain canopy separation of approximately 2.0m; • Ensure no branches overhang habitable buildings; • Remove tree branches within 2.0m of the ground level below; • Locate any new tree plantings 1.5 x their mature height from buildings; • Avoid planting trees with loose, stringy or ribbon bark.
<p>Understory vegetation within HMA</p>	<ul style="list-style-type: none"> • Maintain grass cover at <100mm; • Maintain shrubs to <2.0m height; • Shrubs are to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m); • Avoid locating shrubs directly underneath trees; • Periodically remove dead leaves, bark and branches from underneath trees and around habitable buildings.

5. Conclusion

The site has been classified as **BAL-19** as per the assessment processes outlined in AS3959-2018. The separation distances shown above are the areas to be maintained and kept in a way to reduce the fuel loads present in order to achieve lower BAL ratings. For this particular site and for where the proposed dwelling is to be constructed, a **BAL-19** rating would be achieved and would suit all directions of the site.

6. References

Directors Determination – requirements for building in bushfire-prone areas v2.3.

LIST map version. Aerial Photograph [online]. Available from:
<http://www.thelist.tas.gov.au/listmap/listmap>

Standards Australia 2018, *Construction of buildings in bushfire prone areas*, AS 3959-2018.

Kingborough Council 2026, Policy 4.13 – Establishment of Bushfire Hazard Management Areas on Council Land, approved February 2026.

Statement

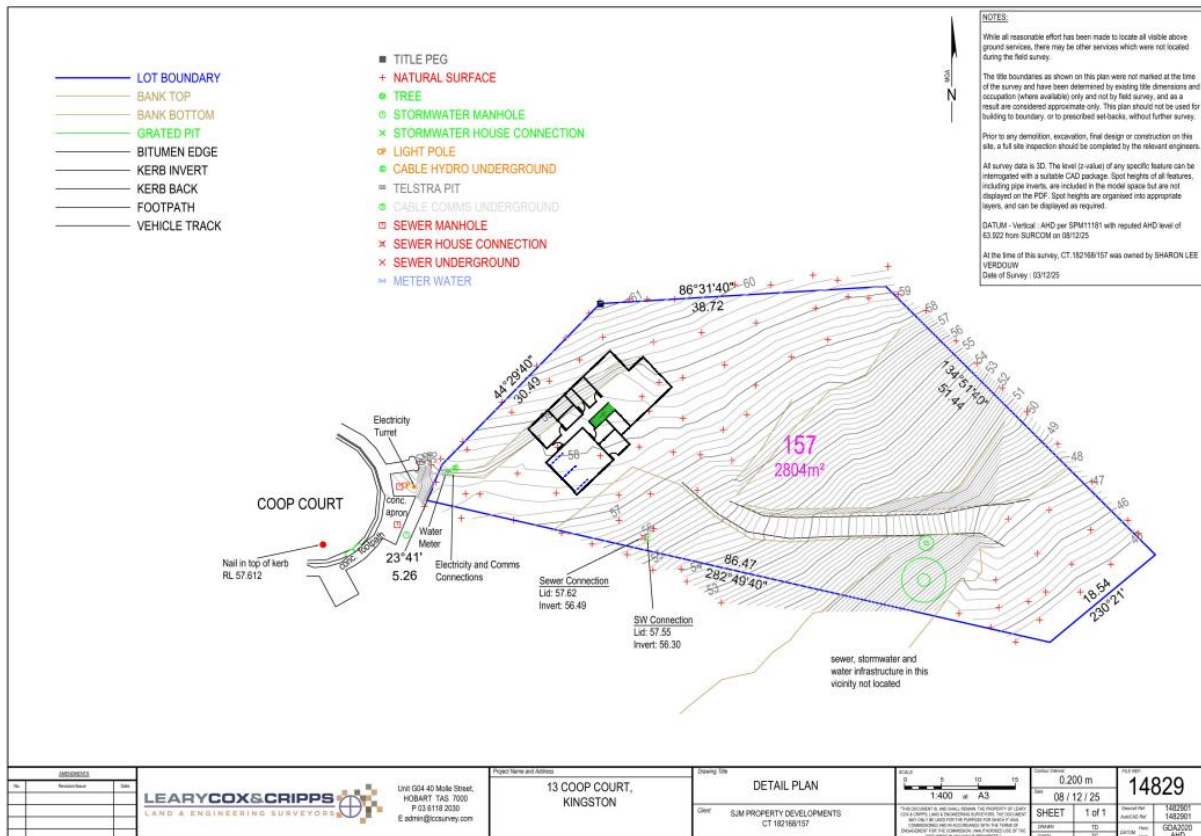
I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

It should be noted that this report does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to lack of ongoing maintenance. Compliance with the recommendations contained in this assessment does not mean that there is no residual risk to safety of life or property as a result of bushfire.

Signed: 

Date: 20/05/2026.....

Appendix B – Site Images and designers site plan





Looking North



Looking South



Looking East



Looking West

HAZARD MANAGEMENT AREAS – HMA

Hazard Management Area includes the area to protect the Building as well as the access and water supplies. The entirety of this allotment should be treated as HMA. Vegetation in the Hazard Management area is to be managed and maintained in a minimum fuel condition. The HMA is determined from the unmanaged vegetation on neighbouring allotments, and should the level of the unmanaged vegetation increase the BHMP and HMA should be reviewed to determine the ongoing suitability of the BHMP and HMA associated with the development.

MAINTENANCE SCHEDULE

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

BUSHFIRE PROTECTION MEASURES

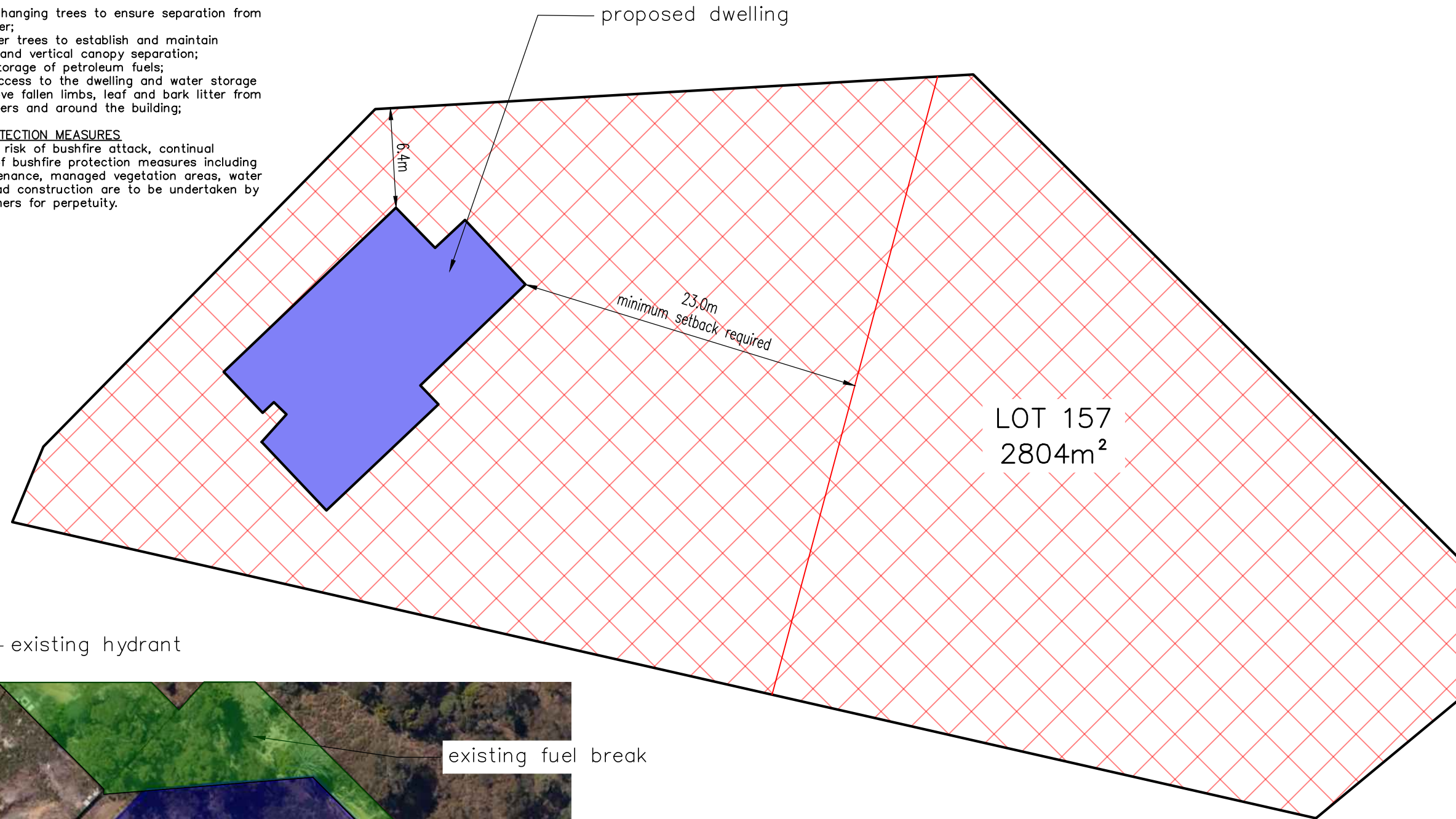
To reduce the risk of bushfire attack, continual maintenance of bushfire protection measures including building maintenance, managed vegetation areas, water supply and road construction are to be undertaken by successive owners for perpetuity.

HAZARD MANAGMENT AREA
 Low threat, maintained vegetation in accordance with AS 3959 – Clause 2.2.3.2 (e) & (f). Building is to be constructed to meet BAL-19

PLAN TO BE READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) REPORT

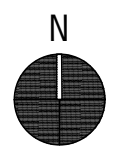
NOTIFY COUNCIL AND CERTIFYING BUSHFIRE PRACTITIONER IF ANY VARIATION IN BUILDING SETOUT OR VEGETATION HAZARDS OCCUR

ENSURE THIS PLAN AND ACCOMPANYING REPORT DO NOT CONFLICT WITH OTHER RELEVANT REPORTS AND ASSESSMENTS



Prepared By David Lyne – BFP 144

SJM Property Developments
 13 Coop Court, Kingston
 Tasmania 7050
 Job No: 1767



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 GEILSTON BAY, TASMANIA 7015
 PH: 0421 852 987 EMAIL: dave_lyne@hotmail.com
 Accredited Designer: David Lyne CC7063

PLEASE READ CAREFULLY
 THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.

FINAL PLAN: ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE

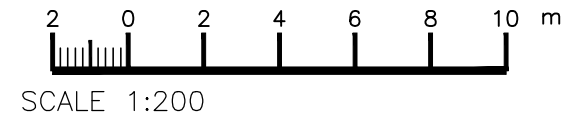
SIGNATURES

CLIENT:..... DATE:.....

CLIENT:..... DATE:.....

BUILDER:..... DATE:.....

DWG NO: 1767	SHEET: 01
SCALE AT A3: 1: 200	DATE: 20.05.2026
DRAWN: DL	CHECK: DL
REV 3	



BHMP
 SCALE 1:200