



# **Bushfire Hazard Report**

## **For proposed habitable building at 230 Apollo Bay Road, Apollo Bay**

Client: R. Hamilton & S. Owen  
Prepared by: Sarah Bunce BFP151

October 2025

## Executive Summary

This bushfire hazard report for a new habitable building at 230 Apollo Bay Road, Apollo Bay has been developed as part of a building application. The land is within the boundary of a bushfire-prone area on the Kingborough Interim Planning Scheme 2015 overlay map and within 100 m of bushfire-prone vegetation that is equal to or greater than one hectare.

The report comprises the bushfire attack level (BAL) assessment, as defined by the Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) v2.3 2024 (Director's Determination) and includes provisions for property access and water supply for fighting fires.

The attached Bushfire Hazard Management Plan (BHMP), as required by Building Regulations 2016, indicates the management and protection measures required to be implemented.

The assessment has determined the habitable building can comply with **BAL 19** standards provided the following conditions are met:

- Construction of the new habitable building must comply with construction standards for **BAL 19** as defined in AS3959-2018 (Sections 3 and 6) to ensure a suitably defensible building
- Property access is less than 30 m long, as such there are no design and construction specifications as per Table 4.2 Element A of the Director's Determination. Nevertheless, access to the firefighting water point must be provided as per Table 4.3B.
- Static firefighting water supply must meet specifications as per Table 4.3B of the Director's Determination, and
- The Hazard Management Area (HMA) must meet minimum separation distances from the bushfire hazard as per Table 4.4 of the Director's Determination and as set out in Table 1 and the BHMP (**Attachment 1**). These minimum separation distances for the new habitable building are: **10 m** to the north, **15 m** to the east and south (upslope woodland); and **23 m** to the west (downslope >5-10° woodland).

Subject to implementing the above conditions and the BHMP, the proposed habitable building will satisfy the requirements of the Director's Determination.

## *Disclaimers*

### *Bushfire Hazard Management*

All reasonable steps have been taken to ensure that the information and advice contained in this report is an accurate reflection of the fire hazard affecting the proposed development at the time of the assessment and the hazard management measures necessary to meet the standards prescribed in the Director's Determination – Requirements for Building in a Bushfire-Prone Area (transitional) v2.3 2024 and Australian Standard AS 3959-2018 (AS3959).

The prescribed hazard management measures are designed to reduce bushfire risk to future habitable buildings on the site. The effectiveness of these measures relies on their implementation in full and their maintenance for the life of the development. No liability can be accepted for actions by landowners or third parties that undermine or compromise the integrity of prescriptions and recommendations contained in this report.

Due to the unpredictable nature of bushfires, particularly under extreme weather conditions, landowners should be aware that implementation and maintenance of the hazard management measures outlined in this report cannot guarantee that a building will survive a bushfire event.

### *Planning Scheme provisions*

This report and the attached Bushfire Hazard Management Plan (BHMP) address the requirements of the Director's Determination – Requirements for Building in a Bushfire-Prone Area (transitional) v2.3 2024. It is the owners' responsibility to address any other planning requirements relating to use and development of the subject land. Nothing in this report or the attached BHMP should be taken to suggest or imply that the proposed development will satisfy any other planning requirements.

# Contents

<b>1</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Site Details .....	1
1.2	Site Description.....	2
1.3	Building Proposal.....	2
<b>2</b>	<b>Bushfire Attack Level Assessment.....</b>	<b>4</b>
<b>3</b>	<b>Bushfire Protection Measures.....</b>	<b>8</b>
3.1	Construction Requirements (Clause 4.1) .....	8
3.2	Property Access (Clause 4.2) .....	9
3.3	Static Water Supply for Firefighting (Clause 4.3).....	9
3.4	Hazard Management Areas (Clause 4.4).....	11
<b>4</b>	<b>Conclusions .....</b>	<b>14</b>
<b>5</b>	<b>Limitations of Plan .....</b>	<b>14</b>
<b>6</b>	<b>Glossary and Abbreviations.....</b>	<b>15</b>
<b>7</b>	<b>References.....</b>	<b>16</b>
<b>9</b>	<b>Appendix 1 – Photos of site, surrounds and vegetation .....</b>	<b>17</b>
	<b>Appendix 2 – Site plan (KA-1A Oct 2024) .....</b>	<b>23</b>
	<b>ATTACHMENT 1 – Bushfire Hazard Management Plan – October 2025 .....</b>	<b>24</b>

## **1 Introduction**

This bushfire assessment report for 230 Apollo Bay Road, Apollo Bay (Title Reference 8120/1) has been written to accompany a residential building application for a proposed habitable building which is within the boundary of a bushfire-prone area on the Kingborough Interim Planning Scheme 2015 overlay may and within 100 m of bushfire-prone vegetation that is equal to or greater than one hectare.

Under the Director's Determination – Requirements for Building in a Bushfire-Prone Area (transitional) v2.3 2024 (Director's Determination) and Building Regulations 2016, a Bushfire Attack Level (BAL) assessment and Bushfire Hazard Management Plan (BHMP) for a new habitable building are required at the building application stage.

This report provides an assessment of the BAL and outlines protective features and controls that must be incorporated into the design and construction to ensure compliance with AS3959-2018 Construction of buildings in bushfire-prone areas, National Construction Code 2019 (Vol. 2). Additional information for planning and building in bushfire-prone areas is available on the Tasmania Fire Service website.

### **1.1 Site Details**

<u>Landowner:</u>	R. Hamilton and S. Owen
<u>Location:</u>	230 Apollo Bay Road, Apollo Bay
<u>Title reference:</u>	8120/1                      PID: 5053507
<u>Municipality:</u>	Kingborough Council
<u>Zoning:</u>	Environmental Living – Kingborough Interim Planning Scheme 2015
<u>Planning Scheme Overlays:</u>	Bushfire-prone Area and Biodiversity Protection Area
<u>Type of Building:</u>	New Class 1a building
<u>Date of Assessment:</u>	11/10/2025
<u>Assessment Number:</u>	ED1436

## **1.2 Site Description**

The 4,386 m<sup>2</sup> lot is located at 230 Apollo Bay Road, Apollo Bay, approximately 2 km south-east from Roberts Point and Bruny Island Ferry terminal (Figure 1). There is an existing dwelling in the southern corner accessed by a short driveway directly off Apollo Bay Road.

The lot is situated on a north-west facing slope between 5 and 15 m above sea level. There is a natural drainage line and public right-of-way access to Apollo Bay beach along the northern lot boundary. North of the public right-of-way, the land is owned by Council and has been planted with the potential to become a small woodland of less than 1ha in area with grassland beyond. Apollo Bay Road parallels the southeast lot boundary with woodland on private land upslope and across the road. To the southwest, an adjoining lot includes an existing dwelling on managed land. A strip of crown land adjoins the northwest lot boundary with Apollo Bay beyond. The underlying geology is Jurassic dolerite.

The lot is currently serviced with power but is not serviced with reticulated water.

Under the Kingborough Interim Planning Scheme 2015, the land is zoned as Environmental Living with the coastal reserve and Council land zoned Environmental Management to the north and west. The site has a Biodiversity Protection Area overlay across the whole lot and a Waterway and Coastal Protection Area (LISTmap 2025) across the western portion of the lot. These overlays have been considered in this BAL assessment.

## **1.3 Building Proposal**

The proposal is to build a 2-storey habitable building (new Class 1a building) with a footprint of approx. 108 m<sup>2</sup> located approximately 8 m to the north of the existing BAL-12.5 dwelling. A paved outdoor living area will adjoin the dwelling on the south side of the new habitable building. The habitable building will be accessed from the east by an existing short driveway directly off Apollo Bay Road. The assessment is based on discussions with the landowner and the proposed site plan provided by Interior Architecture (Appendix 2 – Site plan (KA-1A Oct 2024)).

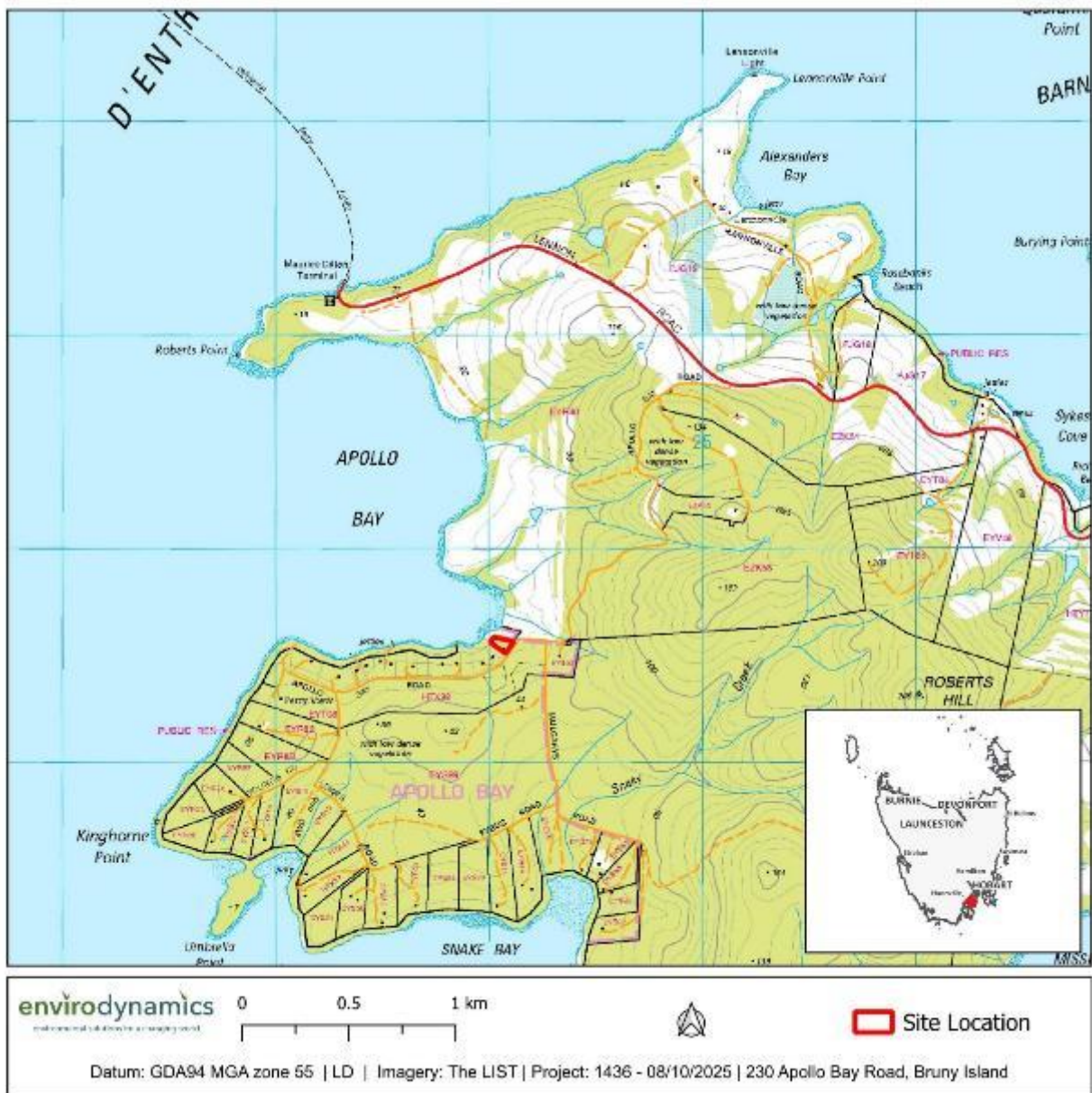


Figure 1 – Site location plan (Image source: LISTmap 2025)

## **2 Bushfire Attack Level Assessment**

The following is a summary of the bushfire risk at the property.

### Bushfire Hazard

Slope, woodland, grassland vegetation, and fuel loads.

### Bushfire Attack Mechanisms

Radiant heat, ember attack, wind, direct flame and smoke.

### Bushfire Threat Direction

The highest bushfire threat to the proposed habitable building is from the woodland and grassland vegetation downslope from the west and north respectively which are the prevailing wind directions. It is noted that there are narrow (<20m wide) nature strips and windbreaks around the property and one patch of less than 1 ha of planted trees to the north-east. These areas are categorised as low threat vegetation due to factors such as low fuel load. This includes saline wetlands, cultivated gardens, 20 m wide nature strips and windbreaks. Refer to Figure 2.

There is no recorded fire history for the lot within the last 10 seasons (TheList 2025). The closest recorded bushfire was 4.5 km to the west in 1967.

### Fire Danger Index

FDI 50 (this index applies across Tasmania).

### Vegetation & Slope:

The vegetation across slope to the north is grassland with a patch of regenerating woodland of less than 1 ha in area on Council land. Upslope to the southeast, woodland covers a continuous area of more than 70 ha with a thin understorey. Across slope to the southwest there is a house on the adjoining managed lot, and downslope >5-10° to the northwest there is woodland in the coastal reserve.

Further to the north the grassland is contiguous with larger lots that were once paddocks and now converted to rural developed lots. The managed nature of these lots to the north lowers the risk of bushfire from this direction. In addition, the proximity of the channel to the west and northwest lowers the risk of bushfire from these directions during the bushfire season when prevailing winds are from the north and north-west.

Significant Natural Values:

No threatened flora species were recorded on the site (LISTmap 2025) or in the Environmental Management Plan (Enviro-dynamics, 2020). The vegetation community on, and adjacent to the site is *Eucalyptus pulchella* forest and woodland (DPU) which is not a listed threatened vegetation community under Schedule 3A of the *Nature Conservation Act 2002* however there are *Eucalyptus ovata* trees on the lot which provide potential foraging habitat for the endangered swift parrots. *Eucalyptus ovata* trees should be retained where possible. Refer to the Environmental Management Plan (Enviro-dynamics, 2020) for further details.

Refer to Table 1 for the summary of the BAL Assessment and Figure 2 for the BAL Assessment Area for the proposed habitable building.

Table 1 – Summary of bushfire site assessment

Direction of slope	North	North-east	East	South-east	South	South-west	West	North-west
Vegetation classification	G. Grassland	G. Grassland	B. Woodland	B. Woodland	B. Woodland	Managed Land	B. Woodland	G. Grassland
Distance to classified vegetation	28 m	32 m	50 m	60 m	95 m	0 m	30 m	45 m
Effective slope under vegetation	Across slope	Across slope	Upslope	Upslope	Upslope	Upslope	Downslope >5-10°	Downslope >5-10°
Exclusions *	NA	NA	NA	NA	NA	(e) (f)	(e) (f)	(e) (f)
Current BAL value for each side of the building area	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5	BAL LOW	<b>BAL 19</b>	BAL 12.5
Width of HMA to achieve BAL-19	<b>10-&lt;14 m</b>	<b>10-&lt;14 m</b>	<b>15-&lt;22 m</b>	<b>15-&lt;22 m</b>	<b>15-&lt;22 m</b>	<b>NA</b>	<b>23-&lt;32 m</b>	<b>13-&lt;19 m</b>
Width of HMA to achieve BAL-12.5	14-<50 m	14-<50 m	22-<100 m	22-<100 m	22-<100 m	NA	32-<100 m	19-<50 m

<sup>A</sup> Vegetation is classified as per definitions in Table 2.3 of AS3959-2018

\* **Exclusion** – As per definitions in paragraph 2.2.3.2 of AS3959-2018, an ‘Exclusion’ is provided by low threat vegetation and non-vegetated areas. At this site, exclusions exist within 140 m to the south and south-west of the proposed development in the form of (e) *Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops* or (f) *Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition and saline wetlands, maintained lawns, cultivated gardens, 20 m wide nature strips and windbreaks.*

NA: not applicable

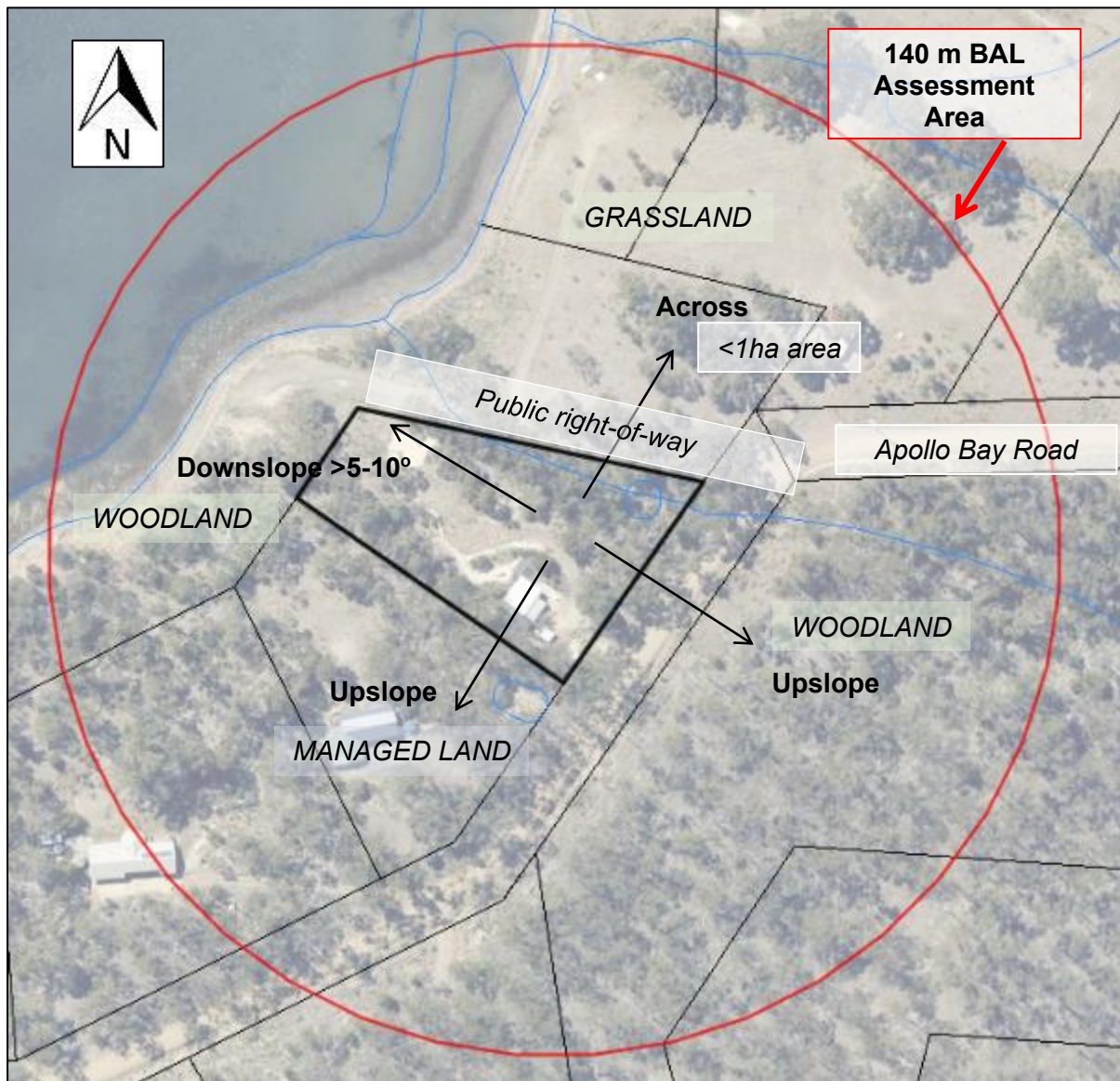


Figure 2 – 140 m radius BAL assessment area showing surrounding vegetation and slope directions. Refer to Appendix 1 – Photos of site, surrounds and vegetation. (Image source: LISTmap 2025)

### 3 Bushfire Protection Measures

The site is within a designated bushfire-prone area as shown on the Kingborough Interim Planning Scheme 2015 overlay. As such, to construct a new habitable building on a lot not provided with a BAL at the time of subdivision, minimum standards must be met. The Deemed-to-Satisfy requirements are set out under Clause 4 and Tables 4.1 to 4.4 of the Director’s Determination.

The proposed habitable building on the pre-existing lot must comply with the following clauses of the Director’s Determination. Subject to implementing the BHMP, the shaded clauses in Table 2 have been determined to comply.

Table 2 – Compliance with requirements for building in bushfire-prone areas

CLAUSE			ISSUE (brief summary only)
<b>2</b>			Application of Requirements for Building in Bushfire-Prone Areas
<b>3</b>			Performance Requirements
		1 a	Design & construct to reduce ignition from bushfire
		1 b	Provided with access to assist firefighting and evacuation
		1 c	Provided with access to sufficient firefighting water supply at all times
		1 d	Provided with appropriate separation distance from bushfire hazard
<b>4</b>			Deemed-to-Satisfy Requirements
	4.1		Construction Requirements
	4.2		Property Access
	4.3		Water Supply for Firefighting
	4.4		Hazard Management Areas
	4.6		Emergency Plan

#### 3.1 Construction Requirements (Clause 4.1)

The BHMP requires that the habitable building be constructed to BAL 19 standards in accordance with either AS3959-2018 (Sections 3 and 6), or Standard for Steel Framed Construction in Bushfire Areas (NASH 2014).

Subject to implementing the BHMP, the proposal will comply with Deemed-to-Satisfy requirements of Clause 4.1.

### **3.2 Property Access (Clause 4.2)**

The vehicular property access from a public road is required to be to within 90 m of the furthest part of the habitable building measured as a hose-lay, include access to the hardstand area for the firefighting water point, and meet the additional requirements outlined below.

#### Requirements

For a property access that is less than 30 m long, the following design and construction requirements apply as per Table 4.2 Element A of the Director's Determination. Vehicular access from a public road to a building must 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, and
- to the hardstand area for the firefighting water point.

#### Current conditions

Apollo Bay Road is a Council maintained road and deemed to meet minimal road construction standards.

The existing property access is deemed to meet the required standards (refer to Appendix 1, Photo 9).

#### Compliance

The BHMP requires that the access complies with the design and construction requirements specified above for property access that is less than 30 m long.

Subject to implementing the BHMP requirements, the proposal will comply with Deemed-to-Satisfy Clause 4.2.

### **3.3 Static Water Supply for Firefighting (Clause 4.3)**

An adequate, accessible, and reliable water supply for firefighting purposes must be supplied for the protection of life and property from the risks associated with bushfire.

#### Requirements

The lot is in an area that is not serviced by reticulated water therefore a static water supply for firefighting must be provided as per the following requirements from Clause 4.3 and Table 4.3B of the Director's Determination.

Distance requirements between building area to be protected and water supply:

- Building area to be protected must be located within 90 m of the firefighting water point of a static water supply.
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

Static water supply requirements:

- May include a remotely located offtake connected to the static water supply.
- 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.
- 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.
- Must be metal, concrete or lagged by non-combustible materials if above ground, and
- If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: metal, non-combustible material, or fibre-cement a minimum of 6 mm thickness.

Requirements for fittings, pipework and accessories associated with static firefighting water point (including stands and tank supports):

- Have a minimum nominal internal diameter of 50 mm.
- Be fitted with a valve with a minimum nominal internal diameter of 50 mm.
- Be metal or lagged by non-combustible materials if above ground.
- Where buried, have a minimum depth of 300 mm (compliant with AS/NZS 3500.1-2003 Clause 5.23).
- Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment.
- Ensure the coupling is accessible and available for connection at all times.
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length).
- Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or coupling compliant with these requirements, and
- Where a remote offtake is installed, ensure the offtake is in a position that is: visible, accessible to allow connection by firefighting equipment, at working height of 450 – 600 mm above ground level, and protected from possible damage, including damage by vehicles.

Signage for static water connections requirements:

- The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location.
- Comply with water tank signage requirements within AS 2304-2011, or
- Comply with the Tasmania Fire Service Water Supply Signage Guideline available on the TFS website at Guideline for Water Signage in Bushfire Prone Areas (TFS 2017).

Hardstand area for fire appliances required to:

- Be no more than 3 m from water connection point, measured as a hose-lay (including the minimum water level in dams, swimming pools, and the like)
- Be no closer than 6 m from the building area to be protected.
- Have a minimum width of 3 m constructed to the same standard as the carriageway.
- Be connected to the property access by a carriageway equivalent to the standard of the property access.

#### Current conditions

The site is not within a reticulated water supply area and there are no fire hydrants nearby.

There is an existing compliant 10,000 L static firefighting water supply on site (Photos 11 to 12 in Appendix 1).

#### Compliance

The BHMP requires the proposed habitable building must comply with static firefighting water supply requirements as per the requirements section above and the assessment determined the existing static firefighting water supply complies.

Subject to implementing and maintaining the BHMP requirements, the proposal will comply with Deemed-to-Satisfy Clause 4.3.

### **3.4 Hazard Management Areas (Clause 4.4)**

As defined by the Director's Determination, a hazard management area (HMA) 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'.

#### Requirements

The HMA requirements are outlined under Element B of Table 4.4 in the Director's Determination for the proposed building type. The HMA is required to have separation

distances equal to or greater than the separation distances required for BAL 29 as per Table 2.6 of AS3959-2018.

The HMA provides a cleared space, or separation distance between the building and the bushfire hazard. Any vegetation in this area needs to be strategically modified and maintained in a low fuel state to protect buildings from direct flame contact and intense radiant heat thereby allowing them to be defended from lower intensity bushfires. Fine fuel loads must be minimal to reduce the quantity of windborne sparks and embers reaching buildings, reduce the radiant heat at the building, and halt or check direct flame attack.

### Current conditions

The building site is clear of vegetation and the surrounding understorey of sagg, and scattered regrowth trees is managed to ensure a fuel break between the ground and tree limbs, refer to Appendix 1 Photos 1 to 8. In addition, the public right-of-way to the north and Apollo Bay Road to the east provide clear strips of land and further fire breaks refer to Appendix 1 Photo 10.

### Compliance

An HMA with separation distances that comply with **BAL 19** is to be established and maintained around the proposed new habitable building as per Table 1 and the BHMP (Attachment 1).

- HMA to be established with minimum separation distances between the proposed habitable building and the bushfire hazards as per Table 4.4 of the Director's Determination and as set out in Table 1 and the BHMP (**Attachment 1**). These minimum separation distances for the new habitable building are: **10 m** to the north (upslope grassland), **15 m** to the east and south (upslope woodland); and **23 m** to the west (downslope >5-10° woodland).
- All ground-cover vegetation within the HMA is to be kept short, i.e., less than 100 mm tall.
- Some mature trees within the HMA may be retained provided they are further than 10 m from the habitable building and there is horizontal separation between the canopies (min 6 m) and low branches are removed to create vertical separation between the ground and the canopy.
- Small clumps of shrubs can be planted within the HMA provided they are further than 10 m from the habitable building and there is separation between clusters (min 10 m).
- Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
- Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses and pastures must be kept short (<100 mm).

- Fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.

#### HMA maintenance

The HMA must be maintained in a minimal fuel state at all times for bushfire protection mechanisms to be effective. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) and any flammable fine fuels at ground level such as leaves, litter and wood piles must be suitably managed. Small clumps of established trees and/or shrubs may be maintained to trap embers and reduce wind speeds. In addition, fire protection measures such as fire pumps and sprinkler systems must be tested to ensure functionality.

## **4 Conclusions**

The assessment of the bushfire risk of the proposed new habitable building at 230 Apollo Bay Road, Apollo Bay, has determined that it will satisfy the requirements of the Director's Determination for a **BAL 19** rating provided compliance with the following measures:

- Construction of the new habitable building must comply with construction standards for **BAL 19** as defined in AS3959-2018 (Sections 3 and 6) to ensure a suitably defensible building
- Property access to the building envelope must meet the specified requirements for design and construction as defined in Table 4.2 Element B of the Director's Determination
- Provision of static firefighting water supply must meet the requirements of Table 4.3B of the Director's Determination, and
- The Hazard Management Area (HMA) must meet the requirements of Table 4.4 of the Director's Determination and the minimum separation distances as set out in Table 1 and the BHMP (Attachment 1). These minimum separation distances for the new habitable building are: 10 m to the north (upslope grassland), 15 m to the east and south (upslope woodland), and west (>5-10° downslope woodland).

## **5 Limitations of Plan**

The protection measures outlined in the Bushfire Hazard Management Plan (Attachment 1) are based on a Fire Danger Index of 50 (FDI 50) which relates to a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS3959-2018 on days when the fire danger rating is greater than 50 (i.e. 'severe' or higher) is not recommended.

Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

## **6 Glossary and Abbreviations**

**AS** – Australian Standard

**BAL – Bushfire Attack Level** – A means of measuring the severity of a building’s potential exposure to ember attack, radiant heat, and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2018).

**BFP – Bushfire Practitioner** – An accredited practitioner recognised by Tasmania Fire Service.

**BHMP – Bushfire Hazard Management Plan** – A plan for an individual habitable building or subdivision identifying separation distances required between a habitable building(s) and bushfire-prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access, and firefighting water.

**Class 1a building** – A single habitable building, being a detached house, or one of a group of attached habitable buildings being a town house, row house, or the like (NCC 2019).

**FDI – fire danger index** – Relates to the chance of a fire starting, its rate of spread, its intensity, and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2018).

**ha** – hectares.

**HMA – Hazard Management Area** – 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.

**m** – metres

**NASH** – National Association of Steel Framed Housing

## **7 References**

AS3959-2009. Australian Standard for Construction of buildings in bushfire-prone areas. SAI Global Limited Sydney, NSW Australia.

*Building Act 2016*. The State of Tasmania Department of Premier and Cabinet.  
<https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

*Building Act 2016*. Director's Determination – Requirements for Building in a Bushfire-Prone Area (v2.3) DOC/17/62962. Director of Building Control  
[https://www.cbos.tas.gov.au/\\_\\_data/assets/pdf\\_file/0011/405011/Directors-Determination-Requirements-building-bushfire-prone-areas.pdf](https://www.cbos.tas.gov.au/__data/assets/pdf_file/0011/405011/Directors-Determination-Requirements-building-bushfire-prone-areas.pdf)

*Building Regulations 2016*. The State of Tasmania Department of Premier and Cabinet.  
<https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>

LISTmap 2025. Land Information System Tasmania, Tasmania Government.  
<https://maps.thelist.tas.gov.au/listmap/app/list/map>

NASH 2014. *NASH Standard for Steel Framed Construction in Bush Fire Areas*. National Association of Steel Framed Housing Inc.

NCC 2019. *National Construction Code 2019 Vol Two, Building Code of Australia Class 1 and Class 10 Buildings*. Australian Building Codes Board, Australia.

KIPS 2015. *Kingborough Interim Planning Scheme 2015*.  
[Kingborough Interim Planning Scheme 2015 - Kingborough Council](#)

TFS 2020. *Building for Bushfire. Planning and Building in Bushfire-Prone Areas for Owners and Builders, June 2020*. Tasmania Fire Service, Tasmania.

## **Appendix 1 – Photos of site, surrounds and vegetation**



*Photo 1 – North from proposed habitable building towards 20 m wooded buffer and grassland beyond – upslope*



*Photo 2 – North-east from proposed habitable building towards woodland and dam – upslope*



*Photo 3 – East from proposed habitable building towards firefighting water supply, <20 m wide wooded buffer and Apollo Bay Road – upslope*



*Photo 4 – South-east from proposed habitable building along temporary access to building site, towards firefighting water supply, <20 m wide wooded buffer and woodland beyond Apollo Bay Road – upslope*



*Photo 5 – South from proposed habitable building towards shrubs and one tree which buffer the existing dwelling – upslope*



*Photo 6 – South-west from proposed habitable building towards chicken coop, veggie garden, and 20 m buffer of trees between adjacent property with managed land beyond – upslope*



*Photo 7 – West from proposed habitable building towards managed land, woodland in coastal reserve and Apollo Bay within 140 m – downslope >5-10°*



*Photo 8 – North-west from proposed habitable building towards 20 m buffer of trees and grassland in Apollo Bay coastal reserve within 140 m – downslope >0-5°*



*Photo 9 – Looking north-west along the existing private access and driveway*

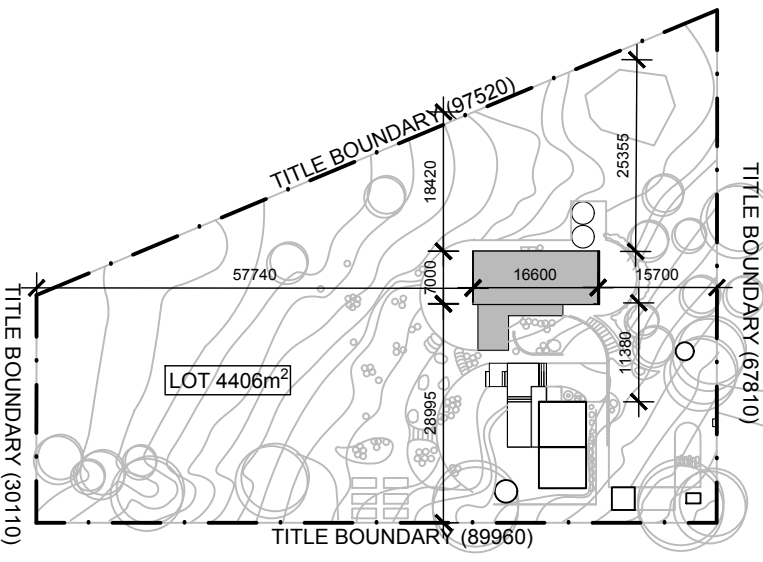
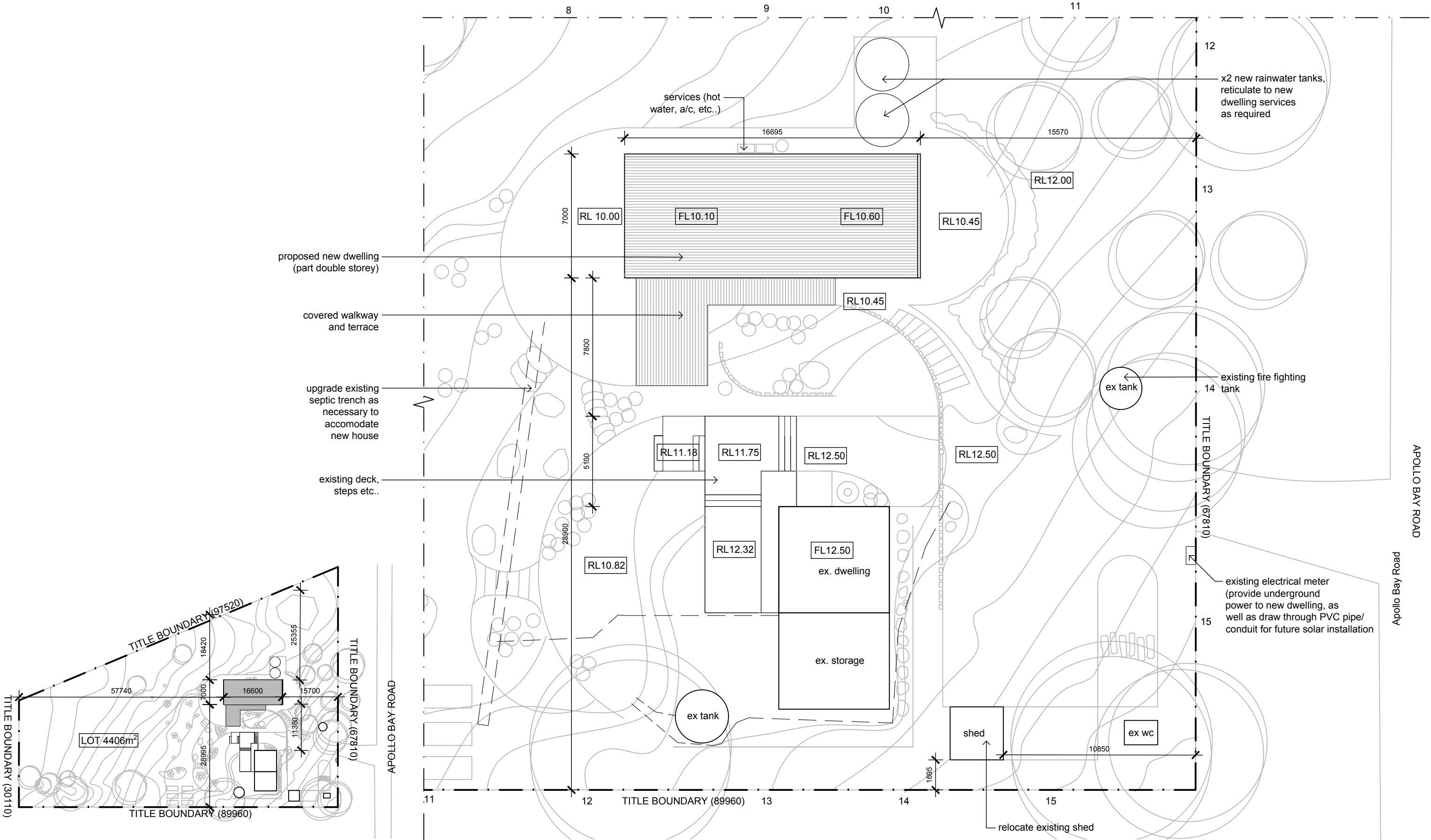


*Photo 10 – Looking north-east along Apollo Bay Road from driveway with 230 Apollo Bay Road*



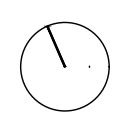
*Photos 11 to 12 – Existing 10,000 L firefighting water tank with compliant signage and fitting located within 3 m of hardstand driveway and approx. 8 m to Apollo Bay Road.*

## **Appendix 2 – Site plan (KA-1A Oct 2024)**



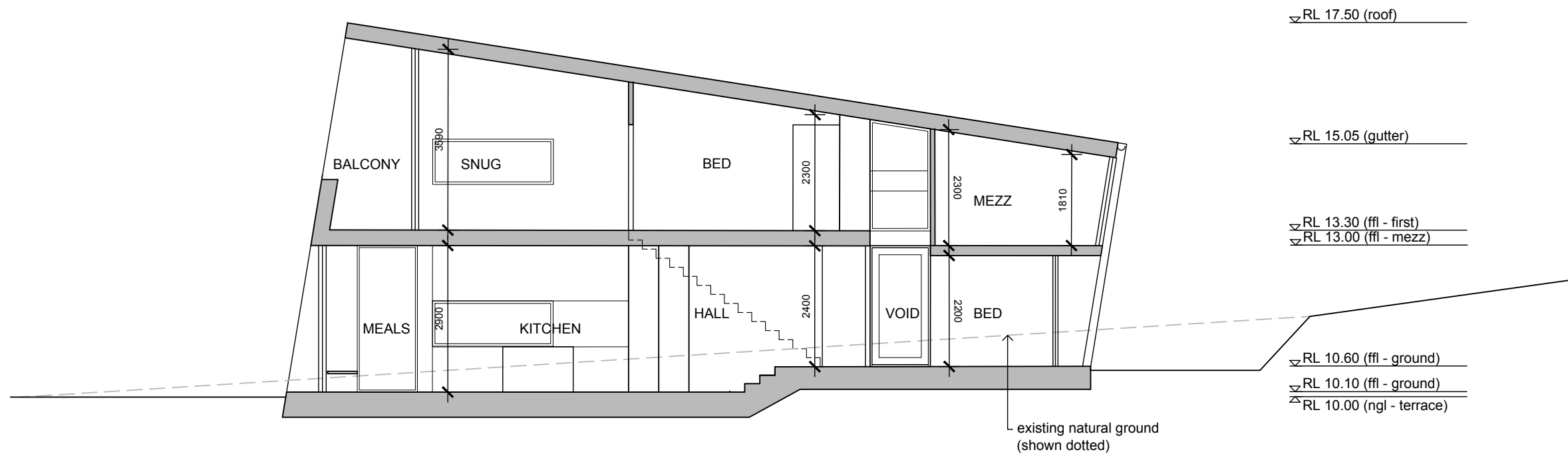
locality plan 1:1000

proposed site plan 1:200

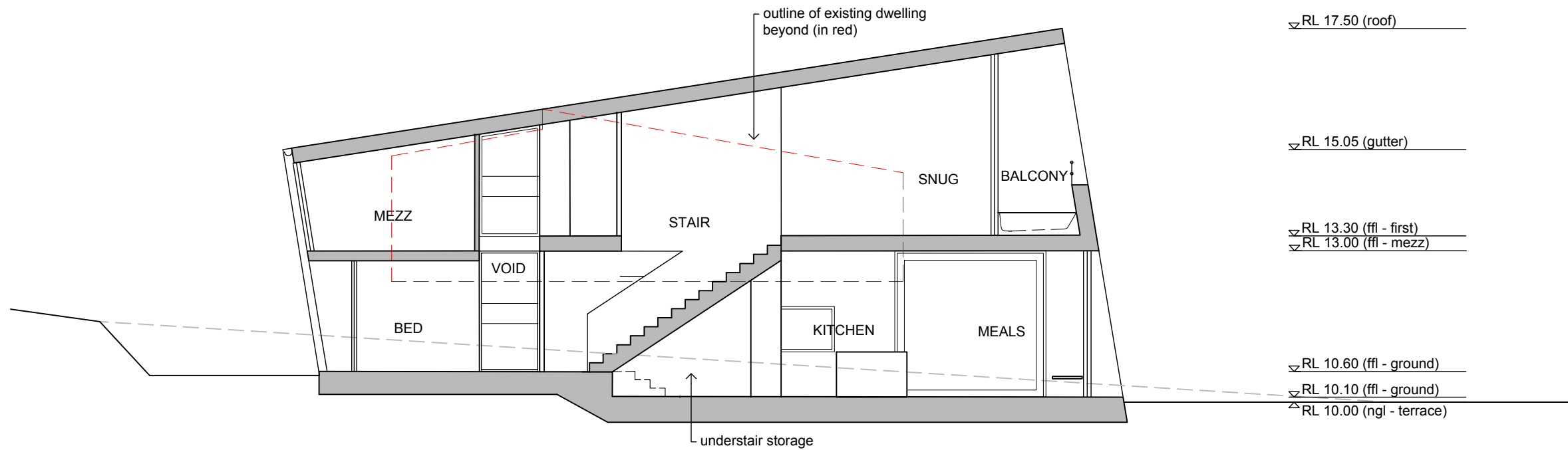


**230 Apollo Bay Road, North Bruny**  
 New House  
 for Sarah Owen & Rory Hamilton  
 DA02 proposed site plan  
 1:200  
 28th October 2024

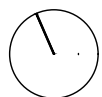
**KA-IA**  
 Karen Abernethy  
 Interiors|Architecture  
 www.karenabernethy.com  
 karen@karenabernethy.com



section a-a




section b-b



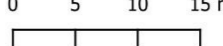

# ATTACHMENT 1 – Bushfire Hazard Management Plan – October 2025




















Datum: GDA94 MGA zone 55  
Drawn by: S. Bunce, 15/10/2025  
Source: Google Maps, LIST  
Project: 1436 | Title No: 8120/1

0 5 10 15 m

**Legend**

 Hazard Management Area (additional for proposed habitable building BAL 19)	 Existing domestic water supply	 B. Woodland
 Proposed habitable building	 Crossover and hardstand area	 G. Grassland
 Proposed outdoor living area	 Existing fire-fighting water (20kL)	 Managed land
 Hazard Management Area (existing habitable building BAL 12.5)	 Trees within HMA (refer to tree plan)	 Dam
 Existing habitable building & shed	 Lot boundary	
	 Kingborough cadastral	

For: R. & S. Owen – 230 Apollo Bay Road, Apollo Bay

Title: C.T. 8120/1 PID: 5053507

**Sarah Bunce – ENVIRO-DYNAMICS PTY LTD**  
ACCREDITED BUSHFIRE ASSESSOR (BFP-151)  
CERTIFICATE No: ED1436 DATE: 15/10/2025

Signed 

## NOTES

### Hazard Management Area

- HMA to be established to distances indicated in this plan and as set out in Table 1 of Bushfire Attack Level Assessment for BAL 19.
- Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect buildings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm). Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of windborne sparks and embers reaching buildings, and to halt or check direct flame attack.
- Some trees can be retained (or planted) provided there is horizontal separation between the canopies and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
- No trees to overhang habitable building to prevent branches or leaves from falling on the building.
- Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
- Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).

### Construction Standards

- Class 1 building must be constructed to comply with BAL 19 (north, east, south and west elevations) as per AS3959-2018 (Sections 3 and 6).

### Access Requirements

- Specified requirements for design and construction of access to firefighting water supply as per Table 4.3. Access is less than 30 m long.

### Water Supply Requirements

- Must meet requirements of Table 4.3 B of the Director's Determination to ensure an adequate, accessible and reliable static water supply for firefighting is supplied.

This plan is to be printed at A3 and read in conjunction with the Bushfire Hazard Report for proposed habitable building at 230 Apollo Bay Road, Apollo Bay (Enviro-dynamics, October 2025).

  
environmental solutions for a changing world

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:   
 Owner /Agent  
 Address  
  Suburb/postcode

Form **55**

## Qualified person details:

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

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 Assessment Report for proposed habitable building at 230 Apollo Bay Road, Apollo Bay – Enviro-dynamics Pty Ltd (Oct 2025)
- Bushfire Hazard Management Plan for R. Hamilton & S. Owen – Enviro-dynamics Pty Ltd (Oct 2025)

Relevant

- BAL assessed as per AS3959-2018

References:

- *Building Regulations 2016*
- *Director’s Determination – Requirements for Building in Bushfire-Prone Areas (v2.3)*
- National Construction Code – Vol. 2 (NCC).
- AS3959-2018 Construction of Buildings in Bushfire Prone Areas

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

The lot was assessed as complying with BAL 19 requirement in the Bushfire Hazard Assessment Report for 230 Apollo Bay Road, Apollo Bay – Enviro-dynamics Pty Ltd (Oct 2025).

The proposed dwelling on Lot 1 C.T. 8120 complies with the separation distances required for the hazard management area under the bushfire hazard assessment and Bushfire Hazard Management Plan.

Subject to implementation of the abovementioned Bushfire Hazard Management Plan, the development meets the Requirements of the Director’s Determination – Requirements for Building in Bushfire-Prone Areas (v2.3).

Design and construction of the Class 1a building must be to a minimum standard of BAL 19 as described in AS3959-2018 (Sections 3 and 6).

- *Scope and/or Limitations*

Scope: The bushfire assessment was undertaken during a site visit on 11/10/2025. The assessment identified the bushfire risk for the proposed habitable building and determined there is sufficient risk from bushfire to warrant specific bushfire protection measures under acceptable solutions. The assessment of 230 Apollo Bay Road is that a habitable building can be constructed to BAL 19 standards provided the minimum HMA distances are maintained.

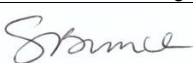
Limitations:

The BAL assessment relates to bushfire risk assessment conducted in October 2025 only. The assessor has 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.

The recommendations made in the BAL assessment are based on the conditions of the site at the time of the assessment (Oct 2025). No liability will be accepted by the assessor for actions undertaken by the owners or others that compromise the effectiveness of the measures outlined in this assessment.

The effectiveness of the bushfire safety measures outlined in the assessment are reliant on their implementation and ongoing maintenance.

**I certify the matters described in this certificate.**

Qualified person:	Signed: 	Certificate No: ED1436	Date: 15/10/2025
-------------------	---	------------------------	------------------