



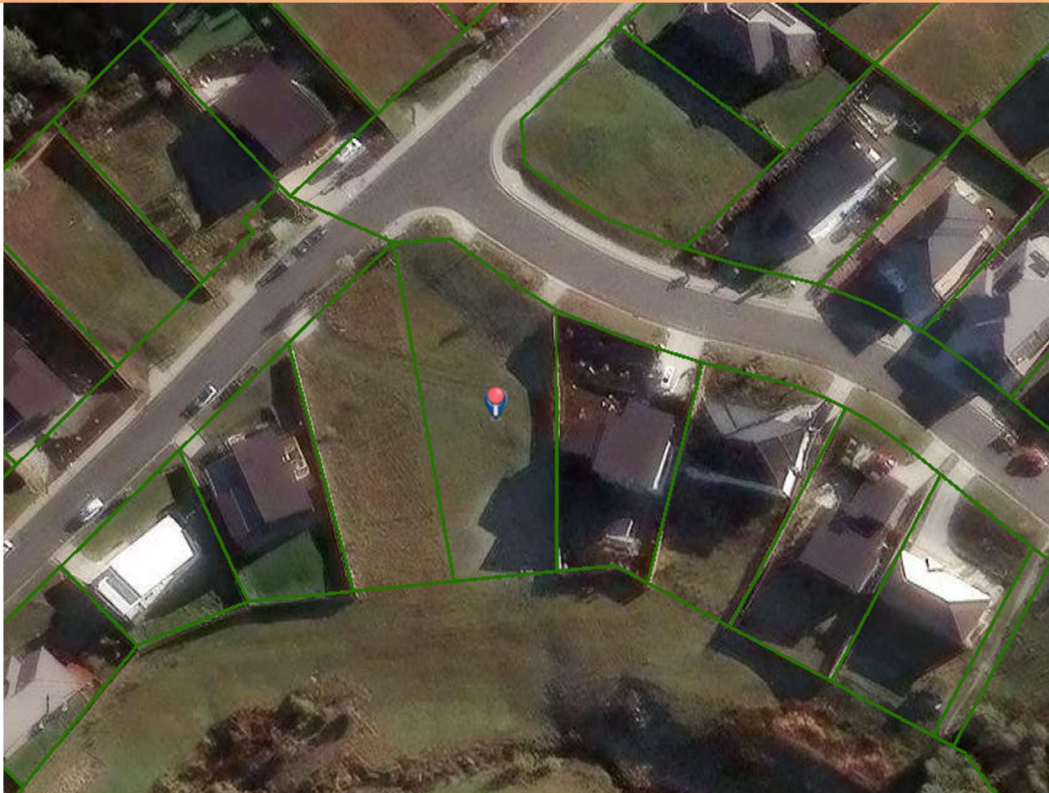
-  BUSHFIRE SITE ASSESSMENTS
-  BUSHFIRE REPORTS
-  HAZARD MANAGEMENT PLANS

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BUSHFIRE ASSESSMENT

Client	Harman Verma	Volume/Folio Number	180923/139
Site	79 O'Connor Drive Kingston, Tas, 7050	PID	9966572
Report By	Jason Van Zetten	Accreditation	BFP113
Date	19 May 2026	Job Reference	8374



Proposal

The proposal is for 3 double story 3 bedroom units, located on 79 O'Connor Drive Kingston.

Directors Determination

From the description of the proposed works it is believed that it fits into the highlighted requirements set out below in Table 4 of the Directors Determination.

Whilst an existing bushfire report is available, dated July 2016, carried out by Mark Van den Berg, it is now greater than 6 years old and therefore the report cannot be used. However, the report in question was part of the subdivision approval and has certain components that were implemented as requirements for the subdivision itself.

Table 4 – requirements for Hazard Management Area – Directors Determination – Bushfire Hazard Areas version 1.2

(Note, this table does not depict the BAL level for this site, however, does provide clarification of the definition set out in the building act in relation to application of when the lot was created.)

	Element	Requirement
A	New buildings on lots provided with a 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-19, except where a higher BAL was approved as part of the subdivision bushfire hazard management plan; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
B	New buildings on lots not provided with a 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.
C	Alterations or additions to buildings.	An alteration or addition to a building must: (a) be located on the lot so as to be provided with a HMA which: (i) has the separation distances required for the BAL assessed for the construction of the existing building; or (ii) in the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL-29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
D	New buildings and additions and alterations to buildings classified as an accommodation building Class 1b, Class 2, or Class 3, other than communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	A new building or an alteration or addition must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL-12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
E	New buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the relevant planning scheme.	A new building or an addition or alteration including change of use must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL-12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
F	New buildings or additions and alterations to buildings associated with the use, handling, generation or storage of a hazardous chemical or explosive.	A new building or an alteration or addition, including change of use, for a building associated with the use, handling, generation or storage of a hazardous chemical must: (a) be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and (b) have a HMA established in accordance with a certified bushfire hazard management plan
G	Additional requirements for Certain Class 9 Buildings and associated Class 10a Buildings and decks.	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43

Site Description

Property Information: 79 O'CONNOR DR KINGSTON TAS 7050

Property Type: Primary

Property Identification Number (PID): 9966572

Certificate of Title Reference (Volume/Folio): 180923/139

Total Area: 1240 sqm

Locality: Kingston

Municipality: Kingborough

Planning Scheme: Interim Planning Scheme

Planning Zones: 10.0 General Residential

Planning Code Overlay: Bushfire Prone Areas, Biodiversity Protection Area

The site is located at number 79 O'Connor Drive, Kingston. The site is surrounded by mostly completed residential dwellings and some vacant lots. The area the site is located is on the south side of the Kingborough Sports Complex and the north west side of the Southern Outlet.

At the time of inspection, the site was mostly grassed.

To the north of the works, beyond the managed nature strip and junction of O'Connor Drive with itself are residential dwellings extending to around 90m from the site where some native vegetation exists on the southern side of the Kingborough Sports Complex, the mostly managed Kingborough Sports Complex extends to around 750m from the works.

To the east of the works residential dwellings extend across both sides of O'Connor Drive for around 400m through to the end of the subdivision. A large stand of forest extends beyond this to Southern Outlet around 800-900m from the works.

To the south of works grassland itself extends to the rear lot boundary. Beyond the lot boundary is a public open area which extends around 60m wide across Whitewater Creek. Beyond Whitewater Creek is other residential uses which extend to Spring Farm Road around 500m.

To the west is a neighbouring vacant lot, mostly managed, extending to O'Connor Drive with its managed verges. Which extends through to neighbouring adjacent dwellings with the Hobart Regional Cemetery beyond this.

Water Supply

A fire hydrant exists directly to the North at the front of the lot round 17m, at number 23 O'Connor Drive, giving a full 120m hose lay over the site.

Access

Access is via an existing concrete crossover and driveway.

As the site is fully covered by a fire hydrant there are no specific access requirements.

Opportunities & Constraints

1. The existing Subdivision report was prepared in 2016 which is now out of date. The Subdivision approval requires the Council to manage the open space to the rear of the lot and deems this space low threat. This reflects other neighbouring rear setbacks.
2. The building envelope has not changed from the Subdivision report.
3. The slopes to the South are often steeper and undulating than what was shown in the Subdivision report, as this is shown as low threat this does not change the outcome.
4. Sites to the South East have generally been BAL Low as per the Subdivision report.
5. The site is relatively easy to manage.
6. The Hazard Management Plan should be put in place with the Stratas if applicable.
7. Forest vegetation shown on the table at 90m to the North and West actually is around 60m to the North West this does not change the outcome.



Conclusion

As the proposed works are within 100m of 1 hectare or greater of classifiable vegetation and the site is within a bushfire prone mapped area, a BAL assessment is required for the purpose of these works.

A previous Bushfire Subdivision report was carried out in July 2016 associated with the overall development. That prior report clearly tabled this lot as BAL 12.5. The Subdivision report also clearly refers to Whitewater Creek/Council Reserve to the rear as low threat and to become Council managed open space. This point is key in classification of the block itself.

After consideration of the surrounding features, it is deemed classifiable vegetation exists around 90m to the North and West (60m to the North West at its nearest), beyond adjacent dwellings and other residential lots. As this vegetation is at a distance of 32-100m from the proposed works it falls into a BAL 12.5 classification AS3959/2018 Table 2.6.

In all other directions, low threat features exist in line with both the requirements of the Subdivision BAL Assessment and a AS3959/2018 2.2.3.2 (e) and (f). Most of the residential lots in this direction are less than 1500sqm and zoned general residential.

Therefore, this site can adopt a BAL 12.5 classification to AS3959/2018 2.2.3.2 (e) and (f), Table 2.3 Classification of Vegetation and Table 2.6 Determination of BAL FDI50, upon implementation of the bushfire hazard management plan.

BAL 12.5 to AS3959-2018

It is the responsibility of the accredited architect/designer to provide specific construction details to AS3959/2018 and fire fighting water supply and property access requirements on the plans, as per this report for approval in line with the requirements setout in CBOS schedule 1. Water supply and property access details can be copied from this report and hazard management plan without fear of copyright.



Emergency Management Strategy

The proposal is not for a vulnerable or hazardous use and therefore this is not required.

Bushfire Emergency Plan

The proposal is for the three dwellings to be Class 1A and therefore this is not required.

Bushfire Hazard Management Plan

The attached Bushfire Hazard Management Plan must be implemented prior to occupation of the new works.

Failure to meet the requirements of this report may invalidate your insurance policy in the event of a bushfire.

The **highlighted area** is required to be maintained as per the plan and in line with AS3959/2018.

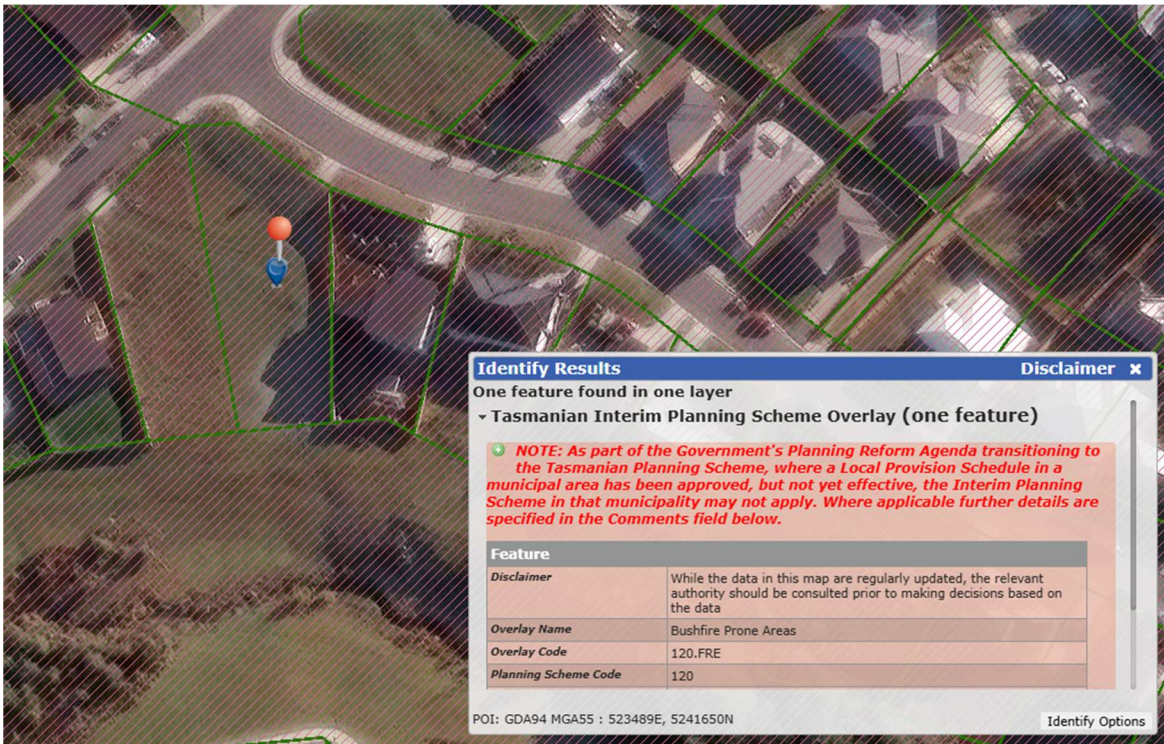
Limitations

This report only deals with potential bushfire risk and all other statutory assessments are outside this report. All information provided was as at the time of inspection of the site, and this report is not to be used for further or future development of the site other than what has been provided by the plans attached. This report and/or management plan does not guarantee that the building will survive a bushfire.



Bushfire Mapping

This site is considered bushfire prone as per LISTmap.



Identify Results Disclaimer x

One feature found in one layer

- Tasmanian Interim Planning Scheme Overlay (one feature)

NOTE: As part of the Government's Planning Reform Agenda transitioning to the Tasmanian Planning Scheme, where a Local Provision Schedule in a municipal area has been approved, but not yet effective, the Interim Planning Scheme in that municipality may not apply. Where applicable further details are specified in the Comments field below.

Feature	
Disclaimer	While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data
Overlay Name	Bushfire Prone Areas
Overlay Code	120.FRE
Planning Scheme Code	120

POI: GDA94 MGA55 : 523489E, 5241650N Identify Options



Bushfire Site Assessment

Vegetation classification AS3959	North	East	South	West
Group A	Forest	Forest	Forest	Forest
Group B	Woodland	Woodland	Woodland	Woodland
Group C	Shrub-land	Shrub-land	Shrub-land	Shrub-land
Group D	Scrub	Scrub	Scrub	Scrub
Group E	Mallee-Mulga	Mallee-Mulga	Mallee-Mulga	Mallee-Mulga
Group F	Rainforest	Rainforest	Rainforest	Rainforest
Group G	Grassland	Grassland	Grassland	Grassland
Predominant Feature	Forest	N/A	N/A	Forest
Excluded	General residential dwellings and roads	General residential dwellings and roads	Council open space	General residential dwellings and roads
Effective slope (degrees)	Up/0°	Up/0°	Up/0°	Up/0°
	>0-5°	>0-5°	>0-5°	>0-5°
	>5-10°	>5-10°	>5-10°	>5-10°
	>10-15°	>10-15°	>10-15°	>10-15°
	>15-20°	>15-20°	>15-20°	>15-20°
Distance to classified vegetation	90 metres	100+ metres	100+ metres	90 metres
Distance Required for Onsite Bushfire Hazard Management	Entire site	Entire site	Entire site	Entire site
Likely direction of bushfire attack	North	East	South	West
Prevailing winds	North	East	South	West
BAL Value (FDI 50)	BAL – 12.5	BAL – Low	BAL – Low	BAL – 12.5

The values have been achieved from the location proposed, within the constraints of the site. If the location or nature of the proposal is to be altered for any reason this report will need to be amended to suit.



Photos







Appendix 1: General Overview of Bushfire Attack Level Classifications

BAL – LOW	<p>The risk is considered to be VERY LOW. There is insufficient risk to warrant any specific construction requirements but there is still some risk.</p>
BAL – 12.5	<p>The risk is considered to be LOW. There is a risk of ember attack. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m².</p>
BAL – 19	<p>The risk is considered to be MODERATE. There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m².</p>
BAL – 29	<p>The risk is considered to be HIGH. There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 29 kW/m².</p>
BAL – 40	<p>The risk is considered to be VERY HIGH. There is a much increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux not greater than 40 kW/m².</p>
BAL – FZ	<p>The risk is considered to be EXTREME. There is an extremely high risk of ember attack and burning debris ignited by windborne embers, and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux greater than 40 kW/m².</p>



