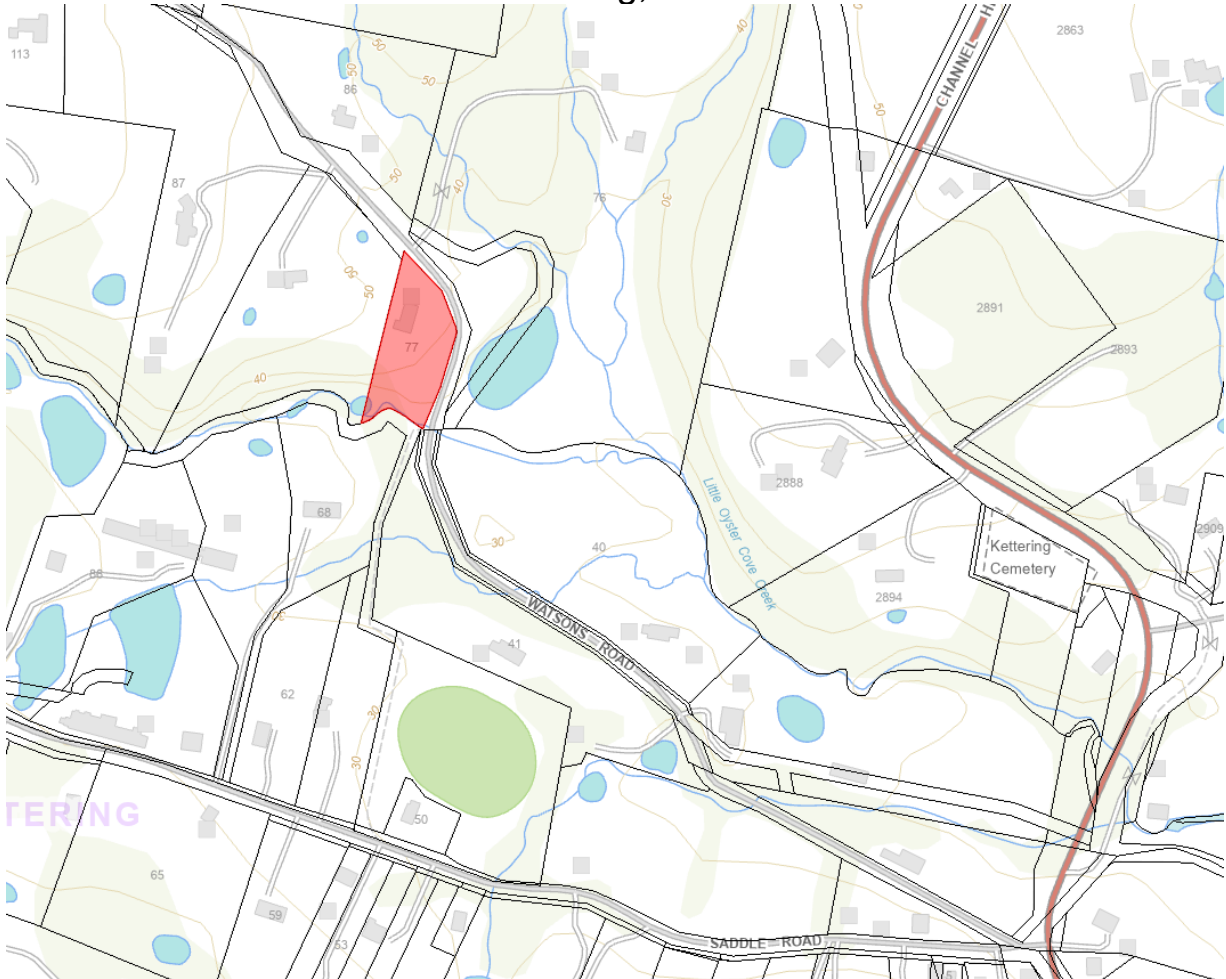


BUSHFIRE ASSESSMENT REPORT

For P.K. & B.M.E. Brennan
Proposed Dwelling Addition
77 Watsons Road
Kettering, 7155



Prepared by Gary Williams
Accreditation No BFP-109 (Category 2)
Scope of Work 1, 2 & 3A
10th April 2026 Our Ref: 792B

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VERSION CONTROL			
VERSION	DATE	AUTHOR	DESCRIPTION
1.0	10/4/26	GJW	For issue

1.Executive Summary

This report has been prepared to assess any Bushfire risks associated with proposed dwelling additions at 77 Watsons Road, Kettering and to provide measures to achieve an acceptable residual risk for the building. (Refer Appendix A)

The development is on a 5,337m² rural residential block. (Refer Appendix B & D)

The proposed building works are in a Bushfire-prone Area as defined by the Director's Determination – Application of Requirements for Building in Bushfire-prone Areas (transitional) v1.4 and the Building Regulations. The site is also covered by the Bushfire-prone Areas overlay of the Kingborough Interim Planning Scheme 2015.

The allotment consists mainly of maintained gardens with some Grassland and Forest vegetation in the southern section of the title..

The assessment is:

BAL-19 for all elevations.

This assessment is based on creating & maintaining a Hazard Management Area to at least the dimensions shown on the Bushfire Hazard Management Plan (BHMP). (Refer Appendix C)

The building works are to be compliant with the construction requirements of AS 3959:2018 for BAL-19, Building Regulations, and the Director's Determination-Requirements for Building in Bushfire-prone Areas (transitional) v2.3, (Director's Determination) or higher.

A water supply for firefighting purposes is to be provided to comply with the Director's Determination. (Refer Appendix C).

Vehicular Access to a water supply for firefighting is to be compliant with the Director's Determination including a compliant hardstand & vehicle turning. (Refer Appendix C)

2.Introduction

Owners: P.K. & B.M.E. Brennan. (as per Certificate of Title)

This report has been prepared to provide an assessment of any bushfire risk issues associated with a proposed dwelling addition at 77 Watsons Road, Kettering.

Review of LIST shows the proposal as being within a Bushfire-prone Area on the Kinborough Interim Planning Scheme (the Scheme) Codes overlay. Therefore, as defined by Code E1.0 of the Scheme, the Building Regulations, and the Director's Determination- Application of Requirements for Building in Bushfire-prone Areas (transitional) v1.4 the proposed building works are within a Bushfire-prone Area. A site inspection was conducted on the 26th of March 2026.

3. Proposal

The proposal is for the addition of an upper storey and internal rearrangement of the existing lower level. (Refer Appendix C)

4. Site Description

The property is the land contained within **Certificates of Title Volume 72568 Folio 1 (PID-5796159)** which describes the land as being **Lot 1 (5,337m²) on Diagram 72568** in the **Land District of Buckingham, Parish of Coningham** and is zoned **Rural Living** under the **Kingborough Interim Planning Scheme 2015**. (Refer to Appendix D)

The entire subject title is covered by the Bushfire-prone Areas Code, Biodiversity Protection Area Code and part is covered by the Landslide Hazard Area (Low) and Waterway & Coastal Protection Area Codes.

Besides the existing dwelling there is a garage and carport, within 6m of the existing dwelling, and other small garden sheds on the site.

The subject title consists mainly of maintained grounds.

The surrounding area consists mainly of large rural residential allotments with a mosaic of maintained gardens, grazing pasture and remnant native vegetation.

The Lot fronts onto and sits on the southern and western side of Watsons Road, which is a narrow, sealed no-through public road.

(Refer Appendix B)

There is no reticulated TasWater water supply to the land.

5. Bushfire Attack Level Assessment.

(Refer to Appendix B & Appendix E for Photographs)

The BAL has been determined by using the simplified procedure described in Clause 2.2 (Method 1) of AS 3959:2018.

As per Table 2.1 AS 3959:2018 the relevant Fire Danger Index (FDI) for Tasmania is noted as 50 & thus Table 2.6 AS 3959:2018 applies for determining the Bushfire Attack Levels (BALs).

The vegetation has been classified as per AS 3959:2018 Table 2.3 and Figures 2.4 (A)-(H) The assessed vegetation is that out to the 100m offset.

Slopes are measured perpendicular to the walls of the building.

To the North is maintained grounds on a 7 degree down slope to the title boundary at around 24m. Then there is the non-vegetated area of Watsons Road to Grassland on a 7 degree downslope at around the 33m offset (BAL-12.5). At the 58m offset is Forest vegetation on level ground (BAL-12.5) to out past the 100m offset.

To the South is maintained grounds on an 8 degree downslope to the 37m offset from the proposed building works. From here is Grassland on a downslope increasing to 18 degrees to Forest vegetation on a steep embankment down to the flats of Little Oyster Cove Creek at the 65m offset. This riparian forest vegetation is less than 20m wide measured perpendicular to the wall of the new building works. Although this does not strictly fit the exemption of 2.2.3.2(d) AS3959:2018 it is

certainly not representative of the prominent vegetation in this direction. This forest vegetation consists of large eucalyptus trees to 30m+ in height with small spindly (<250mm DBH) silver wattles (*Acacia dealbata*), blackwood (*Acacia Melanoxylon*), bracken fern (*Pteridium esculentum*) and an infestation of weeds including blackberries. At the creek the land level off with vegetation presenting as a mosaic of Shrubland and Low Woodland. The privately owned properties to the south of the creek have maintained grounds.

Down to the East is maintained grounds to the non-vegetated area of Watsons Road at the 28m offset. From the far side of the road at around the 38m offset is Forest vegetation on the road embankment down to the non-vegetated area of the large water storage dam. Although this forest vegetation could be considered as exempt per 2.2.3.2(d) AS 3959 it could subject the building to ember attack. A large percentage of this eastern quadrant is occupied by the non-vegetated area of the water body and Grassland on >10 to 15 degree downslope.

Up to the West is maintained grounds to the title boundary at 13m. From there is Grassland vegetation on an up slope to past the 100m offset.

TABLE TO DETERMINE VEGETATION CLASSIFICATION OF HIGHEST BAL				
QUADRANT ORIENTATION	VEGETATION CLASSIFICATION (PER AS 3959:2018)	DIST (m) FROM BUILDING	SLOPE	BAL (PER TABLE 2.6 AS 3959:2018)
NORTH	EXCLUSION 2.2.3.2(f)#	0 to 24	DN 7°	N/A
	EXCLUSION 2.2.3.2(e)#	24 to 33	LEVEL	N/A
	GRASSLAND	33 to 58	DN 7°	12.5
	FOREST	58 to 100+	LEVEL	12.5
SOUTH	EXCLUSION 2.2.3.2(f)#	0 to 37	DN 8°	N/A
	GRASSLAND	37 to 51	DN 18°	12.5
	FOREST	51 to 65	DN 20°±	19
	SHRUBLAND	65 to 100+	LEVEL	12.5
EAST	EXCLUSION 2.2.3.2(f)#	0 to 28	DN <13°	N/A
	EXCLUSION 2.2.3.2(e)#	28 to 38	LEVEL	N/A
	FOREST 2.2.3.2(d)#	38 to 53	DN 20°±	N/A
	EXCLUSION 2.2.3.2(e)#	53 to 100+	LEVEL	N/A
WEST	EXCLUSION 2.2.3.2(f)#	0 to 13	UP	N/A
	GRASSLAND	13 to 100+	UP	19

EXCLUSIONS PER cl. 2.2.3.2 AS 3959:2018 (a) to (f)

From Table 2.6 AS 3959:2018 the BAL for the building works is:
BAL-19 for all Elevations

This assessment is based on creating & maintaining a Hazard Management Area to at least the dimensions shown on the Bushfire Hazard Management Plan (BHMP). (Refer Appendix C)

6. Required Bushfire Protection Measures.

All works are to comply with the Director's Determination- Requirements for Building in Bushfire-prone Areas (transitional) v2.3 available at www.cbos.tas.gov.au (Resources and tools>Building and trades forms, publications and reports>Building in Hazardous Areas Determinations)

6.1 Construction Requirements

(Director's Determination- cl.4.1 (NCC Vol 2, Part H7))

AS 3959:2018 Construction of buildings in bushfire-prone areas provides for construction requirements for buildings.

Sections 3 and 6 provide for BAL-19.

The new building works are to be compliant with the construction requirements of AS 3959:2018 for BAL-19 and the Director's Determination. These requirements only apply to the new building works, although upgrade of the existing structures is encouraged. Higher levels of construction are also encouraged.

The design plans must be verified as compliant by the Building Surveyor prior to the issue of the Certificate of Likely Compliance.

6.2 Property Access.

(Director's Determination- cl.4.2 & Table 4.2)

Vehicular Access to a water supply for firefighting is to be compliant with the Director's Determination including a compliant vehicle hardstand and vehicle turning. Some realignment of the property access will be required to achieve compliant vehicle turning. (Refer Appendix C - BHMP)

6.3 Firefighting Water Supply

(Director's Determination- cl. 4.3 & Table 4.3B)

A water supply for firefighting purposes is to be provided to comply with the Director's Determination. (Refer BHMP Appendix C).

A clear pathway for a hose lay from the water access point to all parts of the building to be protected should be maintained at all times.

6.4 Hazard Management Area

(Director's Determination- cl.4.4 & Table 4.4)

A Hazard Management Area (HMA) is to be created & maintained all year round, for the life of the building to at least the dimensions shown on the Bushfire Hazard Management Plan. (Appendix C)

The area to the south, shown as Grassland on the BHMP, will need to be maintained. Although clearing of some of the forest undergrowth and ground cover to the south is encouraged, there is no requirement for such to achieve the assessed BAL-19.

Similarly, there is no requirement for the removal of any trees larger than 250mm DBH (diameter at breast height).

Also refer to the Guide to Hazard Management Area attached. (Refer Appendix C)

Some common maintenance includes:

- remove selected small trees to create clumps separated by open areas, rather than continuous strips of vegetation,
- prune shrubs & lower branches of trees to a height of at least 2m to separate the ground from any tree canopy
- minimize fine fuels at ground level (mow, slash & rake) Lawns should be maintained to a height of less than 100mm.
- remove any trees/branches likely to fall or drop debris on the building (NB permits may be required)
- regular cleaning of roof gutters.

The creation of the HMA and maintenance is the responsibility of the developer and the owner at the time.

All works (construction requirements, property access, firefighting water supply and the hazard management area) must be verified as compliant by the Building Surveyor prior to occupancy.

7. Additional recommendations. (non-mandatory)

It is highly recommended that consideration is given to preparing a “My Bushfire Plan” in accordance with Tasmania Fire Service guidelines available at www.fire.tas.gov.au (Publications>Bushfire safety>TFS Bushfire Safety Guide) or ph 1800 000 699.

As many assessments are somewhat reliant on the adjoining properties being maintained in a minimal fuel condition, it is the owner’s responsibility to liaise with the neighbours or notify Council should this maintenance not occur and result in a fire hazard.

8.Disclaimer

This report deals solely with the potential bushfire risk. All other assessments, statutory or otherwise, are outside the scope of this report. All commentary within this report is to be interpreted in relation to the bushfire risk/mitigation only.

This report is based on the status of the vegetation and other criteria at the time the site inspection was undertaken and cannot be relied upon for any future or altered development. The impact of future development and vegetation growth has not been considered.

This report and recommendations are an attempt to reduce the potential damage or loss caused by a bushfire as per legislation and regulations current at this time. No responsibility can be accepted for any such damage or loss.

As per AS 3959, it should be noted that the acceptable standards against which this has been assessed cannot guarantee to prevent damage or loss from a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature & behavior of fire & extreme weather conditions.

TWO STOREY ADDITION & RENOVATION PROPOSED RAINWATER TANK & SHIPPING CONTAINER



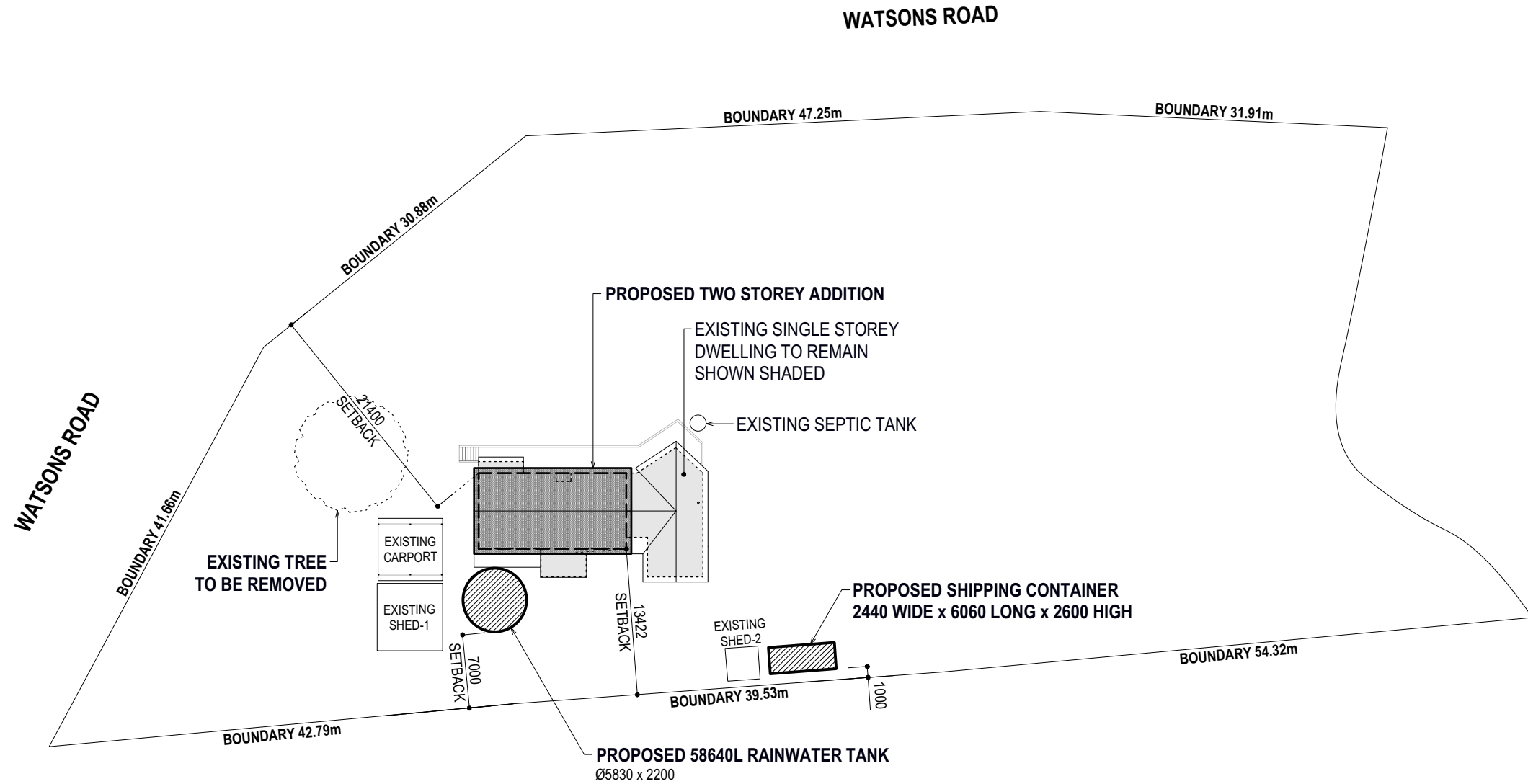
PROJECT ADDRESS: 77 WATSONS ROAD KETTERING
 LAND TITLE REFERENCE NUMBER: VOLUME 72568, FOLIO 1
 OWNER: BIANCA & PETER BRENNAN
 DESIGNER: YUKARI ASADA 028094696
 SOIL CLASSIFICATION:
 WIND CLASSIFICATION:
 CLIMATE ZONE: ZONE 7
 BUSHFIRE ATTACK LEVEL:
 ALPINE AREA: N/A
 CORROSION ENVIRONMENT: MEDIUM

DRAWING SCHEDULE

- A-01 PROPOSED SITE PLAN
- A-02 DEMOLITION PLAN / EXISTING GROUND FLOOR PLAN
- A-03 PROPOSED GROUND FLOOR PLAN
- A-04 PROPOSED FIRST FLOOR PLAN
- A-05 EXISTING ELEVATIONS (E & N)
- A-06 EXISTING ELEVATIONS (W & S)
- A-07 PROPOSED ELEVATIONS (E & N)
- A-08 PROPOSED ELEVATIONS (W & S)
- A-09 EXISTING SECTION
- A-10 PROPOSED SECTION

AREAS:

SITE:	5522m ²
FLOOR AREA	
EXISTING DWELLING :	174.94m ²
PROPOSED FIRST FLOOR :	94.06m ²
DWELLING TOTAL :	269.00m ²
EXISTING CARPORT :	27.85m ²
EXISTING SHED-1 :	36.97m ²
EXISTING SHED-2 :	9.00m ²
PROPOSED SHIPPING CONTAINER :	14.79m ²
TOTAL GROSS FLOOR AREA :	357.61m ² < 375m ²

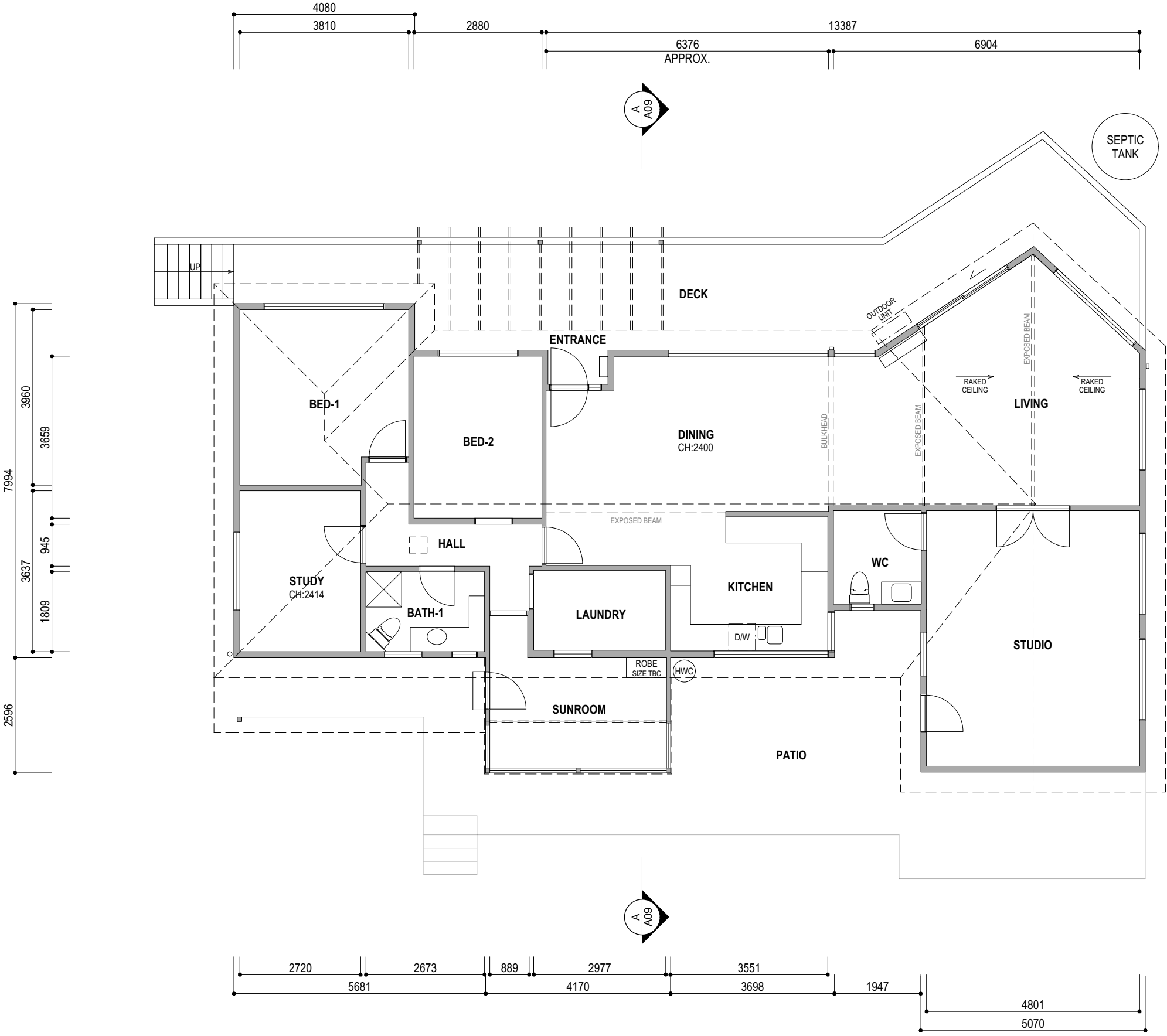
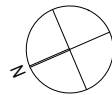


GENERAL NOTES

- ALL WORK TO BE IN ACCORDANCE WITH NATIONAL CONSTRUCTION CODE (NCC) AND LOCAL AUTHORITY REQUIREMENTS AS WELL AS LATEST REVISION OF THE RELEVANT AUSTRALIAN STANDARDS.
- ALL DIMENSIONS TO BE CHECKED ON SITE.
- DO NOT SCALE FROM THESE DRAWINGS.
- MEASUREMENTS OF EXISTING BUILDING ARE FOR DESIGN PURPOSE ONLY AND NOT TO BE USED FOR CONSTRUCTION.
- NOTIFY DESIGNER ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING CERTIFICATE.

Yukari Asada
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21 Panoramic Dr
Kingston
0474 203 209

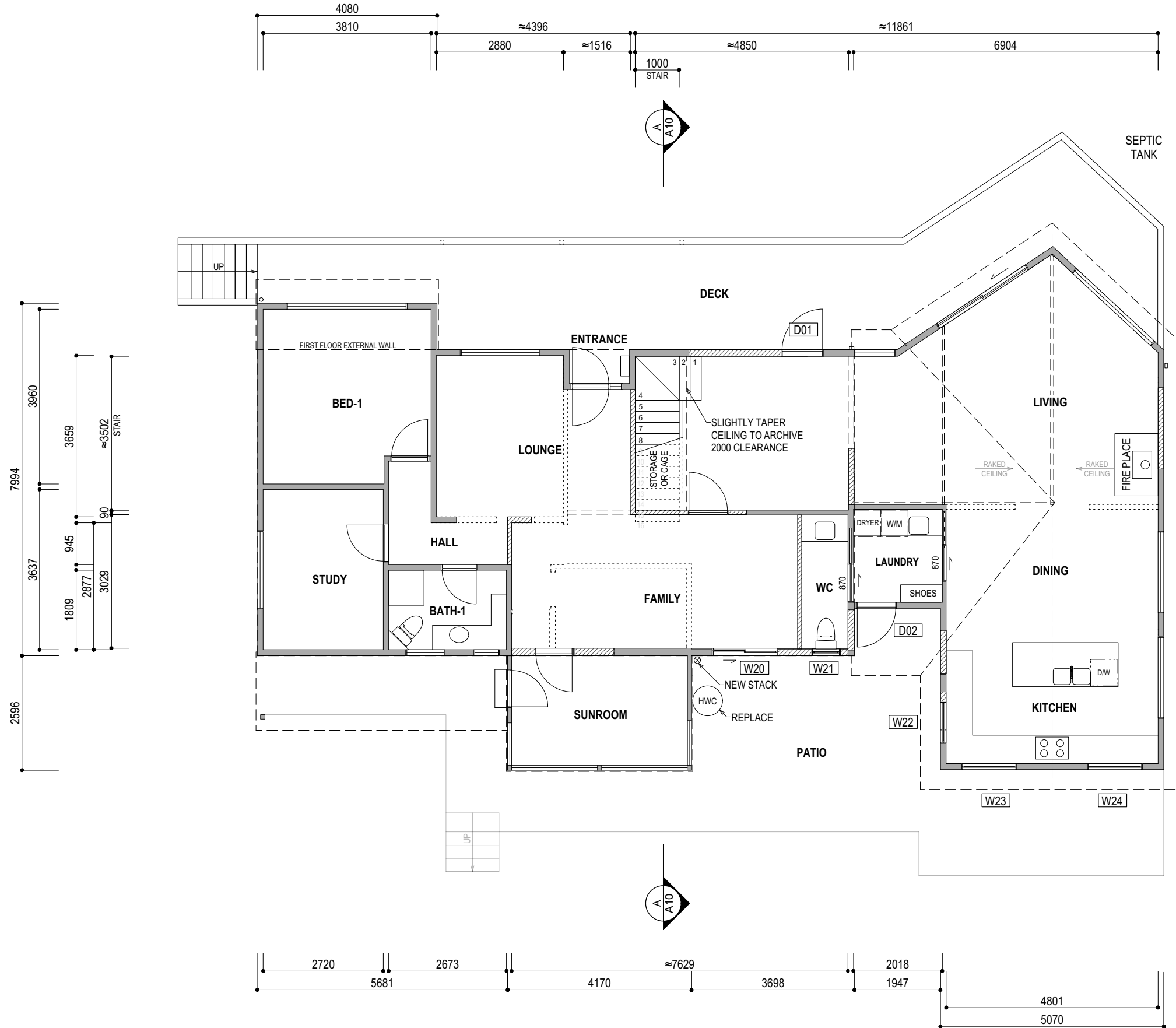
CLIENT BIANCA & PETER	DRAWING PROPOSED SITE PLAN	
ADDRESS 77 WATSONS ROAD KETTERING	SCALE: A3 1:500	REVISION E
	PROJECT NO. 26098	DATE 13.04.2026
		DRAWING NO. A-01



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Kingston
0474 203 209

CLIENT
BIANCA & PETER
ADDRESS
**77 WATSONS ROAD
KETTERING**

DRAWING DEMOLITION PLAN EXISTING GROUND FLOOR PLAN		DRAWING NO.
SCALE: A3 1:100	REVISION E	A-02
PROJECT NO. 26098	DATE 13.04.2026	

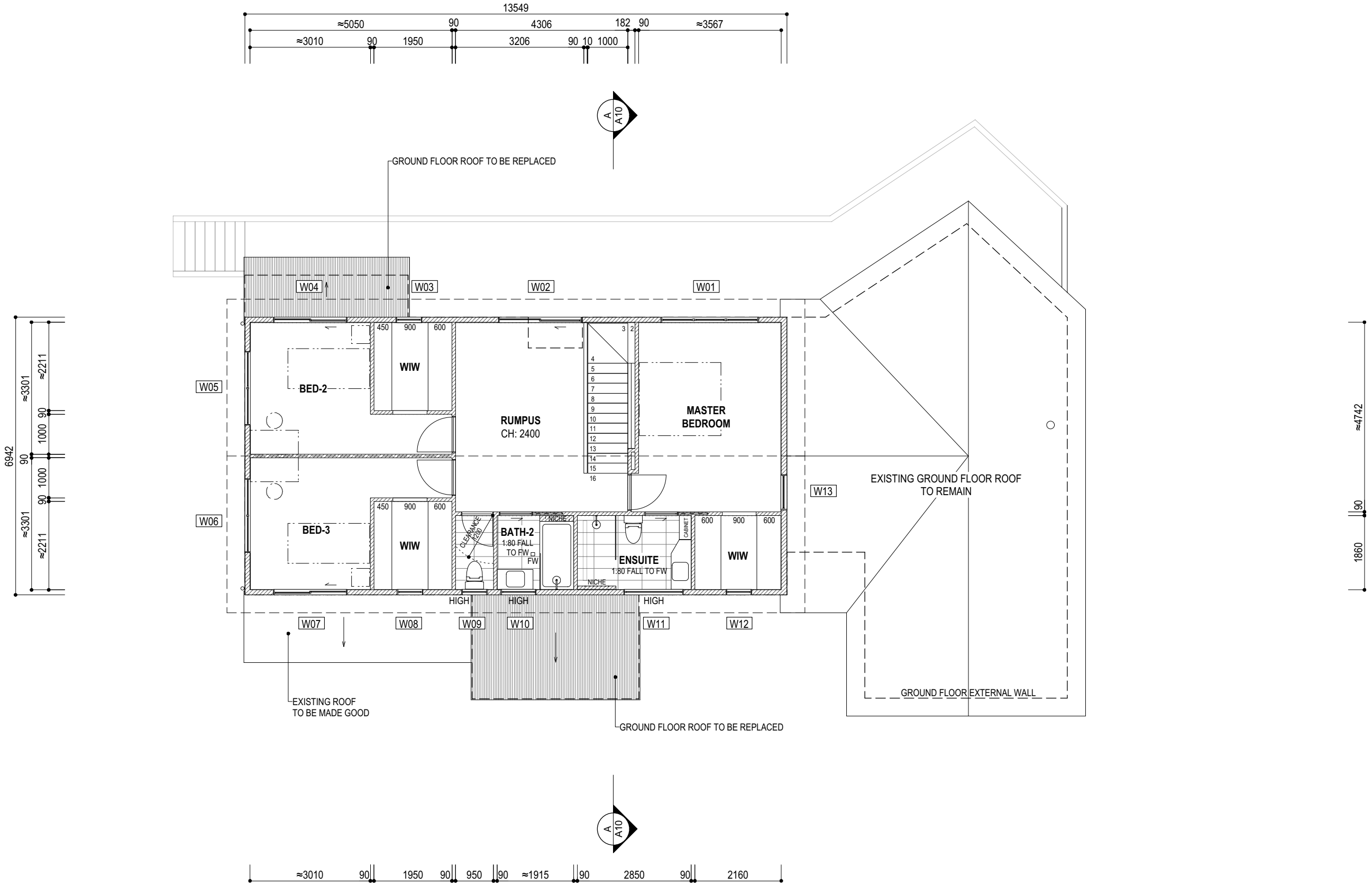
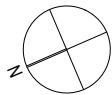


= WALL LEGEND =

	EXISTING WALL TO REMAIN
	NEW WALL
	EXISTING WALL TO BE REMOVED

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CLIENT BIANCA & PETER	DRAWING PROPOSED GROUND FLOOR PLAN	
ADDRESS 77 WATSONS ROAD KETTERING	SCALE: A3 1:100	REVISION E
	PROJECT NO. 26098	DATE 13.04.2026
		DRAWING NO. A-03

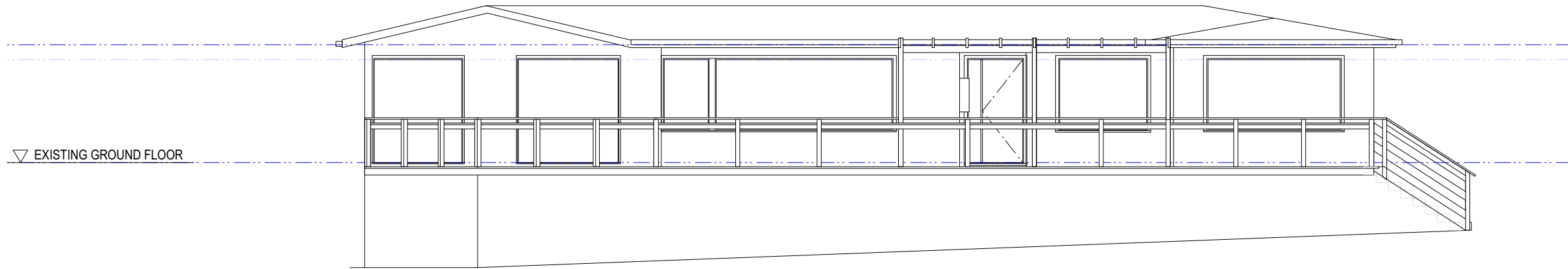


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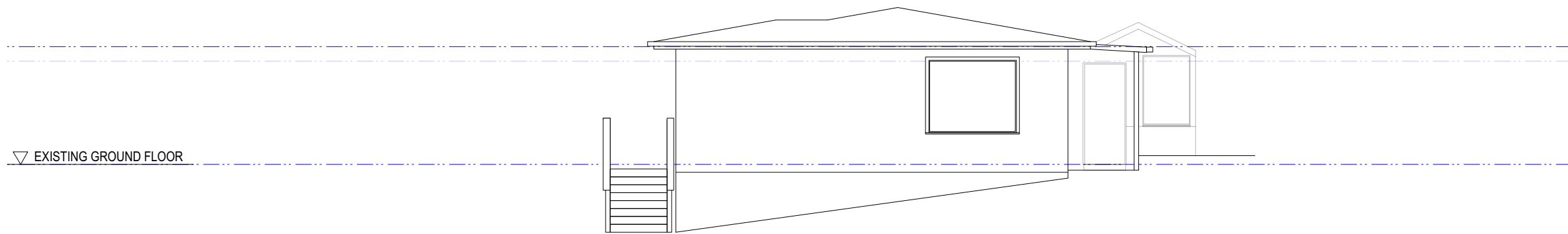
CLIENT
BIANCA & PETER
ADDRESS
**77 WATSONS ROAD
KETTERING**

DRAWING
PROPOSED FIRST FLOOR PLAN
SCALE: A3
1:100
PROJECT NO.
26098
REVISION
E
DATE
13.04.2026

DRAWING NO.
A-04

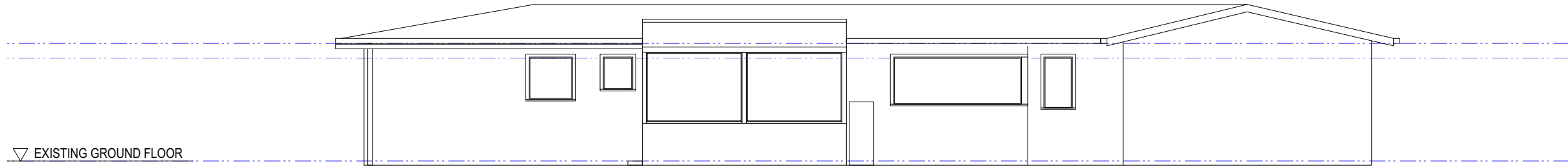


**EXISTING
EAST ELEVATION**



**EXISTING
NORTH ELEVATION**

Yukari Asada 028094696 21 Panoramic Dr Kingston 0474 203 209	CLIENT	DRAWING		DRAWING NO.
	BIANCA & PETER	EXISTING ELEVATIONS (E & N)		
	ADDRESS	SCALE: A3	REVISION	
	77 WATSONS ROAD	1:100	E	
KETTERING	PROJECT NO.	DATE	A-05	
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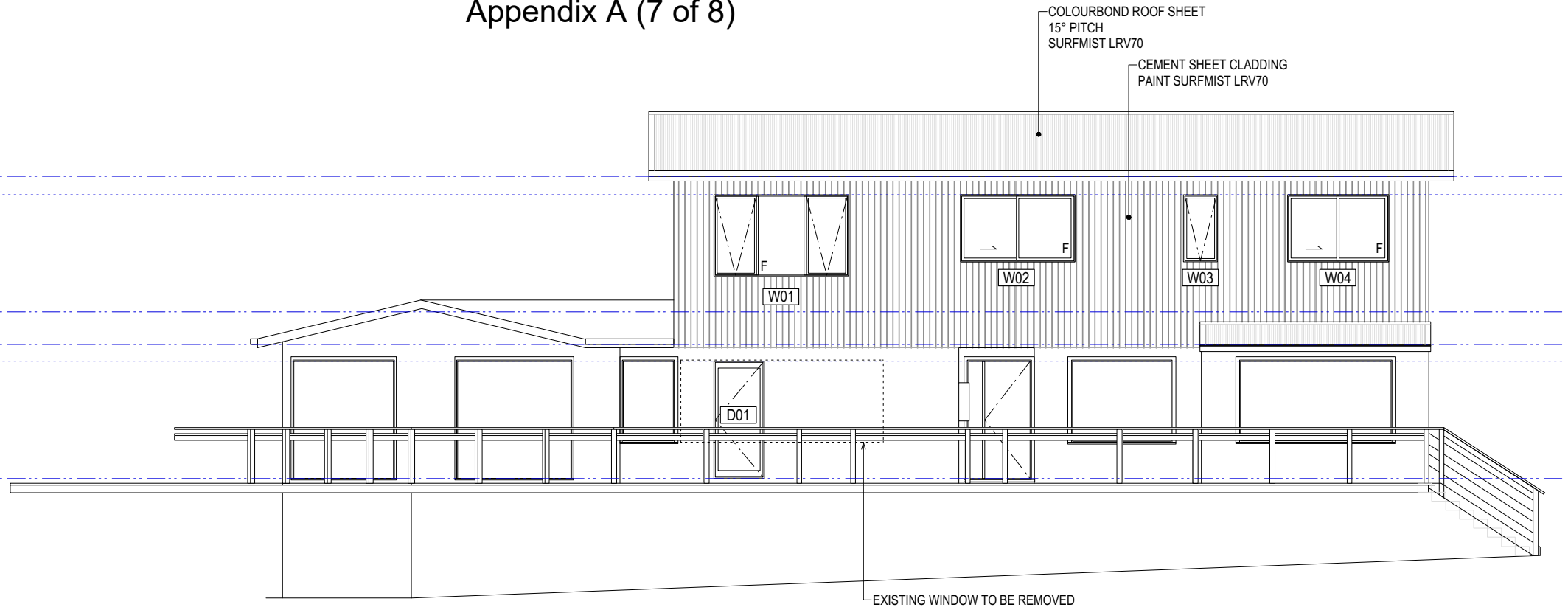


**EXISTING
WEST ELEVATION**



**EXISTING
SOUTH ELEVATION**

Yukari Asada 028094696 21 Panoramic Dr Kingston 0474 203 209	CLIENT	DRAWING		DRAWING NO.
	BIANCA & PETER	EXISTING ELEVATIONS (W & S)		
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	77 WATSONS ROAD	1:100	E	
KETTERING	PROJECT NO.	DATE		
	26098	13.04.2026		A-06

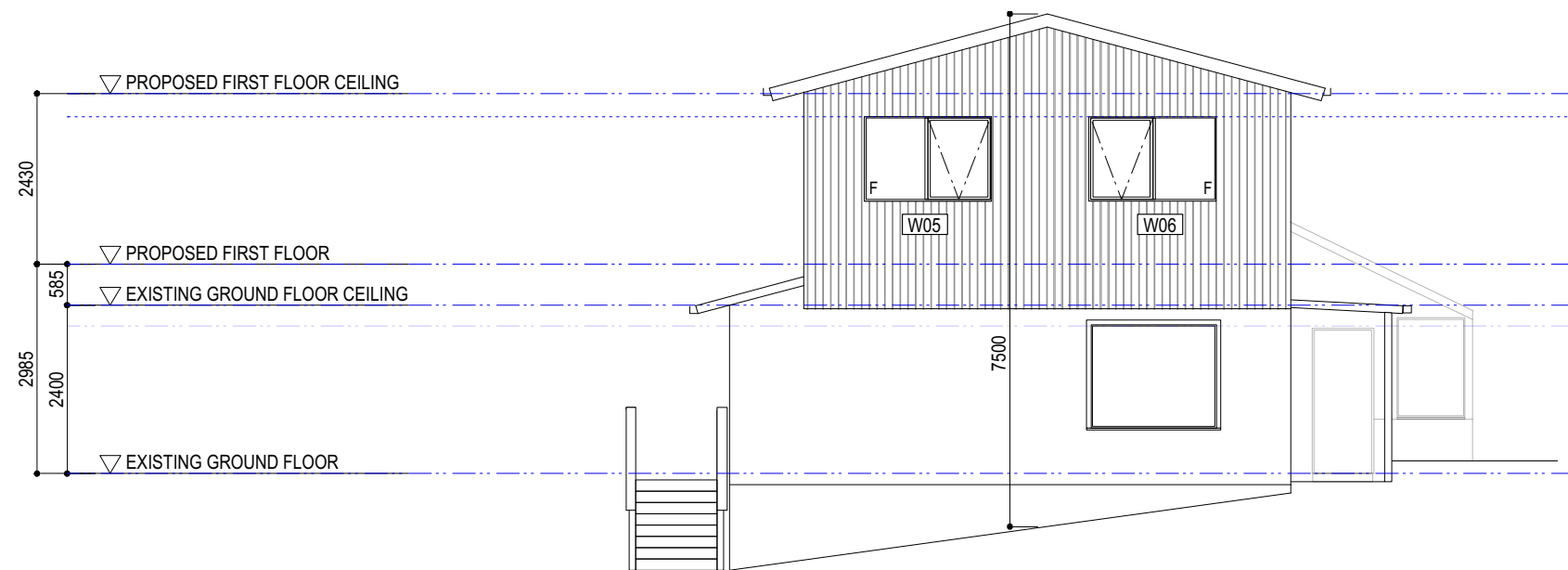


PROPOSED EAST ELEVATION

WINDOW SCHEDULE

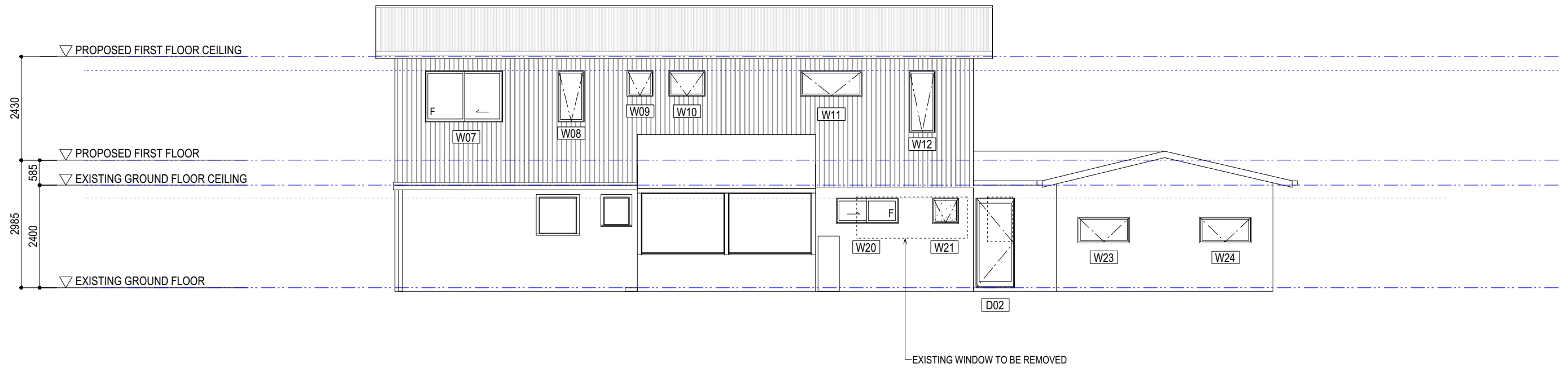
ID	TYPE	HEIGHT	WIDTH	GLAZING	NOTE
W01	Awning & Fix	1457	2410	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W02	Sliding	1200	2050	Clear	
W03	Awning	1200	610	Clear	
W04	Sliding	1200	1810	Clear	
W05	Awning & Fix	1200	1810	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W06	Awning & Fix	1200	1810	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W07	Sliding	1200	1810	Clear	
W08	Awning	1200	610	Clear	
W09	Awning	600	610	Clear	
W10	Awning	600	850	Clear	
W11	Awning	600	1450	Clear	
W12	Awning	1457	610	Clear	
W13	Awning	1457	850	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W20	Sliding	600	1450	Clear	
W21	Awning	600	610	Obscure	
W22	Awning	1030	850	Clear	
W23	Awning	600	1200	Clear	
W24	Awning	600	1200	Clear	
D01	Hinged Door	2100	900	Clear	
D02	Hinged Door	2100	900	Clear	Outward opening

- Double glazing aluminum frame (TBC)
- Fly Screen
- BAL rate TBC
- All window/door measurements to be verified on site prior to ordering



PROPOSED NORTH ELEVATION

Yukari Asada 028094696 21 Panoramic Dr Kingston 0474 203 209	CLIENT	BIANCA & PETER		DRAWING	PROPOSED ELEVATIONS (E & N)	
	ADDRESS	77 WATSONS ROAD		SCALE: A3	REVISION	DRAWING NO.
	PROJECT NO.	KETTERING		1:100	E	A-07
				26098	DATE	
				13.04.2026		

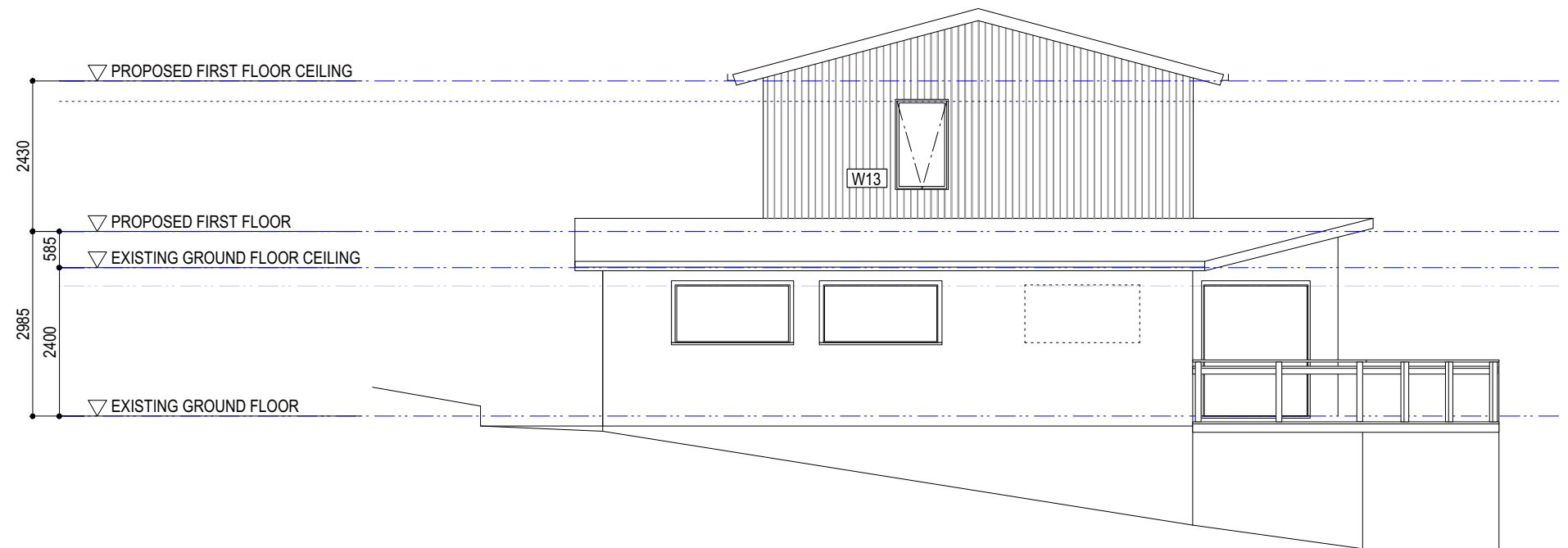


PROPOSED WEST ELEVATION

WINDOW SCHEDULE

ID	TYPE	HEIGHT	WIDTH	GLAZING	NOTE
W01	Awning & Fix	1457	2410	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W02	Sliding	1200	2050	Clear	
W03	Awning	1200	610	Clear	
W04	Sliding	1200	1810	Clear	
W05	Awning & Fix	1200	1810	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W06	Awning & Fix	1200	1810	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W07	Sliding	1200	1810	Clear	
W08	Awning	1200	610	Clear	
W09	Awning	600	610	Clear	
W10	Awning	600	850	Clear	
W11	Awning	600	1450	Clear	
W12	Awning	1457	610	Clear	
W13	Awning	1457	850	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W20	Sliding	600	1450	Clear	
W21	Awning	600	610	Obscure	
W22	Awning	1030	850	Clear	
W23	Awning	600	1200	Clear	
W24	Awning	600	1200	Clear	
D01	Hinged Door	2100	900	Clear	
D02	Hinged Door	2100	900	Clear	Outward opening

- Double glazing aluminum frame (TBC)
- Fly Screen
- BAL rate TBC
- All window/door measurements to be verified on site prior to ordering



PROPOSED SOUTH ELEVATION

Yukari Asada 028094696 21 Panoramic Dr Kingston 0474 203 209	CLIENT	BIANCA & PETER		DRAWING	PROPOSED ELEVATIONS (W & S)	
	ADDRESS	77 WATSONS ROAD		SCALE: A3	REVISION	DRAWING NO.
		KETTERING		1:100	E	A-08
				PROJECT NO.	DATE	
				26098	13.04.2026	





SCHEDULE OF REQUIREMENTS FOR BAL-19

ALL WORKS ARE TO COMPLY WITH THE DIRECTOR'S DETERMINATION -"REQUIREMENTS FOR BUILDING IN BUSHFIRE-PRONE AREAS (TRANSITIONAL)"v2.3 (DIRECTOR'S DETERMINATION)

AVAILABLE AT www.cbos.tas.gov.au (Resources and tools>Building and trade forms, publications and reports>Building in Hazardous Areas Determinations)



HAZARD MANAGEMENT AREA (REFER TO GUIDE TO HAZARD MANAGEMENT AREA ATTACHED)

CONSTRUCTION

TO COMPLY WITH THE PROVISIONS OF THE DIRECTOR'S DETERMINATION. HABITABLE BUILDINGS AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED & CONSTRUCTED TO COMPLY WITH AS 3959:2018 SECn 3 & SECn 6 FOR BAL-19 REQUIREMENTS. HOWEVER, NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS MORE THAN 6m FROM A HABITABLE BUILDING OR IF FIRE SEPARATED PER AS 3959 cl. 3.2. CONSTRUCTION REQUIREMENTS APPLY TO NEW WORKS ONLY. HIGHER LEVELS OF CONSTRUCTION ARE ENCOURAGED.

VEHICULAR ACCESS

DIRECTOR'S DETERMINATION (cl.4.2 & TABLE 4.2) TO BE TO WITHIN 90m FROM THE FURTHEST PART OF THE BUILDING AS A HOSE LAY. THERE ARE NO SPECIFIC ACCESS REQUIREMENTS WHERE ACCESS LENGTH IS <30m or ACCESS IS NOT REQUIRED FOR A FIRE APPLIANCE TO ACCESS A FIREFIGHTING WATER POINT. WHERE >30m, IN LENGTH or ACCESS IS FOR A FIRE APPLIANCE TO A FIREFIGHTING WATER POINT, ACCESS TO BE:
 -ALL WEATHER CONSTRUCTION
 -LOAD CAPACITY OF MIN. 20 TONNES, INCL BRIDGES & CULVERTS
 -MIN. CARRIAGEWAY WIDTH OF 4m (TRAFFIC LANE WIDTH OF 3m + SHOULDER WIDTH OF 0.5m EA. SIDE)
 -MIN. VERTICAL CLEARANCE OF 4m.
 -MIN. HORIZONTAL CLEARANCE OF 0.5m FROM THE EDGE OF CARRIAGEWAY.
 -MAX. CROSSFALL OF 5%
 -DIPS MAX. OF 12.5% ENTRY & EXIT ANGLES.
 -MIN. CURVE INNER RADIUS OF 10m.
 -MAX. GRADIENT OF 15%/28% FOR SEALED & 10%/18% FOR UNSEALED &
 -END WITH A TURNING AREA FOR FIRE APPLIANCES OF A MIN. 10m OUTER RADIUS TURNING CIRCLE, ACCESS ENCIRCLING THE BUILDING OR A "T"or"Y" TURNING HEAD 4m WIDE & 8m LONG.

WATER SUPPLY (for FIREFIGHTING)

DIRECTOR'S DETERMINATION. (cl. 4.3 & TABLE 4.3B) THE FURTHEST PART OF THE BUILDING AREA TO BE PROTECTED MUST BE WITHIN 90m (HOSE LAY) OF A CONNECTION TO A STORED WATER SUPPLY IN A TANK, SWIMMING POOL, DAM OR LAKE AVAILABLE FOR FIREFIGHTING PURPOSES AT ALL TIMES WHICH HAS A CAPACITY OF AT LEAST 10,000L FOR EACH HABITABLE BUILDING. THIS 10,000L IS NOT TO BE USED FOR FIREFIGHTING SPRINKLER SYSTEMS. TANKS ARE TO BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTIBLE MATERIAL IF ABOVE GROUND UNLESS SHIELDED IN ALL DIRECTIONS PER SECn.3.5 AS 3959 WITH THE LOWEST 400mm EXTERIOR OF THE TANK PROTECTED BY METAL, NON-COMBUSTIBLE MATERIAL OR MIN. 6mm FIBRE-CEMENT.

FITTINGS, PIPEWORK & ACCESSORIES, INC. STAND & SUPPORTS:

FITTINGS & PIPEWORK MUST BE BURIED TO A MIN. DEPTH OF 300mm PER 5.23 AS/NZS 3500.1 2003 OR BE METAL OR LAGGED WITH A NON-COMBUSTIBLE MATERIAL IF ABOVE GROUND, HAVE A MIN NOMINAL INTERNAL DIA. OF 50mm, BE FITTED WITH A VALVE OF MIN. INTERNAL DIA. OF 50mm & BE PROVIDED WITH A DIN or STANDARD FORGED STORZ 65 COUPLING WITH A SUCTION WASHER. THE COUPLING MUST BE ACCESSIBLE AT ALL TIMES & BE FITTED WITH A BLANK CAP & SECURING CHAIN OF MIN. 220mm LONG. ALTERNATIVELY, UNDERGROUND TANKS MAY HAVE AN OPENING IN THE TOP OF MIN 250mm DIA.

REMOTE OFFTAKES ARE TO BE VISIBLE, ACCESSIBLE, AT A HEIGHT OF 450-600mm ABOVE GROUND & BE PROTECTED FROM POSSIBLE DAMAGE. SIGNAGE FOR STATIC WATER CONNECTIONS ARE TO BE PERMANENTLY FIXED IN A VISIBLE LOCATION & COMPLIANT WITH: AS 2304-2011 Water storage tanks for fire protection systems; OR BE MARKED WITH THE LETTER "W", MIN 100mm HIGH IN UPPER CASE WITHIN A CIRCLE, BE OF FADE RESISTANT MATERIAL WITH WHITE REFLECTIVE "W" & CIRCLE ON A RED BACKGROUND. THE SIGN IS TO BE MIN. 400mm HIGH, WITHIN 1m OF THE CONNECTION & NOT IMPEDE ACCESS OR OPERATION. IT IS PREFERABLE THAT REMOTE OFFTAKES BE FROM A CHARGED LINE.

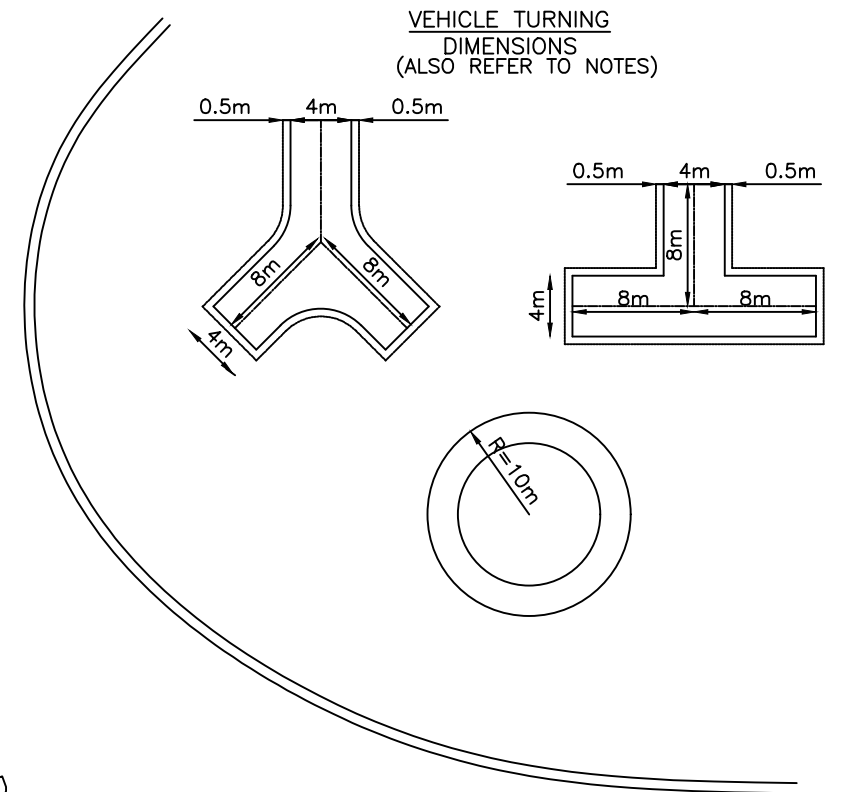
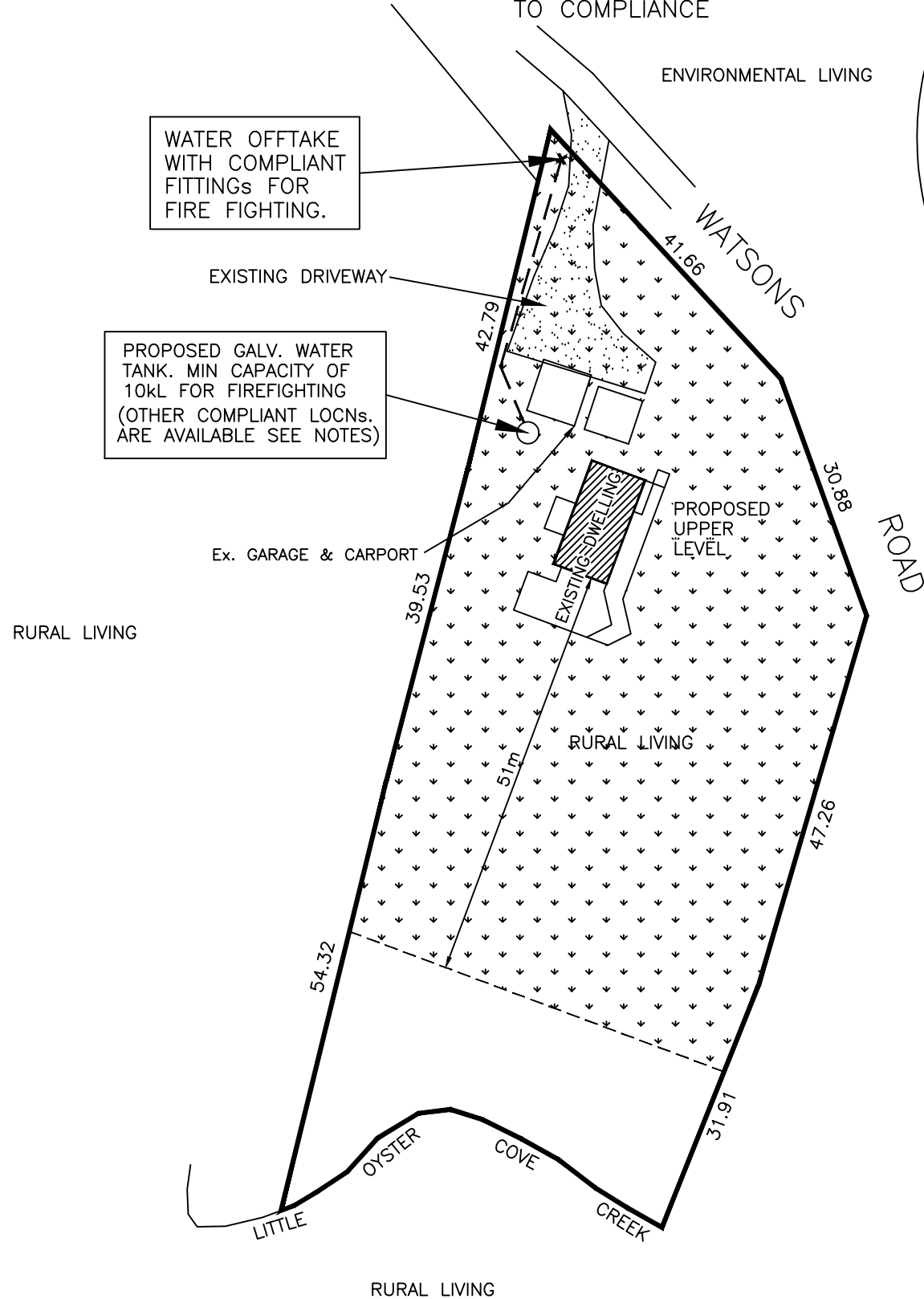
A CLEAR PATHWAY FOR THE HOSE LAY FROM THE WATER CONNECTION POINT TO ALL PARTS OF THE BUILDING TO BE PROTECTED IS TO BE MAINTAINED AT ALL TIMES. A HARDSTAND AREA FOR FIRE APPLIANCES OF MIN 3m WIDE, 6m LONG OF THE STANDARD OF, & CONNECTED TO THE ACCESS CARRIAGEWAY IS TO BE PROVIDED. IT IS TO BE MAX. 3m HOSE LAY FROM THE WATER CONNECTION, INCLUDING THE MINIMUM LEVEL OF DAMS, SWIMMING POOLS ETC. & MIN. 6m FROM THE BUILDING AREA TO BE PROTECTED.

KINGBOROUGH INTERIM PLANNING SCHEME 2015

RURAL LIVING
 BUSHFIRE-PRONE AREA
 BIODIVERSITY PROTECTION AREA
 LANDSLIDE HAZARD AREA (PART)
 WATERWAY & COASTAL PROTECTION AREA (PART)

VEHICLE TURNING ONTO PROPERTY TO BE IMPROVED TO COMPLIANCE

APPENDIX C (1 of 4)



WATER OFFTAKE WITH COMPLIANT FITTINGS FOR FIRE FIGHTING.

PROPOSED GALV. WATER TANK. MIN CAPACITY OF 10KL FOR FIREFIGHTING (OTHER COMPLIANT LOCNS. ARE AVAILABLE SEE NOTES)

Ex. GARAGE & CARPORT

RURAL LIVING

ENVIRONMENTAL LIVING

LOT 1
 D72568
 5,337m²
 CT 72568-1
 PID 5796159

BAL-19

BUSHFIRE HAZARD MANAGEMENT PLAN

TO BE READ IN CONJUNCTION WITH BUSHFIRE ASSESSMENT REPORT BY G J WILLIAMS DRAFTING SERVICE DATED 10th APRIL 2026 REF. No 792B

ALTHOUGH A COMPLIANT WATER SUPPLY FOR FIREFIGHTING, VEHICLE HARDSTAND AREA AND VEHICLE TURNING LOCATIONS HAVE BEEN SHOWN, OTHER LOCATIONS & CONFIGURATIONS MAY BE AVAILABLE FOR COMPLIANCE. (REFER TO SCHEDULE OF REQUIREMENTS) ANY ALTERNATIVE ARRANGEMENT MUST BE CHECKED WITH THE BUILDING SURVEYOR BEFORE PROCEEDING.

THIS FORMS AN INTEGRAL PART OF THE BUILDING APPROVAL DOCUMENTATION. ENSURE ALL RELEVANT CONSULTANTS & CONTRACTORS ARE PROVIDED WITH A COPY OF THIS PLAN & SUPPORTING REPORT.

G. J. WILLIAMS DRAFTING SERVICE
 ARCHITECTURAL, SURVEY & GENERAL DRAFTING
 BUILDING DESIGNER & BUSHFIRE HAZARD PRACTITIONER
 Gary Williams - Accreditation No.1110E & BFP-109 CATEGORY 2/SCOPE OF WORK: 1, 2 & 3A
 995 PELVERATA RD. PELVERATA. 7150 gjwdrafting@outlook.com.au
 MOBILE 0428 396 159 ABN: 87 756 789 831

PROPOSED ANCILLARY DWELLING FOR P.K. & B.M.E. BRENNAN 77 WATSON ROAD KETTERING

DRAWING No: 792B
 DATE: 10 APRIL 2026
 SCALE: @A3 1:750

GUIDE TO HAZARD MANAGEMENT AREA (HMA)

(THIS IS AN INTEGRAL PART OF THE BUILDING PERMIT DOCUMENTATION)

As per the Directors determination titled “Determination – Requirements for Building in Bushfire-Prone Areas”, the HMA

“means the area, between a habitable building or building area and 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.”

It is to provide a defensible space for the building from bushfires.

The potential outcome is to reduce the amount of sparks and embers reaching the building, reduce radiant heat and protect from direct flame attack.

The creation and maintenance of a HMA does not necessarily require the total removal of or lack of vegetation.

The HMA may be considered as two zones, being a Building Protection Zone (BPZ) and a Fuel Modified Buffer Zone (FMBZ).

The BPZ is that adjacent to the building that has little or no material available to burn. This can be achieved by non-flammable areas such as paths, driveways and low cropped lawns. It may include dams, vegetable gardens, wastewater treatment system (eg septic tank) effluent disposal areas plus radiant heat shields, ember traps and windbreaks such as masonry/stone walls or non-combustible fences.

Fire hazards such as wood/rubbish heaps and stored fuel should be removed from this area. Regular cleaning of roof gutters is required (installation of no-combustible leaf gutter guards should be considered).

A non-combustible perimeter path around the building should be considered. Avoid planting shrubs against the building walls and decks or near windows and glass doors. Avoid high flammability plants and consider low-flammability plants (refer Tasmania Fire Service www.fire.tas.gov.au or phone 1800 000 699).

The FMBZ, still being part of the HMA, is an area further out from the building than the BPZ and is such that fine fuels are removed and larger fuels are strategically modified to reduce the intensity of an approaching bushfire.

This can potentially be achieved by separation of vegetation, both vertically and horizontally. Clumps of vegetation should be separated by open areas with minimal ground litter and fine fuels, rather than a continuous wall.

Trees should be such that there are areas of separation between the crowns. Retaining established trees can trap embers and reduce wind speed. Also create vertical separation by removing fine fuels between the ground and the tree canopy to at least 2 metres by pruning lower branches and shrubs and minimise ground litter.

Trees with smooth bark are less likely to catch fire and allow the fire to travel up the trunk to the canopy.

Consideration should be given to the removal or modification of trees that are likely to fall or drop debris on the building. (Permits may be required. Check with the local authority before proceeding). The FMBZ can include low cropped grass and cultivated areas such as orchard, vineyards etc.

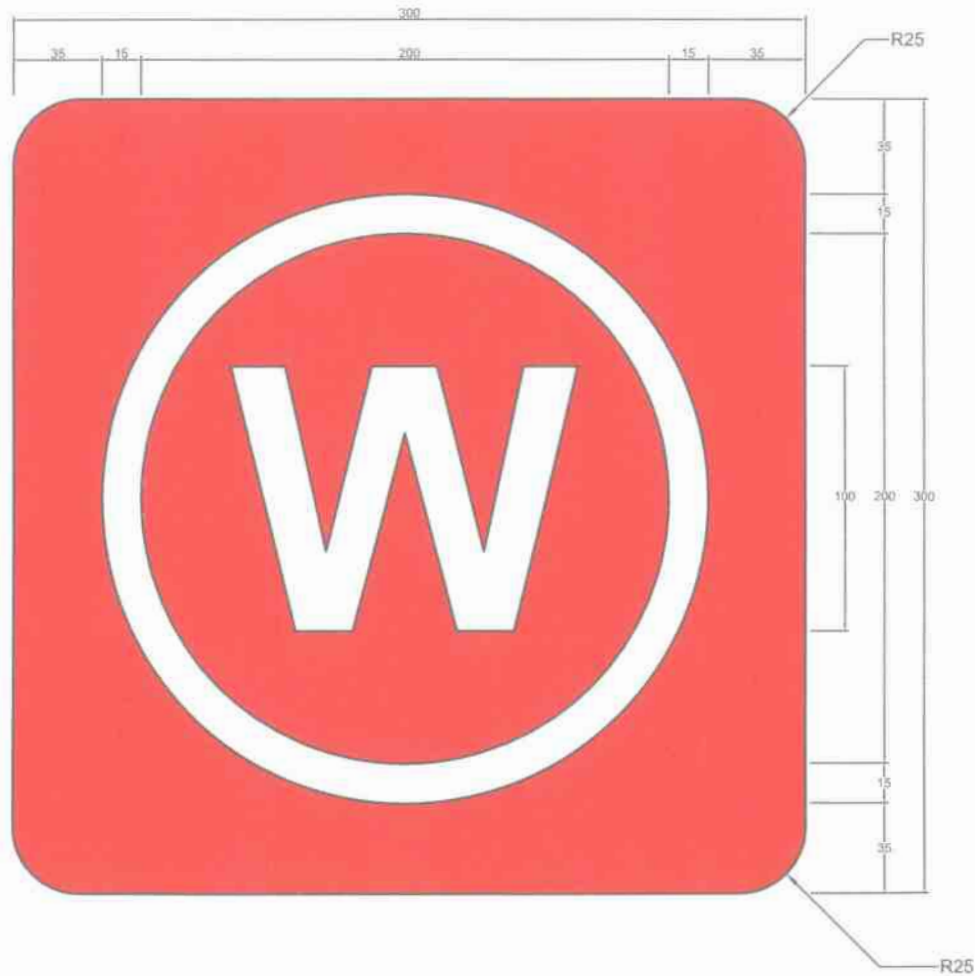
The slope of the land of the HMA (being the BPZ and FMBZ) has a bearing on its design and layout as fire tends to travel faster up slopes.

Consideration should also be given to the location of Class 10 buildings (non-habitable buildings such as sheds, detached garages and carports etc). These need to be positioned at an absolute minimum of 6 m from the habitable building unless built to the same assessed Bushfire Attack Level (BAL) construction requirements as that of the habitable building as prescribed in AS 3959. The HMA/BPZ may need to be extended accordingly.

The HMA should be created and maintained all year round for the life of the development. This is the responsibility of the developer/owner at the time.

Further information may be obtained from Tasmania Fire Service (TFS) at www.fire.tas.gov.au or ph 1800 000 699.

Appendix C (4 of 4)

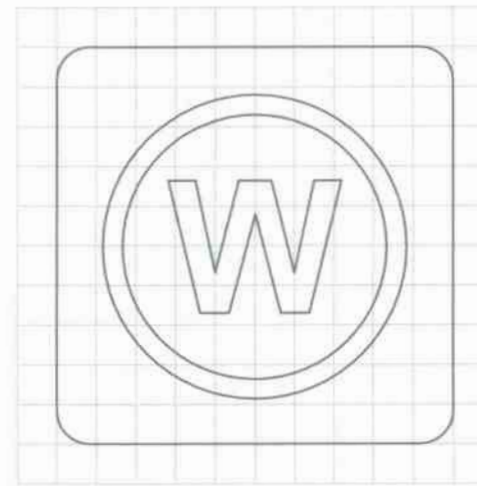


OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5
 SURFACE AREA OF SIGN (sq m) : 0.0895

LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH AS2700,
 WITH A RETROREFLECTIVE SURFACE FINISH
 BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCORDANCE WITH AS2700

FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO
 TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL
 REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES



GRID MODULE X = 30mm Y = 30mm



ISSUE	APPR'D	DATE	AMENDMENT
A			
B			
C			
D			

NOTES			
- all dimensions are in mm			
- written dimensions take precedence over scaled measurements			
DRWN	WH	APPR'D	CC
DATE		2/2/2017	

TITLE			
TASMANIA FIRE SERVICE WATER SUPPLY SIGN			
FILE	BPP	DWG NO	TFS-WS01
SCALE			1:2

SEARCH OF TORRENS TITLE

VOLUME 72568	FOLIO 1
EDITION 3	DATE OF ISSUE 01-Feb-2021

SEARCH DATE : 11-Feb-2026

SEARCH TIME : 02.13 pm

DESCRIPTION OF LAND

Parish of CONINGHAM, Land District of BUCKINGHAM
 Lot 1 on Diagram [72568](#) (formerly being 148-7D)
 Derivation : Part of Lot 5160 Gtd. to R. Armstrong.
 Prior CT [2264/38](#)

SCHEDULE 1

[M860756](#) TRANSFER to BIANCA MAY EVELYN BRENNAN and PETER
 KENNETH BRENNAN Registered 01-Feb-2021 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[E246722](#) MORTGAGE to National Australia Bank Limited
 Registered 01-Feb-2021 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

E443173 MORTGAGE to Commonwealth Bank of Australia Lodged
 by DYE & DURHAM (CBA) on 05-Jan-2026 BP: E443174
 E443174 DISCHARGE OF MORTGAGE [E246722](#) Lodged by DYE & DURHAM
 (CBA) on 05-Jan-2026 BP: E443174

D 148/7

C. Farnell runs

C.T. 211
127

DIAGRAM FROM ACTUAL SURVEY

COUNTY OF BUCKINGHAM
PARISH OF CONINGHAM

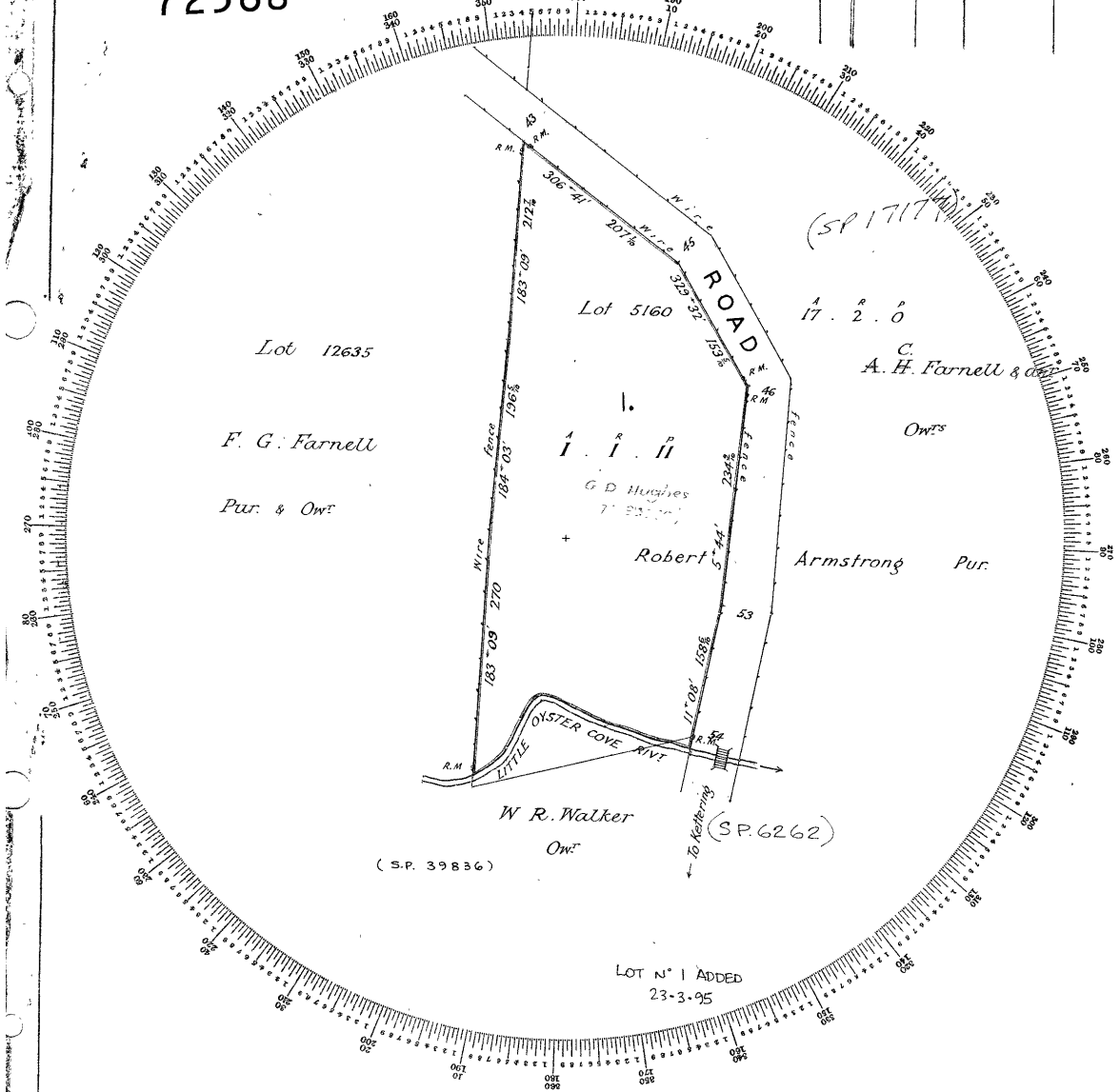


REGISTERED NUMBER
72568

Scale 1 chain to an inch.
(060938)

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM



To be filled in by Surveyor.

Date of Instructions

Survey commenced 27.10.41

Survey finished

Error of close 1 in

Plotted by [Signature]

Examined as to boundaries [Signature]

Mathematically checked [Signature]

Entered on Card by [Signature]

Dated this 30th day of October, 1941

I, Redvers Allan Terry of Hobart
Authorised Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the by-laws of the Surveyors' Board, dated 1st May, 1913.

[Signature]
Authorised Surveyor.

Vegetation to the North



Looking Northeast



Looking North



Grassland to the South at 37m offset



Forest vegetation on embankment to the South



Vegetation on Creek Flats



Looking Northeast



Vegetation & water body to the East



Looking Southeast



Vegetation to the West



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 Management Plan by G.J. Williams Drafting Service (BFP-109) dated 10th April 2026
Bushfire Hazard Assessment Report v1.0 by G.J. Williams Drafting Service (BFP-109) dated 10th April 2026

Relevant calculations:

AS 3959:2018 – Method 1 BAL Assessment

References:

Building Regulations 2014/2016,
AS 3959:2018 Construction of Buildings in Bushfire-prone Areas
Director’s Determination – Requirements for Building In Bushfire-Prone Areas (transitional) v2.3 & National Construction Code H7D4.

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

The proposed building work – if designed & constructed in accordance with the Bushfire Hazard Management Plan referred to in this certificate, will comply with the acceptable Deemed-to-Satisfy requirements of the Director’s Determination – Requirements for Building in Bushfire-Prone Areas (transitional) v2.3.
The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design & construction is – **BAL-19**

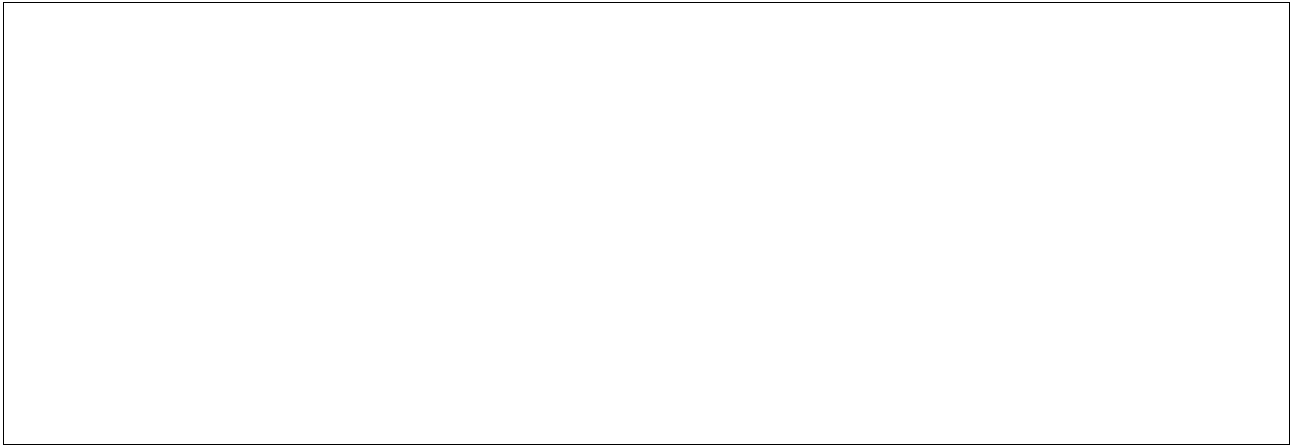
Scope and/or Limitations

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 (transitional) v2.3.
2. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependant of their correct implementation and maintenance for the life of the development.
3. No guarantee can be provided that the building work will survive every bushfire event.

The assessment only deals with the potential bushfire risk. All other assessments, statutory or otherwise are outside the scope of this evaluation.

The assessment is relevant at the time it was undertaken and cannot be relied upon for future development.

Impacts of land rezoning, future development & vegetation growth have not been considered.



I certify the matters described in this certificate.

Qualified person: *Signed:* *Certificate No:* *Date:*



792B

10/4/2026