



-  BUSHFIRE SITE ASSESSMENTS
-  BUSHFIRE REPORTS
-  HAZARD MANAGEMENT PLANS

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## BUSHFIRE ASSESSMENT

Client	Liz & Damian McNally	Volume/Folio Number	185926/11
Site	77 Incana Road Margate, Tas, 7054	PID	9061808
Report By	Jason Van Zetten	Accreditation	BFP113
Date	23 June 2026	Job Reference	8384



## Introduction

The proposal is for a new residence and standalone garage to be located on a site known as 77 Incana Road, Margate.

## 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.

A BAL Report for the subdivision was carried out in March 2019. The overall area has considerably changed since then. It should be noted that this report has expired as it is now greater than 6 years old. The BAL Report for the subdivision did not have a Form\_55 attached.

The report is unclear on how it meets the intention of the Director's Determination. It should be noted that there have been many revisions of the Director's Determination since this Report. It is the intention of the author to meet both the Transitional and the Non-Transitional Director's Determination to ensure longevity of this Report.

### 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
<b>A</b>	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>B</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.
<b>C</b>	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.
<b>D</b>	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.
<b>E</b>	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.
<b>F</b>	New buildings or additions and alterations to buildings associated with the use, handling, generation or	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:

	storage of a hazardous chemical or explosive.	(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
<b>G</b>	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: 77 Incana Rd Margate TAS 7054**

**Property Type:** Primary

**Property Identification Number (PID):** 9061808

**Certificate of Title Reference (Volume/Folio):** 185926/11

**Total Area:** 1177 sqm

**Locality:** Margate

**Municipality:** Kingborough

**Planning Scheme:** Interim Planning Scheme

**Planning Zones:** 12.0 Low Density Residential

**Planning Code Overlay:** Bushfire Prone Areas, Biodiversity Protection Area

The site is a 1177sqm lot which is located in a recently constructed subdivision known as Incana Road. The Subdivision is a mix of recently constructed dwellings and managed grassland lots. The site is predominantly surrounded by residential uses with North West Bay around 100m to the East and residential Margate extending around 500m North and around a kilometre West. Grassland and larger lifestyle lots extend around 500m South.

At the time of inspection, the site was managed grassland.

To the North of the site are residential dwellings extending North over residential Margate, predominantly managed, for around 500m. Note much of this land is not mapped bushfire. Beyond this larger lifestyle lots extend to Dru Point Bicentennial Park with North West Bay around 1km from the works.

To the East of the works are neighbouring managed residential lots extending around 80 metres to The Esplanade which extends through to North West Bay around 100m from the works.

To the South of the works (being 7 metres from the shed to the boundary), is a neighbouring unmade road with a large gravel turning area, and some trees extending around 30m to a large adjacent shed. Beyond this to the South, is a mix of woodland and grassland existing across lifestyle lots with partially managed areas for around 200m to the South. Note: a grassland paddock exists around 20m South West of the shed with unmanaged grassland extending across this paddock for around 200m. Beyond this another grassland paddock extends to a commercial area around 500m from the site.

To the West of the site are other vacant blocks extending across Incana Road for around 90m where residential uses, predominantly managed, extend for around 1km through to the Channel Highway. Note: to the South West of the unmade portion of road, beyond the rear boundary of neighbouring lots, is a strip of land that is a mix of larger trees, small area of scrub and a walking track which accesses the local foreshore.



## 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	N/A	Managed foreshore	Grassland	Managed residential uses
Excluded	Managed residential uses	Managed residential uses	Managed gravel turning area and adjacent shed	Managed residential lots less than 1500sqm
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	100+ metres	100+ metres	Nominal 14 metres to the South West	100+ metres
Distance Required for Onsite Bushfire Hazard Management	Entire lot	Entire lot	Entire lot	Entire lot
Likely direction of bushfire attack	North	East	South	West
Prevailing winds	North	East	South	West
BAL Value (FDI 50)	BAL – Low	BAL – Low	BAL – 12.5	BAL – Low

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.



## Water Supply for Fire Fighting

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A fire hydrant exists around 40 metres from the front of the lot, on the North side of Incana Road, on the nature strip of number 71, providing a full 120 metre hose lay over the site, in line with The Director's Determination – Bushfire Hazard Areas: Table 3A – Requirements for Reticulated Water Supply for Firefighting.

## Requirements for Property Access

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Access is via an existing crossover in Incana Road which is less than 30 metres in length. The Building Act 2016 Directors Determination – Bushfire Hazard Areas, states that for property access length that is less than 30 metres, there are no specific design or construction requirements.

## Opportunities & Constraints

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1. Vacant sites to the East are deemed low threat as they are zoned residential and less than 1500sqm in site in line with Tasmania Fire Service Directives.
2. Residential lots with dwellings to the North and East are deemed managed.
3. Much of the land to the North and the West is not mapped bushfire.
4. The lot itself is easy to maintain with modern gardening equipment.
5. The land on the gravel roadway to the South is a mix of managed areas surrounding the adjacent shed, a large gravel and hardstand turning area and gravel path / walkway with some large trees and scrub for a distance of at least 14m from the shed, it is considered that this land be deemed low threat. Beyond this grassland has been adopted as the key vegetation.
6. It is considered that the area surrounding the site has changed significantly since the prior bushfire report was carried out.
7. There is no requirement for the owners to manage land beyond their site.
8. The distance required to the east and west to achieve a BAL 12.5 classification is 16 metres. The neighbouring dwellings on each side provide at least 27 metres of low threat classification to 2.2.3.2 (e) and (f) and the minimum 16 metre requirement is within this dimension. Therefore, the hazard management area is to the boundary.



## Conclusion

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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.

Firstly, a Subdivision Report that was prepared in 2019 for the entire subdivision is now out-of-date. The lots surrounding the site have changed considerably since that report was written. The previous report was prepared for an entire subdivision where as this Report has been prepared specifically for this site. The outcome of this Report complies with the Director's Determination Bushfire Prone Areas both Transitional and the latest Version to ensure this report carries through with the site when the Planning Scheme changes. The outcome of this Report meets both versions of the Director's Determination.

After consideration of the site and the attached architectural plans of the dwelling and shed it is deemed a BAL – Low classification can be adopted to the North, East and West where low threat features exist including adjacent dwelling with managed gardens, roads, neighbouring lots which are less than 1500sqm and predominantly managed and areas of non-mapped bushfire Prone Areas for a distance of at least 100m.

To the South of the site is a different scenario where a thin strip of vegetation which extends over an unmade council road has a mix of managed and unmanaged features. Due to the narrow nature of this area it is deemed a grassland classification be adopted which is the predominant feature to the South.

On this basis with the distance from the Southern most point of the shed exceeding 14m, a BAL-12.5 classification can be adopted. Note: the Australian Standard requires the building to be constructed to the highest BAL Rating which in this case is 12.5. Therefore, this dwelling and shed can be constructed 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 set out 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

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This is not a Vulnerable or Hazardous use as described in the Tasmanian Planning Scheme and therefore EMS is not required.

## Bushfire Emergency Plan

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This report is for a residential dwelling Class 1a and therefore a BEP is not required. Based on information provided there is no intention to modify the use to a Class 1b, i.e., short-term accommodation.



# 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.

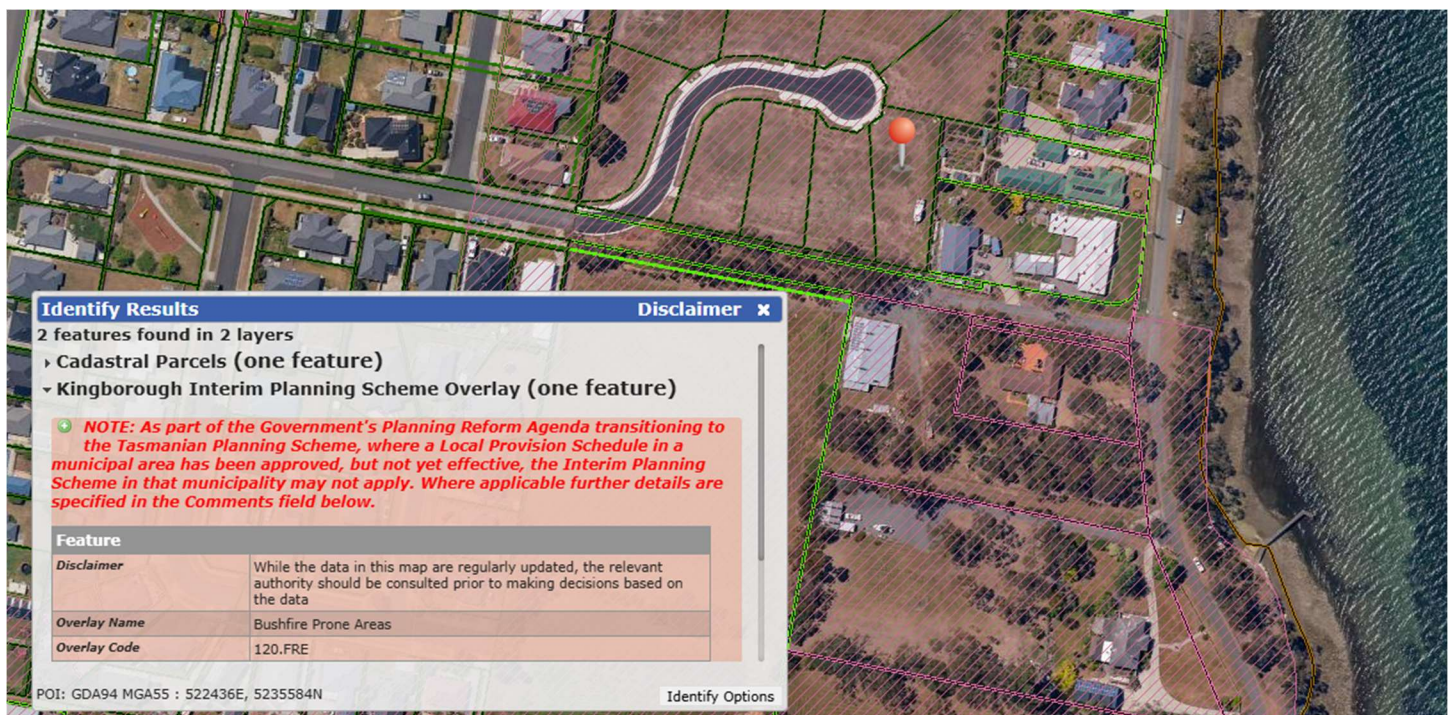
The **highlighted area** is required to be maintained as per the plan and in line with AS3959/2018.

## 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.

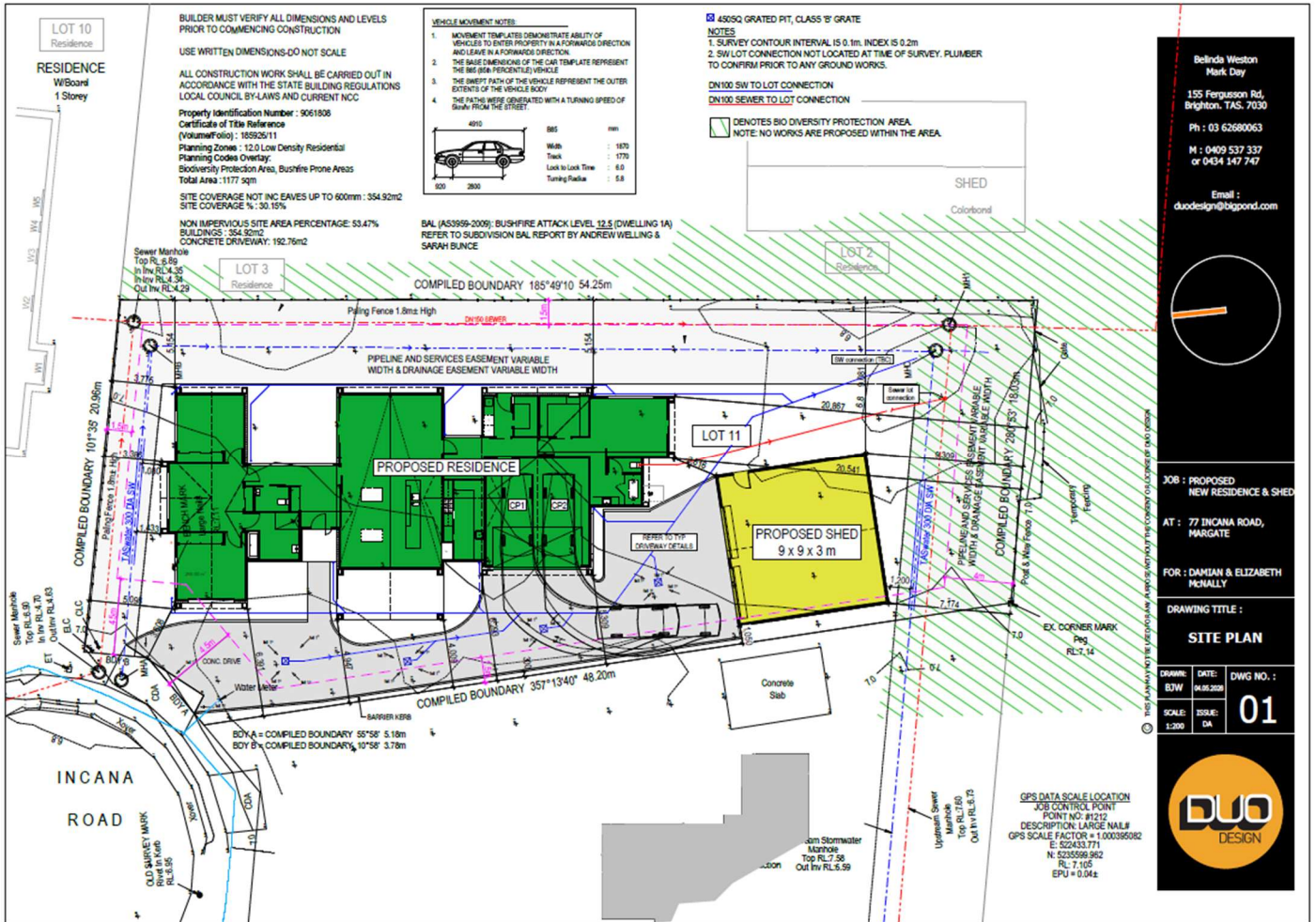


## Appendix 1: General Overview of Bushfire Attack Level Classifications

<p><b>BAL – LOW</b></p>	<p><b>The risk is considered to be VERY LOW.</b> There is insufficient risk to warrant any specific construction requirements but there is still some risk.</p>
<p><b>BAL – 12.5</b></p>	<p><b>The risk is considered to be LOW.</b> 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/m<sup>2</sup>.</p>
<p><b>BAL – 19</b></p>	<p><b>The risk is considered to be MODERATE.</b> 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/m<sup>2</sup>.</p>
<p><b>BAL – 29</b></p>	<p><b>The risk is considered to be HIGH.</b> 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/m<sup>2</sup>.</p>
<p><b>BAL – 40</b></p>	<p><b>The risk is considered to be VERY HIGH.</b> 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/m<sup>2</sup>.</p>
<p><b>BAL – FZ</b></p>	<p><b>The risk is considered to be EXTREME.</b> 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/m<sup>2</sup>.</p>



# Appendix 2 – plan as provided by client

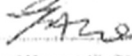


## Appendix 3 – extract of previous Bushfire Report

Certificate No. 20026624 - Continued  
Property Address: 77 QUINCE PLACE, MARGATE TAS 7054

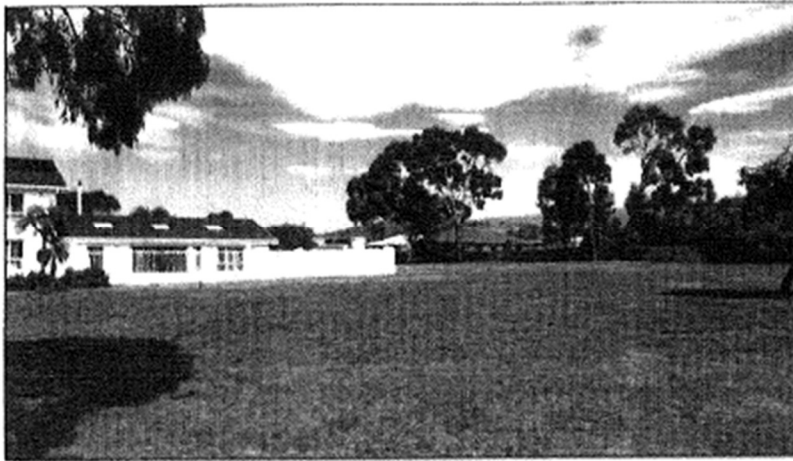
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Certified copy of original agreement

  
General Manager, Hobart City Council

### Bushfire Hazard Report

For proposed 14 Lot subdivision and boundary adjustment at 137 Beach Road  
and 60 & 62 Esplanade, Margate.



Landowner: J.R. and G.W. Mannering

Prepared by: Andrew Welling and Sarah Bunce

Date of Assessment: 4<sup>th</sup> March 2019

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Document Set ID: 4636825  
Version: 1, Version Date: 22/07/2025

On Site Assessment Report for 14 Lot Subdivision of 117 Beach Road, Northcote, Auckland, 2018  
 Richard Morgan, Registered Geologist

Direction of slope	North	East	South	West
Distance to classified vegetation	>100 m	>100 m	>50 m	>100 m
Effective slope under vegetation	Across slope	Downslope >0.5°	Across slope	Upslope
Exclusions <sup>^</sup>	(e) (f)	(e) (f)	(e) (f)	(e) (f)
Current BAL value for each side of the site	BAL Low	BAL Low	BAL Low	BAL Low
<b>Proposed Lots 6, 11 to 14</b>				
Vegetation Classification <sup>^</sup>	MANAGED LAND	MANAGED LAND	GRASSLAND	MANAGED LAND
Distance to classified vegetation	>100 m	>100 m	0 m	>100 m
Effective slope under vegetation	Across slope	Downslope >0.5°	Across slope	Upslope
Exclusions <sup>^</sup>	(e) (f)	(e) (f)	NA	(e) (f)
Current BAL value for each side of the site	BAL Low	BAL Low	BAL FZ	BAL Low
Separation distances to achieve BAL-12.5	NA	NA	14- <50 m	NA
Separation distances to achieve BAL-19	NA	NA	10- <50 m	NA
<b>Proposed Lot 5 – Existing House</b>				
Vegetation Classification <sup>^</sup>	MANAGED LAND	MANAGED LAND	GRASSLAND	MANAGED LAND
Distance to classified vegetation	>100 m	>100 m	>100 m	>100 m
Effective slope under vegetation	Across slope	Downslope >0.5°	Across slope	Upslope
Exclusions <sup>^</sup>	(e) (f)	(e) (f)	NA	(e) (f)
Current BAL value for each side of the site	BAL Low	BAL Low	BAL Low	BAL Low

NA: Not applicable



## Appendix 4: Photos





