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Bushfire Hazard Report
1 Lot Subdivision, Margate

Client: David Russell

Prepared by: Andy Welling BFP-135

2 June 2026 (v3.0)

Contents

Executive summary

This bushfire hazard report for a new 1 lot subdivision at 670 Van Morey Road, Margate (Title References: 128062/1) meets the requirement of a subdivision application within a bushfire prone area under the Kingborough Interim Planning Scheme 2015, E1.0 Bushfire Prone Areas Code (the Code).

The Code requires a new subdivision to achieve a minimum BAL 19 rating for all future habitable buildings on the newly formed lots. To illustrate the bushfire hazard management and protection measures needed to achieve the rating, a Bushfire Hazard Management Plan (BHMP) is also required by the Code.

Based on the Bushfire Hazard Management Plan (BHMP), neighbouring land uses and separation distances to classified vegetation, the assessment has determined that a new habitable building within the designated building areas on lot 1 will be able to achieve BAL-19 provided the following conditions are achieved:

- Building area is designated for the proposed new lot as indicated on the BHMP.
- The Hazard Management Areas (HMA) around the existing dwelling on the balance lot must be maintained to achieve the BAL 19 separation distances of 41 m to the north, 34 m to the east, 23 m to the south and 27 m to the west as a minimum.
- The HMA around the new building area on the proposed new lot is be established at the time of development of dwelling and maintained to achieve BAL 19 separation distances of 41 m to the north (on downslope >10-15^{o}), 34 m to the east (on downslope >5-10^{o}), and 23 m to the south and west (upslope and across slope).
- A future habitable building (Class 1a building) on Lot 1 will comply with minimum construction standards for BAL 19 as per AS 3959 -2009 (Sections 3 and 6).
- Property Access to Lot 1 is >30m long and must comply with E1.6.2 and Table E2 Element B of the Code.
- Provision of fire-fighting water supply to the new lot must meet the requirements E1.6.3 and Table E5 of the Code for a static water supply for firefighting for future habitable building established on Lot 1.

Disclaimers

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.

Whilst measures outlined in this report are designed to reduce the bushfire risk to habitable buildings, due to the unpredictable nature of wildfires and impacts of extreme weather conditions, the survival of the structure during a fire event cannot be guaranteed

Planning Scheme provisions

This report and the attached Bushfire Hazard Management Plan (BHMP) address the requirements of the Code. In so doing, they define 'indicative building areas' which demonstrate the capacity of the proposed subdivision to support habitable buildings which can meet the requirements of BAL-19. 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 indicative building areas will:

- *satisfy all relevant provisions of the Scheme in respect of the current application for subdivision; or*
- *at the time of any future applications to build on lots arising from the subdivision, satisfy any relevant provisions of the planning scheme in force at that time.*

Australian Standards

AS3959 – 2009 Construction of Buildings in Bushfire-Prone Areas has recently been superseded by AS3959:2018. AS3959 2009 remains relevant for this report and will remain relevant until the planning scheme is updated to the Tasmanian Planning Scheme.

In respect of Bushfire Attack Level (BAL) determinations based on vegetation type and slope, the content of Table 2.4.4 in AS3959-2009 is the same as Table 2.6 in AS3959:2018. The new standard does include some changes to the description of 'low threat vegetation' and the Classification of Vegetation, but these changes do not materially affect the analysis contained in this report. As a result, to the best of the author's knowledge and understanding, the conclusions and prescribed separation distances contained in this report and the attached Bushfire Hazard Management Plan are consistent with the provisions of both AS3959-2009 and AS3959:2018.

Andrew Welling – ENVIRO-DYNAMICS

ACCREDITED BUSHFIRE ASSESSOR (BFP-135)

CERT No: ED1523 *DATE: 02/06/2026*

Signed

1 Introduction

The following bushfire hazard report has been developed as part of the planning requirements of the Kingborough Interim Planning Scheme 2015 and the E1.0 Bushfire-Prone Areas Code for subdivision of 1 lot located within a bushfire prone area. The Code requires that a new subdivision achieves a minimum BAL rating of BAL 19 for all future habitable buildings on newly formed lots within a bushfire prone area. Under the Code, development standards must be certified by the Tasmania Fire Service (TFS) or an accredited person.

This report provides an assessment of the Bushfire Attack Level (BAL) and outlines protective features and controls that must be incorporated into the design and layout of the subdivision to ensure compliance with AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.

1.1 Site details

Landowner: David Russell

Location: 670 Van Morey Road, Margate

Title reference: 128062/1 PID: 1805089

Municipality: Kingborough

Zoning: Environmental Living

Planning Scheme Overlays: Bushfire Prone Area, Scenic Landscape Area, Biodiversity Protection Area, Landslide Hazard Area and Waterway and Coastal Protection Area.

Date of Assessment: October 2025

Assessment Number: ED1523

1.2 Subdivision proposal

The proposed subdivision will see the formation of 1 new 2.133 Ha lot and a balance lot (24.32 Ha). The subdivision will be developed without staging. Refer to Appendix 2 for the subdivision plan (Appendix 1 - PDA Surveyors DWG 52360-DA-01-F).

1.3 Site description

The 26ha lot (CT: 128062/1) is situated on the mid to lower eastern slopes of the Snug Tiers approximately 6.7km from the township of Margate (Figure 1.). The land occupies a north to north east facing slope on the northern side of Van Morey Road. There is a small drainage line in the centre of the property which drains to Margate Rivulet at the bottom of the valley. The site is covered in intact native vegetation, apart from the area surrounding the existing residence and sheds and several fire trails occur around the dwelling and one traverses the western side of the site and provides bushfire access to Old Bernies Road. There is a power line easement along the eastern boundary (Figure 3). The elevation of the site ranges from 260 – 360 ASL. The geology of the site is dominated by mudstone with some dolerite extrusions.

The existing dwelling and proposed new lot are/will be serviced with power that runs along Van Morey Road. There is no reticulated water supply for the property.

Under the *Kingborough Interim Planning Scheme 2015*, the land is zoned as Environmental Living. The site is subject to several overlays including a Biodiversity Protection Area overlay, Scenic Landscape Area overlay and Bushfire-Prone Area overlay (LISTmap 2025) (Figure 2) which have been considered in the selection of the proposed habitable buildings site and the BAL assessment.

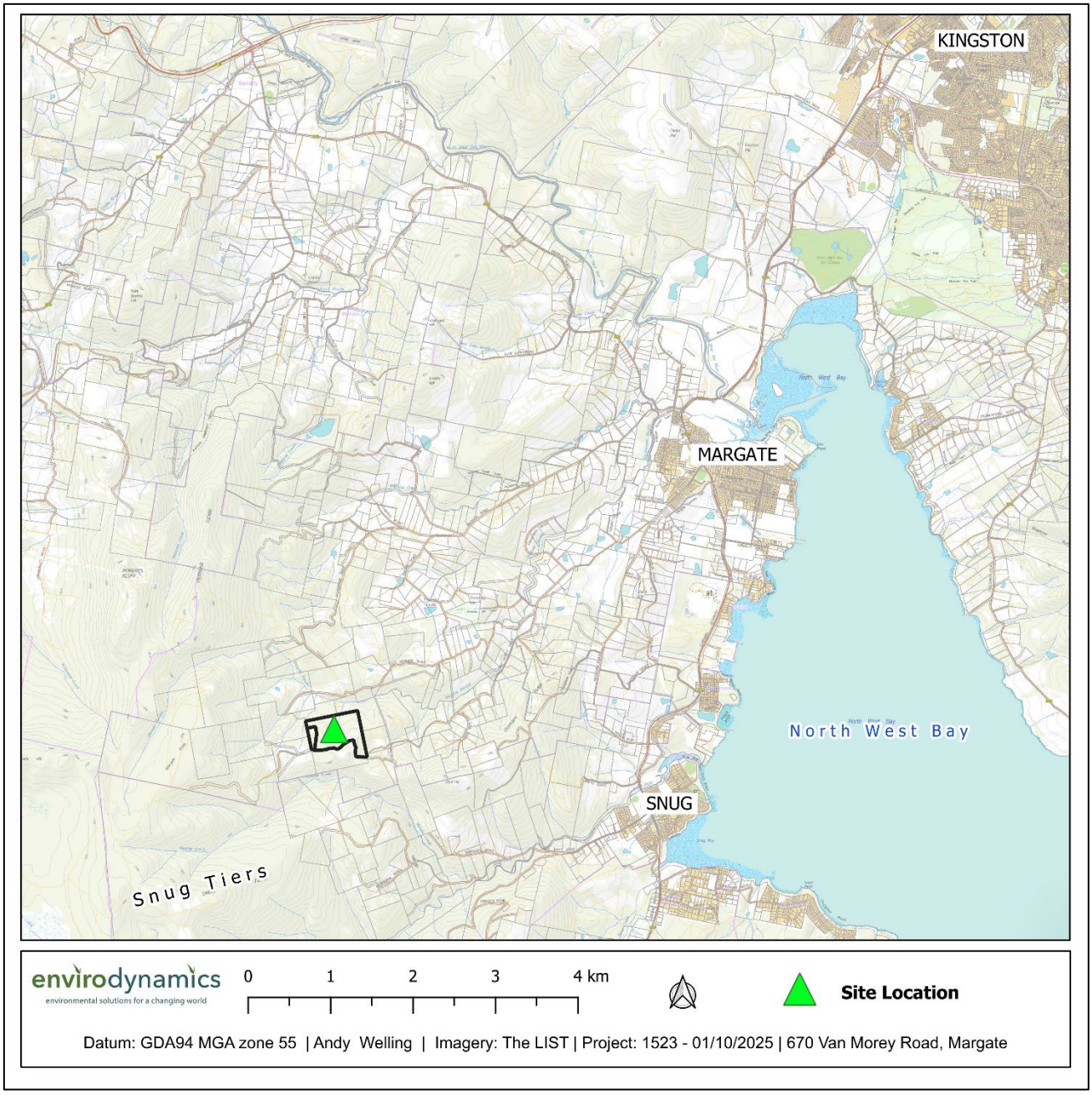

Figure 1: Site Location Plan (Image source: LISTmap 2025)

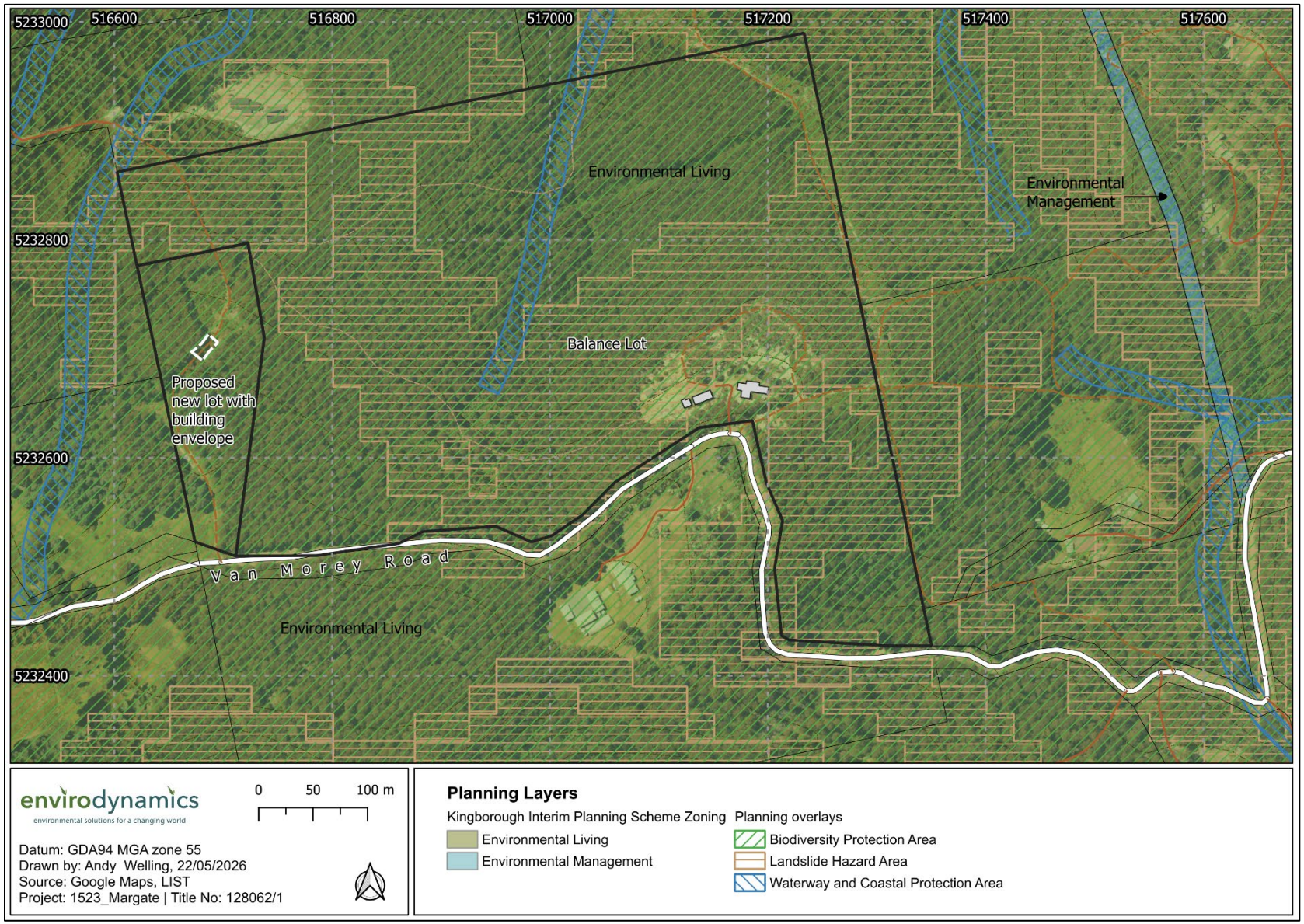

Figure 2: Site context and zoning map (Image source: LISTmap 2026)

2 Bushfire attack level assessment

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

Bushfire Hazard: Slope, forest 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 buildings is from the forest vegetation downslope from the north and west which are the prevailing wind directions. The site was impacted by the 1967 bushfires however there has been no recorded fire on the site since this event (TheLIST 2026). The closest recorded fire burnt along the northern and eastern boundaries of the site in 1994 (TheLIST 2026).

Fire Danger Index: FDI 50 (this index applies across Tasmania).

Vegetation & Slope: Forest occurs downslope to the north and east (>10 - 15 degrees) and across slope and upslope to the south and west around the proposed building envelope on the new lot. Forest occurs downslope from the existing dwelling with a significant area of managed vegetation surrounding the dwelling and sheds to the north, west and east. The slope under vegetation to the north west and east contributes to the risk of bushfire gaining speed from this direction during the fire season when prevailing winds are from the north and northwest.

Significant Natural Values:

No threatened flora species are known from the site (LISTmap 2025) or found during the natural values assessment (Enviro-dynamics 2026). The dominant vegetation community on the site is *Eucalyptus obliqua* forest over broad-leafed shrubs (WOB). This community is common and well reserved and not listed as a threatened vegetation community under Schedule 3A of the *Nature Conservation Act 2002*.

The vegetation contains scattered blue gums which provide a potential foraging habitat for the endangered swift parrot. The site is largely devoid of large trees which have hollows. Tasmanian devils and quoll species are likely to forage across the site and may den or shelter on site.

Refer to Table 1 for the summary of the BAL Assessment and Figure 3 for the BAL Assessment Area for the proposed habitable buildings.

Table 1 – Summary of Bushfire Site Assessment

Direction of slope	North	East	South	West
Lot 1 (Building envelope)				
Vegetation Classification [A]	MANAGED LAND A. FOREST	MANAGED LAND A. FOREST	A. FOREST	A. FOREST
Distance to classified vegetation	37 m	31 m	13 m	0 m
Effective slope under vegetation	>10 - 15°	>5 - 10°	Upslope	Across slope
Current BAL value for each side of the site	BAL - 29	BAL - 29	BAL - 40	BAL - FZ
Width of HMA to achieve BAL-19	41-<56 m	34-<46 m	23-<32 m	23-<32 m
Prescribed for BAL-19	**41 m**	**34 m**	**23 m**	**23 m**
Balance Lot (Existing dwelling)				
Vegetation Classification [A]	MANAGED LAND A. FOREST	MANAGED LAND A. FOREST	MANAGED LAND A. FOREST	MANAGED LAND A. FOREST
Distance to classified vegetation	76 m	38 m	24m	91 m
Effective slope under vegetation	>10 - 15°	>5 - 10°	Upslope	>0 - 5°
Current BAL value for each side of the site	BAL – 12.5	BAL - 19	BAL - 19	BAL – 12.5
Width of HMA to achieve BAL-19	41-<56 m	34-<46 m	23-<32 m	27-<38 m
Prescribed for BAL-19	**41 m**	**34 m**	**23 m**	**27 m**

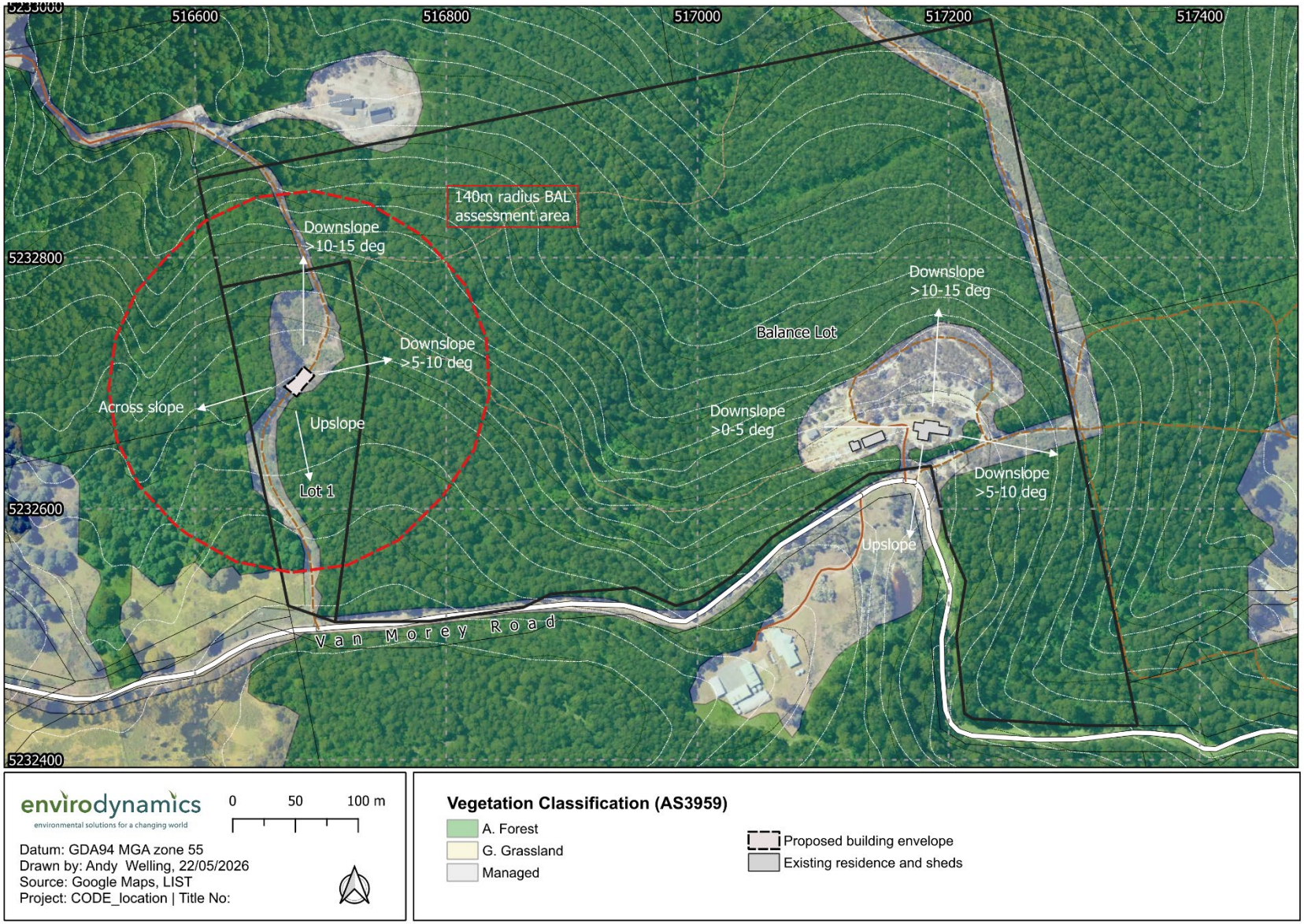

Figure 3: Aerial photo of site showing managed land and vegetation types within 140m radius BAL Assessment area, and slopes (refer to Appendix 1 for photos) (Image source: LISTmap 2026)

3 Bushfire protection measures

The site is within a Bushfire-Prone Area as defined by the Kingborough Interim Planning Scheme 2015. The forest vegetation requires ongoing management as it is recognised as having the potential to become an elevated bushfire risk.

As such, subdivision development at the site must meet minimum development standards. These development standards are set out under clause E1.6.1 of the code and include Provision of hazard management areas (HMA's) (E1.6.1), Public and firefighting access (E1.6.2) and Provision of water supply for fire-fighting purposes (E1.6.3). The subdivision development must comply with the following clauses of E1.0 – Bushfire-Prone Areas Code (shaded clauses in Table 2).

Table 2 – Compliance with E1.0

CLAUSE	ISSUE
E1.2	Application of Code
E1.3	Definition of terms in this Code
E1.4	Use or development exempt from this Code
E1.5	Use Standards
E1.5.1	Vulnerable Uses
E1.5.2	Hazardous Uses
E1.6	Developments Standards
E1.6.1	Subdivision: Provision of hazard management areas (HMA) for habitable buildings
E1.6.2	Subdivision: Public and fire-fighting access
E1.6.3	Subdivision: Provision of water supply for fire-fighting purposes

3.1 Compliance of existing habitable buildings

The existing pre-cast concrete dwelling on the prosed balance lot is surrounded by managed land. Cleared land surrounds the dwelling with separation distance equivalent or greater than BAL-19, BAL-12.5 or BAL-low ratings. The forest vegetation downslope of the dwelling (to north and east) is further managed with the understorey maintained in low fuel condition. There is a vehicle track around the edge of the intact forest (Appendix 1 Photo 3). The habitable building was constructed prior to the adoption of the Code and as such may not meet construction requirements of AS3959-2009. The building is however constructed from precast concrete with a metal roof and double-glazed windows and as such is likely to comply with BAL 19 construction standards. The proposed subdivision does not increase the risk to the existing dwelling as it is located at the other end of the lot and will not impact the management of forest around the dwelling or access to the dwelling.

3.2 Provision of Hazard management areas (Clause E1.6.1)

Bushfire hazard management areas (HMA) provide a cleared space between buildings and the bushfire hazard. Any vegetation in this area needs to be strategically modified and then 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, to reduce the radiant heat at the building, and to halt or check direct flame attack.

Further information on the maintenance of the equivalent 'defendable space' is provided on the Tasmania Fire Service website e.g. 190341 TFS Building for Bushfire_Hazard Management Area_5 July.pdf.

The current conditions and the compliance of the proposed new lot affected by potential bushfire-prone vegetation is described below.

The Code requires the HMA to be contained within the development site or a formal agreement entered with the owner of any adjoining land that needs to be managed as part of the HMA. The proposed subdivision does not rely on management of land external to the site.

3.2.1 Requirements

To comply with Acceptable solutions under E1.6.1 – A1. Acceptable solutions A1 the plan of subdivision must:

- show building areas* for each lot
- indicate HMAs which separate building areas from bushfire prone vegetation with separation distances required for BAL 19 as a minimum as per Table 2.4.4 of AS 3959-2009 Construction of Buildings in Bushfire Prone Areas,
- where an existing habitable building occurs on a proposed subdivision, the subdivision will not result in an increase in the bushfire risk to the existing habitable buildings, and
- provide protection for lots at any stage of a staged subdivision

* Refer to disclaimer re setback requirements for planning.

3.2.2 Current conditions

- 670 Van Morey Road contains an existing pre-cast concrete house and metal cad sheds surrounding by forest vegetation tit he north east and west. Managed land in the form of a power line easement, Van Morey Road and adjoining residence occurs to the south.
- The area where the lot is to be located contains an existing area of cleared land on a flat part of the proposed lot (cleared without valid permit). The remainder of the lot contains forest vegetation. There is a formed gravel access road to the cleared area which was formed by TFS as a linking fire trial between Van Morey Road and Old Bernies Road (road considered to be lawfully cleared land). This fire trial was recently reinstated as part of works carried out to support the fighting of a major fire in the Snug Tiers in January 2025.

3.2.3 Compliance

- The proposed subdivision does not result in an increased fire risk to the existing dwelling as the lot is some distance away from the existing dwelling.
- The new lot has a designated building area which is located entirely within existing cleared land (fire trail).
- The HMA around the existing dwelling on the balance lot must be maintained to achieve the BAL 19 separation distances of 41 m to the north, 34 m to the east, 23 m to the south and 27 m to the west as a minimum.
- The HMA around the new building area on the proposed new lot is be established at the time of development of dwelling and maintained to achieve BAL 19 separation distances of 41 m to the north (on downslope >10-15^{o}), 34 m to the east (on downslope >5-10^{o}), and 23 m to the south and west (upslope and across slope).

- Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future and existing habitable buildings from direct flame contact and intense radiant heat. All grass or vegetation must be kept short (<100 mm) within the HMA. 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 provided there is minimum 6 m 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 buildings 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).

3.2.4 Staging requirements

The proposed subdivision will not be staged.

3.2.5 Maintenance of Hazard Management Areas

The HMAs around the existing dwelling and future habitable dwelling on Lot 1, must be maintained in a minimal fuel condition once established to ensure bushfire protection mechanisms are effective. An annual inspection and maintenance of the HMA should be conducted for the existing dwelling and around a new dwelling on the balance lot (when constructed) prior to the bushfire season and any flammable material such as leaves, litter, and wood piles removed.

3.3 Construction standards

A future habitable building (Class 1a building) on Lot 1 is to comply with construction standards for **BAL 19** as per AS3959-2009 (Sections 3 and 5).

3.4 Public and fire-fighting access (E1.6.2)

3.4.1 Requirements

Property access to the new building area on Lot 1 will be greater than 30 m long and as design and construction requirements as per E1.6.2 and Table E2 Element B of PD5.1 must be met.

- all- weather construction
- load capacity of at least 20 t, including for bridges and culverts
- minimum carriageway width of 4 m
- minimum vertical clearance of 4 m
- minimum horizontal clearance of 0.5 m from the edge of the carriageway
- cross falls of less than 3 degrees (1:20 or 5%)
- dips less than 7 degrees (1:8 or 12.5%) entry and exit angle
- curves with a minimum inner radius of 10 m
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads, and
- terminate with a turning area for fire appliances provided by one of the following:

- a turning circle with a minimum outer radius of 10m or
- a property access encircling the building or
- a hammerhead “T” or “Y” turning head 4 m wide and 8 m long.

3.4.2 Current conditions

- There is an existing concrete and gravel access rod to the existing dwelling on the Balance Lot. The access road provides access to an existing water supply for fire fighting. There is an existing turning area adjacent to the water supply.
- There is a formed access road to the proposed building envelope on Lot 1 (refer to Appendix 1 photos 10-12).
- The existing fire trail that provides a link between Van Morey Road and Old Bernies Road. The link is no longer required by TFS (as per written advice).

3.4.3 Compliance

- The access to the existing dwelling and the existing water supply for fire fighting is complaint with requirements for existing dwellings.

- The access road to the building envelope on Lot 1 and access to a static water supply for fire fighting and a complaint turning area for fire fighting vehicles must be checked against the requirements of the E1.6.2 and Table E2 Element B of PD5.1. Access road is formed and is of sufficient width however all weather surfacing may be required.
- Fire trial access between Van Morey Road and Old Bernies Road is no longer required by TFS but could be maintained around the new building area.

3.5 Provision of water supply for fire-fighting water purposes (Clause E1.6.3)

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

The subdivision does not have a reticulated supply and as such a static water supply must be provided as per Tabel E5

3.5.1 Requirements

A. Distance between building area to be protected and water supply:

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

B. Static Water Supplies

a) may have a remotely located offtake connected to the static water supply,
b) may be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be always available,
c) must be a minimum of **10,000 L** per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinklers or spray systems,
d) Must be metal, concrete, or lagged by non-combustible materials if above ground, and
e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
    i. Metal,
    ii. non-combustible material, or

iii. fibre-cement a minimum of 6 mm thickness.

C. Fittings, pipework, and accessories (including stands and tank supports)

Fittings and pipework associated with a firefighting water point for a static water supply must:

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

D. Signage for static water connections

The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

a) comply with the water tank signage requirements within *Australian Standard AS2304-2011 Water storage tanks for fire protection systems,* or
b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. A hardstand area for fire appliances must be provided:

a) no more than 3 m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like),
b) no closer than 6 m from the building area to be protected,

c) a minimum width of three metres constructed to the same standard as the carriageway, and

d) connected to property access by a carriageway equivalent to the standard of the property access.

3.5.2 Current conditions

- There is an existing water supply for firefighting at the existing residence. This supply was installed prior to eh bushfire code coming into effect and may or may not meet current standards under the Directors Determination.
- There is no existing firefighting water supply at the proposed new lot.

3.5.3 Compliance

A dedicated firefighting static water supply must be provided for a future dwelling at the new lot when developed and prior to occupancy. These supplies must comply with the preceding requirements and with Table 4, Clause E1.6.3 of the DD. The building areas to be protected must be located within 90 m of the water supply; and the distance must be measured as a hose lay, between the fire-fighting water point and the furthest part of the building area.

3.5.4 Compliance

The proposed subdivision must comply with static water supply for fire fighting requirements as per the preceding and Table E4 Elements A - E. An indicative location for the water supply is provided in the BHMP at Attachment 1.

The static water supply at the existing residence is not required to be upgraded however it is recommended that the current supply is assessed against requirements of E1.6.3. and elements upgraded where practicable.

4 Conclusions

Based on the Bushfire Hazard Management Plan (BHMP), neighbouring land uses and separation distances to classified vegetation, the assessment has determined that a new habitable building within the designated building areas on lot 1 will be able to achieve **BAL-19** provided the following conditions are achieved:

- Building area is designated for the proposed new lot as indicated on the BHMP (within area of existing lawfully cleared land).
- The Hazard Management Areas (HMA) around the existing dwelling on the Balance lot must be maintained to achieve the **BAL 19** separation distances of **41 m** to the north, **34 m** to the east, **23 m** to the south and **27 m** to the west as a minimum.
- The HMA around the new building area on the proposed new lot is be established at the time of development of dwelling and maintained to achieve **BAL 19** separation distances of **41 m** to the north (on downslope >10-15^{o}), **34 m** to the east (on downslope >5-10^{o}), and **23 m** to the south and west (upslope and across slope).
- A future habitable building (Class 1a building) on Lot 1 will comply with minimum construction standards for BAL 19 as per AS 3959 -2009 (Sections 3 and 6).
- Property Access to Lot 1 is >30m long and must comply with E1.6.2 and Table E2 Element B of the Code.
- Provision of fire-fighting water supply to the new lot must meet the requirements E1.6.3 and Table E5 of the Code for a static water supply for firefighting for future habitable building established on Lot 1

5 Recommendations

- The recommendation is to adopt the BHMP as per Attachment 1.
- The current water supply for fire fighting at the existing residence is assessed against requirements of E1.6.3. and elements upgraded where practicable.

5.1 Limitations of Plan

The bushfire 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 AS3959-2009 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.

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 (AS3959-2009).

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

BHMP – Bushfire Hazard Management Plan – plan for individual habitable buildings 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 – is 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 2016).

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 (AS3959-2009).

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 – meters

ha – hectares

NASH – National Association of Steel Framed Housing

References

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NCC 2016. National Construction Code 2016 Vol Two, Building Code of Australia Class 1 and Class 10 Buildings. Australian Building Codes Board, Australia.

KIPS 2015. Kingborough Interim Planning Scheme 2015. https://www.iplan.tas.gov.au/pages/plan/book.aspx?exhibit=tasips

APPENDIX 1 – Photos of site, surrounds and vegetation

Photo 1 – Looking north from existing dwelling – Downslope >10-15^{o} - Managed and with forest beyond

Photo 2 – Looking east from existing dwelling – Downslope >5-10^{o} – Managed land and forest

Photo 3 – Looking south from existing dwelling – Upslope >10-15^{o} – Forest with managed understorey

Photo 4 – Looking west from existing dwelling – Downslope >0-5^{o} – Managed land – existing access, turning area and water supply visible

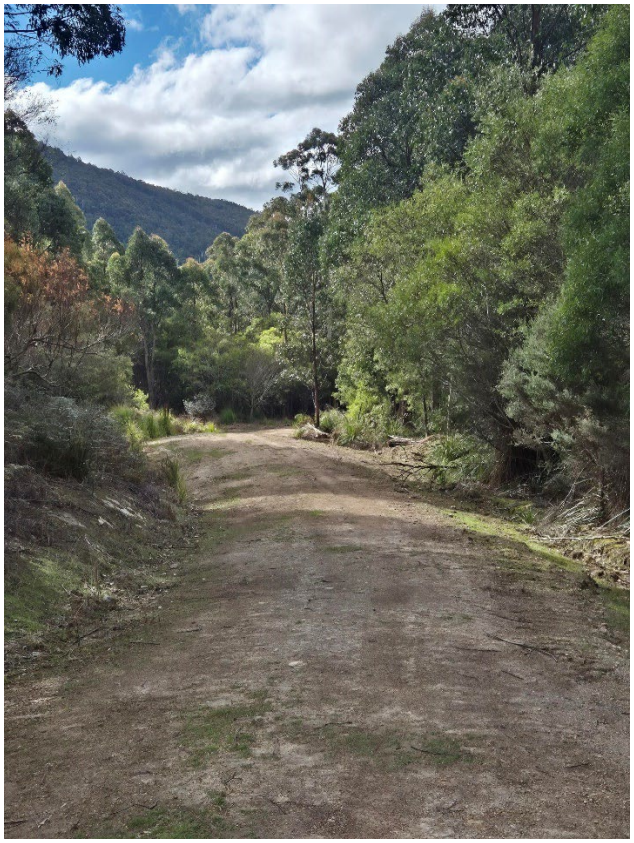
Photo 5 – Existing concrete driveway on slope >10^{o} (<30m to Van Morey Road).

Photo 6 –Looking north from building envelope on Lot 1 –Downslope >10-15^{o} – Managed land and Forest

Photo 7 – Looking east from existing dwelling – Downslope >5-10^{o} - Forest

Photo 8 – Looking south from building envelope on Lot 1 – Upslope – Managed land and Forest

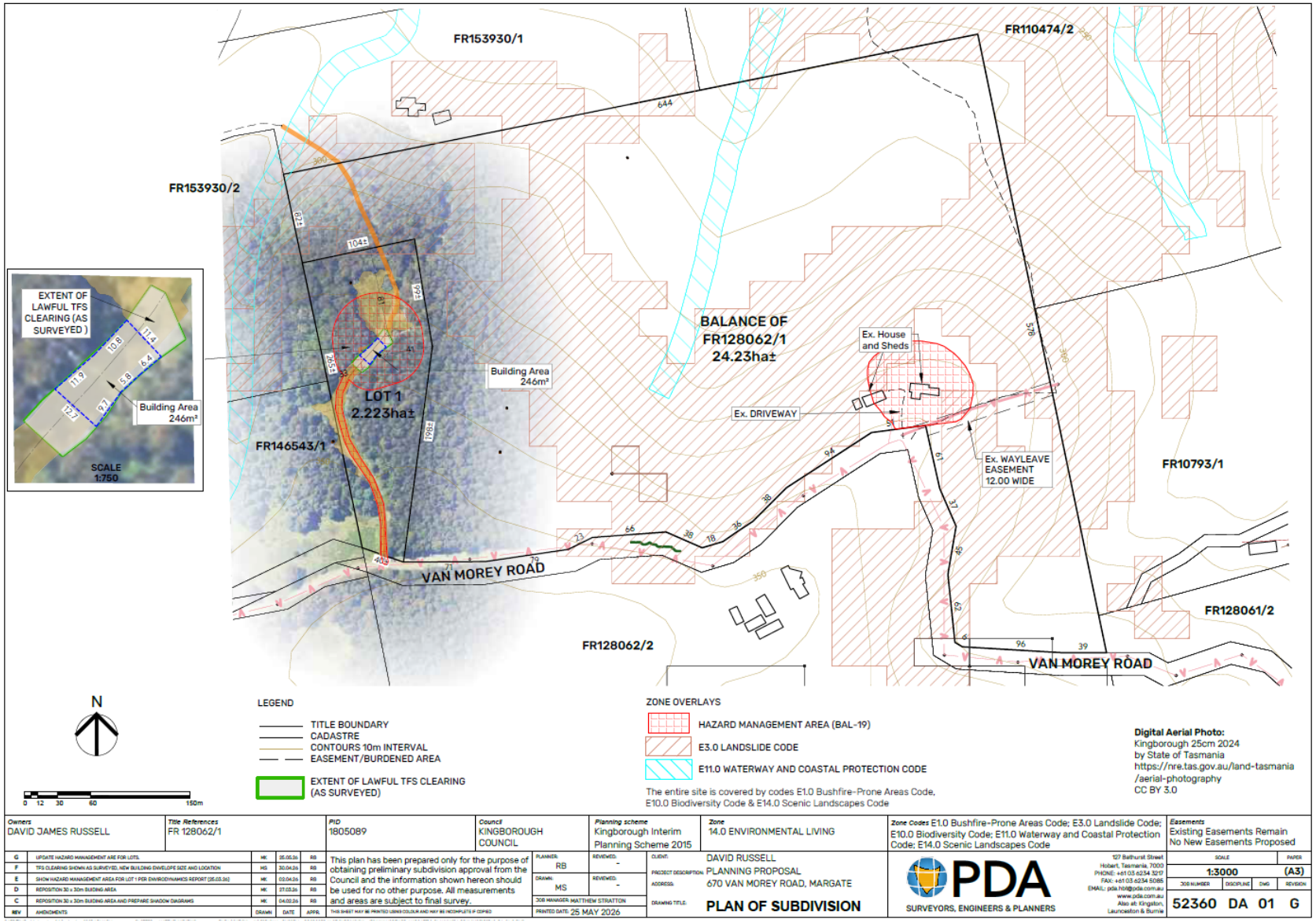
Photo 9 – Looking west from building envelope on Lot 1 – Across slope – Managed land and Forest

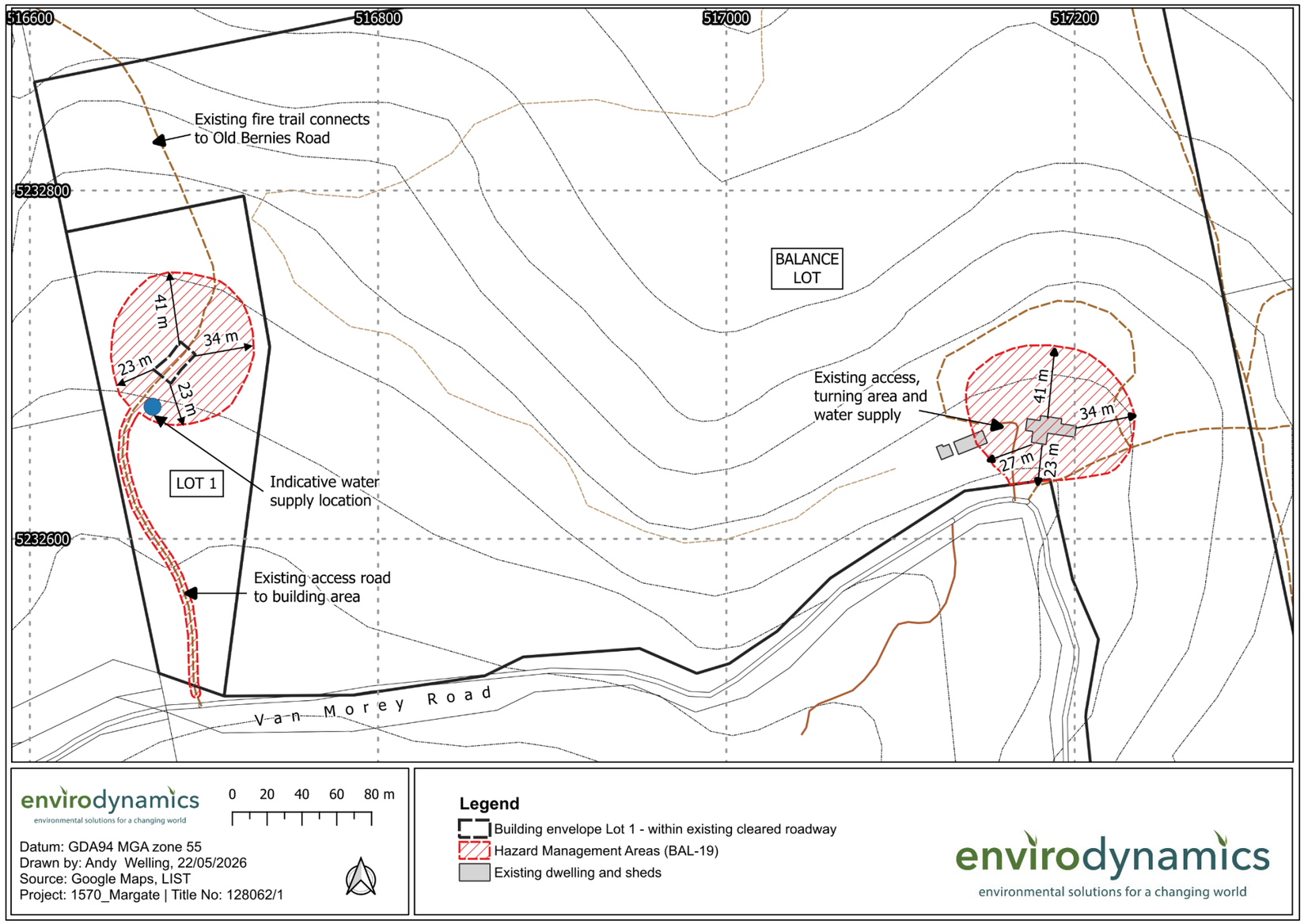
Photos 10 and 11 – Existing access into building envelope on Lot 1 – south towards Van Morey Road (LHS) and north towards BE (RHS).

Photo 12 – Access to BE lot 1 off Van Morey Road

APPENDIX 2 – Plan of Subdivision PDA Surveyors – 52360-DA-01G - May 2026



ATTACHMENT 1 – Bushfire Hazard Management Plan –June 2026



For: David Russell – 670 Van Morey Road, Margate

Title: FR 12806/1 PID: 5704509

Assessment #: ED1523

Andrew Welling – ENVIRO-DYNAMICS

ACCREDITED BUSHFIRE ASSESSOR (BFP-135)

CERT No: ED1523 *DATE: 02/06/2026*

Signed

NOTES

Hazard Management Zone

- HMA to be established on the balance lot as indicated in this plan and as set out in Table 1 of Bushfire Attack Level Assessment for BAL-19 as minimum.
- Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future habitable 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) within the HMA. 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 provided there is 6 m 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 buildings 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

- Any future habitable buildings on the balance lot to be constructed to comply with BAL-19 as a minimum and as per AS3959-2018 (Sections 3 and 6).

Public and Fire-fighting Access Requirements

- Access to lot 1 and the balance lot is less than 30 m long. No requirements apply.
- Access to the building area on Lot 1 is longer than 30 m long and must meet requirements of the Bushfire-Prone Areas Code E1.6.2. Table E2.

Static Fire-fighting Water Supply

- 10,000 L static firefighting water supply must be provided for any new habitable buildings and is recommended for existing habitable buildings as indicated on this plan and meet requirements of the Code C1.6.3. Table E5.

This plan is to be printed at A3 and read in conjunction with the preceding Bushfire Hazard Report (Enviro-dynamics June 2026).

ATTACHMENT 2 – Planning Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:	670 Van Morey Road, Margate, 7109
Certificate of Title / PID:	128062/1 1805089

2. Proposed Use or Development

Description of proposed Use and Development:	1 lot Subdivision
Applicable Planning Scheme:	Kingborough Interim Planning Scheme 2015

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report 670 Van Morey Road, Margate. May 2026	Andrew Welling	02/06/2026	3.0

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

Bushfire Hazard Management Plan 670 Van Morey Road, Margate. May 2026	Andrew Welling	02/06/2026	3.0

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
☐	E1.5.1 P1 / C13.5.1 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
☐	E1.5.2 P1 / C13.5.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
☐	E1.6.1 P1 / C13.6.1 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk

☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots as a minimum including any lot designated as 'balance'.
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	E1.6.2 / C13.6.2 Subdivision: Public and firefighting access	
	Acceptable Solution	Compliance Requirement
☐	E1.6.2 P1 / C13.6.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant tables

☒	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Andrew Welling	**Phone No:**	0400 151 205
Postal Address:	Enviro-dynamics 56-58 Burnett Street Hobart, TAS, 7000	**Email Address:**	andy.welling@ enviro-dynamics.com.au

Accreditation No:	BFP – 135	Scope:	1, 2, 3a, 3b, 3c

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier

Name: Andy Welling **2/11** 02/06/2026

Certificate Number: ED1523

(for Practitioner Use only)