RED DOG BUSHFIRE ASSESSORS

BUSHFIRE SITE ASSESSMENTS
BUSHFIRE REPORTS
HAZARD MANAGEMENT PLANS

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BUSHFIRE ASSESSMENT

Client	Sarah Keen and Michele (Mickey) Gelormini	Volume/Folio Number	125884/2
Site	25 Hinman Drive, Kingston, Tas, 7050	PID	7749524
Report By	Jason Van Zetten	Accreditation	BFP113
Date	20 May 2026	Job Reference	8166

Proposal

The proposal is for a new ancillary dwelling to be constructed in the same location as an older shack (to be demolished) on a site known as 25 Hinman Drive, Kingston. This report has been prepared for the ancillary dwelling only and does not cover other existing buildings on the site including the existing dwelling or shed. This report has been prepared for a class 1a ancillary dwelling and would not include change of use to other classes, i.e. class 1b short term accommodation or the like. From the description of the proposed works it is believed that it fits into the highlighted requirements setout below in Table 4 of the Directors Determination.

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

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

Site Description

The building itself is to be located in the same location as the existing studio/shack, which is to the south east of the existing dwelling, visible as a silver roof on mapping. The original studio/shack is to be demolished.

The site is located on the north side of Hinman Drive around 450m north east of it's junction with Proctors Road and around 350m east of the southern outlet, in an area known as Albion Heights.

At the time of inspection, this lifestyle lot was a mix of managed areas surrounding buildings, extending to lesser managed woodland, surrounded by areas of woodland and forest.

To the north east of the proposed works, managed woodland extends as the predominant feature for around 50m where woodland becomes forest, extending 60-100m to the lot boundaries. Beyond the boundary is the unmanaged Proctors Road trails reserve which extends down to a creek. Beyond this, residential dwellings on partially to unmanaged lots, ranging form 2-5 hectares extended across the undulating hillsides of Albion Heights, including Albion Heights Drive, for around 800m. Unmanaged forest extends as the predominant feature beyond this, on the foothills of Mount Nelson, extending up to Mount Nelson itself, around 4km from the works. Note, to the east is a cleared area of approximately 1 hectare associated with the neighbouring dwelling, with minimal fuel load, around 60m from the works.

To the south east of the proposed works is a managed area associated with existing buildings on the site, extending for 30-35m from the works, being grassland under woodland, with scrub and forest extending beyond this to the property boundary, around 50m from the works. Beyond the boundary is Hinman Drive with adjacent dwellings with limited managed areas and large areas of forest on 2-5 hectare lots, extending as the predominant feature across the undulating hillside to around 450m from the site, where a large unmanaged lot, being mostly forest extends through to Bonnet Hill Lookout track, around 1.2km from the works. Areas of forest become more residential towards Bonnet Hill with the residential area of Bonnet Hill extending from around 1.6km from the site to 2.4km from the site, through to the River Derwent, on the north side of Kingston Beach. Note, to the east is a cleared area of approximately 1 hectare associated with the neighbouring dwelling, with minimal fuel load, around 60m from the works.

To the south west of the proposed works is existing managed garden, shed, driveway and turning areas set within several large trees, extending to around 50m from the works. The driveway to the site and existing woodland, much of this large trees with managed grassland under, extends to the property boundary, around 60-100m from the works. Beyond the boundary is Hinman Drive with other similar lots ranging from 2-4 hectares, mostly with dwellings with limited managed areas that are surrounded by woodland and forest, extending across the undulating hillside for around 450m, through to Proctors Road. Lesser forest extends beyond this, becoming areas of grassland, which extend through to the northern most end of Kingston, near the Southern Outlet, around 800m from the works. Residential Kingston extends to around 4km from the works.

To the north west of the proposed works is managed garden extending around 10-15m to the existing dwelling. Beyond the dwelling, mostly managed woodland with an undercroft of lawn/grass extends to the property boundary, around 70m. Beyond the boundary , unmanaged woodland becomes forest, around 120m from the works, around the Proctors Road trails reserve, with forest becoming the predominant feature, extending down the hillside through to Proctors Road near it's junction with Albion Heights Drive and the Southern Outlet. Forest becomes the predominant feature across the undulating hillsides, beyond this, through to an area known as Ridgeway, around 4km from the wor

Water Supply

There is no reticulated water to Hinman Drive. Whilst the nearest fire hydrant is approximately 300m to the north west in Albion Heights Drive, this is outside the Directors Determination requirements and therefore fire fighting water supply will be needed, meeting the following requirements;

- The installation of a water tank either metal or concrete with a minimum capacity of 10,000 litres static water supply (per use).
- The tank is to be fitted with pipework and fittings as per the Directors Determination.
- Signage on the tank and on the access gate to the property with be required as per the Tas Fire Specifications attached.
- The tank is required to be installed at least 6 metres and not greater than 90 metres from the works and with access to the tank within 3 metres of an area suitable for fire truck access.

Full static water supply requirements should be read in the Directors Determination – Bushfire Hazard Areas and if an alternative solution is required this may trigger the need for a performance solution to be approved by Tas Fire and CBOS.

A water tank is required to be installed for the new building and it is recommended that it be installed to the south of the existing shed where the driveway is wide and would be of easy access for an emergency vehicle/fire truck.

Access

Access is via an existing well formed driveway and turning area which exceeds the minimum standards setout below. This driveway and turning area has several locations that are suitable for a fire truck to turn in line with the property access requirements set out as follows.

The following design and construction requirements apply to property access greater than 30m in length or for access for a fire appliance to a firefighting water point as per Building Act 2016 Directors Determination Bushfire Hazard Areas.:

(a) All-weather construction;
(b) Load capacity of at least 20 tonnes, including for bridges and culverts;
(c) Minimum carriageway width of 4 metres;
(d) Minimum vertical clearance of 4 metres;
(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
(f) Cross falls of less than 3° (1:20 or 5%);
(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
(h) Curves with a minimum inner radius of 10 metres;
(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
(j) Terminate with a turning area for fire appliances provided by one of the following: (i) A turning circle with a minimum outer radius of 10 metres; (ii) A property access encircling the building; or (iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

Opportunities & Constraints

1. Much of the hazard management area is within the existing managed area of the dwelling, of approximately 0.5 hectares. This report does not require trees to be removed. It requires management of the undercroft.
2. The vegetation classifications are based on a distance of 0-100m as setout in AS3959/2018 Table 2.6 Determination of BAL FDI50.
3. to the south of the lot is farmland and is deemed classifiable vegetation to AS3959/2018 2.3 Classification of Vegetation.
4. The site is considered reasonably easy to manage with the use of modern gardening equipment such as ride on mowers and the like. Much of the managed area (around half) is already formed surfaces such as buildings and driveway.
5. This report does not include the existing shed or dwelling which may inherit different BAL classifications.

Conclusion

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

After consideration of the proposed works in it's location, set amongst already managed areas associated with the existing dwelling on the site, it is deemed a BAL 12.5 classification can be adopted for the new works. This is based on the hazard management area being calculated to fall within the existing managed zone associated with the existing dwelling where possible. The hazard management area, to achieve a BAL 12.5, requires a distance of management extending 38m to the north east, 32m to the south east, 26m to the south west and 48m to the north west. This is based on a mix of slopes and both woodland and forest classifications being adopted. Much of this hazard management area of around 5000sqm includes existing site features such as managed gardens, extending dwelling, shed and driveway and is deemed a realistic area without the requirement to clear existing native vegetations. Note: the Bushfire Hazard Management Plan does not require full removal of the vegetation it simply requires management of the vegetation, within the Hazard Management Area. In general maintenance it is assumed that the owners will remove dangerous or fallen limbs and where required trim trees to avoid contact with buildings.

After expert advice, it is recommended that trees one, two and thirty, (on the Tree Survey Sheet One), are removed for the safety of buildings in the vicinity and new buildings. These three trees have been shown on the Bushfire Hazard Management Plan for removal.

Therefore, a BAL 12.5 classification can be adopted for this ancillary dwelling in line with AS3959/2018 2.2.3.2 (e) and (f), 2.3 Classification of Vegetation and 2.6 Determination of BAL FDI50, upon implementation of the bushfire hazard management plan. This report does not require tree removal however does require management of the undergrowth, as setout on the hazard management plan attached.

BAL 12.5 to AS3959-2018

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

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.

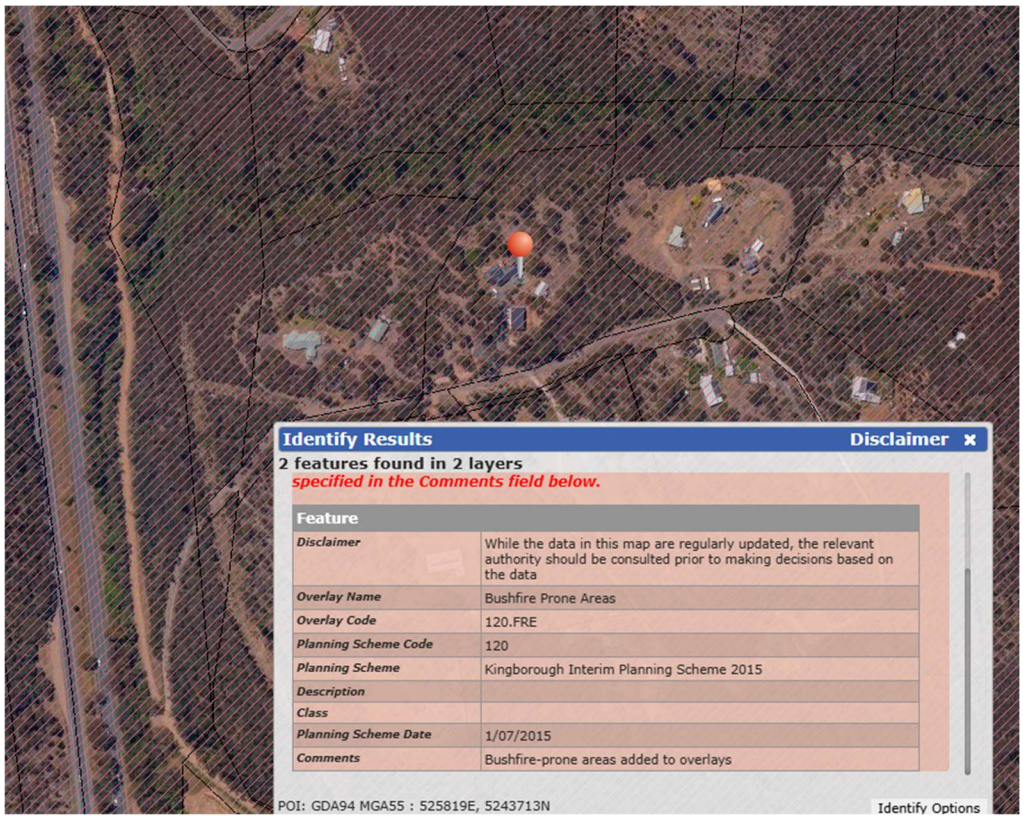
The **highlighted area** is required to be maintained as per the plan and in line with AS3959/2018.

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.



Vegetation classification AS3959	North East	South East	South West	North West
Group A	Forest	Forest	Forest	Forest
Group B	Woodland	Woodland	Woodland	Woodland
Group C	Shrub-land	Shrub-land	Shrub-land	Shrub-land
Group D	Scrub	Scrub	Scrub	Scrub
Group E	Mallee-Mulga	Mallee-Mulga	Mallee-Mulga	Mallee-Mulga
Group F	Rainforest	Rainforest	Rainforest	Rainforest
Group G	Grassland	Grassland	Grassland	Grassland
Predominant Feature	Forest	Forest	Woodland	Woodland
Excluded	Existing managed area surrounding existing dwelling	Existing managed area surrounding existing dwelling	Existing managed area surrounding existing dwelling	Existing managed area surrounding existing dwelling
Effective slope (degrees)	Up/0^0	Up/0^0	Up/0^0	Up/0^0
	>0-5^0	>0-5^0	>0-5^0	>0-5^0
	>5-10^0	>5-10^0	>5-10^0	>5-10^0
	>10-15^0	>10-15^0	>10-15^0	>10-15^0
	>15-20^0	>15-20^0	>15-20^0	>15-20^0
Distance to classified vegetation	40 metres (nominal)	30 metres (nominal)	50 metres (nominal)	50 metres (nominal)
Distance Required for Onsite Bushfire Hazard Management	38 metres	32 metres	26 metres	48 metres
Likely direction of bushfire attack	North	East	South	West
Prevailing winds	North	East	South	West
BAL Value (FDI 50)	BAL – 12.5	BAL – 12.5	BAL – 12.5	BAL – 12.5

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

Photos









Photos

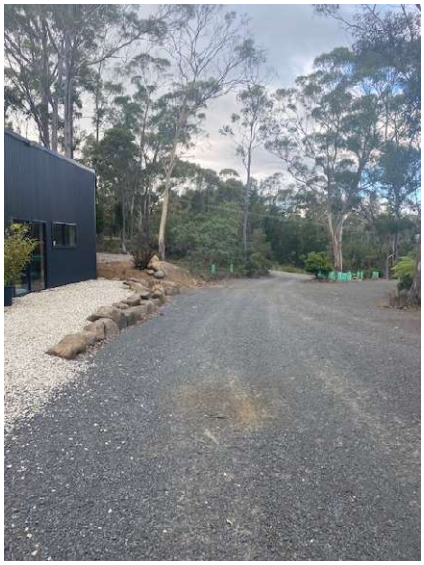








Photos

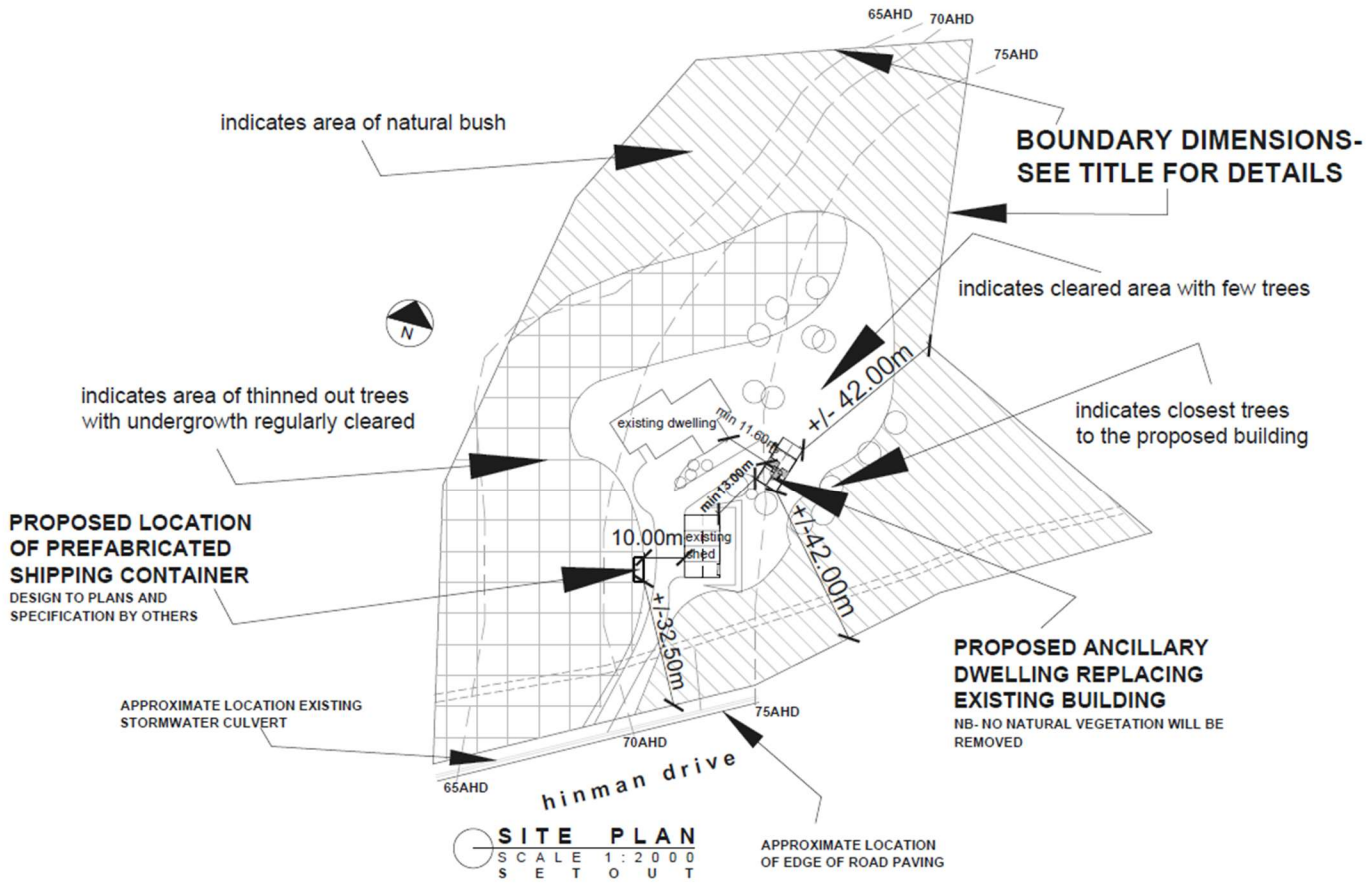





Appendix 1: General Overview of Bushfire Attack Level Classifications

BAL – LOW	**The risk is considered to be VERY LOW.** There is insufficient risk to warrant any specific construction requirements but there is still some risk.
BAL – 12.5	**The risk is considered to be LOW.** There is a risk of ember attack. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m^2.
BAL – 19	**The risk is considered to be MODERATE.** There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m^2.
BAL – 29	**The risk is considered to be HIGH.** There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 29 kW/m^2.
BAL – 40	**The risk is considered to be VERY HIGH.** There is a much increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux not greater than 40 kW/m^2.
BAL – FZ	**The risk is considered to be EXTREME.** There is an extremely high risk of ember attack and burning debris ignited by windborne embers, and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux greater than 40 kW/m^2.

Appendix 2 – plan as provided by client



Skizze Building Design	Proposed: Ancillary Dwelling	JOB:24019	Revisions: Drawn :RV Date: October 2024 © Issue Date 28Oct24
	Client: M Gelormini	Sheet :3 of 8	
	At: 25 Hinman Drive, Kingston.		

bush fire water supply
min 10000 litre water tank / static water supply
constructed of steel (colorbond) or concrete
to be located greater than 6m from the dwelling
and within 3m of the driveway available for fire
fire fighting purposes at all times.
tank is to be fitted with a DIN or NEN standard
forged Storz 65mm coupling fitted with a suction
washer for connection to firefighting equipment
coupling is to be fitted with a blank cap and
securing chain minimum 220mm length

bush fire water supply - fittings pipework & accessories
Fittings and pipework assoc with fite fighting static water supply must;
- have a minimal internal diameter of 50mm
- be fitted with a valve with a diameter of 50mm
- be metal if above ground
- if buried have a minimum depth of 300mm
- provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment
- ensure coupling is accessible and available for connection at all times
- ensure the coupling is fitted with a blank cap and securing chain 220mm long securing chain minimum 220mm length
- where a remote offtake is installed, ensure the offtake is in a position that is
  - visible
  - accessible to allow connection by fire fighting equipment
  - at a working height of 450 - 600mm above ground level
  - and be protected from possible damage by vehicles

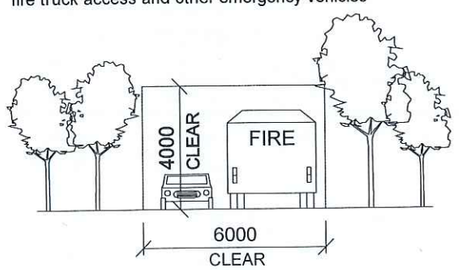
bush fire water supply signage
provide signage as per Tas Fire signage
requirements for size, details and colour
permanently fixed to the exterior of the water
tank in a location visible from the driveway
refer to 'Tasmanian Fire Service water supply
signage guidelines' document (Tas Fire web site)

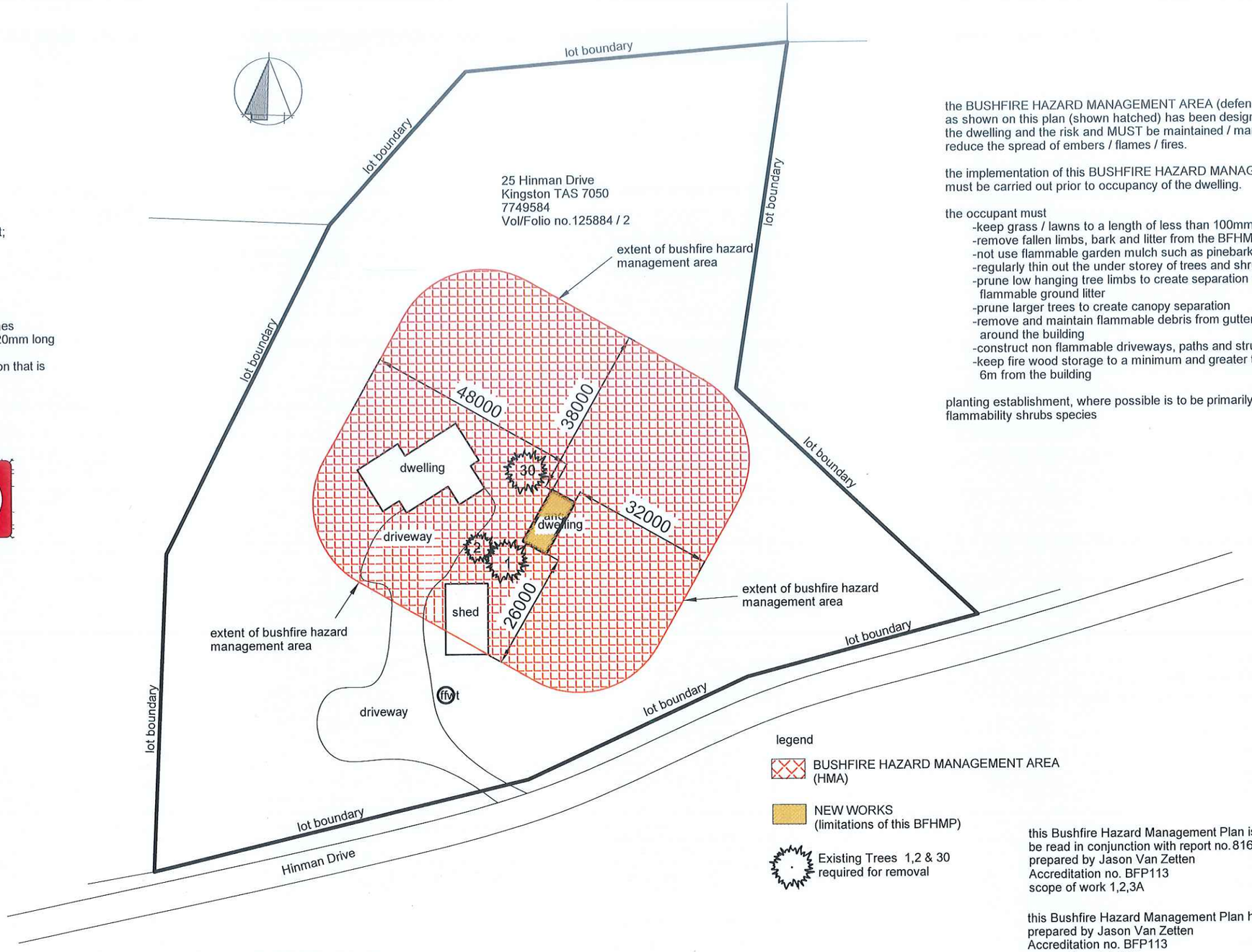
property access (bushfire prone site)
all weather road construction suitable for a load capacity
of at least 20 tonnes including bridges, culverts etc.
minimum carriage way width and height 4m, with
0.5m minimum horizontal clearance from the edge
of the carrigeway. cross falls are to be less than 3deg (1;20)
dips are to be less than 7 deg (1;8) entry and exit angle and
curves are to have a minimum inner radius of 10m.
max gradient of 15 deg (1:3.5) for sealed roads and
max gradient of 10 degrees (1;5.5) for unsealed roads
hammer head 'T' or 'Y' turning head 4m wide and 8m long

where the property access is greater than 200m in length,
passing bays of 2 metres additional carriageway width
and 20 metres length provided every 200 metres

ACCESS / DRIVEWAY to dwelling is constructed of suitable all weather material suitable for fire truck access or exit from the site in all weather from the site at the time of a fire

vegetation must be cleared and kept clear and maintained to a height of 4m and a width of 6m clear access for fire fighting / fire truck access and other emergency vehicles





the BUSHFIRE HAZARD MANAGEMENT AREA (defendable space) as shown on this plan (shown hatched) has been designated between the dwelling and the risk and MUST be maintained / managed to reduce the spread of embers / flames / fires.

the implementation of this BUSHFIRE HAZARD MANAGEMENT PLAN must be carried out prior to occupancy of the dwelling.

the occupant must
- -keep grass / lawns to a length of less than 100mm, and maintain
- -remove fallen limbs, bark and litter from the BFHM area
- -not use flammable garden mulch such as pinebark
- -regularly thin out the under storey of trees and shrubs
- -prune low hanging tree limbs to create separation from flammable ground litter
- -prune larger trees to create canopy separation
- -remove and maintain flammable debris from gutters and around the building
- -construct non flammable driveways, paths and structures
- -keep fire wood storage to a minimum and greater than 6m from the building

planting establishment, where possible is to be primarily of low flammability shrubs species

legend

BUSHFIRE HAZARD MANAGEMENT AREA (HMA)

NEW WORKS (limitations of this BFHMP)

Existing Trees 1,2 & 30 required for removal

this Bushfire Hazard Management Plan is to be read in conjunction with report no.8166v2
prepared by Jason Van Zetten
Accreditation no. BFP113
scope of work 1,2,3A

this Bushfire Hazard Management Plan has been prepared by Jason Van Zetten
Accreditation no. BFP113
scope of work 1,2,3A

this BUSHFIRE HAZARD MANAGEMENT PLAN has been prepared for this site / ancillary dwelling only and is only associated with this project and is to be read in line with report associated with this plan. failure to implement / continue the management of this plan may result in failure to comply with insurance requirements / conditions

bal 12.5

bushfire hazard management plan

SCALE: 1:1000 approx

A COPY OF THIS DOCUMENT MUST BE PROVIDED TO ALL CURRENT & SUCCESSIVE OWNERS TO MAKE THEM AWARE OF THEIR OBLIGATIONS OF CONTINUING MAINTENANCE AND BUSHFIRE ASSOCIATED RISK

amendment
1. trees 1,2&30 required to be removed
2.
3.
4.

bushfire hazard management plan
for: M Gelormini & S Keen
lot:2 no.25
Hinman Drive
Kingston

dwg no.	BFHMP - 8166			version - 02
sheet:	01	of	01	print date
date:	May 2026			20 MAY 2026
scale	1:1000 @ A3 approx			
bal	12.5			drawn: JVZ

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