

Bushfire Hazard Report

Proposed Development: Pool House (Class 10a Addition)

Address: 40 Llantwit Road, Woodbridge 7162

Applicant: William Reynolds



Prepared by: J S Mayne

Bushfire Practitioner BFP-172

Report Date: June 2026

Job Reference: FP018-2026

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5 Boatta Road, Lindisfarne TAS 7015

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Image 1: Location of Site

Image 2: 100m Vegetation Radius & Effective Slope

Attachment 1: Site Photos

Attachment 2: Bushfire Hazard Management Plan

Attachment 3: Form 55 Certificate

Limitations of this report

The viability of this report's efficacy hinges on the implementation and sustained upkeep of the prescribed measures and recommendations throughout the development's lifespan. Any alterations in site conditions could potentially lead to variations in the Bushfire Attack Level (BAL) classification, rendering this report null and void. It is important to note that the extent of this report's coverage does not ensure the complete prevention of property or life loss in the event of a bushfire. This is primarily due to the intricate nature of vegetation management, the inherently unpredictable behaviour of fires, and the influence of severe weather conditions. It is crucial to clarify that this report does not offer legal counsel, and no responsibility can be assumed for actions taken by property owners, the local council, or any other parties that might undermine the efficacy of this report.

1.0 Summary

The following is a Bushfire Assessment for an existing lot located 40 Llantwit Road, Woodbridge. The development proposal is for an Class 10a addition (Pool House) to an existing lot. The applicant is William Reynolds and the architectural documentation has been prepared by Jiri Lev Architecture.

The development is located in a Bushfire Prone Area. The report is based on a site assessment completed on the 03/05/2026 and additional information obtained from various electronic data bases.

The assessments contained in this report have been undertaken in accordance with the *Australian Standard 3959:2018 Construction of buildings in bushfire-prone areas* and *Director's Determination - Bushfire Hazard Areas*, Building Act 2016, Version: 2.3, Date: 16th July 2024.

Based on the Bushfire Attack Level (BAL) Assessment undertaken, the overall development has been assigned a BAL rating of BAL 12.5, which indicates a low to medium risk of ember attack, radiant heat exposure and direct flame contact during a bushfire event. The assessment takes into account the Forest Fire Danger Index (FDI) of 50, but it should be noted that on days with an Extreme or Catastrophic Fire Danger Rating, the building's-built resistance may be exceeded if directly impacted by bushfire. It is therefore recommended that appropriate measures are taken to enhance the building's bushfire resilience, such as installing ember screens on windows, sealing gaps and openings, and ensuring adequate access for firefighting vehicles.

2.0 Location

Site Address: 40 Llantwit Road, Woodbridge 7162

Title Reference: 111604 / 2

Property ID: 9897845

Applicant: William Reynolds

Municipality: Kingborough Council

Planning Scheme: Kingborough Interim Planning Scheme

Zoning: Rural Living

Overlays: Bushfire Prone Areas, Heritage Precinct, Biodiversity Protection Area, Waterway and Coastal Protection Area

Bushfire Attack Level: BAL 12.5



Image 1: Location of Site (Source: LISTMap 2026)

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3.0 Site Characteristics

3.1 Topography and aspect

The proposed Class 10a Pool House at 40 Llantwit Road, Woodbridge is situated within a semi-rural area characterised by large residential allotments, grazing land, scattered tree lines and areas of remnant vegetation. The subject site comprises an established residential property containing an existing Class 1a dwelling, ancillary outbuildings and a developed pool area, with extensive areas of managed pasture surrounding the immediate building cluster.

As shown on Image 2 (100m Vegetation and Effective Slope Radius), the proposed Class 10a Pool House is located adjacent to the existing dwelling within an established and maintained portion of the property. The landform within the 100m assessment area is generally gentle, with effective slopes predominantly classified as flat to downslope. Downslope conditions of approximately 0-5° are present to the north and east, whilst flat to slight upslope conditions occur to the south and west. No steep slopes or significant topographic features are present within the assessment area that would be expected to increase fire intensity or contribute to elevated flame exposure to the proposed Class 10a Pool House.

3.2 Vegetation Description

The vegetation within the proposed development site and the broader 100m assessment radius at 40 Llantwit Road, Woodbridge is characterised by a combination of grassland, established garden vegetation and areas of low threat vegetation associated with existing development and accessways. The vegetation present within the assessment area can be categorised into four distinct classifications:

The predominant vegetation classification within the 100m assessment area is Grassland (Classification G – Table 2.3, AS3959:2018). These areas comprise maintained pasture and grazing land surrounding the established building cluster and are characteristic of the semi-rural landscape surrounding the subject site. Whilst extensive in area, the grassland vegetation is generally managed and forms the dominant vegetation classification within the assessment radius.

A limited area of established garden vegetation surrounding the existing Class 1a dwelling has been classified as Woodland (Classification B – Table 2.3, AS3959:2018). This vegetation comprises mature trees and associated understorey planting characteristic of an established residential garden setting. Whilst classified as Woodland for the purposes of AS3959:2018, the vegetation is relatively isolated in extent and occurs within a maintained landscape. Accordingly, this vegetation represents the primary source of potential bushfire hazard to the proposed Class 10a Pool House and therefore forms the basis of the BAL assessment.

The existing driveway, access tracks and adjoining road reserve have been classified as Low Threat Vegetation in accordance with Clause 2.2.3.2(e) of AS3959:2018, being areas permanently cleared of vegetation, including roads and formed accessways. These areas

provide effective separation between classified vegetation and the proposed development and are excluded from BAL consideration.

A small area located to the eastern portion of the 100m assessment radius has also been classified as Low Threat Vegetation in accordance with Clause 2.2.3.2(f) of AS3959:2018. This area comprises cultivated and maintained garden vegetation associated with neighbouring residential development and is subject to regular maintenance. As such, these areas are considered exempt vegetation and do not contribute to the bushfire hazard assessment.

Overall, the 100m assessment radius is dominated by grassland and low threat vegetation, with only a limited area of Woodland (Classification B) occurring within the established garden surrounding the existing dwelling. This woodland vegetation forms the principal source of potential bushfire hazard to the proposed Class 10a Pool House and has therefore been adopted as the basis for the BAL assessment.

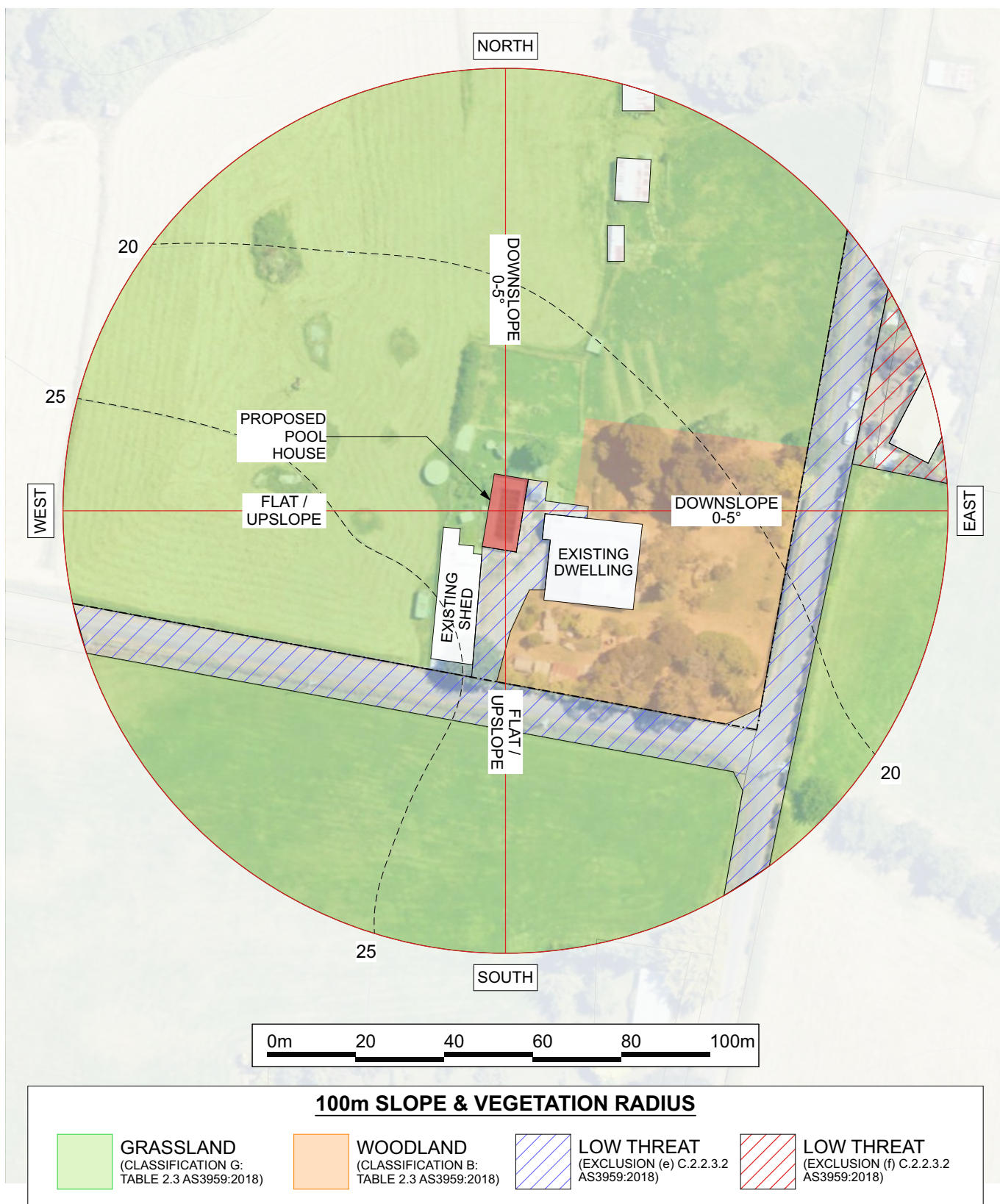


Image 2: 100m Vegetation & Effective Slope Radius – 40 Llantwit Road, Woodbridge
(Source: LISTMap 2026) Topography, Vegetation, and directions of bushfire threat.

4.0 Proposed Development

The proposal is for the construction of a new Class 10a Pool House associated with the existing in-ground swimming pool and adjoining paved areas at 40 Llantwit Road, Woodbridge. The development is associated with the existing Class 1a residential dwelling and will provide an enclosed structure surrounding the existing in-ground swimming pool and adjoining paved areas.

The proposed Pool House has a total floor area of approximately 134m² and has been designed as an ancillary, non-habitable structure. The building will integrate with the existing pool and established landscaping and will be accessed via the existing gravel driveway and associated hardstand areas servicing the dwelling.

Preliminary architectural plans have been prepared by Jiri Lev Architecture. The proposal represents a low-impact addition to the existing building cluster and has been designed to complement the site's topography and semi-rural setting.

No native vegetation removal is proposed as part of the development. Existing vegetation within the surrounding garden will be retained, with only minor pruning of trees and slashing of surrounding grasses within the Hazard Management Area required to maintain the prescribed bushfire separation distances and ensure ongoing compliance with the Bushfire Hazard Management Plan.

5.0 Bushfire Attack Level Assessment

The Bushfire attack level has been determined through the application of section 2 of AS3959-2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with table 2.3 of AS3959-2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

Table 1. Determination of Bushfire Attack Level (BAL) – FDI 50

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire Prone Vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland	Downslope 0-5°	0-100m	16m from Pool House 25m from existing dwelling	BAL 12.5
East	Woodland Low Threat Vegetation ^{1,2} Grassland	Downslope 0-5°	0-75m 75-100m 75-100m	To property boundary from Pool House & existing dwelling	BAL 12.5
South	Low Threat Vegetation ¹ Woodland Grassland	Flat / Upslope	0-50m 0-40m 50-100m	To property boundary from Pool House & existing dwelling	BAL 12.5
West	Grassland	Flat / Upslope	0-100m	Min. 16m from Pool House	BAL 12.5

Low Threat Vegetation / Exclusions Notes:

1. Road's and internal driveways have been excluded under AS3959:2018 Section 2.2.3.2 (e), as they are non-vegetated areas that are permanently cleared.

2. Cultivated Gardens have been classified as Low Threat Vegetation in accordance with AS3959:2018 Clause 2.2.3.2(f), as they comprise maintained and managed garden vegetation with low fuel loads and moisture characteristics that do not significantly increase the severity of bushfire attack.

6.0 Compliance

All building work within a designated bushfire-prone area must be undertaken in accordance with the applicable standards and determinations governing bushfire protection. For this development, the requirements are set out in *AS 3959:2018 – Construction of Buildings in Bushfire-Prone Areas* and the *Director's Determination – Requirements for Building in Bushfire-Prone Areas* (Building Act 2016, Version 2.3, dated 16 July 2024).

6.1 Construction requirements

In accordance with the *National Construction Code* (NCC), construction in bushfire-prone areas must follow an Acceptable Construction Manual. For 40 Llantwit Road, the site assessment has determined a Bushfire Attack Level (BAL) of **BAL 12.5**. This rating requires construction measures addressing ember attack, radiant heat exposure up to 12.5 kW/m² and the potential for windborne debris. All (proposed) external building elements, including walls, glazing, roofs, subfloor supports, decks and service penetrations, must therefore be designed and constructed in accordance with the requirements of *AS3959:2018* for **BAL 12.5**.

Compliance with these provisions will be confirmed through the Certificate of Likely Compliance (CLC) process to ensure the proposed Class 10a Pool House meets all relevant bushfire construction standards.

6.2 Property Access

Property access to the proposed Class 10a Pool House will be provided directly from Llantwit Road via the existing gravel driveway servicing the property. The existing driveway provides practical and unobstructed vehicular access to the established building cluster and requires no upgrade works to satisfy the requirements of the Director's Determination.

The internal driveway length from the property entrance to the proposed Pool House is less than 30m. In accordance with Table 4.2 of the *Director's Determination – Requirements for Building in Bushfire-Prone Areas*, only **Element A** is applicable. As such, no additional property access design or construction requirements are triggered under the Determination for this development.

A dedicated 10,000 litre static firefighting water supply will be provided adjacent to the existing driveway in the location shown on the Bushfire Hazard Management Plan. The firefighting water supply will be designed and constructed in accordance with Elements A, B, C, D and E of Table 4.3B of the *Director's Determination* and will incorporate an appropriate hardstand area, hose lay distance, dedicated coupling and signage. The location of the tank adjacent to the existing driveway provides practical access for firefighting appliances without the need for additional access infrastructure or upgrades.

Table 2. (From Table 4.2, Requirements for Property Access)

Column 1		Column 2
Element		Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access is for a fire appliance to a water connection point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3° (1:20 or 5%); (7) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres;

		<p>(9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and</p> <p>10) Terminate with a turning area for fire appliances provided by one of the following:</p> <p>(a) A turning circle with a minimum inner radius of 10 metres;</p> <p>(b) A property access encircling the building; or</p> <p>(c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.</p>
C.	Property access length is 200 m or greater.	<p>The following design and construction requirements apply to property access:</p> <p>(1) The requirement for B above;</p> <p>(2) Passing bays of 2 metres additional carriageway and 20 metres length provided every 200 metres.</p>
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <p>(a) Complies with Requirements for B above; and</p> <p>(b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.</p>

6.3 Static Water Supply for Fire Fighting

A dedicated 10,000 litre metal fire-fighting water tank will be provided to service the proposed Class 10a Pool House, and the existing dwelling. The indicative location of the tank is shown on the Bushfire Hazard Management Plan (refer Attachment 2), where it has been positioned adjacent to the existing driveway to provide practical access for firefighting appliances and minimise hose lay distances to the proposed development.

The fire-fighting water supply will be designed and installed in accordance with the Deemed-to-Satisfy provisions contained within Table 4.3B of the *Director's Determination – Requirements for Building in Bushfire-Prone Areas v2.3* (16 July 2024). Specifically, the water supply will comply with the requirements of **Elements A, B, C, D and E** including the provision of a compliant hardstand area, maximum hose lay distance, dedicated coupling and appropriate signage.

The dedicated fire-fighting water supply will form part of the overall bushfire protection measures for the site and shall be installed and verified prior to occupancy to ensure compliance with the approved Bushfire Hazard Management Plan and all relevant requirements of the Director's Determination.

Table 3. (From Table 4.3B, Requirements for Static Water Supply for Firefighting)

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none"> (a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and (b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: <ul style="list-style-type: none"> (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler 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 3959-2009, the tank may be

		<p>constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:</p> <ul style="list-style-type: none"> (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)	<p>Fittings and pipework associated with a firefighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (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 220mm length); and (h) ensure underground tanks have either an opening at the top of not less than 250mm 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: <ul style="list-style-type: none"> (i) visible; (ii) accessible to allow connection by firefighting equipment; (iii) at a working height of 450mm – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	<p>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:</p> <ul style="list-style-type: none"> (a) comply with water tank signage requirements within AS 2304; or (b) comply with the TFS Water Supply Signage Guideline.
E.	Hardstand	A hardstand area for fire appliances must be provided:

		<p>(a) no more than three metres from the firefighting water point measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</p> <p>(b) no closer than six metres from the building area to be protected;</p> <p>(c) a minimum width of three metres constructed to the same standard as the carriageway; and</p> <p>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</p>
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6.4 Hazard Management Areas

A Bushfire Hazard Management Plan (BHMP) has been prepared for the site and is included as Attachment 2 of this report. The BHMP has been developed in accordance with the requirements outlined in Table 4.4 of the *Director's Determination – Requirements for Building in Bushfire-Prone Areas v2.3*, dated 16th July 2024.

The plan outlines strategies to manage bushfire risk to life and property, and includes provisions to support effective firefighting response. The Deemed-to-Satisfy access requirements, as specified in Table 4.4, are to be implemented in accordance with **Element C** of the Determination and must be verified prior to occupancy to ensure compliance.

Table 4. (From Table 4.4, Requirements for Hazard Management Area)

Column 1		Column 2
Element		Requirement
A.	Hazard management areas for new buildings on lots provided with a BAL at the time of subdivision.	A new building 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 at the time of subdivision; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
B.	Hazard management areas for new buildings on lots not provided with a BAL at the time of subdivision.	A new building must: (a) be located on the lot so as to be provided with a HMA 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
C.	Hazard management areas or 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.	Hazard management areas for new buildings and additions and alterations to buildings classified as an accommodation building BCA Class	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.

	1b, BCA Class 2, or BCA Class 3, other than Communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	
E.	Hazard management areas for new buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the Bushfire-Prone Areas Code (Planning Directive 5.1)	<p>A new building or an addition or alteration including change of use must:</p> <p>(a) Be:</p> <p>(i) located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; or</p> <p>(ii) provided with a certificate from an accredited person that a bushfire hazard management plan provides, to the degree necessary, separation of the building from the bushfire hazard, appropriate resistance to ignition from bushfire, property access and water supply for firefighting;</p> <p>and</p> <p>(b) Have a HMA established in accordance with a certified bushfire hazard management plan.</p>
F.	Hazard management areas for new buildings or additions and alterations to buildings associated with a hazardous use	<p>A new building or an alteration or addition, including change of use, for a building determined as a hazardous use must:</p> <p>(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</p> <p>(b) Have a HMA established in accordance with a certified bushfire hazard management plan.</p>

7.0 Conclusion

BAL RATING: BAL 12.5

This Bushfire Hazard Report supports the proposed Class 10a Pool House at 40 Llantwit Road, Woodbridge (Title Reference: CT 111604 / 2). The assessment demonstrates that the proposed development can achieve compliance with the Bushfire-Prone Areas Code and the *Director's Determination - Requirements for Building in Bushfire-Prone Areas* through the implementation of appropriate construction standards and bushfire mitigation measures.

The assessment has been undertaken in accordance with *AS3959:2018, Construction of Buildings in Bushfire-Prone Areas* and the *Director's Determination - Requirements for Building in Bushfire-Prone Areas, Version 2.3*, dated 16 July 2024. Based on the site inspection, vegetation assessment, effective slope analysis and separation distances to classified vegetation, the proposed Class 10a Pool House has been assessed as achieving a Bushfire Attack Level of BAL 12.5.

The BAL outcome is primarily influenced by the limited area of Woodland (Classification B) vegetation associated with the established garden surrounding the existing dwelling, together with areas of grassland within the broader 100m assessment radius. The balance of the assessment area comprises predominantly low threat vegetation, including cultivated gardens, internal driveways and road reserves, all of which are excluded from further BAL consideration in accordance with AS3959:2018.

A certified Bushfire Hazard Management Plan has been prepared for the development and is included at Attachment 2. Whilst the Hazard Management Area has been established primarily for the proposed Class 10a Pool House, it has been deliberately extended to incorporate the existing Class 1a dwelling, thereby providing a continuous defensible space around the existing building cluster and maximising bushfire protection outcomes for both structures.

In addition, a dedicated 10,000 litre static firefighting water supply will be provided in accordance with the Director's Determination. The proposal is capable of complying with the relevant requirements for BAL 12.5 construction, property access, firefighting water supply and ongoing hazard management.

Accordingly, it is considered that the proposed Class 10a Pool House at 40 Llantwit Road, Woodbridge is suitable for development from a bushfire hazard management perspective, subject to construction in accordance with BAL 12.5 requirements and the ongoing implementation and maintenance of the Bushfire Hazard Management Plan.

8.0 References

Australian Building Codes Board, *National Construction Code, Building Code of Australia*, Australian Building Codes Board, Canberra.

Building Amendment (Bushfire-Prone Areas) Regulations 2016 Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 2.3 16th July 2024. Consumer, Building and Occupational Services, Department of Justice, Tasmania.

Tasmanian Planning Scheme 2015, Tasmanian Planning Commission 2015, Tasmanian Planning Commission, Hobart.

Standards Australia, AS3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

Attachment 1: Site Photos



Image 3: Northern Azimuth (Photo taken on site 30/5/2026)



Image 4: Eastern Azimuth (Photo taken on site 30/5/2026)



Image 5: Southern Azimuth (Photo taken on site 30/5/2026)



Image 6: Western Azimuth (Photo taken on site 30/5/2026)



Image 7: Llantwit Road looking West (Photo taken on site 30/5/2026)



Image 8: Llantwit Road looking East (Photo taken on site 30/5/2026)

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Image 9: Existing access into the property from Llantwit Road (Photo taken on site 30/5/2026)



Image 10: Existing Dwelling & carport (Photo taken on site 30/5/2026)

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Image 11: Existing outbuilding (Photo taken on site 30/5/2026)



Image 12: Existing pool (Photo taken on site 30/5/2026)



Image 13: Separation between pool and dwelling (Photo taken on site 30/5/2026)



Image 14: Open field to the west of the proposed dwelling (Photo taken on site 30/5/2026)



Image 15: Woodland vegetation to the south (behind existing dwelling)
(Photo taken on site 30/5/2026)



Image 16: Continuation of woodland vegetation and managed garden
(Photo taken on site 30/5/2026)



Image 17: Continuation of woodland vegetation and managed garden
(Photo taken on site 30/5/2026)

BUSHFIRE HAZARD MANAGEMENT PLAN

Residential Dwelling

40 Llantwit Rd, Woodbridge
 Title: 111604/2 - Dated June 2026
 This plan is to be read in conjunction with 40 Llantwit Rd, Woodbridge Bushfire Hazard Report, Prepared by J S Mayne, Dated June 2026 (Job Ref# FP018-2026)







BUSHFIRE MITIGATION MEASURES BAL 12.5

Refer to specifications as set out in Part 6.0 Compliance in accompanying report 40 Llantwit Rd, Woodbridge Bushfire Hazard Report, prepared by J S Mayne, dated June 2026. Compliance to be verified prior to occupancy.

HAZARD MANAGEMENT AREA PRESCRIPTIONS

- Hazard reduction and removal:**
- The Hazard Management Area is to be maintained in minimal fuel condition as mowed grassland with paddock trees, mowed lawns, gardens, areas of gravel, driveway and a hardstand.
 - Ground cover vegetation (grasses, herbs and graminoids) to be maintained no higher than 100mm.
 - Remove fallen branches, bark and leaves and keep ground litter to a maximum of 20mm depth from around trees.
 - Prune to create and maintain a separation distance of 2m (vertically) between the ground cover (maintained to <100mm) and the lowest branches of trees in the HMA.
 - Clear private access of any trees and branches within 0.5m of carriageway and 4m over carriageway.
 - Remove any fire hazards such as woodpiles and garden waste to at least 10m from dwelling.
 - Keep roofs and guttering clear of flammable debris.
 - Minimise the storage of petroleum fuels and store fuels at least 10m from dwelling in a suitable enclosed shed.
- Landscaping:**
- Use low flammability plants in the garden and refrain from plantings within 1m of the dwelling (see Fire resisting garden plants Tasmanian Fire Service Brochure).
 - Include non-flammable areas adjacent to dwelling such as paths

LEGEND

-  - PROPOSED POOL HOUSE
-  - EXISTING STRUCTURES
-  - EXISTING DRIVEWAY
-  - HAZARD MANAGEMENT AREA
-  - HOSE LAY
-  - 10,000L FIRE TANK

IMPORTANT NOTE:
 WHILST THE HAZARD MANAGEMENT AREA EXTENDS THROUGH PORTIONS OF THE SURROUNDING GARDEN, WHICH HAS BEEN CLASSIFIED AS WOODLAND (CLASSIFICATION B) IN ACCORDANCE WITH TABLE 2.3 OF AS3959:2018, **NO EXISTING TREES ARE REQUIRED TO BE REMOVED** DUE TO THEIR EXISTING SEPARATION DISTANCES. HOWEVER, TO ENSURE COMPLIANCE WITH THE HAZARD MANAGEMENT AREA PRESCRIPTIONS, ALL TREES LOCATED WITHIN THE HAZARD MANAGEMENT AREA SHALL BE PRUNED TO MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 2 METRES BETWEEN THE GROUND SURFACE AND THE LOWEST BRANCHES, THEREBY REDUCING THE POTENTIAL FOR SURFACE FUELS TO CARRY FIRE INTO THE TREE CANOPY.

CT: 111604/2
 72,291m²

HAZARD MANAGEMENT AREA TO COMPLY WITH TABLE 4.4 (ELEMENT C) - REFER TO TABLE 1 OF THE BUSHFIRE HAZARD REPORT FOR DETAILED SETBACK INFORMATION AND CALCULATIONS

IMPORTANT NOTE: WHILST THE HAZARD MANAGEMENT AREA SHOWN HEREIN IS PRIMARILY PROVIDED TO PROTECT THE PROPOSED CLASS 10a POOL HOUSE, THE DEFENDABLE SPACE HAS BEEN EXTENDED TO INCORPORATE THE EXISTING CLASS 1a RESIDENTIAL DWELLING. THIS APPROACH PROVIDES A CONTINUOUS HAZARD MANAGEMENT AREA AND MAXIMISES DEFENDABLE SPACE FOR BOTH STRUCTURES, RESULTING IN AN IMPROVED BUSHFIRE OUTCOME AND ENHANCED OPPORTUNITIES FOR PROPERTY DEFENCE.

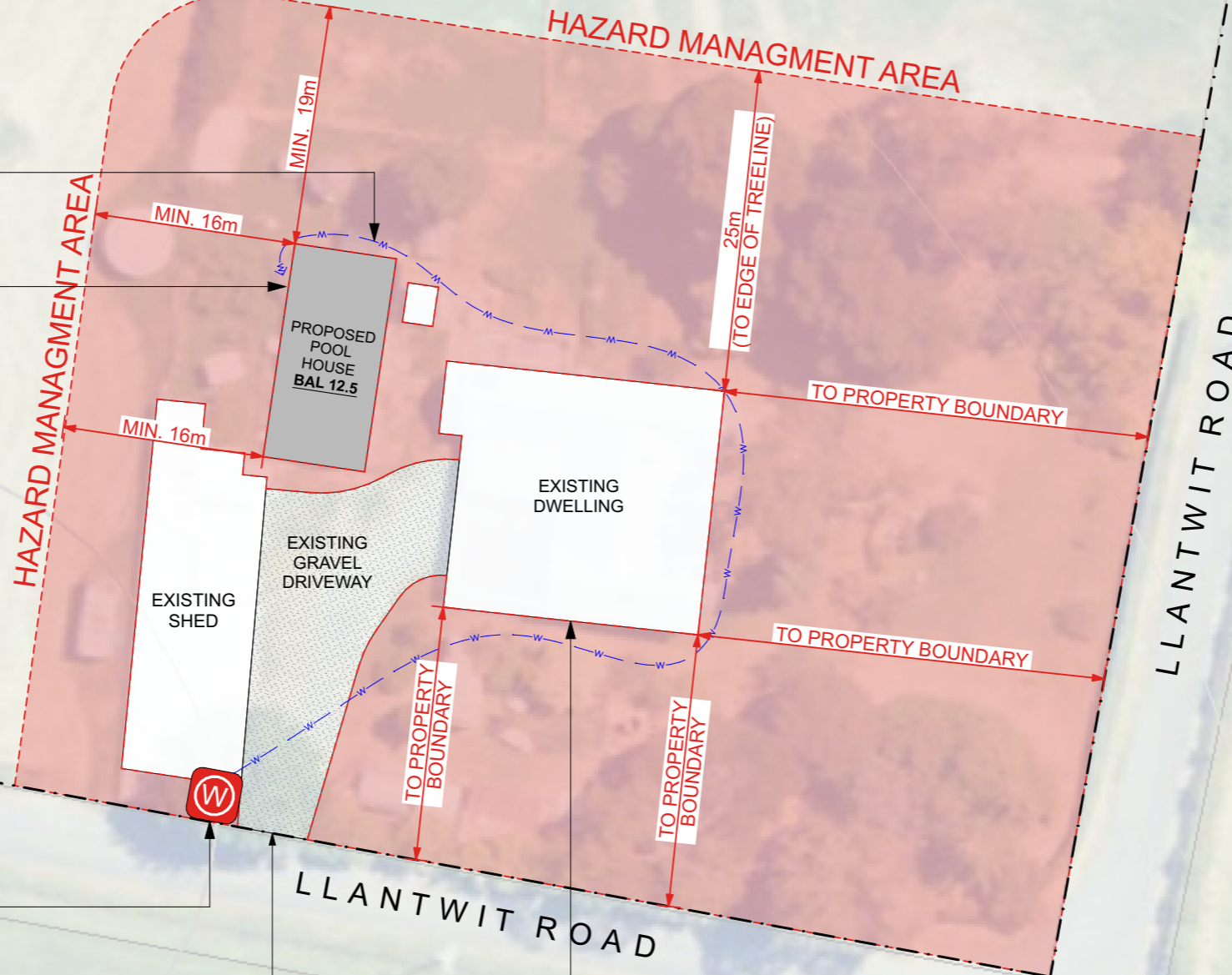
FIRE FIGHTING HOSE LAY (MAX LENGTH 90m) TO COMPLY WITH ELEMENT A TABLE 4.3B IN DIRECTORS DETERMINATION - BUSHFIRE HAZARD AREAS V2.3. REFER TO SECTION 6.3 OF THE BUSHFIRE HAZARD REPORT FOR DETAILS

PROPOSED CLASS 10a POOL HOUSE TO BE CONSTRUCTED TO BAL 12.5 REQUIREMENTS (AS3959:2018)

INDICATIVE LOCATION OF 10,000L FIRE FIGHTING WATER TANK TO COMPLY WITH ELEMENTS A, B, C, D & E OF TABLE 4.3B IN DIRECTORS DETERMINATION - BUSHFIRE HAZARD AREAS V2.3 - REFER TO SECTION 6.4 OF THE BUSHFIRE HAZARD REPORT FOR DETAILS

NO SPECIFIED DESIGN AND CONSTRUCTION REQUIREMENTS FOR PROPERTY ACCESS IN ACCORDANCE WITH ELEMENT A, TABLE 4.2 OF DIRECTORS DETERMINATION - BUSHFIRE HAZARD AREAS V2.3. REFER TO SECTION 6.2 OF THE BUSHFIRE HAZARD REPORT FOR DETAILS

EXISTING DWELLING - BUILT TO BAL LOW REQUIREMENTS AS PER POTTER PROJECTS ARCHITECTURAL DOCUMENTATION DATED 2014



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: *Owner /Agent*
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address:
Licence No: Email address:
Phone No:
Fax No:

Qualifications and Insurance details: *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise: *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

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's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable items, 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 Report at 40 Llantwit Road, Woodbridge (inc. bushfire hazard management plan), Job Ref: FP018-2026, Dated: June 2026
Relevant calculations:	AS 3959:2018 - Method 1 BAL assessment
References:	Determination, Director of Building Control Requirements for Bushfire Hazard Areas, version 2.3 16 th July 2024. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014 Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney. Australian Standard 3959:2018 Construction of buildings in bushfire-prone areas

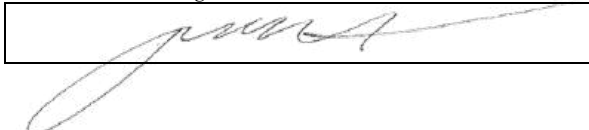
Substance of Certificate: (what it is that is being certified)

1. The assessed Bushfire Attack Level (BAL) is BAL 12.5.
2. The proposed building work – if designed and implemented in accordance with the bushfire hazard management plan referred to in this certificate – will comply with the deemed-to-satisfy requirements of the Director’s Determination – Bushfire Hazard Areas Version 2.3.

Scope and/or Limitations

1. The scope of this certification is limited to compliance with the requirements of the Director’s Determination – Bushfire Hazard Areas Version 2.3.
2. This certification may only be used for compliance purposes for 6 years from the date of certification.
3. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.
4. There is no guarantee that the building work will survive every bushfire event.

I certify the matters described in this certificate.

Qualified person:	<i>Signed:</i> 	<i>Certificate No:</i> BFP-172	<i>Date:</i> 16/6/2026
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