

BUSHFIRE HAZARD REPORT

ADDITION AND ALTERATIONS TO AN EXISTING CLASS 1A BUILDING

40 WOLFES ROAD, NEIKA

FOR

H S & R Ostler



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12 March 2026

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ATTACHMENT 1 – Bushfire Hazard Management Plan

ATTACHMENT 2 – Form 55 Certificate

Disclaimer:

AS 3959:2018 cannot guarantee that a habitable building will survive a bushfire attack, however the implementation of the measures contained within AS 3959:2018, this report and accompanying plan will improve the likelihood of survival of the structure. This report and accompanying plan are based on the conditions prevailing at the time of assessment. No responsibility can be accepted to actions by the landowner, governmental or other agencies or other persons that compromise the effectiveness of this plan. The contents of this plan are based on the requirements of the legislation prevailing at the time of report.

1. SUMMARY:

This Bushfire Hazard Report has been prepared to support the design, application for a building permit, and construction of an addition and alterations to an existing Class 1a building at 40 Wolfes Road, Neika. The site is subject to a Bushfire Prone Area Overlay under the relevant planning scheme and has been deemed to have the potential to be bushfire prone due to its proximity to the areas of bushfire prone vegetation surrounding the site.

This report identifies the protective features and controls that must be incorporated into the design and construction works to ensure compliance with the standards. Fire management solutions are defined in *AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas, Building Amendments (Bushfire-Prone Areas) Regulations 2014 (18th June 2014)*, *National Construction Code 2022 (Volume 2) (NCC)*, *Director's Determination, Requirements for Building in Bushfire-Prone Areas (transitional) (Version 2.2 6th February 2020) (Determination)*.

A bushfire hazard report was prepared by GES for the dwelling in 2018 defined the BAL rating as BAL-29. In accordance with *Element C, Table 4.4 Requirements for Hazard Management Area*, the proposed addition and alterations have been assessed as **BAL-29** under *Section 7* of *AS 3959:2018* and provided the appropriate construction standards are incorporated into the design, the new building works are capable of compliance with the provisions of *AS 3959:2018*. See Attachment 1 for construction summary.

Compliance with the following provisions of the *Directors Determination - Requirements for Building in Bushfire-Prone Areas* will be required:

- *Part 4.1 Construction Requirements*
- *Part 4.2 Property Access*
- *Part 4.3 Water Supply for Firefighting*
- *Part 4.4 Hazard Management Areas*

The effectiveness of the measures and recommendations detailed in this report and *AS 3959:2018* is dependent on their implementation and maintenance for the life of the development or until the site characteristics that this assessment has been measured from alter from those identified. No Liability can be accepted for actions by lot owner, Council or Government agencies which compromise the effectiveness of this report.

This report has been prepared by Liam Brightman and certified by Nick Creese, principal of Lark & Creese Surveyors. Liam is accredited by the Tasmania Fire Service to prepare Bushfire Hazard Management Plans. Nick is a registered surveyor in Tasmania and is accredited by the Tasmanian Fire Service to prepare Bushfire Hazard Management Plans. Site survey carried out on the 13th May 2025.

2. LOCATION:

Property address: 40 Wolfes Road, Neika
Title owner: R. Ostler & H. S. Ostler
Title reference: C.T. 161408/3 & C.T. 187630/1
PID N°: 1929372, 3172887
Title area: Approx. 2 ha
Municipal area: Kingborough
Zoning: Environmental Living

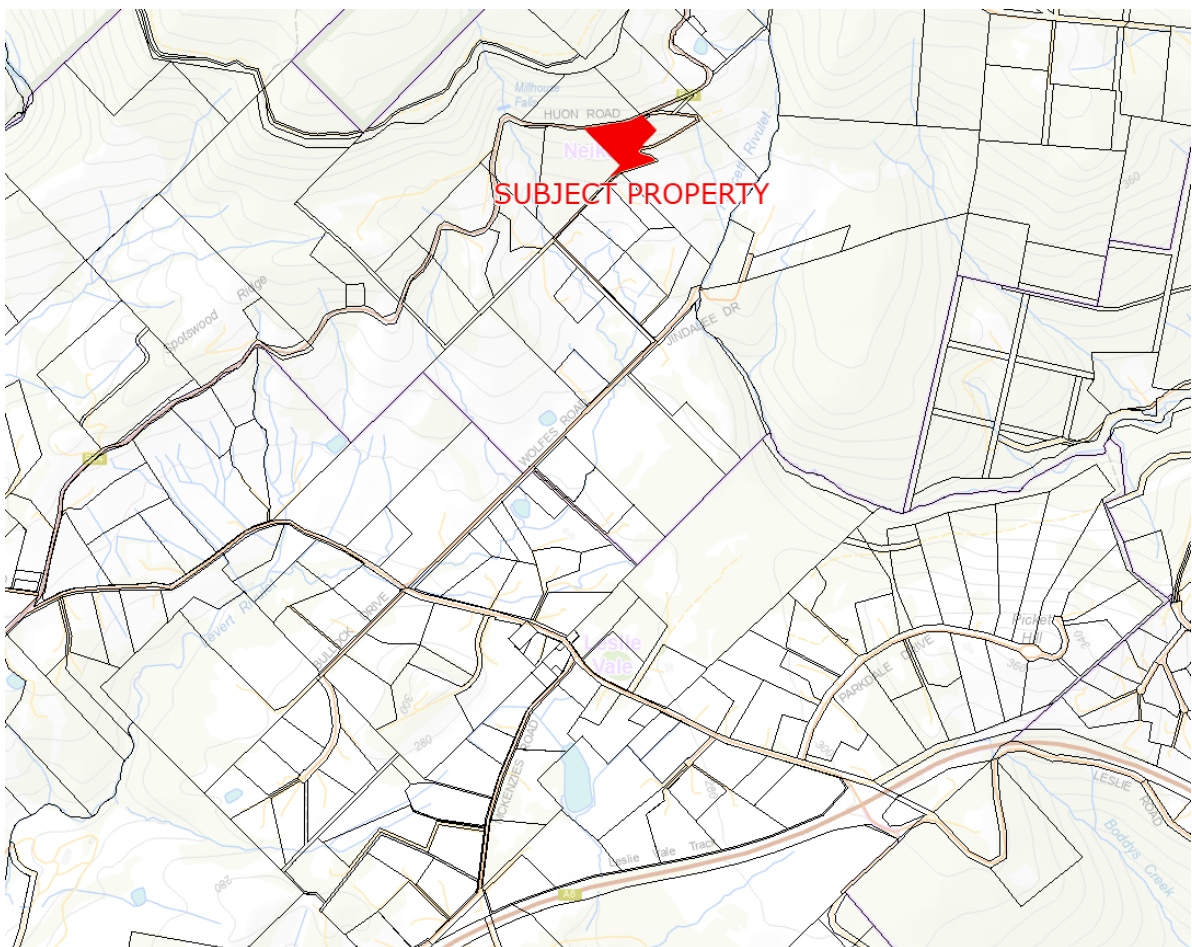


Image 1: Site location (Source *The LIST*)

3. SITE DESCRIPTION:

The site is located within an existing rural area on Wolfes Road, approximately 400 metres south of the intersection of Huon Road and Wolfes Road, Nekia. The site is located at an elevation of approximately 380 metres with grades falling to the south in the order of 15-20°. The site included two separate titles owned by our client which will be amalgamated prior to works commencing.

At the time of assessment, the property included an existing dwelling, gravel parking area, garden, a small area of native trees and shrubs, and an area of grass.

Adjacent to the north-eastern and south-eastern boundaries was Wolfes Road which included nature strips vegetated by areas of native trees and shrubs, and areas of grass and a gravel carriageway. Beyond Wolfes Road was an allotment that was used for farming purposes. This allotment included several sheds, a gravel access, pasture, dam, areas of native trees and shrubs, a water course and Fawcett Rivulet at the south-eastern boundary.

Southwest of the site were a mix of allotments developed for residential purposes and an undeveloped allotment. The developed allotments included dwellings, sheds, accesses, dams and gardens. The undeveloped allotment was vegetated by native trees and shrubs.

Immediately to the north-west was Huon Road which included nature strips vegetated by native trees and shrubs, and a bitumen carriageway. The allotment beyond Huon Road was undeveloped and vegetated by native trees and shrubs.

Reticulated water supply is unavailable to the site with domestic water supply requirements reliant on on-site static water storage.

Planning controls are administered by the Kingborough Council under the *Kingborough Interim Planning Scheme 2015*. The site is zoned Environmental Living.



Image 2: Looking north-west towards development site.



Image 3: Looking east towards development site.

4. PROPOSED DEVELOPMENT:

The proposal is for an addition and alterations to an existing Class 1a building. The proposed works includes an addition to the existing deck and the installation of a roof over the deck on the southern elevation, a three-story addition beginning on the western elevation which wraps around to the northern elevation, and the installation of skylights into the roof of the existing Class 1a building.

The addition consists of the lower floor including a gym, sauna, pool, rumpus room and WC, the first floor includes a lounge room, the master bedroom, study, laundry/storeroom, and a two-car garage.

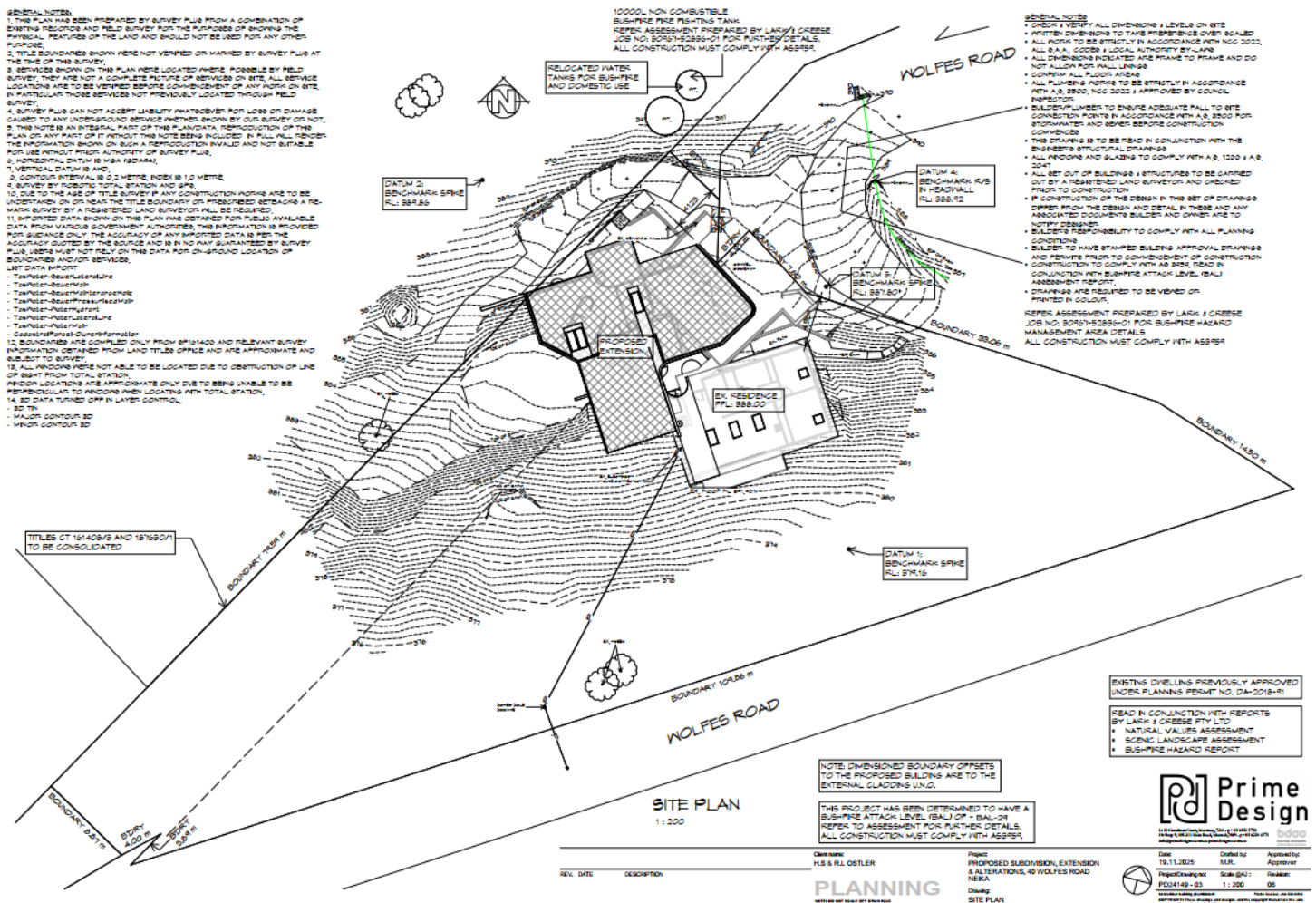


Image 4: Site plan.

5. BUSHFIRE ATTACK LEVEL:

Fire Danger Index (FDI): The Fire Risk Rating for Tasmania is adopted as 50.

Vegetation Classification:

Vegetation Assessment:

Following assessment of the characteristics of the site, the vegetation types, separation distances from development site and slope under the vegetation have been identified as shown in Table 1 below:

	Direction:	Description:	Distance:	Slope:
Addition	N	Site: • native trees & shrubs Huon Road: • native trees & shrubs • bitumen carriageway • native trees & shrubs Neighbouring allotment: • native trees & shrubs	0-100 100-105 105-110 110-113 113-140	25°↑ Level 25°↑
	NE	Wolfes Road: • gravel carriageway • native trees and shrubs Neighbouring allotment: • grass Wolfes Road: • grass • gravel carriageway • native trees & shrubs Neighbouring allotment: • native trees & shrubs • dwelling, access, garden	0-10 10-12 12-23 23-27 27-34 34-37 37-105 105-140	Level 0-5°↑
	E	Site: • garden Wolfes Road: • grass nature strips, gravel carriageway Neighbouring allotment: • grass • native trees & shrubs	0-10 10-40 40-135 135-140	Level 0-5°↑
	S	Site: • grass Wolfes Road: • grassed nature strips, gravel carriageway	0-21 21-30	5-10°↓ Level

		Neighbouring allotment: • shed, gravel access, pasture • dwellings, sheds, accesses, dams, gardens	30-90 90-140	5-10°↓
	SW	Site: • grass Neighbouring allotment: • native trees & shrubs	0-59 59-140	5-10°↓
	W	Site: • native trees & shrubs Neighbouring allotment: • native trees & shrubs	0-67 67-140	0-5°↓ 0-5°↑

Table 1: Site assessment.

NOTE: The vegetation identified in Table 1 has been assessed in consideration of *Table 2.3 and figures 2.4(A)-(H) AS 3959:2018* as follows.

At the time of assessment, the site included an existing dwelling, a gravel access and parking area, an area of short, cropped grass, and area of grass, and an extensive area of native trees and shrubs. The developed portion of the allotment has been classified as **Low Threat Vegetation** in accordance with *Part 2.2.3.2 (e) & (f), AS 3959:2018*. The grass within the site was greater than 100 mm in height and has been assessed in accordance with *Figure 2.4(H) as Dense Sown Pasture* resulting in a vegetation classification of **G: Grassland**. A small area of native trees including dogwoods, acacias, tee trees, and sparse eucalyptus which has been assessed in accordance with *Figure 2.4(B) as Open Forest A-03* resulting in a vegetation classification of **A: Forest**. The north-western portion of the property was vegetated by eucalyptus ranging from 20-40 metres in height with a few specimens reaching >50 metres with an understory of smaller trees and shrubs leading to an assessed foliage coverage of >30%. This area of vegetation has been assessed in accordance with *Figure 2.4(B) as Tall Open Forest A-01* resulting in a vegetation classification of **A: Forest**.

Adjacent to the north-eastern and southern boundaries was Wolfes Road which included nature strips vegetated by area of grass and areas of eucalyptus with a dense understory of smaller trees and shrubs, and a gravel carriageway. The carriageway has been classified as **Non-vegetated Area** in accordance with *Part 2.2.3.2 (e), AS 3959:2018*. The areas of grass within the nature strip appeared to be short due to grazing by animals and environmental conditions. It has been assumed that these areas of grass are unlikely to exceed 100 mm in height and as such have been assessed as **Low Threat Vegetation** in accordance with *Part 2.2.3.2 (f), AS 3959:2018*. The areas of nature strip vegetated by eucalyptus have been classified as **A: Forest** in accordance with *Open Forest A-03, Figure 2.4(B), AS 3959:2018*.

Beyond Wolfes Road to the north-east of the site was a rural allotment that had been developed for residential purposes. This property included a dwelling, access, garden, and an area of eucalyptus with an understory of smaller trees and shrubs. The developed portion of this allotment has been classified as **Low Threat Vegetation** in accordance with *Part 2.2.3.2 (e) & (f), AS 3959:2018*. The area of eucalyptus has been classified as **A: Forest** in accordance with *Open Forest A-03, Figure 2.4(B), AS 3959:2018*.

Beyond Wolfes Road to the east and south was a rural allotment that was being utilized for farming purposes. This allotment included several sheds, a gravel access, a dam, a water course, pasture, and an area of eucalyptus at the northern corner of the property. The grass was short due to grazing by animals. It also appeared that the pasture was used to produce hay/silage. It has been presumed that the grass may exceed 100 mm in height and has been assessed in accordance with *Figure 2.4(H) as Closed Tussock Grassland G-21* resulting in a vegetation classification of **G: Grassland**. The eucalyptus ranged in height from 30-50 metres with an understory of smaller trees and shrubs leading to an assessed foliage coverage of >30%. This area of vegetation has been assessed in accordance with *Figure 2.4(B) as Tall Open Forest A-01* resulting in a vegetation classification of **A: Forest**.

The neighbouring allotment to the west was undeveloped and vegetated by eucalyptus, 30-50 metres in height, with an understory of smaller trees and shrubs leading to an assessed foliage coverage of >30%. This area of vegetation has been classified as **A: Forest** in accordance with *Tall Open Forest A-01, Figure 2.4(B), AS 3959:2018*.

Vegetation Classification:

In consideration of vegetation classifications under *Table 2.3* and *Figure 2.4, AS 3959:2018* and as detailed above, the predominant vegetation, separation distances from development site and slope under the classified vegetation is assessed as shown in Table 2 below:

	Direction:	Vegetation Type:	Distance (m):	Effective slope:	Exclusions:
Addition	N	A	0-105	25°↑	No
		NVA	105-110	Level	2.2.3.2 (e)
		A	110-140	25°↑	No
	NE	LTV	0-16	Level 0-5°↑	2.2.3.2 (e) & (f)
		G	16-23		No
		LTV	23-37		2.2.3.2 (e) & (f)
		A	37-105		No
		LTV	105-140		2.2.3.2 (e) & (f)
	E	LTV	0-40	Level 0-5°↓	2.2.3.2 (e) & (f)
		G	40-135		No
		A	135-140		No

	S	G LTV G LTV	0-21 21-30 30-90 90-140	5-10°↓ Level 5-10°↓	No 2.2.3.2 (e) & (f) No 2.2.3.2 (e) & (f)
	SW	G A	0-59 59-140	5-10°↓	No No
	W	A	0-67 67-140	0-5°↓ 0-5°↑	No

Table 2: Assessed vegetation.

NOTE: A = A: Forest, G = G: Grassland, LTV = Low Threat Vegetation, NVA = Non-vegetated Area.



Image 5: Aerial image of assessed vegetation (Source *The LIST*).



Image 6: Predominant vegetation to the north of the site – A: Forest



Image 7: Predominant vegetation to the north-east of the site
(A: Forest to left of image. G: Grassland to right of image)



Image 8: Predominant vegetation to the east of the site – G: Grassland



Image 9: Predominant vegetation to the south of the site – G: Grassland



Image 10: Predominant vegetation to the south-west of the site – G: Grassland



Image 11: Predominant vegetation to the west of the site – G: Grassland

Bushfire Attack Level Assessment:

Bushfire Attack Levels have been divided into 6 categories based on the potential impact on the proposed structure from bushfire threat. These are as follows.

BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ
There is some risk but it is considered insufficient to warrant any specific construction requirements	Ember attack and radiant heat below 12.5 kW/m ²	Increased ember attack and windborne debris, radiant heat between 12.5 kW/m ² and 19 kW/m ²	Increased ember attack and windborne debris, radiant heat between 19 kW/m ² and 29 kW/m ²	Increased ember attack and windborne debris, radiant heat between 29 kW/m ² and 40 kW/m ² . Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from fire front

Definition of Bushfire Attack Levels (Source *Building for Bushfire, Bushfire Attack Level (BAL) Assessment*)

Based on the predominant vegetation detailed above, and the separation distances provided between the predominant vegetation and the development site, the BAL for each direction from the proposed dwelling has been determined from *Table 2.6, AS 3959:2018* as follows:

Direction:	N	NE	E	S	SW	W
Addition	FZ	19	10	FZ	FZ	FZ

In accordance with *Part 1A, sub-clause 11E(2), Building Amendment Regulations 2014*, an extension to a habitable building is subject to the following provisions:
In respect to any additions or alterations to an existing building requiring a building permit -

- (a) the addition or alteration must not restrict any existing vehicular access to any part of the habitable building, or access to any existing water supply for firefighting; and
- (b) if the addition or alteration is -
 - (i) is 20m² gross floor area or less and does not result in the building being closer to bushfire prone vegetation, no special bushfire requirements apply to either the new building work, or the existing building; or
 - (ii) is greater than 20m² gross floor area-
 - (A) the addition or alteration, existing building, and other buildings associated with the existing building must be provided with

- hazard management areas of dimensions no less than that for the BAL assessed for the addition or alteration; and
- (B) where an existing water supply for firefighting is not available, a water supply for firefighting must be provided that meets the requirements in the Directors Determination; and
- (C) where property access is not available, property access must be provided that meets the requirements in the Director's determination.

The proposed development includes an addition to the existing deck and the construction of a roof over the deck on the southern elevation of the existing building, and a three-story addition starting on the western elevation of the existing building and extending around the existing building to the north. The proposed deck addition is approximately 8 m² in area, however, it extends towards bushfire prone vegetation. The proposed roof over the deck is approximately 24 m² in area. The proposed addition is approximately 64 m². As such the application of *Part (b)* above is warranted.

In accordance with *Element C(a)(1), Table 4.4 Requirements for Hazard Management Area, Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional)* the proposed works are to comply with the BAL rating of the existing dwelling.

BAL-29

Direction	BAL	Vegetation	Effective slope	HMA specified <i>Table 2.6</i>	HMA required	HMA available
N	29	A NVA	25°↑ Level	16-<23 m N/A	16 m	>100 metres to boundary.
NE		LTV G LTV A	Level 0-5°↑	N/A 6-<10 m N/A 16-<23 m	*16 m BDY	16 metres to predominate vegetation.
E		LTV G	Level 0-5°↑	N/A 6-<10 m	BDY	≈10 metres to boundary.
S		G LTV G LTV	5-10°↓ Level 5-10°↓	8-<13 m N/A 8-<13 m N/A	**BDY	≈21 metres to boundary.
SW		G A	5-10°↓	8-<13 m 24-<34 m	24 m	≈48 metres to boundary.
W		A	^Level	16-<23 m	16 m	≈67 metres to boundary.

Table 3: Details the hazard management areas (HMA) required to comply with that BAL, and the area available for compliance.

NOTE:

* Due to the irregular nature of the property boundary to the north east, the HMA will be 16m or the boundary whichever occurs first.

**The Bushfire Hazard Report undertaken for the existing dwelling specified that the HMA to the south continue to the property boundary. This assessment also requires that the HMA continue to the boundary in accordance with *Element C(a)(1), Table 4.4*.

^The slope under the predominate vegetation has been measured as being 5°↓ for ≈68 metres then 5°↑ for the next 72 metres. Taking this into account the effective slope across the 100-metre assessable area has been assessed as being level.

The proposed skylights that are to be added into the existing Class 1a building's roof are to be constructed and installed in a method compliant with the requirements for BAL-29 as defined for the building in the report undertaken by GES Geo-Environmental Solutions in February 2018.

6. COMPLIANCE:

Building Regulations 2014:

Compliance with *Part 1A – Bushfire-prone Areas* the *Building Regulations 2014* is achieved through the implementation of *Director's Determination - Requirements for Building in Bushfire-Prone Areas* (transitional) as follows:

2.1 Application

- (1) This Determination applies to a building located in a bushfire-prone area of the following Class:
 - (i) Class 1;
 - (ii) Class 2;
 - (iii) Class 3;
 - (iv) Class 8;
 - (v) Class 9;
 - (vi) Class 10a or deck that is:
 - (a) closer than 6 metres to a habitable building; or
 - (b) closer than 6 metres to another Class 10a Building that is within 6m of a habitable building.
- (2) Despite subclause (1), this Determination does not apply to buildings that are integral to the agricultural use of the land and which are not habitable buildings.

APPLICATION

- (1) The proposed development includes an addition to the existing deck, an addition to the existing Class 1a building, and the installation of skylights within the existing Class 1a building's roof and as such the requirements of the *Determination* apply.
- (2) The proposed development does not involve a building integral to the agricultural use of the land, as such this subsection is not applicable.

3 Performance Requirements

- (1) A building to which this Division applies and where defined in the applications of TAS G5P1 must be designed and constructed to comply with TAS G5P1 of the National Construction Code.*
- (2) Certain Class 9 Buildings as defined in the application of TAS G5P2 must also comply with TAS G5P2 of the National Construction Code.*
- (3) A Class 1 Building or a Class 10a Building or deck associated with a Class 1 Building to which this Division applies must be designed and constructed to comply with TAS H7P5 of the National Construction Code and as quantified by H7P5 of the National Construction Code.*
- (4) A building to which this Division applies must be:*
 - (a) provided with property access to the building to assist firefighting and emergency personnel to defend the building and to support occupant evacuations;*
 - (b) provided with access at all times to a sufficient supply of water for firefighting purposes on the site;*
 - (c) provide with appropriate separation of the building from the bushfire hazard;*
 - (d) provided with a bushfire emergency plan.*
 - (i) Subclause 4(b) does not apply to Class 1a Buildings.*
- (5) The Performance Requirements specified in subclauses (1), (2), (3) and (4) can only be satisfied by a Performance Solution or Deemed-to-Satisfy solution or a combination of both.*
- (6) Where a Deemed-to-Satisfy solution is proposed, the Performance Requirements are satisfied by complying with the Deemed-to-Satisfy provisions in this Determination for BAL-Low to BAL-29 only given that the performance requirements for BAL-40 and BAL-FZ cannot be satisfied by the Deemed-to-Satisfy provisions.*
- (7) A Performance Solution must comply with the Performance Requirements or be at least equivalent to the Deemed-to-Satisfy provisions in this Determination. Further, a Performance Solution must comply with the Governing Requirements of Section A and be assessed according to one or more of the Assessment Methods in Clause A2G2 of Volume One or Two of the National Construction Code.*

The requirements of 3 *Performance Requirements* have been satisfied by assessing the proposed development against the requirements of 4 *Deemed-to-Satisfy Provisions*.

4 Deemed-to-Satisfy Provisions

4.1 Construction Requirements

- (1) *Building work (including additions or alterations to an existing building) in a bushfire-prone area must be designed and constructed in accordance with the relevant Deemed-to-Satisfy provisions of:*
 - (a) *NCC Volume 1, Part G5 for Class 2 or Class 3 Buildings or Certain Class 9 Buildings and a Class 10a Building or deck associated with a building to which this Division applies.*
 - (b) *NCC Volume 2, Part H7 for Class 1 Buildings and Class 10a Building or deck associated with a building to which this Division applies.*
- (2) *Despite subclause (1) above, permissible variations are specified in Table 4.1 below for Class 1, Class 2 and Class 3 Buildings and an associated Class 10a Building or deck.*
- (3) *Performance Requirements for buildings subject to BAL-40 or BAL Flame Zone (BAL-FZ) cannot be satisfied by Deemed-to-Satisfy provisions and must be satisfied by means of a Performance Solution (see note in Performance Requirements).*

Table 4.1 Construction Requirements and Construction Variations		
Element		Requirements
A.	Straw Bale Construction	<i>May be used in exposures up to and including BAL 19.</i>
B.	Shielding provisions under Section 3.5 of AS 3959:2018	<i>To reduce construction requirements due to shielding, building plans must include suitable detailed elevations or plans that demonstrate that the requirements of Section 3.5 of the Standard can be met.</i> <i>Comment: Application of Section 3.5 of the Standard cannot result in an assessment of BAL-LOW.</i>
C.	Construction standard for vulnerable use	<i>Building work for a building classified as a vulnerable use must be constructed to a BAL that is determined in a BHMP certified by an accredited person.</i>

APPLICATION:

- (1) The proposed development is for an additions and alterations to an existing Class 1a building, as such (1)(a) is not applicable. The proposed addition or alteration has been assessed in accordance with AS 3959 in compliance with (1)(b).
- (2) The proposed development does not make use of any of the variations contained within *Table 4.1 Construction Requirements and Construction Variations*.

- (3) The proposed development has not been assessed as BAL-40 or BAL-FZ, as such this subsection is not applicable.

All building works shall comply with the specification for **BAL-29** of *Section 3* and *Section 7* of AS 3959:2018. This includes the general provisions contained within AS3959:2018 and the following sub-sections:

- 7.1 *General provisions*
- 7.2 *Sub-floor supports*
- 7.3 *Floors*
- 7.4 *Walls*
- 7.5 *External glazed elements and assemblies and external doors*
- 7.6 *Roofs (including penetrations, eaves, fascias and gables, and gutters and downpipes)*
- 7.7 *Verandas, decks, steps and landings*
- 7.8 *Water and gas supply pipes*

4.2 Property Access

- (1) The following building work must be provided with property access to the building and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4) below:
 - (a) a new habitable building; or
 - (b) a new Class 10a Building to which this Determination applies, if not accessible using an existing property access.
- (2) For an addition or alteration to an existing building in a bushfire-prone area referred to in regulation 11E(2)(b)(ii)(C) of the *Building Regulations 2014*, property access must be provided to the building and the firefighting water point accessible by a carriageway designed and constructed as specified in subclause (4) below.
- (3) For an addition or alteration to an existing building in a bushfire-prone area which is 20 metres squared gross floor area or less which does result in the building being closer to bushfire-prone vegetation and there is no property access available, property access must be provided to the building and the firefighting water point accessible by a carriageway designed and constructed as specified in subclause (4) below.
- (4) Vehicular access from a public road to a building must:
 - (a) comply with the property access requirements specified in Table 4.2;
 - (b) include access from a public road to a hardstand within 90 metres of the furthest part of the as building measured by a hose lay;
 - (c) include access to the hardstand area for the firefighting water point.
- (5) Certain Class 9 Buildings have additional property access requirements as specified in Table 4.2.

APPLICATION:

- (1) The proposed development is for the construction of an additions and alteration to an existing Class 1a building, as such this subsection is not applicable.
- (2) The property access has been assessed as being ≈4.5 metres in length and is not required for access to the firefighting water point, as such *Element A, Table 4.2* is applicable.
- (3) The proposed development is for an additions and alteration to an existing Class 1a building that are greater than 20 metres squared gross floor area and extends towards the bushfire prone vegetation, as such this subsection is not applicable.
- (4) As the access is less than 30 metres in length and is not required for access to the firefighting water point the application of *Element A, Table 4.2* is appropriate.
- (5) The proposed development does not include the construction of a Certain Class 9 Building, as such this subsection is not applicable.

Table 4.2 Standards for Property Access		
Element		Requirement
A	Property access length is less than 30 metres; or access is not required for fire appliance to access a firefighting water point.	There are no specific design and construction requirements

4.3 Water Supply for firefighting

- (1) The following building work must be provided with a water supply dedicated for firefighting purposes as specified in subclauses (4) and (5) below:*
 - (a) a new habitable building; or*
 - (b) a new Class 10a Building to which this Determination applies, if not protected by an existing firefighting water supply.*
- (2) For an addition or alteration to an existing building in a bushfire-prone area referred to in regulation 11E(2)(b)(ii)(B) of the Building Regulations 2014, a water supply for firefighting must be provided as specified in subclauses (4) and (5) below.*
- (3) For an addition or alteration to an existing building in a bushfire-prone area which is 20 metres squared gross floor area or less which does result in the building being closer to bushfire-prone vegetation and there is no water supply for firefighting available, a water supply for firefighting must be provided as specified in subclauses (4) and (5) below.*
- (4) Water supplies for firefighting must meet the requirements described in Tables 4.3A or 4.3B.*
- (5) Certain Class 9 Buildings have specific requirements for water supply for firefighting as specified in Tables 4.3A or 4.3B.*

APPLICATION:

- (1) The proposed development is for the additions and alteration to an existing Class 1a building, as such this subsection is not applicable.
- (2) The existing static water supply within the site will need to be relocated to accommodate the proposed development. The static water supply for firefighting purposes is to be reinstalled in accordance with *Table 4.3B*.
- (3) The proposed additions and alteration have been assessed as being greater than 20 metres squared in area and extends towards the bushfire prone area, as such this subsection is not applicable.
- (4) An existing static water supply for firefighting is to be relocated adjacent to the intersection of Wolfes Road and the property access. This static water supply must comply with the requirements of *Table 4.3B*.
- (5) The proposed development does not include the construction of a Certain Class 9 Building, as such this subsection is not applicable.

At the time of assessment, the site had a compliant static water supply on-site, however, this static water supply is to be relocated due to the proposed building works. The static water supply will need to be reinstalled in compliance with the requirements of *Table 4.3B, Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional)* below.

Table 4.3B Static Water Supply for Fire fighting

Element		Requirement
A	<i>Distance between building area to be protected and water supply</i>	The following requirements apply: (a) The building area to be protected must be located within 90 metres 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	<i>Static Water Supplies</i>	A static water supply: (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 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 firefighting sprinkler or spay 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	<i>Fittings, pipework and accessories (including stands and tank supports)</i>	Fittings and pipework associated with a fire fighting 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; (e) Provided 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 of 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 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	<i>Signage for static water connections</i>	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 water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guidelines published by the Tasmania Fire Service.
E	Hardstand	A hardstand area for fire appliances must be provided: (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); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

4.4 Hazard Management Areas

- (1) A new building constructed in a bushfire-prone area must be provided with a HMA of sufficient dimensions and which provides an area around the building which separated the building from the bushfire hazard and complies with subsection (4), (5) and (6) below.*
- (2) For an addition or alteration to an existing building in a bushfire-prone referred to in regulation 11E(2)(b)(ii)(A) of the Building Regulations 2014, the building must be provided with a HMA of sufficient dimensions and which provided an area around the building which separated the building from the bushfire hazard and complies with subsections (4), (5) and (6) below.*
- (3) For an addition or alteration to an existing building in a bushfire-prone area which is 20 metres squared gross floor area or less which does result in the building being closer to bushfire-prone vegetation it must be provided with a HMA of sufficient dimensions and which provides an area around the building which separated the building from the bushfire hazard and complies with subsection (4), (5) and (6) below.*
- (4) The HMA must comply with Table 4.4; and*
- (5) The HMA for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS 3959:2018; and*
- (6) The HMA must be established such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.*

APPLICATION:

- (1) The proposal is for the construction of additions and alteration to an existing Class 1a building. This subsection is not applicable.*
- (2) The proposal is for the construction of additions and alteration to an existing Class 1a building. This subsection is applicable.*
- (3) The proposed works are greater than 20 m² in area, as such this subsection is not applicable.*
- (4) The HMA for the proposed development has been designed to satisfy the requirements of Table 4.4.*
- (5) The distances for the HMA, for the proposed development, have been calculated using the distances specified within Table 2.6 of AS 3959:2018.*
- (6) The HMA must be maintained in a minimal fuel condition by the owner(s) of the property into perpetuity to reduce the risk of bushfire attack.*

This assessment and accompanying Bushfire Hazard Management Plan details the extent of the Hazard Management Area (HMA) which is of sufficient dimensions to accord with *Element C, Table 4.4, Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional)* below. The dimensions of the HMA are to be in accordance with *Table 2.6, AS 3959:2018* and is to be maintained in a reduced fuel condition into perpetuity.

Table 4.4 Requirements for Hazard Management Areas		
Element		Requirement
C	<i>Hazard management areas for alterations or additions to buildings</i>	<i>An alteration or addition to a building must: Be located on the lot so as to be provided with a HMA which; Has the separation distances required for the BAL assessed for the construction of the existing building; or In the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and Have an HMA established in accordance with a certified bushfire hazard management plan.</i>

The hazard management area assessed for this site is to comply with the separation distances as determined for **BAL-29** in *Table 2.6, AS3959:2018*, and must established and maintained in a reduced fuel condition to the minimum distance as specified in Table 4 below:

Maintenance Requirements of the Hazard Management Area						
Direction	N	NE	E	S	SW	W
Addition	16 m	16 m / Boundary	Boundary	Boundary	24 m	16 m
HMA establishment recommendations	- Establishing non-flammable areas around the dwelling such as paths, patios, driveway, lawns etc. - Locating dams, orchards, vegetable garden, effluent disposal areas etc on the bushfire prone side of the building. - Providing heat shields and ember trap on the bushfire prone side of the dwelling such as non-flammable fencing, hedges, separated garden shrubs and small trees, - Store flammable materials such as wood piles, fuels and rubbish heaps are stored away from the dwelling. - Replace highly flammable vegetation with low flammability species. See Tasmanian Fire Service web site (www.fire.tas.gov.au) publications - Fire resisting garden plants. - Provided separation between significant trees such that groups are no greater than 20 metres in width, and more than 20 metres of the other groups of significant trees. Note that the retention of some trees can screen a dwelling from windborne embers.					

	• Trim lower branches of retained trees to a minimum of 2 metres above ground level. • Trees are not to overhang the dwelling so that vegetation falls onto the roof. • Strips of vegetation less than 20 metres in width and not within 20 metres of the site or other areas of bushfire-prone vegetation may be beneficial as an ember trap, wind breaks etc. • Removal of ground fuels such as leaves, bark, fallen branches etc.
Ongoing Management practices	• Slash or mow grasses to less than 100 mm. • Remove dead and fallen vegetation including branches, bark and leaves regularly. • Trim any regrowth branches of retained trees within HMA that overhang building or are less than 2m above ground level.

7. CONCLUSIONS & RECOMMENDATIONS:

This Bushfire Hazard Report and Bushfire Hazard Management Plan have been prepared to support the design, application for a building permit, and construction of additions and alteration to an existing Class 1a building. The report has reviewed the bushfire risks associated with the site and determined the fire management strategies that must be carried out to ensure the development on the site is at a reduced risk from bushfire attack. Provided the elements detailed in this report are implemented, the development on the site is capable of compliance with AS 3959:2018 and any potential bushfire risk to the site is reduced.

The new building works must comply with the requirements for **BAL-29** of AS 3959:2018 as specified in Table 3 and Part 6 of this report. The Council approval issued for the building works should contain conditions requiring that the protective elements defined in this report and AS 3959:2018 are implemented during the construction phase and maintained by the lot owner for the life of the structure.

- Property access is to comply with *Part 4.2, the Determination*.
 - In accordance with 11E(2)(b)(ii)(C) of the *Building Regulations 2014* there are no further works required.
- The water supply for firefighting purposes is to comply with *Part 4.3, the Determination*.
 - The relocated static water supply must be installed in compliance with *Table 4.3B, the Determination*.
- The Hazard Management Area is to comply with *Part 4.4, the Determination*
 - The existing building had a Bushfire Hazard Report completed in 2018 with HMA distances equal to those required for BAL-29. The proposed additions are to have a HMA equal to the distances required for BAL-29 in compliance with *Element C, Table 4.4, the Determination*.
 - At the time of assessment, the proposed development impacted two separate titles, both owned by the same owner. These properties are to be amalgamated prior to the proposed works commencing.

See section 6 of this report for further details.

All protective elements defined in this report and AS3959 are to be implemented during the construction phase and maintained by the lot owner for the life of the structure. All works required by this assessment must be completed prior to the issuing of the Certificate of Occupancy. See section 6 of this report for further details.

Although not mandatory, any increase in the construction standards above the assessed Bushfire Attack Level will afford improved protection from bushfire and this should be considered by the owner, designer and/or the builder prior to construction commencing. Hazard Management Areas must be established and maintained in a minimal fuel condition in accordance with this plan and the TFS guidelines. It is the owner's responsibility to ensure the long-term maintenance of the Hazard Management Areas in accordance with the requirements of this report.

This Report does not recommend or endorse the removal of any vegetation within or adjoining the site for the purposes of bushfire protection without the explicit approval of the local authority.

L Brightman
Bushfire Hazard Practitioner BFP-164
Scope 1, 2, 3a, 3b and 3c



N M Creese
Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a, 3b and 3c

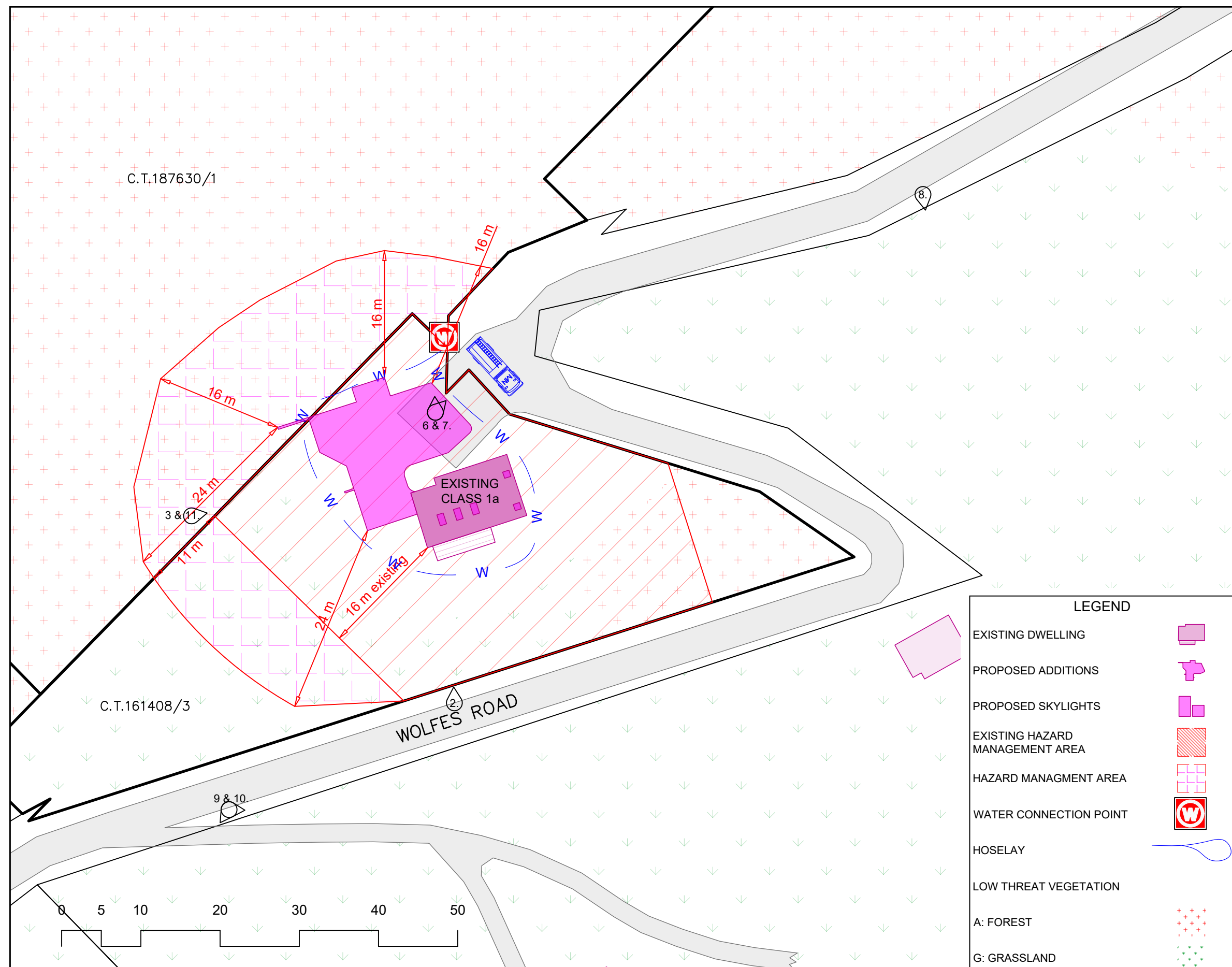


8. REFERENCES:

- *AS 3959:2018 - Construction of Building in Bushfire-Prone Areas.*
- *Building Amendments (Bushfire-Prone Areas) Regulations 2014 (18th June 2014).*
- *National Construction Code 2022 (Volume 2).*
- *Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional) (Version 2.2, 6th February 2020).*
- *The LIST - Department of Primary Industry Parks Water & Environment.*
- *Bushfire Management Report – Proposed residential development – 40 Wolfes Road, Neika, MRH10569 v1.0, February 2018.*

9. GLOSSARY

AS 3959:2018	Australian Standards AS 3959:2018 <i>Construction of buildings in bushfire-prone areas</i> .
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. The following BAL levels, based on heat flux exposure threshold are used within AS3959:2018; BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40, BAL-FZ.
Bushfire	An unplanned fire burning vegetation.
Bushfire Hazard Management Plan	A plan showing means of protection from bushfire in a form approved in writing by the Chief Officer.
Bushfire-Prone Area	An area that is subject to, or likely to be subject to, bushfire attack. Land that has been designated under legislation; or Has been identified under environmental planning instrument, development control plan or while processing and determining a development application.
Carriageway (also vehicular access)	The section of the road formation, which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulder.
Class 1a, 1b, 2, 3, 4, 5, 6, 7, 8, 9a, 9b, 9c, 10a, 10b & 10c buildings	A system of classifying buildings of similar uses and functions to facilitate a referencing system within the National Construction Code.
Classified vegetation	Vegetation that has been classified in accordance with Clause 2.2.3 of AS3959:2018.
Distance to	The distance between the building or building area to the classified vegetation.
FDI (Fire Danger Index)	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 long- and short-term drought effects.
Firefighting water point	The point where a fire appliance can connect to a water supply for firefighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake, or pool).
Hazard Management Area	The area between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, 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.
Hose lay	The distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
Predominant vegetation	The vegetation that poses the greatest bushfire threat to the development site.
Slope Effective slope	The slope of the ground under the classified vegetation. The calculated slope under the classified vegetation considering variations in the topography.
Water supply - Reticulated (Fire hydrant)	An assembly installed on a branch from a water pipeline, which provides a valved outlet to permit a supply of water to be taken from the pipeline for fire fighting.
Water supply - Static	Water stored on a tank, swimming pool, dam, or lake, that is always available for firefighting purposes.



Prepared by L Brightman
Accredited Bushfire Hazard Practitioner BFP-164
Scope 1, 2, 3a, 3b and 3c
Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a, 3b and 3c
12 March 2026

Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional) V2.3 16 July 2024.

- 4.1 Construction Requirements

- The assessed building must be designed and constructed to comply with AS 3959:2018 - Section 3 for general requirements and Section 7 for **BAL-29**.

- 4.2 Property Access

- No further works are required in accordance with 11E(2)(b)(ii)(C) of the *Building Regulations 2014*.

- 4.3 Water Supply for Firefighting

- The firefighting water point must be located within a 90 m of the building measured as a hoselay
- May be fitted with a remote takeoff valve
- May be a supply for combined use, but the Min 10,000 L per building to be protected must be available at all times. The specified quantity is not to be used for any other purpose
- Tank must be constructed of metal, concrete, or lagged by non-combustible materials if above ground
- If tank can be located so that it is shielded in compliance with *Section 3.5, AS 3959*, the tank may be constructed of any material provided the lowest 400 mm in protected by metal, non-combustible materials, or fibre-cement of a Min thickness of 6 mm
- Any fitting and pipework associated with a firefighting water point must have a Min internal 50 mm Ø, be fitted with a valve with a Min nominal internal 50 mm Ø
- Any pipework located above ground must be metal or lagged by non-combustible materials
- If buried, have a Min depth of 300 mm
- Fitted with a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer
- Coupling is to be accessible at all times, fitted with a blank cap and securing chain Min length of 220 mm
- If tank is underground, must have an opening in the top of ≥ 250 mm Ø or a coupling compliant with *Table 3B, AS 3959*
- Remote offtakes are to be visible, accessible at all times, 450-650 mm above ground level, and protected from possible damage
- Signage is to be fitted in a visible location and must comply with *AS 2304* or *Tasmanian Fire Service Water Supply Signage Guideline*
- Hardstand must be ≤ 3 m from the firefighting water point, ≥ 6 m from building to be protected
- Must have a Min width of 3 m and length of 6 m connected to the carriage way and constructed to the same standard
- Certain Class 9 Buildings refer to *NCC Vol. 1 Part 5G (TAS G5P1 and TAS G5P2) and Specification 43*

- 4.4 Hazard Management Areas

- Slash/mow grass to <100 mm in height
- Remove selected trees and shrubs to create separation from trees outside HMA, ensure any group of retained trees does not exceed 20m in dimension.
- Remove dead and fallen vegetation
- Trim regrowth branches of retained trees within HMA that are less than 2 metres above ground level.

GENERAL

- PLAN TO BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD REPORT
- ENSURE THAT ALL RELEVANT CONSULTANTS AND CONTRACTORS ARE PROVIDED WITH A FULL COPY OF THIS PLAN AND SUPPORTING REPORT.

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BUSHFIRE HAZARD MANAGEMENT PLAN

40 WOLFES ROAD
NEIKA

PRIME DESIGN

TITLE

161408/3

PID

1929372
3172887

CONTOUR

N/A

PROJECT

30967

DRAWING

52836-02

SCALE

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DATE _____

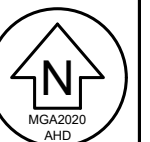
12/03/2026

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CHECKED

NC



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: H S & R Ostler

Owner /Agent

40 Wolfes Road

Address

Neika, TAS

7054

Suburb/postcode

Form **55**

Qualified person details:

Qualified person: NICK CREESE

Address: PO BOX 136

Phone No: 03 6229 6563

KINGSTON TAS

7051

Fax No:

Licence No: BFP-118

Email address: nick@larkandcreese.com.au

Qualifications and Insurance details: Accredited to report on bushfire Hazards under Part IVA of the Fire Service Act 1979
Insurance Policy Woodina Underwriting Agency 2023-CO11471-92792

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: Analysis of hazards in bushfire-prone areas.

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

Details of work:

Address: 40 Wolfes Road

Lot No: 1 & 3

Neika, TAS

7054

Certificate of title No: 187630/1
161408/3

The assessable item related to this certificate: Bushfire hazard management report and bushfire hazard management plan for proposed additions and alteration to an existing Class 1a building.

(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: Bushfire Hazard

(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 item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work: ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:

- Bushfire Hazard Report 52836-02 dated 12 March 2026.
- Bushfire Hazard Management Plan 52836-02 dated 12 March 2026.

Relevant calculations:

AS 3959:2018 – Method 1 BAL assessment.

References:

- *AS 3959:2018 Construction of Buildings in Bushfire Prone Areas*
- *Building Regulations 2014*
- *National Construction Code 2022 Building Code Australia (Volume 2)*
- *Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional) (version 2.3)*

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

1. The proposed building work – if designed and constructed in accordance with the bushfire hazard management plan referred to in this certificate – will comply with the applicable Deemed-to-Satisfy requirements of the Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional).
2. The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design and construction is **BAL-29**.

Scope and/or Limitations

Scope

This report was commissioned to identify the bushfire risk and subsequent Bushfire Attack Level (BAL) associated with the proposed buildings on the site. All advice, construction standards and measures are in compliance with AS 3959:2018, *Construction of buildings in bushfire-prone areas*, *Building Regulations 2014* & *National Construction Code 2022*.

Limitations

The inspection has been undertaken and report provided on the understanding that; -

1. The report only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
2. This assessment is based on the site conditions present at the time of assessment only. No responsibility can be accepted for actions by the landowners, Council, governmental agencies, or any other persons that may compromise the effectiveness of this report.
3. Impacts of future development and vegetation growth have not been considered for the purpose of this assessment.
4. This report and AS 3959:2018 cannot guarantee that a dwelling will survive a bushfire, however the implementation of the measures contained within AS 3959:2018 and this report will improve the likelihood of survival of the structure in the event of bushfire attack.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

52836-02

Date:

12/03/26