

BUSHFIRE HAZARD REPORT

ADDITION AND ALTERATION TO AN EXISTING CLASS 1A BUILDING

59 SUNCOAST DRIVE, BLACKMANS BAY

FOR

I. F. MAXWELL



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7 July 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 to an existing Class 1a building at 59 Suncoast Drive, Blackmans Bay. 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 2.3, 16th July 2024) (Determination)*.

The proposed development has been assessed as **BAL-29** under *Section 7* of *AS 3959* 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*. 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* 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 23 June 2026.

2. LOCATION:

Property address: 59 Suncoast Drive, Blackmans Bay

Title owner: I. F. Maxwell

Title reference: C.T. 129523/4

PID N°: 1841864

Title area: 1139 m²

Municipal area: Kinborough

Zoning: General Residential

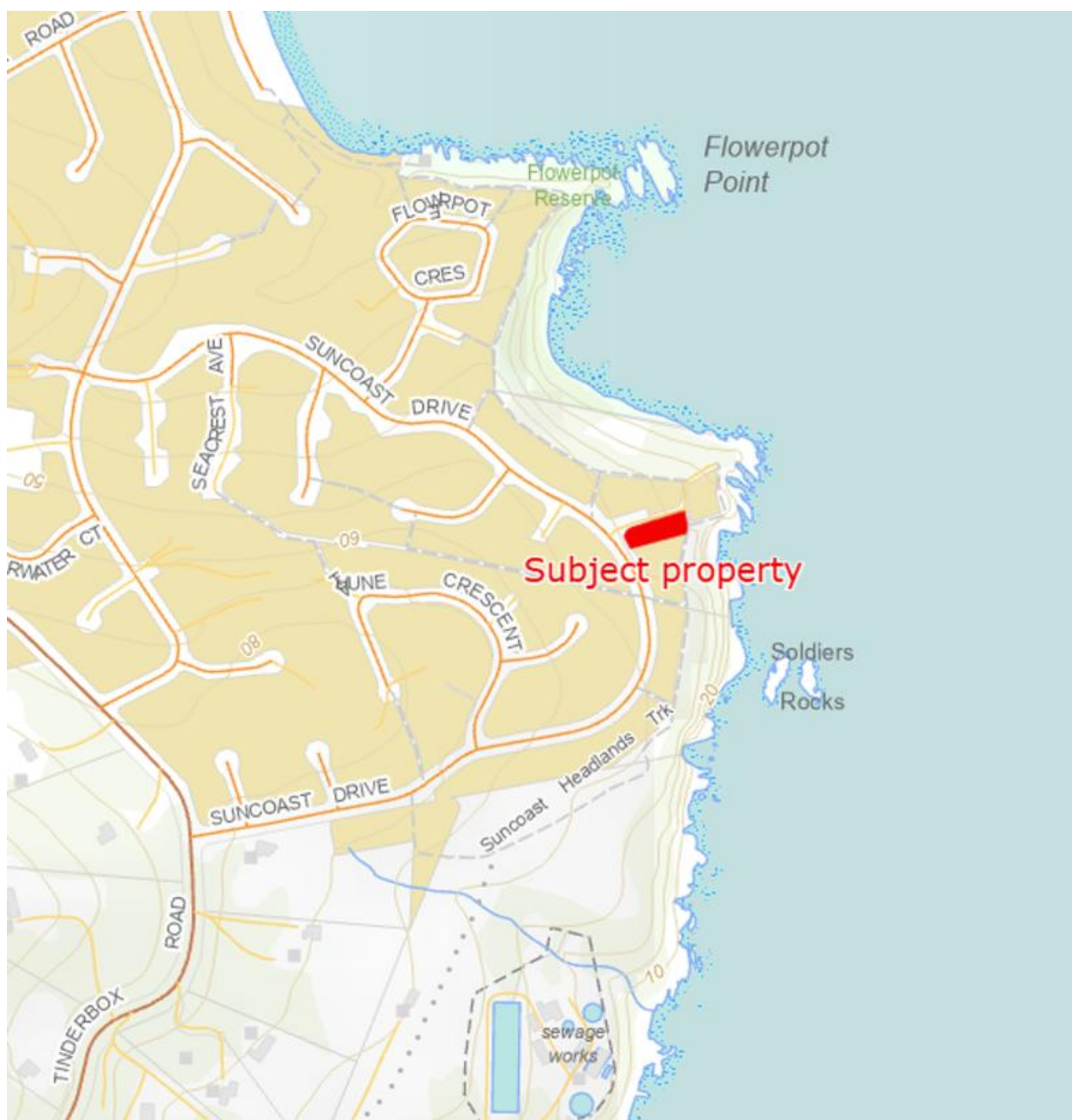


Figure 1: Site location (*The LIST*)

3. SITE DESCRIPTION:

The site is located within an existing residential area on Suncoast Drive, approximately 650 metres east of the intersection of Tinderbox Road and Suncoast Drive, Blackmans Bay. The site is located at an elevation of approximately 30 metres. with grades falling to the east in the order of 5-10°. The site has been assessed as being level.

At the time of assessment, the property included a dwelling, concrete access, and garden.

To the north, south, and west were well-established residential allotments that included dwellings, accesses, and gardens.

Also, to the north and east was the Derwent Estuary Foreshore Reserve which included a walking track and areas of native trees and shrubs, beyond which was the Derwent Estuary.

Adjacent to the western boundary was Suncoast Drive which included nature strips that appeared to be vegetated as an extension to the residential gardens, and a bitumen carriageway.

Reticulated water supply is available to the site with domestic water supply requirements reliant on TasWater mains water supply.

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



Figure 2: Looking north towards development site.

4. PROPOSED DEVELOPMENT:

The proposal is for an addition of a veranda to an existing Class 1a building as shown in Image 4 as provided by the owner.

Construction materials are to include steel 90 x 90 x 2.0 SHS posts set in the ground within 300 x 300 x 600, and 60 mm corbel. The roof trusses are to be steel frames, the roofing includes a mix of flat and curved Colorbond roofing and aluminium louvers. The existing paved area, adjacent to the eastern elevation of the existing building, is to be increased in area to include the area under the proposed veranda.

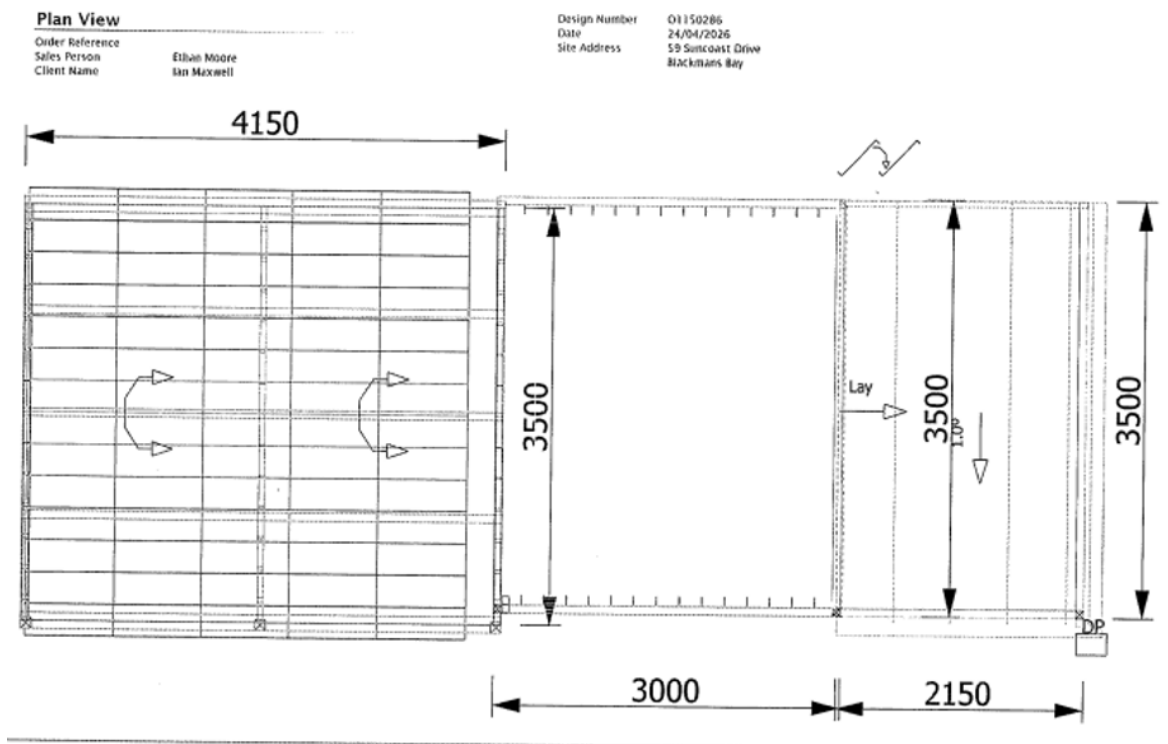


Figure 3: Plan view of proposed addition.

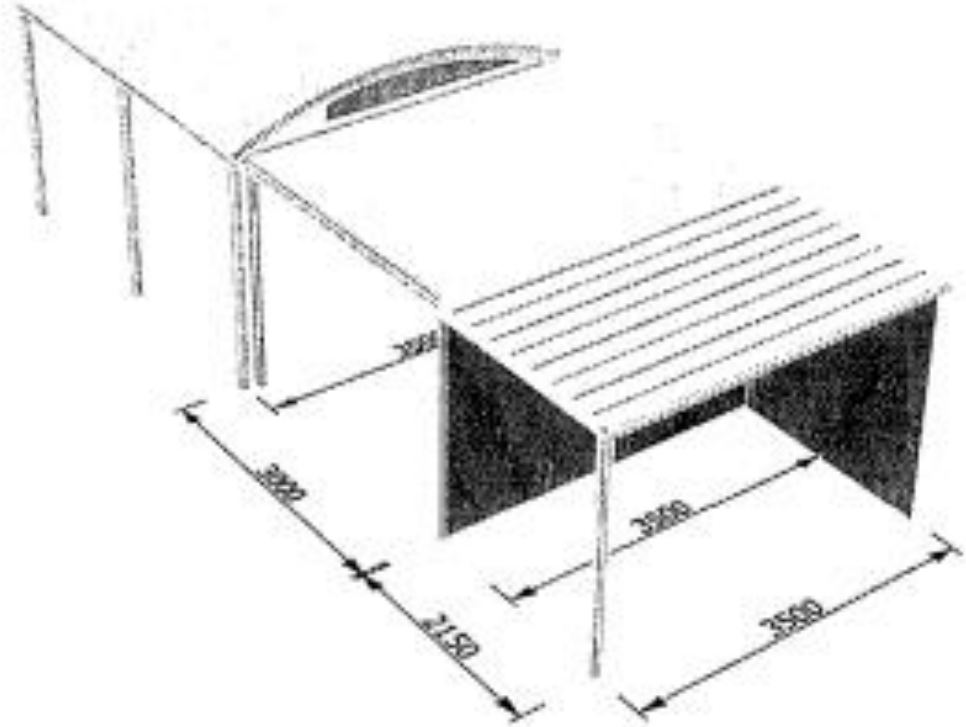


Figure 4: Isometric view of proposed addition.

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:
N	Subject property:	0-8	0-5° ↓
	• garden		
	Neighbouring allotments:	8-44	
	• dwellings, accesses, gardens		
	Derwent Estuary Foreshore:	44-54	
	• gravel walking track, grass verges	54-104	>20° ↓
	• native trees & shrubs	104-150	Level
	• Derwent Estuary		
NE	Subject property:	0-18	5-10° ↓
	• garden		
	Neighbouring allotment:	18-73	
	• dwellings, accesses, gardens		
	Derwent Estuary Foreshore:	52-56	
	• gravel walking track, grass verges	56-95	>20° ↓
	• coastal shrubs	95-150	Level
	Derwent Estuary		
E	Subject property:	0-12	5-10° ↓
	• garden		
	Derwent Estuary Foreshore:	12-22	
	• gravel walking track, grass verges	22-26	Cliff
	• native trees & shrubs	26-150	Level
	• Derwent Estuary		
SE	Subject property:	0-3	5-10° ↑
	• garden		
	Neighbouring allotment:	3-14	
	• garden		
	Derwent Estuary Foreshore:	14-25	
	• gravel walking track, grass verges	25-93	
	• native trees & shrubs	93	>20° ↓
	• cliff		
	• Derwent Estuary		

		93-150	Level
S	Subject property: • garden Neighbouring allotments: • dwellings, accesses, gardens Derwent Estuary access track: • gravel walking track, grassed verges Neighbouring allotments: • dwellings, accesses, gardens	0-3 3-64 64-70 70-150	5-10°↑
SW	Subject property: • garden Neighbouring allotments: • dwelling, access, garden Suncoast Drive: • grassed nature strips, concrete footpaths, bitumen carriageway Neighbouring allotments: • dwellings, accesses, gardens	0-6 6-39 39-61 61-150	10-15°↑
W	Subject property: • existing dwelling, concrete access, garden Dayspring Drive: • grassed nature strips, concrete footpaths, bitumen carriageway Neighbouring allotments: • dwellings, accesses, gardens	0-44 44-60 60-150	15-20°↑
NW	Subject property: • concrete access, garden Neighbouring allotments: • dwellings, accesses, gardens Derwent Estuary Foreshore: • gravel walking track native trees & shrubs	0-9 9-70 70-86 86-150	0-5°↑ Level 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 a Class 1a building, concrete access, and garden which has been classified as **Low Threat Vegetation** in accordance with *Part 2.2.3.2 (e) & (f), AS 3959*.

To the north, north-east, south, and west were well-established residential allotments and Suncoast Road. The residential allotments included dwellings, accesses, and gardens. Suncoast Road included grassed nature strips, concrete footpaths and a

bitumen carriageway. These areas have been classified as **Low Threat Vegetation** in accordance with *Part 2.2.3.2 (e) & (f)*, AS 3959.

Beyond the residential, to the north, and adjacent to the eastern boundary was a gravel walking track with grassed verges. The grass verges appeared to be well maintained in a minimal fuel condition possibly by council maintenance and grazing by animals. These areas have been classified as **Low Threat Vegetation** in accordance with *Part 2.2.3.2 (e) & (f)*, AS 3959.

Past the walking track, to the north, is an area of predominately She Oaks with scattered emergent eucalypts that leads down to the Derwent Estuary. This area of vegetation has been classified as **B: Woodland**. Beyond the walking track to the north-east was a small area of vegetation that consisted of coastal shrubs and ground covers, this area has been classified as **C: Shrubland**. Past the walking track to the east and south-east was an area of eucalypts with an understory of varying density consisting of smaller trees and shrubs. The predominate foliage coverage has been assessed as being greater than 30% and as such has been classified as **A: Forest**.

To the north and east, Derwent Estuary has been classified as **Non-vegetated Area** in accordance with *Part 2.2.3.2 (e)*, AS 3959.

Vegetation Classification:

In consideration of vegetation classifications under *Table 2.3 Classification of Vegetation* and *Figures 2.4 A-H, 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:
N	LTV B NVA	0-54 54-95 95-150	0-5°↓ *Level Level	2.2.3.2 (e) & (f) No 2.2.3.2 (e)
NE	LTV C NVA	0-56 56-95 95-150	5-10°↓ *Level Level	2.2.3.2 (e) & (f) No 2.2.3.2 (e)
E	LTV A NVA	0-22 22-26 26-150	5-10°↓ *Level Level	2.2.3.2 (e) & (f) No 2.2.3.2 (e)
SE	LTV A NVA	0-25 25-93 93-150	5-10°↓ *Level Level	2.2.3.2 (e) & (f) No 2.2.3.2 (e)
S	LTV	0-150	5-10°↑	2.2.3.2 (e) & (f)
SW	LTV	0-150	10-15°↑	2.2.3.2 (e) & (f)
W	LTV	0-150	15-20°↑	2.2.3.2 (e) & (f)
NW	LTV B	0-86 86-150	0-5°↑ 0-5°↓	2.2.3.2 (e) & (f) No

Table 2: Assessed vegetation.

NOTE: A = A: Forest, B = B: Woodland, C = C: Shrubland, LTV = Low Threat Vegetation, NVA = Non-vegetated Area.

*The slopes assessed as being *Level ranged from 32°↓ to vertical cliffs. The vegetation within these areas was narrow in nature and occurred parallel to the site. It has been assumed that any fire activity within these areas of vegetation is likely to travel parallel to the site thus leading to a flanking fire which would result in a reduced level of radiant heat impact on the site. It has also been assumed that any fire activity within these areas of vegetation that was to travel towards the site would have insufficient fuel load and width to reach its full potential, thus resulting in a reduced impact of radiant heat on the site. Taking this into consideration, the slopes under these areas of vegetation has been assessed as being Level.



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



Figure 6: Predominant vegetation to the north of the site – LTV



Figure 7: Predominant vegetation to the north-east of the site – LTV



Figure 8: Predominant vegetation to the east of the site – LTV



Figure 9: Predominate vegetation to the south-east of the site – A: Forest
(Vegetation classified as Low Threat Vegetation in foreground)



Figure 10: Predominant vegetation to the south of the site – LTV



Figure 11: Predominant vegetation to the south-west of the site – LTV



Figure 12: Predominant vegetation to the west of the site – LTV



Figure 13: Predominant vegetation to the north-west of the site – LTV

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 Determination of Bushfire Attack Level (BAL) – FDI 50 (1090 K), AS 3959* as follows:

Direction:	N	NE	E	SE	S	SW	W	NW
BAL	12.5	12.5	29	19	LOW	LOW	LOW	12.5

In accordance with *Part 1A – Bushfire-prone Areas, sub-clause 11E. Additions and alterations of existing habitable buildings (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 is for the addition of a veranda and the extension of an existing paved area, $\approx 32.6 \text{ m}^2$ in area which extends towards the bushfire-prone vegetation. As such the application of *Part (b)* above is warranted.

In accordance with *Clause 2.2.6(d) AS 3959:2018*, the highest BAL determined for the site is to be applied as the BAL for the whole of the site. As such, the bushfire attack level for each elevation has been assessed as:

BAL-29

Direction	BAL	Vegetation	Effective slope	HMA specified <i>Table 2.6</i>	HMA required	HMA available
N	29	*LTV B NVA	0-5°↓ Level	N/A 10-<15 m N/A	Boundary	≈ 8 metres to boundary plus additional 46 metres of LTV beyond.
NE		*LTV C NVA	5-10°↓ Level	N/A 9-<13 m N/A	Boundary	≈ 18 metres to boundary plus additional 38 metres of LTV beyond.
E		LTV A NVA	5-10°↓ ^Level	N/A 16-<23 m N/A	Boundary	≈ 12 metres to boundary plus additional ≈ 10 metres of LTV to predominate vegetation.
SE		LTV A NVA	5-10°↑ ^Level	N/A 16-<23 m N/A	Boundary	≈ 3 metres to boundary plus additional ≈ 22 metres of LTV to predominate vegetation.
S		LTV	5-10°↑	N/A	Boundary	≈ 3 metres to boundary plus

						additional >100 metres of LTV beyond.
SW		LTV	10-15°↑	N/A	Boundary	≈6 metres to boundary plus additional >100 metres of LTV beyond.
W		LTV	15-20°↑	N/A	Boundary	≈44 metres to boundary plus additional >100 metres of LTV beyond.
NW		*LTV B	0-5°↑ 0-5°↓	N/A 12-<18 m	Boundary	≈9 metres to boundary plus additional ≈86 metres of LTV beyond.

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

NOTE: *The vegetation classified as LTV has been assessed as posing the predominant vegetation due to the distance between the site and the vegetation classified as B: Woodland to the north, north-west and C: Shrubland to the north-east.

^The slope under this area of vegetation has been measured as being >20°. However, as this area of vegetation is narrow in nature and travels parallel to the site it has been assumed that any fire activity will travel parallel to the site. The radiant heat that will affect the site will be from a flanking fire which will produce a lower level of radiant heat. It has also been assumed that any fire activity within this area of vegetation that travels towards the site will not have sufficient distance or fuels to reach its full potential resulting in a lower impact of radiant heat on the site.

6. COMPLIANCE:

Building Regulations 2014:

Compliance with *Part 1A – Bushfire-prone Areas, 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 is for an addition and alteration to an existing Class 1a building 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 addition and alteration 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 addition or alteration, as such this subsection is not applicable.*
- (2) *The site has an existing access, as such no further works are required in accordance with 11E(2)(b)(ii)(C) of the Building Regulations 2014.*
- (3) *The proposed development is for an addition or alteration is greater than 20 metres squared gross floor area and extends towards the bushfire prone vegetation, as such this subsection is not applicable.*
- (4) *The site has an existing access and as such compliance with Table 4.2 is not required in accordance with 11E(2)(b)(ii)(C) of the Building Regulations 2014.*
- (5) *The proposed development does not include the construction of a Certain Class 9 Building, as such this subsection is not applicable.*

The proposed access to the site has been assessed as being less 30 metres in length and is not required for access to a firefighting water point and as such the requirements of *Element A, Table 4.2, Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional)* below apply.

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

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 addition or alteration to an existing Class 1a building, as such this subsection is not applicable.*
- (2) *A fire hydrant was located within a 120 metre hoselay of the furthest point of the proposed building. No further works are required in accordance with 11(E)(2)(b)(ii)(B) or Building Regulations 2014.*
- (3) *The proposed development is greater than 20 metres square in area and extends towards the bushfire prone vegetation, as such this subsection is not applicable.*
- (4) *A fire hydrant identified within 120 metres of the furthest point of the proposed development has been assessed as being compliant with the Deemed-to-Satisfy requirements of this subsection and Table 4.3A Requirements for Reticulated Water Supply for Firefighting.*
- (5) *The proposed development does not include the construction of a Certain Class 9 Building, as such this subsection is not applicable.*

A fire hydrant has been identified within 120 metres of the furthest point of the proposed Class 1a building is deemed to satisfy the requirements of Table 4.3A Requirements for Reticulated Water Supply for Firefighting, Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional) below.

Table 4.3A Reticulated Water Supply for Fire fighting		
Element		Requirement
A	<i>Distance between building area to be protected and water supply</i>	<i>The following requirements apply:</i> <i>(a) The building area to be protected must be located within 120 metres of a fire hydrant; and</i> <i>(b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.</i>
B	<i>Design Criteria for fire hydrants</i>	<i>The following requirements apply:</i> <i>(a) Fire hydrant systems must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0; and</i> <i>(b) Fire hydrants are to be installed outside of the minimum access road width, and clear of any passing bay or parking area, to ensure access at all times to reticulated water for fire suppression.</i>
C	<i>Hardstand</i>	<i>A hardstand area for fire appliances must be provided:</i> <i>(a) No more than three metres from the hydrant, measured as a hose lay;</i> <i>(b) No closer than six metres from the building area to be protected;</i> <i>(c) With a minimum width of three metres constructed to the same standard as the carriageway; and</i> <i>(d) Connected to the property access by a carriageway equivalent to the standard of the property access.</i>

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 an addition and alteration to an existing Class 1a building. This subsection is not applicable.*
- (2) The proposal is for the construction of an addition and alteration to an existing Class 1a building. This subsection is applicable.*
- (3) The proposed development is greater than 20 m² in area. This subsection is not applicable.*
- (4) The HMA for the proposed development has been designed to satisfy the requirements of Table 4.4 Requirements for Hazard Management Area.*
- (5) The distances for the HMA, for the proposed development, have been calculated using the distances specified within Table 2.6 Determination of Bushfire Attack Level (BAL) – FDI 50 (1090 K) 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 Determination of Bushfire Attack Level (BAL) – FDI 50 (1090 K), 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:</i> <i>Be located on the lot so as to be provided with a HMA which;</i> <i>Has the separation distances required for the BAL assessed for the construction of the existing building; or</i> <i>In the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and</i> <i>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 Determination of Bushfire Attack Level (BAL) – FDI 50 (1090 K), 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	SE	S	SW	W	NW
HMA required	Boundary							
HMA establishment recommendations	- Establishing non-flammable areas around the dwelling such as paths, patios, driveway, lawns etc. - 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 tress, - 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. - 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 an addition 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 Property Access, the Determination*.
 - The proposed driveway complies with *Element A, Table 4.2 Requirements for Property Access, the Determination*. No specific construction standards are applicable.
- The water supply for firefighting purposes is to comply with *Part 4.3 Water Supply for Firefighting, the Determination*.
 - The reticulated water supply for firefighting purposes has been accessed as being compliant with *Table 4.3A Requirements for Reticulated Water Supply for Firefighting, the Determination*. No specific construction standards are applicable.
- The Hazard Management Area is to comply with *Part 4.4 Hazard Management Areas, the Determination*
 - The Hazard Management Area must comply with *Element C, Table 4.4 Requirements for Hazard Management Area, the Determination*.

See section 6 of this report for further details.

All protective elements defined in this report and AS 3959 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.

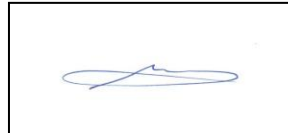
Although not mandatory, any increase in the construction standards above the assessed Bushfire Attack Level will afford improved protection from bushfire and this should be considered by the owner, designer and/or the builder prior to construction commencing. Hazard Management Areas must be established 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

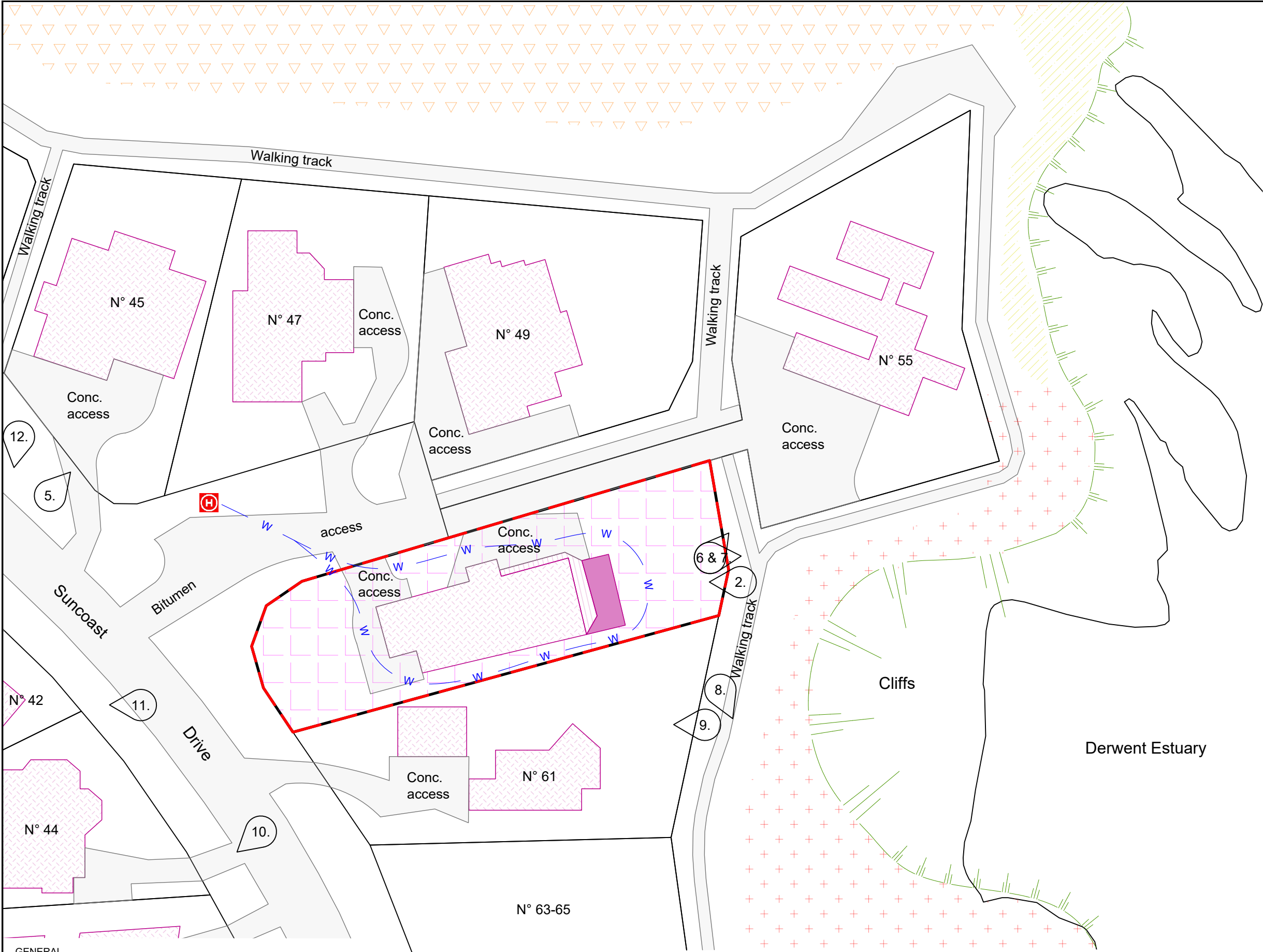


8. REFERENCES:

- *AS 3959:2018 - Construction of building in bushfire-prone areas, Standards Australia.*
- *National Construction Code 2025 (Volume 2), Australian Building Codes Board.*
- *Building Regulations 2014, Department of Justice.*
- *Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional) (version 2.3), Consumer, Building and Occupational Services, Department of Justice.*
- *The LIST - Department of Primary Industry Parks Water & Environment.*
- *Building for Bushfire, Bushfire Attack Level (BAL) Assessment, Tasmania Fire Service.*

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.



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.

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
7 July 2026

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

4.1 Construction Requirements

- the assessed proposed development has been assessed as not posing a significant enough risk to warrant specific bushfire construction standards. The requirements of AS 3959:2018 - Section 3 for general requirements and Section 7 for **BAL-29** are applicable.

4.2 Property Access

- there are no specific design and construction requirements.

4.3 Water Supply for Firefighting

- the existing fire hydrant located adjacent to Suncoast Drive has been measured as being approx. 45 metre north-west of the proposed development and has been assessed as being consistent with the objectives of Table 4.3A *Requirements for Reticulated Water Supply for Firefighting, Determination*. No further works are required.

4.4 Hazard Management Areas

- the existing level of vegetation management both within and adjacent to the subject property has been assessed as reducing the potential threat of bushfire to a tolerable level. No additional works are required.

LEGEND

BUILDING LOCATION

HAZARD MANAGEMENT AREA

FIRE HYDRANT

HOSELAY

LOW THREAT VEGETATION

A: FOREST

B: WOODLAND

C: SHRUBLAND

IMAGE NUMBER & DIRECTION

LARK & CREESE Land & Engineering Surveyors	62 Channel Highway, Kingston +61 (03) 6229 6563 info@larkandcreese.com.au www.larkandcreese.com.au	BUSHFIRE HAZARD MANAGEMENT PLAN	59 Suncoast Road Blackmans Bay	TITLE	129523/4	PROJECT	30995	DATE	07/07/2026	
			I. F. Maxwell	PID	1841864	DRAWING	53701-01	DRAWN	LB	
				CONTOUR	N/A	SCALE	1:500@A3	CHECKED	NC	

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: I. F. Maxwell

Owner /Agent

59 Suncoast Drive

Address

Blackmans Bay, TAS

7052

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: 59 Suncoast Drive

Lot No: 4

Blackmans Bay, TAS

7052

Certificate of title No: 129523/4

The assessable item related to this certificate: Bushfire hazard management report and bushfire hazard management plan for proposed addition 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 53701-01 dated 7th of July 2026.
- Bushfire Hazard Management Plan 53701-01 dated 7th of July 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 2025 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:

53701-01

Date:

7/07/2026