

6 Perrins Road, Margate, Tas., 7054

Bushfire Hazard Report.

Version-Final Report.

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Author: Philip Cullen

Accreditation No: BFP-152

Address: 11 Salvator Road, West Hobart, Tas., 7000

Mobile: 0428108434

Email: philip.cullen@optusnet.com.au

Disclaimer

The assessment contained in this report has been undertaken in accordance with the provisions of *Planning Directive 5.1 Bushfire-Prone Areas Code (s.12A of the Land Use Planning and Approvals Act 1993)*, *National Construction Code 2022* and *Director's Determination- Requirements for Building in Bushfire-Prone Areas, Building Act 2016, Version: 2.3, Date: 16 July 2024*. I have taken all reasonable measures to ensure that the information presented in this assessment is accurate and reflects the conditions on and around the designated site and allotment at the date of the report.

The assessment within 150m of the site is based on the properties of the vegetation on the day of the field inspection and does not provide for changes in the classification of the vegetation due to unanticipated growth or vegetation planting. It should be noted that, over time, long-term changes in the climate experienced at the site (and therefore the fire regime experienced) could result in a change to the type (classification) of the vegetation that has been recorded at the time of this assessment. If such changes occur then the results of the current assessment will not be relevant.

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Executive Summary

Proposal

The subject land is known as *6 Perrins Road, Margate* and is 1.99 ha in area.

The development proposed is for additions to an existing dwelling (Class 1A).

BAL Assessment

The site is assessed against the requirements of *Planning Directive 5.1 Bushfire-Prone Areas Code*, *National Construction Code 2022 areas* and *Director's Determination- Requirements for Building in Bushfire-Prone Areas, Building Act 2016, Version: 2.3, Date: 16 July 2024*.

The site has been assessed as BAL 29.

Conclusions

The Bushfire hazard Management Plan (Attachment 3) is certified as meeting all the relevant Acceptable Solutions of the Bushfire-Prone Areas Code.

Certification of the Bushfire Hazard Management Plan is subject to compliance with the conditions set out in part 6 of this report.

1. Introduction

1.1 Development overview

The following is a Bushfire Attack Level (BAL) Assessment for a pre-existing lot located at 6 Perrins Road, Margate, Tas., 7054. The development proposal is for additions to an existing dwelling (Class 1A). The client is Thomas Baker.

The development is located on land that is within in a Bushfire Prone Areas Planning Scheme Overlay.

The assessment presented in this report was undertaken by Philip Cullen. The report is based on a site assessment completed on the 4/03/2026 and additional information obtained from various electronic data bases.

Philip Cullen is accredited under Part 4A of the *Fire Service Act 1979 (Accreditation No BFP-152)* He is accredited to perform the functions of an Accredited Person under Section 60B of the Act. He is accredited to perform the following:

- 1. Certify a Bushfire Hazard Management Plan for the purposes of the *Building Act 2016*.
- 3A. Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the *Land Use Planning and Approvals Act 1993*.

1.2 The report

The assessments contained in this report have been undertaken in accordance with the Provisions of the *Planning Directive 5.1 Bushfire-Prone Areas Code* and the bushfire attack level assessment as defined in *Australian Standard 3959:2018 Construction of buildings in bushfire-prone areas*. All reasonable measures have been taken to ensure that the information presented in this assessment is accurate and reflects the conditions on and around the designated site and allotment at the date of the report.

The Bushfire Attack Level (BAL) Assessment undertaken uses a Forest Fire Danger Index (FDI) of 50. On days where the forecast Fire Danger Rating is Severe, Extreme, or Catastrophic the FDI is predicted to exceed 50.

The assessment, concentrated on areas within 150m of the site, is based on the properties of the vegetation on the day of the field inspection and does not provide for changes in the classification of the vegetation due to unanticipated growth or vegetation planting. It should be noted that, over time, long-term changes in the climate experienced at the site (and therefore possibly the fire regime experienced) could result in a change to the type (classification) of the vegetation that the site supports. If such changes occur then the results of the current assessment will not be relevant.

2. Property Details and Planning

2.1 Address: 6 Perrins Road, Margate, Tas., 7054.

2.2 Municipality: Kingborough.

2.3 Title reference: 12098/2.

2.4 Lot Area: 1.99 ha.

2.5 Planning: The subject land is within the Kingborough Interim Planning Scheme 2015. The subject land is zoned Environmental Living.

3. Development Description

The development proposed: additions to an existing dwelling (Class 1A).

4. Site Analysis

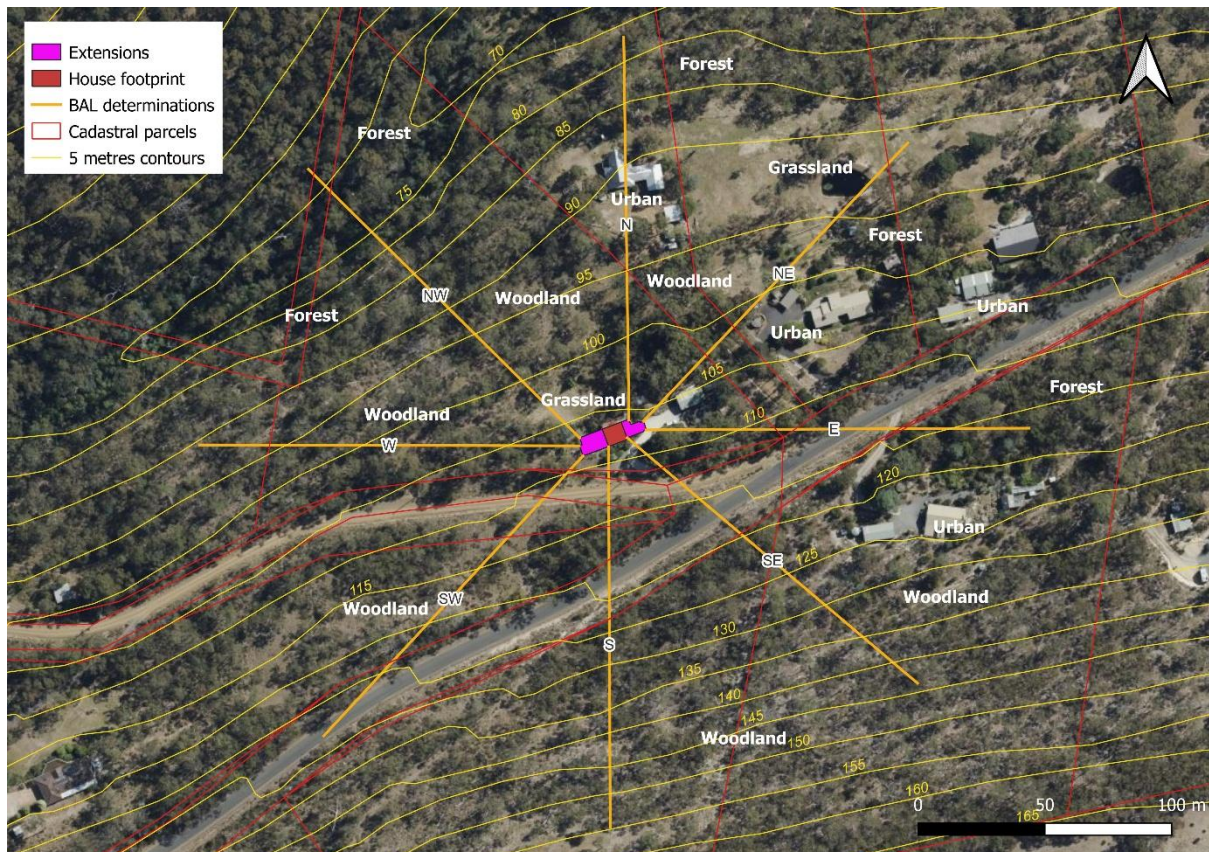
4.1 Topography and aspect

The subject land and surroundings is a nor-norwesterly slope. Slopes within 150 m of the proposed dwelling are around 13-16°. Effective slopes under areas of woodland that influence the site fall in this range (Figure 1).

4.2 Vegetation Description

The native vegetation on and in the vicinity of the proposed development is identified in Tasveg 4 as *Eucalyptus pulchella* forest and woodland (DPU) (Figure 1).

Figure 1. 6 Perrins Road, Aerial imagery, Topography, Vegetation and directions of BAL assessment.



4.3 Bushfire attack level (BAL) assessment

4.3.1 Type of Development or works assessed: additions to an existing dwelling (Class 1A).

4.3.2 BAL Assessment

The proposed development at 6 Perrins Road, Margate, is immediately surrounded by urban areas, woodland and forest (Figure 1). The forest and woodland determines the BAL rating.

Table 1. BAL Assessment. Relevant Fire Danger Index (FDI) 50¹

Direction and distance to classified vegetation		Slope under classified vegetation	BAL rating
North	HMA 0-29m Woodland 29-75 m Urban 75-116 m Forest 116-150 m	Down slope 9°	19
North east	HMA 0-30m Forest 30-68 m Grassland 87-86 m	Down slope 8°	29
East	HMA 0-23m Forest 23-70 m Road 70-87 m Grassland 87-86 m Road 96-100 m Forest 100-150 m	Up slope	19
South east	HMA 0-18 m Woodland 18-25m Road 25-33 m Grassland 33-42 m Road 42-50 m Forest 50-150 m	Up slope	19
South	HMA 0-8 m Grassland 8-15 m Road 15-21 m Woodland 21-46 m Road 46-58 m Woodland 58-150 m	Up slope	29
South west	HMA 0-8 m, Grassland 8-17 m Road 17-29 m Woodland 29-120 m Road 120-150 m	Up slope	29
West	HMA 0-19 m Woodland 19-35 m Forest 35-150 m	Down slope 6°	29
North west	HMA 0-27 m	Down slope 14°	29

¹ Note: This assessment is based on an FDI of 50. On days when the fire danger is classified as Severe, Extreme, or Catastrophic the FDI is forecast to exceed 50.

	Woodland 27-75 m Forest 75-150 m		
Conclusion BAL 29			

4.4 Site Assessed Bushfire Attack Level

The subject land is assessed as BAL 29. This is achieved by establishing a Hazard Management Area (HMA) that is to be maintained as mowed grassland with scattered trees, lawns, gardens, areas of gravel and driveway (Attachment 3).

5. Assessment for development of a new dwelling

The assessment for the development of additions to an existing dwelling (Class 1A). is in accordance with the requirements of *National Construction Code 2022* and *Director's Determination- Requirements for Building in Bushfire-Prone Areas, Building Act 2016, Version: 2.3, Date: 16 July 2024*.

5.1 Development standards for the proposed dwelling

5.1.1 Construction requirements

Building work (including additions or alterations to an existing building) in a bushfire-prone area must be designed and constructed in accordance with *National Construction Code 2022* as appropriate for BAL 29 as determined for the site.

A schedule of building requirements under AS3959-2018 for the proposed development is included as Attachment 2.

5.1.2 Property Access

The property access is from Perrins Rd., to the proposed development. This access is about 25 m in length. Fire-fighting water supply is from a tank dedicated to the purpose, and is more than 6 m from the dwelling and located close to the lot entrance on Perrins Rd., (see attachment 3). There are no special design or construction requirements for access to the dwelling (see Table 2).

Table 2. (From Table 4.2, Requirements for Building in Bushfire-Prone Areas²)

Column 1	Column 2
Element	Requirement
A. Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point.	There are no specified design and construction requirements.

² Determination: Determination: Requirements for Building in Bushfire-Prone Areas, Version: 2.3, Date: 16 July 2024.

5.1.3 Static Water Supply for Fire Fighting

Fire-fighting water supply will be from a metal 10 000 litre tank dedicated for this purpose. The location of this tank is shown in the Bushfire Hazard Management Plan (Attachment 3) and will be installed in accordance with the requirements specified in Table 3.

Table 3. (From Table 4.3B, Requirements for Building in Bushfire-Prone Areas³)

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (1) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and (2) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (1) May have a remotely located offtake connected to the static water supply; (2) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (3) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (4) Must be metal, concrete or lagged by non-combustible materials if above ground; and (5) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (a) metal; (b) non-combustible material; or (c) fibre-cement a minimum of 6 mm thickness.
D.	Signage for static water connections	(1) The water connection 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 comply with: Water tank signage requirements within AS 2304-2011 <i>Water storage tanks for fire protection systems</i> ; or (2) The following requirements: (a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height; (b) Be in fade-resistant material with white reflective lettering and circle on a red background; (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and (d) Be no less than 400 mm above the ground.
E.	Hardstand	A hardstand area for fire appliances must be provided: (1) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than six metres from the building area to be protected; (3) With a minimum width of three metres constructed to the same standard as the carriageway; and

³ Determination: Requirements for Building in Bushfire-Prone Areas, Version: 2.3, Date: 16 July 2024.

		(4) Connected to the property access by a carriageway equivalent to the standard of the property access.
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5.1.4 Provision of a Hazard Management Area

The HMA will be managed in minimal fuel condition as mowed grassland with scattered trees, lawns, gardens, areas of gravel and driveway. The HMA will provide a BAL of 29 for the additions to an existing dwelling. This HMA will be established in accordance with a certified Bushfire Hazard Management Plan (Attachment 3).

6. Conclusion

6.1 Summary

The subject land is a pre-existing lot with an area 1.99 ha, located at 6 Perrins Road, Margate, Tas., 7054. The proposed development is for additions to an existing dwelling (Class 1A).

The area is zoned Environmental Living.

The site and proposed development has been assessed against the requirements of *Australian Standard 3959:2018 Construction of Buildings in Bushfire Prone Areas, Planning Directive No 5.1 Bushfire Prone-Areas Code and Determination: Requirements for Building in Bushfire-Prone Areas, Version: 2.2, Date: 6 February 2020*.

The BAL rating for the proposed dwelling has been assessed as BAL 29.

The Bushfire Hazard Management Plan (Attachment 3) is certified as meeting all the relevant acceptable solutions of the Bushfire-Prone Areas Code.

6.2 Conditions

Certification of the Bushfire Hazard Management Plan is subject to compliance with the following conditions below. It is recommended that Planning and Building Permit Authorities include the following conditions on permits issued.

All parts of the Hazard Management Area (see attachment 3) to be maintained as low threat vegetation as mowed grassland with scattered trees, lawns, gardens, areas of gravel and driveway.

Private access to be maintained to the standard specified in Table 4.2, *Requirements for Building in Bushfire-Prone Areas*⁴

⁴ Determination: Requirements for Building in Bushfire-Prone Areas, Version: 2.3, Date: 16 July 2024.

Attachment 1. Site photographs.

Plate 1. Looking north.



Plate 2. Looking east.



Plate 3. Looking south.



Plate 4. Looking west.



Attachment 2.

Schedule of building requirements under *NCC 2022*⁵ for the proposed development detailed in *Alterations. Thomas Baker 6 Perrins Road, Margate. Drawing Nos 2a-01a to 2a-03, Archink, 30/03/2026.*

Bushfire Attack Level: BAL 29

Summary of construction requirements for BAL 29

A building assessed as being BAL 29 shall comply with sections 3 and clauses 7.2 to 7.8 of AS 3959 (2018)-Amendment No.3 (The Standard).

7.2 SUBFLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with—

- (a) a wall that complies with Clause 7.4, except that sarking is not required where specified in Clause 7.4.1 (c); or
- (b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosionresistant steel, bronze or aluminium; or
- (c) a combination of Items (a) and (b) above.

Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be—

- (i) of non-combustible material; or
- (ii) of bushfire-resisting timber (see Appendix F); or
- (iii) a combination of Items (i) and (ii) above.

NOTE: This requirement applies to the principal building only and not to verandas, decks, steps, ramps and landings (see Clause 7.7).

C7.2 Combustible materials stored in the subfloor space may be ignited by embers and cause an impact to the building.

7.3 FLOORS

7.3.1 Concrete slabs on ground

This Standard does not provide construction requirements for concrete slabs on ground.

7.3.2 Elevated floors

7.3.2.1 Enclosed subfloor space

This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with—

- (a) a wall that complies with Clause 7.4, except that sarking is not required where specified in Clause 7.4.1 (c); or
- (b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosionresistant steel, bronze or aluminium; or
- (c) a combination of Items (a) and (b) above.

7.3.2.2 Unenclosed subfloor space

Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400 mm above finished ground level, shall be one of the following:

- (a) Materials that comply with the following:

- (i) Bearers and joists shall be—

- (A) non-combustible; or
- (B) bushfire-resisting timber (see Appendix F); or
- (C) a combination of Items (A) and (B) above.

- (ii) Flooring shall be—

- (A) non-combustible; or
- (B) bushfire-resisting timber (see Appendix F); or
- (C) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or
- (D) a combination of any of Items (A), (B) or (C) above.

or

- (b) A system complying with AS 1530.8.1

This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400 mm or more above finished ground level.

7.4 EXTERNAL WALLS

⁵ *National Construction Code 2022*

7.4.1 Walls

The exposed components of external walls shall be:

(a) Non-combustible material.

NOTE: Examples include, but are not limited to, full masonry or masonry veneer, with the masonry being clay, calcium silicate, concrete, natural stone, aerated concrete, mud brick; or in situ or panel walls of concrete, aerated concrete; or rammed earth.

or

(b) Timber logs of a species with a density of 680 kg/m³ or greater at a 12 percent moisture content; of a minimum nominal overall thickness of 90 mm and a minimum thickness of 70 mm (see Clause 3.11); and gauge planed.

or

(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall that is sarked on the outside of the frame, and is—

(i) fibre-cement, a minimum of 6 mm in thickness; or

(ii) steel sheet; or

(iii) bushfire-resisting timber (see Appendix F); or

(iv) a combination of any of Items (i), (ii) or (iii) above.

or

(d) A combination of any of Items (a), (b), or (c) above.

7.4.2 Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3 mm.

7.4.3 Vents and weepholes

Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium, except where they are less than 3 mm (see Clause 3.6).

7.5 EXTERNAL GLAZED ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS

7.5.1 Bushfire shutters

Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from—

(a) non-combustible material; or

(b) bushfire-resisting timber (see Appendix F); or

(c) a combination of Items (a) and (b) above.

7.5.1A Screens for windows and doors

Where fitted, screens for windows and doors shall have a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium. Gaps between the perimeter of the screen assembly and the building element to which it is fitted shall not exceed 3 mm.

The frame supporting the mesh or perforated sheet shall be made from—

(a) metal; or

(b) bushfire-resisting timber (see Appendix F).

7.5.2 Windows

Windows shall comply with one of the following:

(a) They shall be completely protected by a bushfire shutter that complies with Clause 7.5.1.

or

(b) They shall comply with the following:

(i) Window frames and window joinery shall be made from:

(A) Bushfire-resisting timber (see Appendix F).

or

(B) Metal.

or

(C) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel, and the frame and the sash shall satisfy the design load, performance and structural strength of the member.

(ii) Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.

(iii) Glazing shall be toughened glass minimum 5 mm.

(iv) Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), that portion shall be screened externally with a screen that complies with Clause 7.5.1A.

(v) The openable portions of windows shall be screened internally or externally with screens that comply with Clause 7.5.1A.

C7.5.2 Screening of the openable portions of all windows is required in all BALs to prevent the entry of embers to the building when the window is open. Screening of the openable and fixed portions of some windows is required in some BALs to reduce the effects of radiant heat on some types of glass.

If the screening is required to reduce the effects of radiant heat on the glass, the screening has to be external so that the glass in the openable portion of the window will be 'protected' when it is shut. If the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally.

7.5.3 Doors—Side-hung external doors (including French doors, panel fold and bi-fold doors)

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall comply with one of the following:

(a) Doors and door frames shall be protected by bushfire shutters that comply with Clause 7.5.1.

or

(b) Doors and door frames shall be protected externally by screens that comply with Clause 7.5.1A.

or

(c) Doors and door frames shall comply with the following:

(i) Doors shall be—

(A) non-combustible; or

(B) a solid timber door, having a minimum thickness of 35 mm for the first 400 mm above the threshold; or

(C) a door, including a hollow core door, protected externally by a screen that complies with Clause 7.5.1A;

or

(D) a fully framed glazed door, where the framing is made from non-combustible materials or from bushfire-resisting timber (see Appendix F).

(i) Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.

(ii) Where doors incorporate glazing, the glazing shall be toughened glass minimum 6 mm.

(iii) Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the door (see Figure D3, Appendix D), that portion shall be screened externally with screens that comply with Clause 7.5.1A.

(iv) Door frames shall be made from:

(A) Bushfire-resisting timber (see Appendix F).

or

(B) Metal.

or

(C) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the door assembly shall satisfy the design load, performance and structural strength of the member.

(v) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

(vi) Weather strips, draught excluders or draught seals shall be installed at the base of side-hung external doors.

7.5.4 Doors—Sliding doors

Sliding doors shall comply with one of the following:

(a) They shall be protected by a bushfire shutter that complies with Clause 7.5.1.

or

(b) They shall be completely protected externally by screens that comply with Clause 7.5.1A.

or

(c) They shall comply with the following:

(i) Both the door frame supporting the sliding door and the framing surrounding any glazing shall be made from:

(A) Bushfire-resisting timber (see Appendix F);

or

(B) Metal;

or

(C) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the door assembly shall satisfy the design load, performance and structural strength of the member.

(ii) Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.

(iii) Where sliding doors incorporate glazing, the glazing shall be toughened glass minimum 6 mm.

(iv) Sliding doors shall be tight-fitting in the frames.

7.5.5 Doors—Vehicle access doors (garage doors)

The following apply to vehicle access doors:

(a) Vehicle access doors shall be made from—

(i) non-combustible material; or

(ii) bushfire-resisting timber (see Appendix F); or

(iii) fibre-cement sheet, a minimum of 6 mm in thickness; or

(iv) a combination of any of Items (i), (ii) or (iii) above.

(b) Panel lift, tilt doors or side-hung doors shall be fitted with suitable weather strips, draught excluders, draught seals or guide tracks, as appropriate to the door type, with a maximum gap no greater than 3 mm.

(c) Roller doors shall have guide tracks with a maximum gap no greater than 3 mm and shall be fitted with a nylon brush that is in contact with the door (see Figure D4, Appendix D).

(d) Vehicle access doors shall not include ventilation slots.

7.6 ROOFS (INCLUDING VERANDA AND ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)

7.6.1 General

The following apply to all types of roofs and roofing systems:

(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.

(b) The roof/wall junction shall be sealed, to prevent openings greater than 3 mm, either by the use of fascia and eaves linings or by sealing between the top of the wall and the underside of the roof and between the rafters at the line of the wall.

(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

(d) A pipe or conduit that penetrates the roof covering shall be non-combustible.

7.6.2 Tiled roofs

Tiled roofs shall be fully sarked. The sarking shall—

(a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;

(b) cover the entire roof area including ridges and hips; and

(c) extend into gutters and valleys.

7.6.3 Sheet roofs

Sheet roofs shall—

(a) be fully sarked in accordance with Clause 7.6.2, except that foil-backed insulation blankets may be installed over the battens; and

(b) have any gaps greater than 3 mm (such as under corrugations or ribs of sheet roofing and between roof components) sealed at the fascia or wall line and at valleys, hips and ridges by—

(i) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or

(ii) mineral wool; or

(iii) other non-combustible material; or

(iv) a combination of any of Items (i), (ii) or (iii) above.

C7.6.3 Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.

7.6.4 Veranda, carport and awning roofs

The following apply to veranda, carport and awning roofs:

(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 7.6.1, 7.6.2, 7.6.3, 7.6.5 and 7.6.6.

(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] complying with Clause 7.4 shall have a non-combustible roof covering and the support structure shall be—

(i) of non-combustible material; or

(ii) bushfire-resisting timber (see Appendix F); or

(iii) timber rafters lined on the underside with fibre-cement sheeting a minimum of 6 mm in thickness, or with material complying with AS 1530.8.1; or

(iv) a combination of any of Items (i), (ii) or (iii) above.

7.6.5 Roof penetrations

The following apply to roof penetrations:

(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, arials, vent pipes and supports for solar collectors, shall be adequately sealed at the roof to prevent gaps greater than 3 mm. The material used to flash the penetration shall be non-combustible.

(b) Openings in vented roof lights, roof ventilators or vent pipes shall be fitted with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

The requirements of this Item (b) do not apply to the exhaust flues of heating or cooking devices with closed combustion chambers.

In the case of gas appliance flues, ember guards shall not be fitted.

NOTE: Gasfitters are required to provide a metal flue pipe above the roof and terminate with a certified gas flue cowl complying with AS 4566. Advice may be obtained from State gas technical regulators.

(c) All overhead glazing shall be Grade A safety glass complying with AS 1288.

(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass minimum 4 mm, shall be used in the outer

pane of the IGU.

(e) Flashing elements of tubular skylights shall be non-combustible. However, they may be of an alternative material, provided the integrity of the roof covering is maintained by an under-flashing made of non-combustible material.

(f) Where roof lights are installed in roofs having a pitch of less than 18 degrees to the horizontal, the glazing shall be protected with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze or aluminium.

(g) Evaporative cooling units shall be fitted with butterfly closers at or near the ceiling level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze or aluminium.

(h) External single plane glazed elements of roof lights and skylights, where the pitch of the glazed element is 18 degrees or less to the horizontal, shall be protected with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

7.6.6 Eaves linings, fascias and gables

The following apply to eaves linings, fascias and gables:

(a) Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

(b) Gables shall comply with Clause 7.4.

(c) Fascias and bargeboards shall—

(i) where timber is used, be made from bushfire-resisting timber (see Appendix F); or

(ii) where made from metal, be fixed at 450 mm centres; or

(iii) be a combination of Items (i) and (ii) above.

(d) Eaves linings shall be—

(i) fibre-cement sheet, a minimum 4.5 mm in thickness; or

(ii) bushfire-resisting timber (see Appendix F); or

(iii) a combination of Items (i) and (ii) above.

(e) Eaves penetrations shall be protected the same as for roof penetrations (see Clause 7.6.5).

(f) Eaves ventilation openings greater than 3 mm shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

7.6.7 Gutters and downpipes

This Standard does not provide construction-specific material requirements for downpipes.

If installed, gutter and valley leaf guards shall be non-combustible.

With the exception of box gutters, gutters shall be metal or PVC-U.

Box gutters shall be non-combustible and flashed at the junction with the roof, with non-combustible materials.

7.7 VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

7.7.1 General

Decking may be spaced.

There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

C7.7.1 Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0–5 mm during service. The preferred dimension for gaps is 3 mm (which is in line with other 'permissible gaps') in other parts of this Standard. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacings of 10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.

7.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings

7.7.2.1 Materials to enclose a subfloor space

The subfloor spaces of verandas, decks, steps, ramps and landings are deemed to be 'enclosed' when—

(a) the material used to enclose the subfloor space complies with Clause 7.4, except that sarking is not required where specified in Clause 7.4.1 (c); and

(b) all openings greater than 3 mm are screened with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

7.7.2.2 Supports

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

7.7.2.3 Framing

This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearers and joists).

7.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings

Decking, stair treads and the trafficable surfaces of ramps and landings shall be—

(a) of non-combustible material; or

(b) of bushfire-resisting timber (see Appendix F); or

(c) a combination of Items (a) and (b) above.

7.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings

7.7.3.1 Supports

Support posts, columns, stumps, stringers, piers and poles shall be—

(a) of non-combustible material; or

(b) of bushfire-resisting timber (see Appendix F); or

(c) a combination of Items (a) and (b) above.

7.7.3.2 Framing

Framing of verandas, decks, ramps or landings (i.e., bearers and joists) shall be—

(a) of non-combustible material; or

(b) of bushfire-resisting timber (see Appendix F); or

(c) a combination of Items (a) and (b) above.

7.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings

Decking, stair treads and the trafficable surfaces of ramps and landings shall be—

(a) of non-combustible material; or

(b) of bushfire-resisting timber (see Appendix F); or

(c) a combination of Items (a) and (b) above.

7.7.4 Balustrades, handrails or other barriers

Those parts of the handrails and balustrades less than 125 mm from any glazing or any combustible wall shall be—

(a) of non-combustible material; or

(b) bushfire-resisting timber (see Appendix F); or

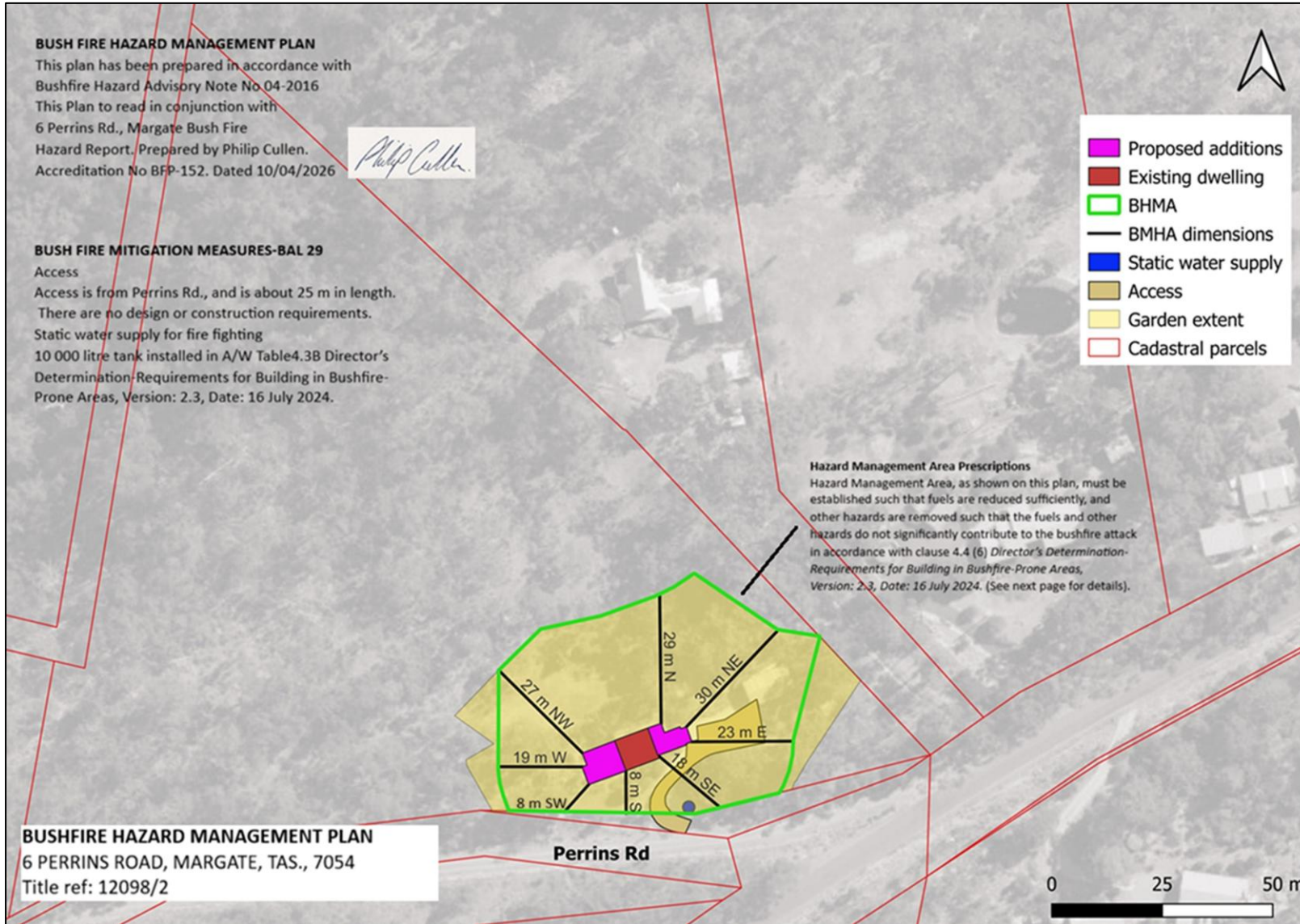
(c) a combination of Items (a) and (b) above.

Those parts of the handrails and balustrades that are 125 mm or more from the building have no requirements.

7.8 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water and gas supply pipes shall be metal.

Attachment 3. Bushfire Hazard Management Plan: 6 Perrins Road, Margate, Tas., 7054.



Hazard Management Area Prescriptions

The BHMA extends to the lot boundary along the southern side.

Hazard reduction and removal

- The Hazard Management Area is to be managed as mowed grassland with scattered trees, gardens, lawns, gravel paths, and driveway.
- Ground cover vegetation (grasses, herbs and graminoids) to be maintained no higher than 100mm.
- Remove fallen branches, bark and leaves and keep ground litter to a maximum of 20mm depth from around trees.
- Prune to create and maintain a separation distance of 2m (vertically) between the ground cover (maintained to <100mm) and the lowest branches of trees in the HMA.
- Clear private access of any trees and branches within 2m of carriageway and 4m over carriageway.
- Remove any fire hazards such as woodpiles and garden waste to at least 10m from dwelling.
- Keep roofs and guttering clear of flammable debris.
- Minimise the storage of petroleum fuels and store fuels at least 10m from dwelling in a suitable enclosed shed.

Landscaping

- Use low flammability plants in the garden and refrain from plantings within 1m of the dwelling (see *Fire resisting garden plants* Tasmanian Fire Service Brochure).
- Include non-flammable areas adjacent to dwelling such as paths, driveways, areas of pebbles or crushed stone and mowed lawns.
- Use non-flammable mulches (not pine bark, woodchips etc.).