



Proposed Residential Development – 7 Glory Place, Huntingfield

# Bushfire Hazard Report

Applicant: Rainbow Building Solutions Pty Ltd



April 2024 J10255v1

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Bushfire Hazard Management Plan  
Certificate of Others (form 55

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## 1.0 Purpose

This Bushfire Attack Level assessment is intended to provide information in relation to a proposed residential development. It will demonstrate compliance with the *Building Regulations 2014* and provide a certificate of others (form 55) for compliance purposes.

## 2.0 Summary

Title reference	134345/9
PID	2033412
Address	7 Glory Place, Huntingfield
Applicant	Rainbow Building Solutions Pty Ltd
Municipality	Kingborough
Planning Scheme	Kingborough Interim Planning Scheme 2015
Zoning	General Residential
Bushfire Attack Level	BAL-LOW

Development of a new class 1a building at 7 Glory Place, Huntingfield, requires demonstrated compliance with *Building Regulations 2014*. The Bushfire attack level has been determined as 'BAL-LOW'. Consistent with the Building Regulations 2014, Part 1, Division 2, 11B, (2), there are no specific requirements for the provision of property access or water supplies or for hazard management areas or construction standards for this proposal.

## 3.0 Introduction

This bushfire attack level assessment has been completed to form part of supporting documentation for a building permit application for the proposed development. The proposed development site has been identified as potentially being in a bushfire prone area.

## 4.0 Proposal

It is proposed that a new class 1a building is developed at 7 Glory Place, Huntingfield (appendix A).

## 5.0 Bushfire Attack Level (BAL) Assessment

### 5.1 Methods

The Bushfire attack level has been determined through the application of section 2 of AS3959-2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with table 2.3 of AS359-2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

### 5.2 Site Description

The proposal is located at 7 Glory Place, Huntingfield, in the municipality of Kingborough and is zoned General Residential under the Kingborough Interim Planning Scheme 2015. The lot is ~0.0928 Ha, is rectangular in shape and is located approximately 1.2km west of Doctors Hill (Figure 1).

Access to the lot will be by an existing crossover from Glory Place, a council-maintained road. Adjacent lands surrounding the lot are zoned general residential. At a landscape scale the lot occurs within a large established sub-division on the south-western extent of the Kingston settled area. Vegetation cover is dominated by grasslands and low threat vegetation. The lot has gentle slopes with an easterly aspect which is unlikely to influence the bushfire attack at the site.

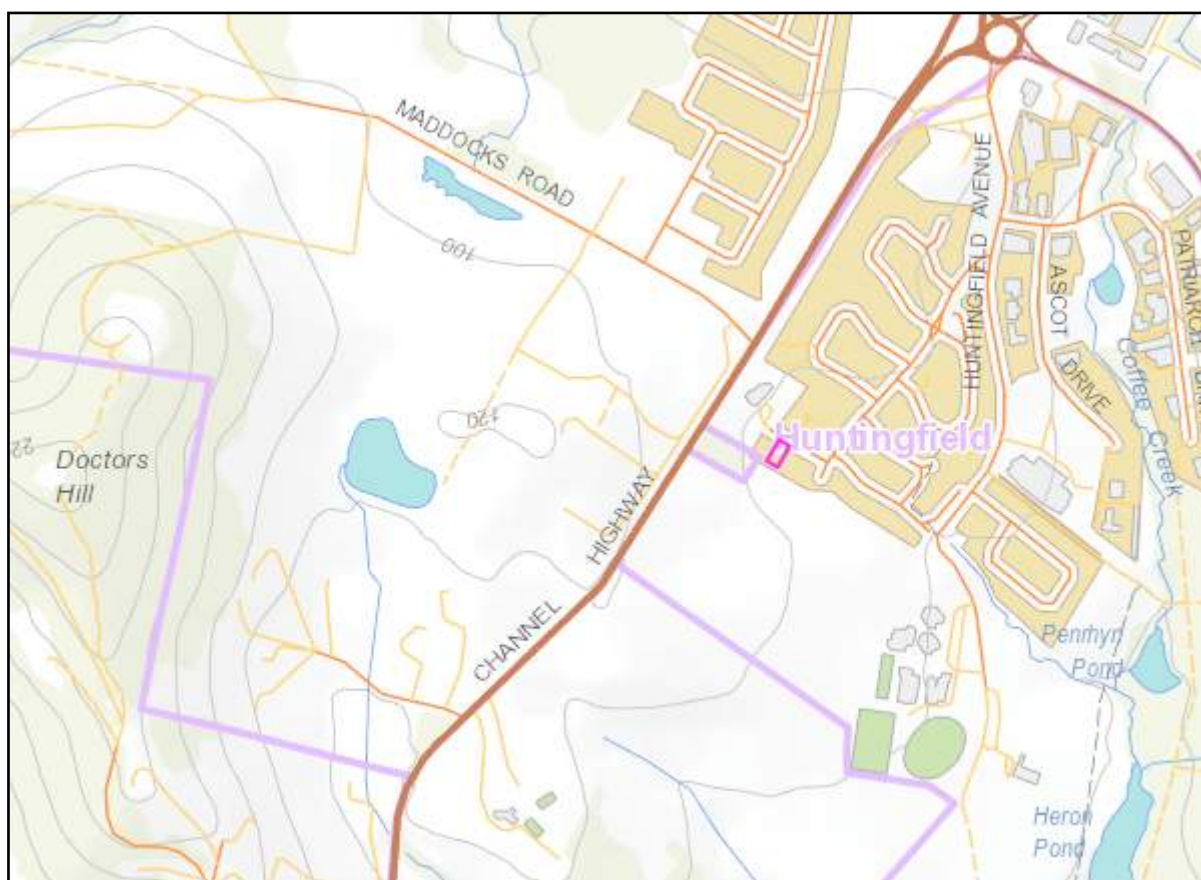


Figure 1. Location of the lot in a topographical context, lot outlined in pink.

Table 1. Bushfire Attack Level (BAL) Assessment

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Bushfire Attack Level
<b>North-east</b>	Exclusion 2.2.3.2 (e, f) <sup>^</sup>	flat 0°	0 to >100 metres	<b>BAL-LOW</b>
	--	--	--	
	--	--	--	
	--	--	--	
<b>South-east</b>	Exclusion 2.2.3.2 (e, f) <sup>^</sup>	>0 to 5° downslope	0 to >100 metres	<b>BAL-LOW</b>
	--	--	--	
	--	--	--	
	--	--	--	
<b>South-west</b>	Exclusion 2.2.3.2 (e, f) <sup>^</sup>	flat 0°	0 to >100 metres	<b>BAL-LOW</b>
	--	--	--	
	--	--	--	
	--	--	--	
<b>North-west</b>	Exclusion 2.2.3.2 (e, f) <sup>^</sup>	upslope	0 to 100 metres	<b>BAL-LOW</b>
	--	--	--	
	--	--	--	
	--	--	--	

<sup>^</sup> Vegetation classification as per AS3959-2018 and Figures 2.6 (A) to 2.6 (H).

<sup>\*</sup> Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

<sup>^^</sup> Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).



*Figure 2. Shows the lot in the context of surrounding lands and vegetation.*

## 6.0 Results

The bushfire attack level for the site has been determined as **BAL-LOW**. There is an insufficient increase in the risk from bushfire to the site to warrant specific bushfire protection measures in this circumstance.

Lands to the south of the site are currently being developed for residential subdivision including roadways and public open space. The development area includes land adjacent to the site and extends to greater than 50 metres from the site. Land within the adjacent development is subject to the provisions of the Bushfire Hazard Report prepared for the subdivision (Bushfire Hazard Management Report, 1287 Channel Highway, Huntingfield, version 2, prepared by Michael Tempest) which includes requirements for the “subdivision area (Lots 1-219, roadways, and public open spaces) must be managed in a low fuel state before the subdivision plan is sealed and then be managed in perpetuity”. As the development has commenced the subdivision area is effectively being managed in a low fuel state. This allows an assessment of vegetation to the south of the site as low threat vegetation.

## 7.0 Compliance

The Bushfire Attack Level has been determined as BAL-LOW. AS3959-2018 does not provide construction requirements for buildings assessed in bushfire-prone areas in accordance with section 2 as being BAL-LOW. There are no design or construction requirements relating to; property access, water supplies for firefighting or construction standards for buildings required in this circumstance and there is no requirement for specific hazard management areas. A certificate (form 55) is provided that states there is an insufficient increase in risk from bushfire to warrant specific bushfire protection measures.

*Table 2. Compliance.*

Instrument	Requirements	Compliance
<i>Building Regulations 2014</i>	Part 1A, 11B. Application of Part (2): This part does not apply if a BAL assessment or a bushfire hazard management plan has determined that the BAL assigned to a site is BAL-LOW unless the use is a vulnerable use.	The proposed use is not a vulnerable use. The BAL assessed is BAL-LOW. Compliant.
<i>Building Regulations 2014</i>	11F Bushfire hazard management plan assessment (1) Where building work in a bushfire-prone area is to be undertaken, one of the following is required: (a) a bushfire hazard management plan; (b) a certificate issued by an accredited bushfire hazard assessor stating that there is an insufficient increase in risk from bushfire to an existing building or its occupants to warrant any specific bushfire protection measures.	Building work is proposed in a bushfire-prone area. A bushfire hazard management plan is provided. A certificate (form 55) stating an insufficient increase in risk is provided. Compliant.
<i>Building Act 2016, Director's Determination – Requirements for Building in Bushfire-prone Areas</i>	This instrument has no application in this circumstance.	Compliant.
<i>Bushfire Hazard Advisory Note No. 04-2016</i>	Chief Officers Approved Form for a Bushfire Hazard Management Plan. Requirements as detailed in Bushfire hazard advisory note No.04-2016, version 3.0, 29 <sup>th</sup> August 2017.	This bushfire hazard report and associated bushfire hazard management plan are compliant with the relevant specifications of the advisory note.

## 8.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant named in section 2. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 "It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.



## 9.0 References

*Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6<sup>th</sup> February 2020.* Consumer, Building and Occupational Services, Department of Justice, Tasmania.

*Australian Standard 3959-2018 Construction of Buildings in Bushfire-prone Areas*. Standards Australia, Sydney.

*Building Regulations 2016, (Tas.), div. 6 – Bushfire-prone Areas. (Austl.)*

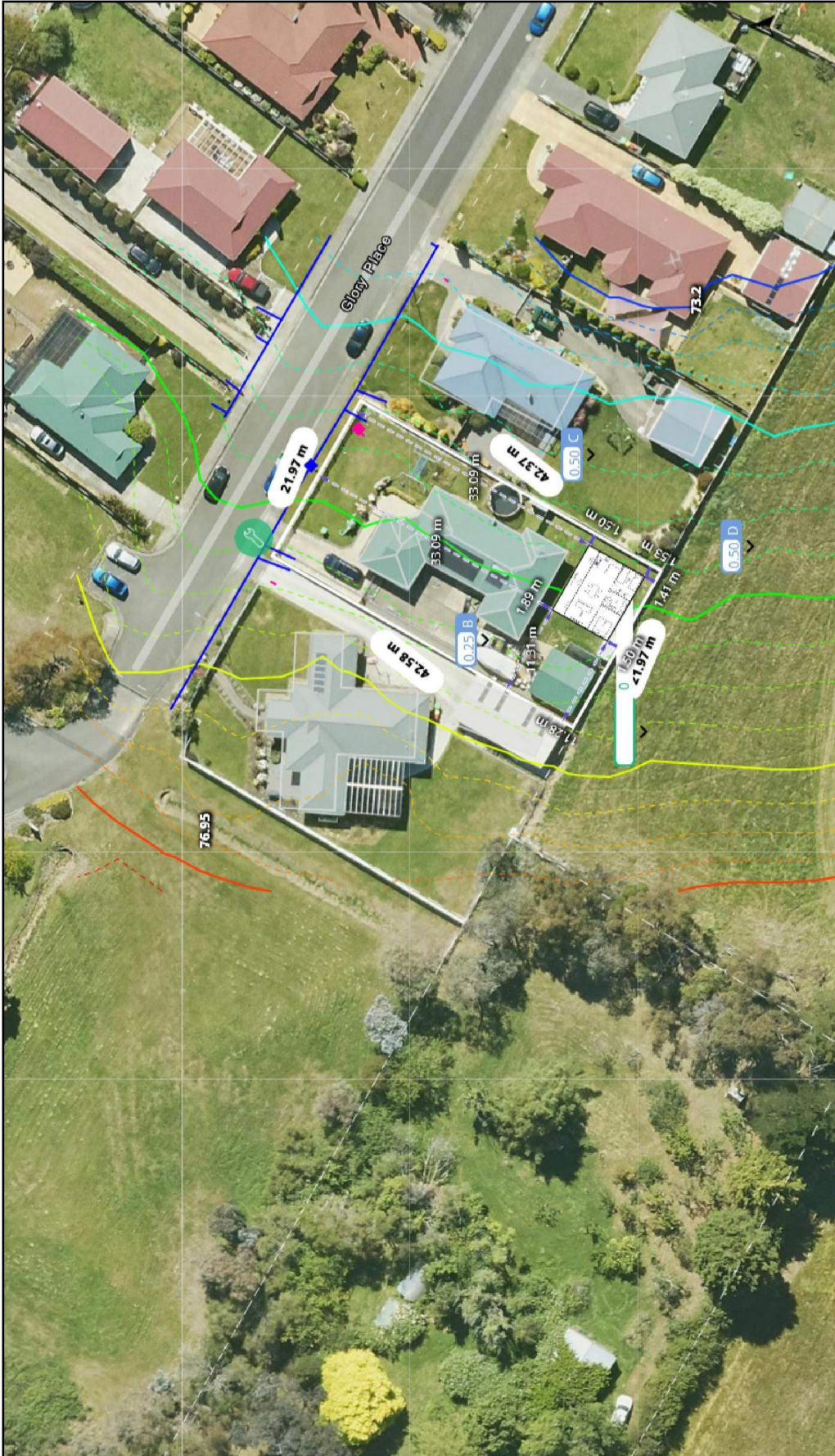
*Building Regulations 2014, (Tas.) part 1A – Bushfire-prone Areas. (Austl.)*

*Kingborough Interim Planning Scheme 2015*, Tasmanian Planning Commission 2015, Tasmanian Planning Commission, Hobart.

*Bushfire-prone Areas Advisory Note No. 01-2014. v3.0. 8<sup>th</sup> November 2017. Assessment of vegetation within suburban areas.* Tasmania Fire Service, Hobart.

*Bushfire-prone Areas Advisory Note No. 04-2016. V3.0. 29<sup>th</sup> August 2017. Chief Officer's Approved Form for a Bushfire Hazard Management Plan.* Tasmania Fire Service, Hobart

# Appendix A - site plan



<p><b>Client Name</b> Michael &amp; Rhannon Abery  <b>Client Email</b> michaelabery@bigpond.com  <b>Client Phone</b> 0476844387  <b>Client Signature</b></p>	<p><b>Generated by</b> Nick Smith          nick@rainbowbuilding.com.au</p>	<p><b>Phone</b></p>	<p><b>Sheet name</b> Site Plan</p>	<p><b>Lic no.</b> 181916859</p>
<p><b>Copyright Statement</b>          This plan always remains the copyright of designer &amp; shall not be used other than for the project work intended without written authority. No part may be produced by any other exclusive right be exercised without permission legal enforcement will be taken on copyright infringement.</p>	<p><b>Property Details</b>          7 Glory Pl, Huntingfield, TAS 7055, Australia 9134345          Kippoorong          LotFP: 9134345</p>	<p><b>Design</b>          Title: 161 Home 5 - Gable for Abery</p>	<p><b>Date</b> Tue Mar 19 2024</p>	<p><b>Scale</b>          1:500</p>
<p><b>Disclaimer</b>          This is not an official document, and may not comply with current laws or industry standards. You should make your own enquiries and seek independent advice from relevant industry professionals before acting or relying on the contents of this document.</p>	<p><b>ALL DIMENSIONS ARE IN METERS. DO NOT SCALE FROM PLANS.</b></p>			



# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:  Owner /Agent  
 Address  
  Suburb/postcode

Form **55**

## Qualified person details:

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

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

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

## Details of work:

Address:  Lot No:   
  Certificate of title No:   
The assessable item related to this certificate:  (description of the assessable item being certified)  
Assessable item includes –  
- a material;  
- a design  
- a form of construction  
- a document  
- testing of a component, building system or plumbing system  
- an inspection, or assessment, performed

## Certificate details:

Certificate type:  (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable 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 7 Glory Place, Huntingfield. April 2024. J10255v1.

Relevant calculations: Not Applicable.

References: Determination, Director of Building Control Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6<sup>th</sup> February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014 Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney.

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

The Bushfire Attack Level has been determined to be BAL-LOW. There is an insufficient increase in risk to the dwelling and occupants from bushfire to warrant specific bushfire protection measures in this circumstance. There is no requirement for the provision of hazard management areas or water supplies for firefighting and there are no specific design or construction standards for property access for the proposed class 1a development. A bushfire Hazard Management Plan is not required in this circumstance.

*Scope and/or Limitations*

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. 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. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. 3. Impacts of future development and vegetation growth have not been considered.

**I certify the matters described in this certificate.**

Qualified person: *Signed:*  *Certificate No:* J10255 *Date:* 23/04/2024