



Proposed Residential Development – 80 Palmers Road, Oyster Cove

Bushfire Hazard Report

Applicant: Woodward & O'Brien



April 2024 J10286v1

Contents

1.0 Purpose	3
2.0 Summary	3
3.0 Introduction.....	3
4.0 Proposal	4
5.1 Methods.....	4
5.2 Site Description	4
6.0 Results.....	7
6.1 Property Access	7
6.2 Water supplies for fire fighting.....	7
6.3 Hazard management area.....	8
7.0 Compliance.....	9
8.0 Guidance	10
9.0 Further Information	10
10.0 References	11
11.0 Limitations Statement.....	12
Appendix A - Site Plan	
Attachment 1 – Bushfire Hazard Management Plan	
Attachment 2 - Certificate of Others (form 55)	

Disclaimer

The measures contained in Australian Standard 3959-2018 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions.

Reasonable steps have been taken to ensure that the information contained within this report is accurate and reflects the conditions on and around the lot at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship

This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of Geo Environmental Solutions. Base data for mapping: TasMap, Digital and aerial photography: Mark Van den Berg, GoogleEarth.

1.0 Purpose

This bushfire hazard report is intended to provide information in relation to building in a bushfire-prone area. It will demonstrate compliance with the *Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6th February 2020*. Provide a certificate of others (form 55) as specified by the Director of Building Control for bushfire hazard and give guidance by way of a certified bushfire hazard management plan which shows a means of protection from bushfires in a form approved by the Chief Fire Officer of the Tasmania Fire Service.

2.0 Summary

Site details & compliance

Title reference	40645/1
PID	7567763
Address	80 Palmers Road, Oyster Cove
Applicant	Woodward & O'Brien
Municipality	Kingborough
Planning Scheme	Kingborough Interim Planning Scheme 2015
Zoning	Rural Resource
Land size	~4.07 Ha
Bushfire Attack Level	BAL-12.5
Certificate of others (form 55)	Complete and attached
Bushfire Hazard Management Plan	Certified & Attached

Alterations and additions to an existing class 1a building a at 80 Palmers Road, Oyster Cove requires demonstrated compliance with the *Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6th February 2020*, the site is located in a bushfire prone area. The Bushfire attack level has been determined as 'BAL-12.5', provisions for hazard management areas, construction standards and water supplies for firefighting will be required as detailed in this report and the Bushfire Hazard Management Plan (BHMP).

3.0 Introduction

This bushfire hazard report 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 being in a bushfire prone area. A site-specific bushfire hazard management plan has been provided for compliance purposes.

4.0 Proposal

Alterations and additions are proposed to an existing class 1a building at 80 Palmers Road, Oyster Cove (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 AS3959-2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

5.2 Site Description

The proposal is located at 80 Palmers Road, Oyster Cove, in the municipality of Kingborough and is zoned Rural Resource under the Kingborough Interim Planning Scheme 2015. Access to the lot will be by an existing crossover from Palmers Road, a council-maintained road. The lot is ~4.07 Ha, is irregular in shape and is located approximately ~2.5km north north-east of Underwoods Hill (Figure 1).

Lands surrounding the lot are zoned Rural Resource and Environmental Living and carry bushfire prone vegetation. The lot carries grassland vegetation and with small areas of remnant native forest vegetation around the lot boundaries. At a landscape scale grassland vegetation gives way abruptly to forest vegetation which extends into a landscape scale bushfire-prone vegetation units to the north, east, south and west of the site. The lot has steep slopes with a westerly aspect which may influence the bushfire attack at the site under some circumstances.

Vegetation surrounding the lot was assessed (Table 1) and described as grassland and forest or excluded from the assessment as low threat vegetation (as per AS3959-2018). The classified vegetation potentially having the greatest impact on the site occurs to the east of the site (Figure 2). The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.4 (A to H) has been used to determine vegetation types within 100 metres of the site (Table 1).

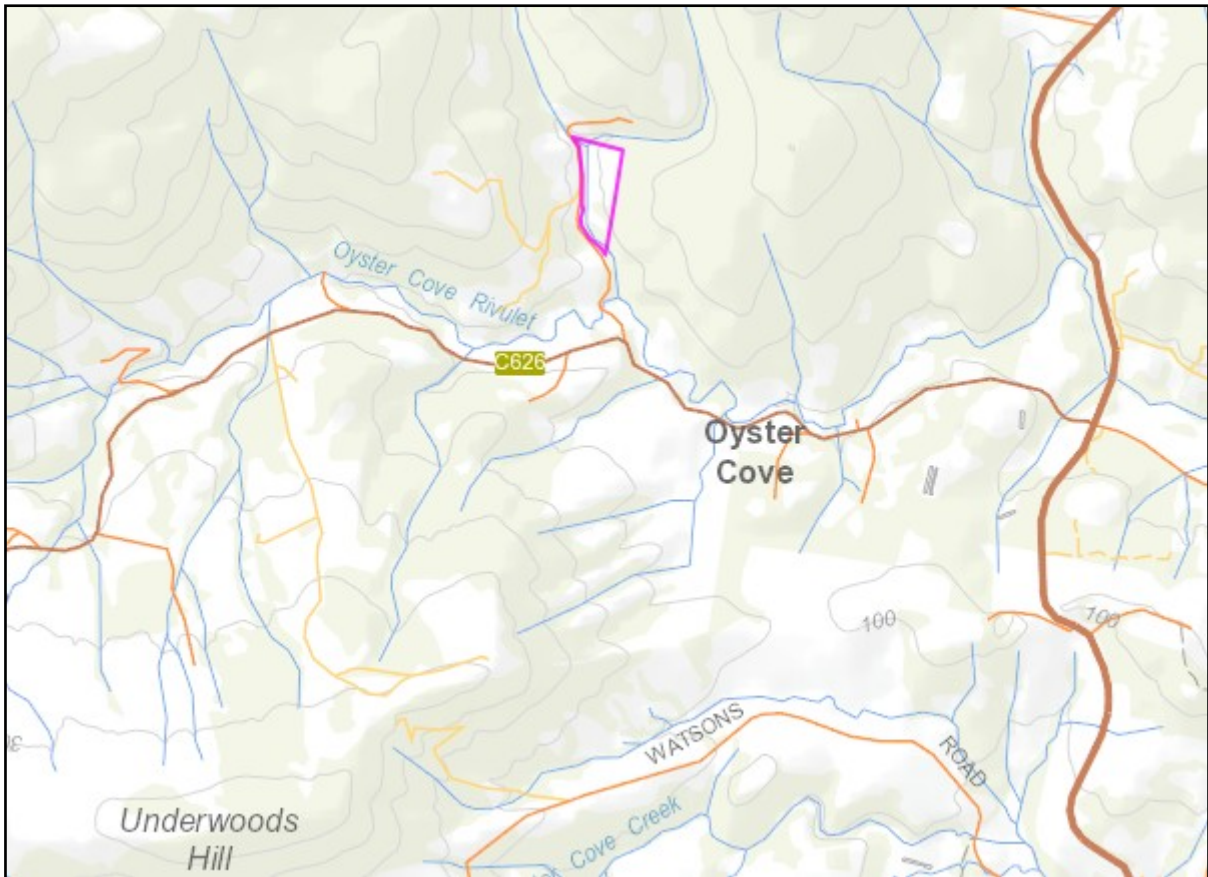


Figure 1. The lot in a topographical context (lot outlined in pink).



Figure 2. Shows the approximate location of the lot (pink line) in the context of the adjacent lands and classified vegetation .

Table 1. Bushfire Attack Level (BAL) Assessment- Alterations and Additions

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland [^]	>0 to 5° downslope	0 to 44 metres	16 metres	BAL-12.5
	Forest [^]	>0 to 5° downslope	44 to 90 metres		
	Grassland [^]	>0 to 5° downslope	90 to 100 metres		
	--	--	--		
East	Grassland	upslope	0 to 57 metres	14 metres	BAL-12.5
	Forest [^]	upslope	57 to 100 metres		
	--	--	--		
	--	--	--		
South	Low Open Woodland	>0 to 5° downslope	0 to 40 metres	37 metres	BAL-12.5
	Forest [^]	>0 to 5° downslope	40 to 100 metres		
	--	--	--		
	--	--	--		
West	Grassland	>5° to 10° downslope	0 to 33 metres	32 metres	BAL-12.5
	Forest [^]	flat 0°	33 to 65 metres		
	Grassland [^]	upslope	65 to 100 metres		
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[^] Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

6.0 Results

The bushfire attack level for the building area has been assessed and classified as BAL-12.5, indicating a moderate to low risk profile. The site is susceptible to ember attack and may experience relatively low levels of radiant heat exposure. The construction components of the building are expected to withstand a maximum heat flux of 12.5 kW/m².

6.1 Property Access

There is existing property access to the site. In this circumstance there are no further design or construction requirements, the proposal does not restrict any existing property access to the building area or the firefighting water supply.

6.2 Water supplies for fire fighting

The site is not serviced by a reticulated water supply and there are no existing firefighting water supplies dedicated for firefighting, therefore, a static firefighting water supply will be provided in accordance with table 2.

Table 2. Requirements for Static Water Supplies dedicated for Firefighting

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water	The firefighting water point for a static water supply must be identified by a sign permanently

Element		Requirement
	connections	fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand A hardstand area for fire appliances must be provided:	(a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

6.3 Hazard management area.

A hazard management area will need to be established and maintained for the life of the development and is shown on the BHMP. Guidance for the establishment and maintenance of the hazard management area is given below and on the BHMP.

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, 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. This can be achieved through, but is not limited to the following strategies;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintaining grass at less than a 100mm height;
- Avoid or minimise the use of flammable mulches (especially against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Remove and or prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintaining vegetation clearance around vehicular access;
- Use low-flammability plant species for landscaping purposes where possible;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

7.0 Compliance

Table 3. Compliance with the Directors Determination Requirements for Building in Bushfire-prone Areas, version 2.2, 6th February 2020.

Requirements	Compliance
4.1 Construction Requirements	<p>Clause 4.1 requires buildings to be constructed in accordance with AS3959-2018 or NASH standard – Steel Framed Construction in Bushfire Areas consistent with the BAL determined for the site.</p> <p>The BHMP specifies construction to BAL-12.5 standards of AS3959-2018.</p> <p>If the proposed alterations and additions and the shed are designed and constructed in accordance with BAL-12.5 construction standards the development will comply with clause 4.1.</p>
4.2 Property Access	<p>Clause 4.2 requires property access to be designed and constructed to comply with table 4.2 of the determination and is applicable from the public roadway to within (at minimum) 90 metres of the furthest part of the building/s and includes access to a hardstand for the firefighting water point.</p> <p>There is existing property access to the site, in this circumstance there are no minimum design or construction requirements for property access.</p> <p>The proposal is compliant with clause 4.2.</p>
4.3 Water Supply for Firefighting	<p>Clause 4.3 requires that a new building constructed in a bushfire-prone area is provided with a dedicated firefighting water supply in accordance with tables 4.3A or 4.3B.</p> <p>Static water supplies consistent with table 4.3B have been specified in this report and are required for compliance on the BHMP.</p> <p>If the requirements of section 6.2 of this report are implemented the proposal will comply with clause 4.3.</p>
4.4 Hazard Management Areas	<p>Clause 4.4 requires that new buildings in bushfire-prone areas are provided with an HMA which is compliant with table 4.4. The HMA must have the minimum separation distances required for the BAL determined for the site and, have an HMA established which reduces fuels and other hazards so that fuels and other hazards do not significantly contribute to the bushfire attack.</p> <p>HMA's are shown on the BHMP and are specified to the minimum widths required to achieve BAL-12.5 for the site. This report and the BHMP specify requirements for hazard management areas.</p> <p>If the HMA's are established in accordance with the BHMP the proposal will comply with clause 4.4.</p>
4.5 Emergency Plan	<p>The proposal is for alterations and additions to an existing class 1a building, therefore, in this circumstance Emergency Plans are not required for compliance.</p>

8.0 Guidance

The defensible space (hazard management area) around a building is critical for providing occupants and/or fire fighters with safe access to the building in order that fire fighting activities may be undertaken. The larger the defensible space, the safer it will be for those defending the structure. Some desirable characteristics of a hazard management area are:

- The area directly adjacent to the building has a significant amount of flammable material removed such that there is little to no material available to burn around the building;
- Includes non-flammable areas such as paths, driveways, short cropped lawns;
- Establishment of orchards, vegetable gardens, dams or wastewater effluent disposal areas on the fire prone side of the building;
- Creating wind breaks and radiation shields such as non-combustible fences and low flammability hedges;
- It is not necessary to remove all vegetation from the defensible space, trees can provide protection from wind borne embers and radiant heat in some circumstances.

9.0 Further Information

For further information on preparing yourself and your property for bushfires visit the Tasmania Fire Service website at www.fire.tas.gov.au or phone 1800 000 699 for information on:

- Preparing a bushfire survival plan
- Preparing yourself and your home for a bushfire
- Guidelines for development in bushfire prone areas in Tasmania
- Fire resisting plants for the urban fringe and rural areas
- Using fire outdoors
- Fire permits
- Total fire bans
- Bushfires burning in Tasmania

10.0 References

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

Building Amendment (Bushfire-Prone Areas) Regulations 2016

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

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania*, Tasmania Fire Service, Hobart.

Tasmania Fire Service 2013, *Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners and Builders*.

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

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

11.0 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.

Appendix A - Site Plan



 <p>Sarah Bomford Building Designer Licence No. 689277489 0423 947 447 sbomfordesigns@outlook.com</p>	<p>These plans are the property of S.Bomford and are not to be used for any other purpose without the written consent of S.Bomford. All rights reserved. © 2024.</p> <p>These plans are for use in conjunction with any documentation in any conditions referred to herein. No representation or certificate of liability is made by S.Bomford in relation to the accuracy or completeness of any information or drawings. Any use of these plans for any other purpose is at the user's risk. S.Bomford shall not be liable for any loss or damage, whether direct or indirect, arising from the use of these plans. The user shall be responsible for the accuracy of all information.</p>						
	<p>Revision Schedule</p> <table border="1"> <thead> <tr> <th>Revision No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Revision No.	Description	Date			
Revision No.	Description	Date					
<p>LOCATION PLAN</p> <p>Scale: 1:7500 or 45' DO NOT SCALE DRAWINGS</p>		<p>DATE: 07/03/24</p> <p>REVISION: DA 02</p> <p>PAGE NO.: 02</p>					

Appendix B – Site Images



Figure 1. Northern azimuth from the site.



Figure 2. Eastern azimuth from the site.



Figure 3. Southern azimuth from the site.



Figure 4. Western azimuth from the site.



BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 80 Palmers Road, Oyster Cove. April 2024. J10286v1.
Kingborough Interim Planning Scheme 2015



GEO-ENVIRONMENTAL

SOLUTIONS

29 Kirksway Place, Battery Point.
T| 62231839 E| office@geosolutions.net.au

Compliance Requirements

Property Access

There is existing property access to the site. In this circumstance there are no further design or construction requirements for property access.

Water Supplies for Firefighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following:

- A) Distance between building area to be protected and water supply
The following requirements apply:
(a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

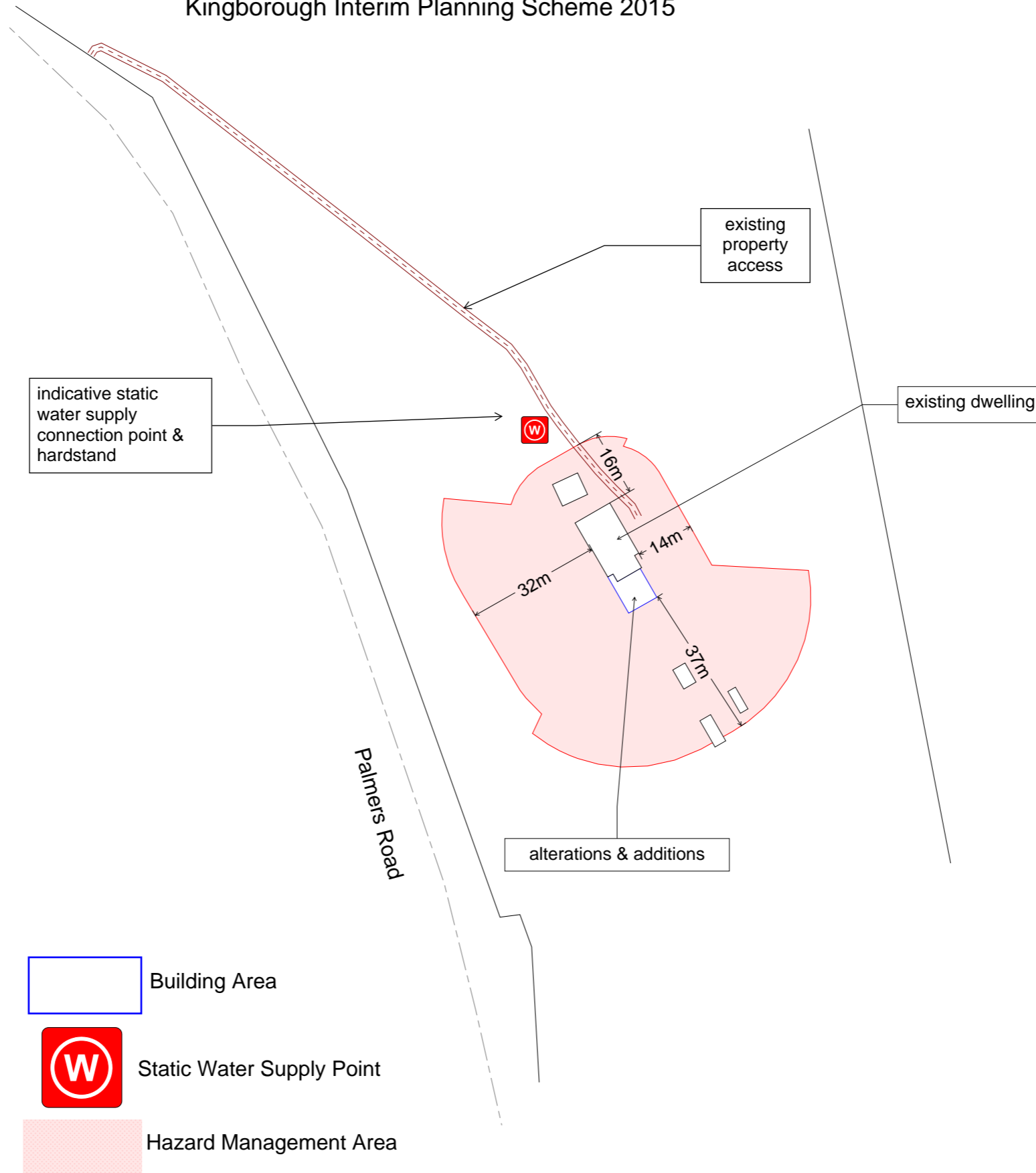
- B) Static Water Supplies
A static water supply:
(a) May have a remotely located offtake connected to the static water supply;
(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
(i) metal;
(ii) non-combustible material; or
(iii) fibre-cement a minimum of 6 mm thickness.


- C) Fittings and pipework associated with a fire fighting water point for a static water supply must:
(a) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(c) Be metal or lagged by non-combustible materials if above ground;
(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
(f) Ensure the coupling is accessible and available for connection at all times;
(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
(i) Where a remote offtake is installed, ensure the offtake is in a position that is:
(i) Visible;
(ii) Accessible to allow connection by fire fighting equipment,
(iii) At a working height of 450 – 600mm above ground level; and
(iv) Protected from possible damage, including damage by vehicles.


- D) Signage for static water connections
The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service


- E) Hardstand
A hardstand area for fire appliances must be provided:
(a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected;
(c) With a minimum width of three metres constructed to the same standard as the carriageway; and
(d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Hazard Management Areas
A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.



 Building Area


 Static Water Supply Point

 Hazard Management Area

**Building Specifications to
BAL-12.5
of AS3959-2018**

- Hazard Management Area**
A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, 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. This can be achieved through, but is not limited to the following actions;
- Remove fallen limbs, sticks, leaf and bark litter;
 - Maintain grass at less than a 100mm height;
 - Remove pine bark and other flammable mulch (especially from against buildings);
 - Thin out under-story vegetation to provide horizontal separation between fuels;
 - Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers);
 - Prune larger trees to maintain horizontal separation between canopies;
 - Minimise the storage of flammable materials such as firewood;
 - Maintain vegetation clearance around vehicular access and water supply points;
 - Use low-flammability species for landscaping purposes where appropriate;
 - Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.
- It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J10286



Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations. Document Set ID: 4461069	R. Woodward & K. O'Brien 80 Palmers Road, Oyster Cove, Tas., 7150	C.T.: 11651/4 PID: 2192536	Date : 22/04/2024	Bushfire Hazard Management Plan 80 Palmers Road, Oyster Cove. April 2024. J10286v1. Bushfire Hazard Report 80 Palmers Road, Oyster Cove. April 2024. J10286v1.	Drawing Number: A01	Sheet 1 of 1 Prepared by: MvdB
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CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

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:

The attached Bushfire Hazard Report and Bushfire Hazard Management Plan for the address detailed above in 'details of work'

Relevant calculations:

Reference the above report.

References:

AS3959-2018 Construction of Buildings in Bushfire-prone Areas. Directors Determination for: Bushfire Hazard Areas v1.1 or Requirements for Building in Bushfire-prone Areas (transitional) v2.2

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

Bushfire Attack Level Assessment in accordance with AS3959-2018 and determination of other mitigation measures as required by the relevant Directors Determination as cited in the Bushfire Hazard Report.
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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. 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:

J10286

Date:

22/04/2024