

BUSHFIRE HAZARD REPORT  
CONVERSION OF AN EXISTING CLASS 1A TO A CLASS 1B  
VISITOR ACCOMMODATION  
72 SPROULES ROAD, SNUG  
FOR  
MOUNTAIN TOP B & B



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20<sup>th</sup> August 2024

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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 conversion of an existing Class 1a dwelling to a Class 1b visitor accommodation at 72 Sproules Road, Snug. The site is subject to a Bushfire Prone Areas Overlay under the relevant planning scheme and has also been deemed 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 (18<sup>th</sup> June 2014)*, *National Construction Code 2022 (Volume 2) (NCC)*, *Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional) (Version 2.3, 16<sup>th</sup> July 2024) (Determination)*.

Provided construction standards for **BAL-12.5** of *AS 3959:2018* are incorporated into the conversion of the habitable building and the provision of the minimum Hazard Management Areas specified in Table 3 being provided, the building is capable of compliance with the provisions of *AS 3959:2018* and as a result, the bushfire risk is reduced.

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*
- *Part 4.5 Emergency Plan*

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

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

Site survey carried out on the 14<sup>th</sup> August 2024.

**2. LOCATION:**

Property address: 72 Sproules Road, Snug  
Title owner: J. Wang & P.B. Peng  
Title reference: C.T. 174356/1  
PID N°: 3558640  
Title area: 2.336 ha  
Municipal area: Kingborough  
Zoning: Environmental Living

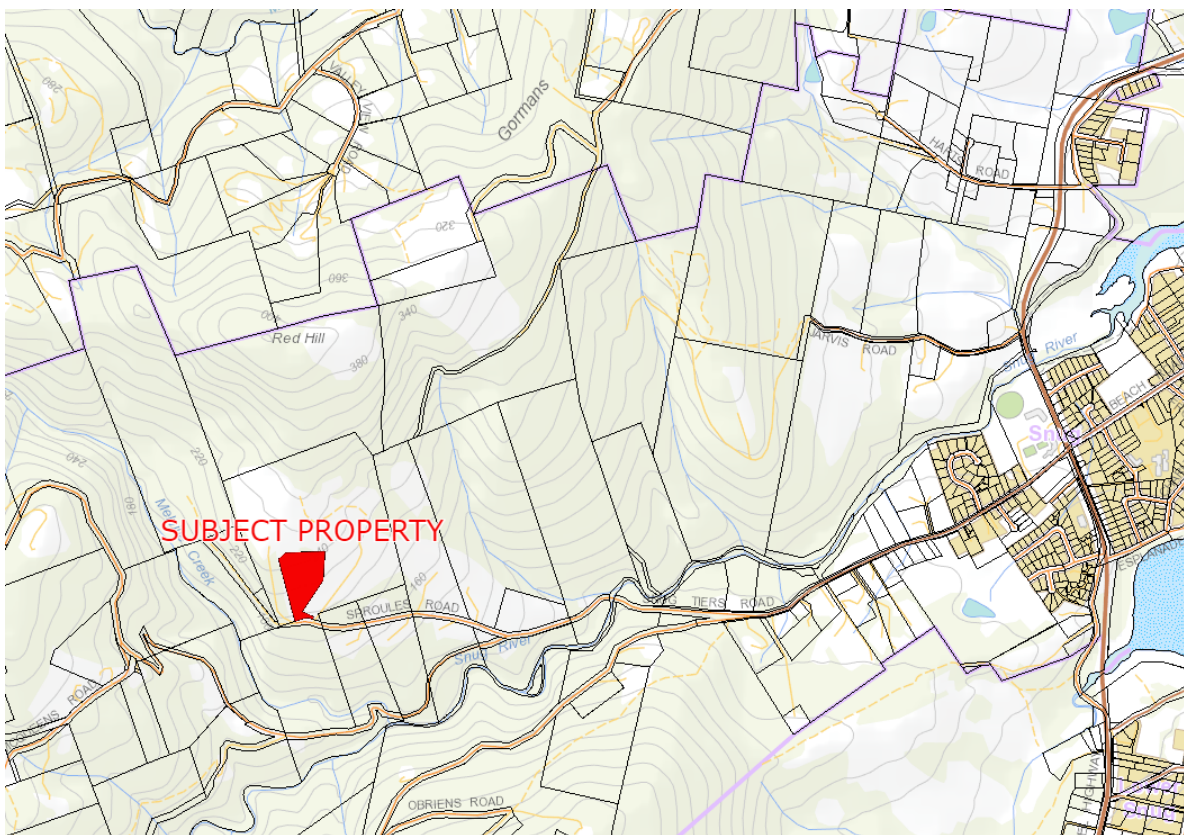


Image 1: Site location (Source *The LIST*)

### **3. SITE DESCRIPTION:**

The site is located within an existing rural area on Sproules Road, approximately 625 metres west of the intersection of Snug Tiers Road and Sproules Road, Snug. The site is located at an elevation of approximately 240 metres with grades falling to the southeast in the order of 15-20°.

At the time of assessment, the property included the building under assessment, a shed, a dam, and a gravel access. The site is vegetated mostly by grass with areas of native trees and shrubs.

Surrounding the development site, to the north, east and west, was a rural allotment that included a dwelling, several sheds, a gravel access, pasture, two dams, with areas of native trees and shrubs.

Adjacent to the southern boundary was Sproules Road which included a gravel carriageway and nature strips vegetated by native trees and shrubs. Beyond which was a rural allotment that appeared to be vacant and vegetated by native trees and shrubs.

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

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



Image 2: Looking north towards development site.



Image 3: Looking west towards development site.

**4. PROPOSED DEVELOPMENT:**

The conversion of an existing Class 1A building to Class 1b visitor accommodation is proposed for the site. The building is constructed of cement sheet cladding, corrugated iron roofing and aluminium framed windows and doors. The structure was constructed to BAL-12.5 & BAL-19 standards as assessed by the original bushfire hazard reports.



Image 4: Site plan.

**5. BUSHFIRE ATTACK LEVEL:**

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

Vegetation Classification:

**Vegetation Assessment:**

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

Direction:	Description:	Distance:	Slope:
North	Site:	0-20	10-15°↑
	<ul style="list-style-type: none"> <li>garden, gravel access</li> </ul> Neighbouring allotment:	20-140	
East	Site:	0-22	5-10°↓
	<ul style="list-style-type: none"> <li>garden, access</li> <li>grass</li> </ul> Neighbouring allotment:	22-31	
	<ul style="list-style-type: none"> <li>grass</li> </ul>	31-116	
	<ul style="list-style-type: none"> <li>gravel access</li> <li>grass</li> </ul>	116-122 122-140	
Southeast	Site:	0-34	10-15°↓
	<ul style="list-style-type: none"> <li>garden, access, native trees</li> </ul> Neighbouring allotment:	34-95	
	<ul style="list-style-type: none"> <li>grass</li> <li>access</li> </ul>	95-98	
	<ul style="list-style-type: none"> <li>grass</li> <li>native trees &amp; shrubs</li> </ul>	98-112 112-140	
South	Site:	0-49	10-15°↓
	<ul style="list-style-type: none"> <li>garden, gravel access</li> <li>grass</li> </ul> Neighbouring allotment:	49-56	
	<ul style="list-style-type: none"> <li>grass</li> </ul>	56-113	
	<ul style="list-style-type: none"> <li>gravel access</li> <li>native trees &amp; shrubs</li> </ul>	113-124 124-140	
West	Site:	0-35	0-5° up
	<ul style="list-style-type: none"> <li>garden, gravel access &amp; hardstand area</li> <li>native trees &amp; shrubs</li> </ul> Neighbouring allotment:	35-90	
	<ul style="list-style-type: none"> <li>native trees &amp; shrubs</li> </ul>	90-140	
Northwest	Site:	0-35	5-10°↑
	<ul style="list-style-type: none"> <li>garden, gravel access</li> </ul>		



	<ul style="list-style-type: none"> <li>• native trees &amp; shrubs</li> </ul>	35-39	
	Neighbouring allotment:		
	<ul style="list-style-type: none"> <li>• native trees &amp; shrubs</li> <li>• grass</li> </ul>	39-55 55-140	

Table 1: Site assessment.

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

At the time of assessment, the site included an existing dwelling, several sheds, a gravel access, hardstand area, a small garden area, and was vegetated predominately by reeds and grasses with areas of eucalypts with a dense understory of smaller trees, shrubs, man fern, and bracken fern. The grasses appeared to be short due to grazing by animals and possibly environmental conditions, and the reeds were greater than 100 mm in height. It has been deemed appropriate to presume that the grasses may exceed 100 mm in height and as such have been classified as **G: Grassland** in accordance with *Figure 2.4(H) as Open Tussock G-23*. To the west, an area forming part of the existing hazard management area established in conjunction with the building includes standing trees with a sparse understory of scattered grasses and shrubs. The area of eucalypts has been assessed as having a foliage coverage of greater than 30% and has been classified as **A: Forest** in accordance with *Figure 2.4(B) as Open Forest A-03*. The developed area of the allotment, including the area forming the existing hazard management area has been classified as **Low Threat Vegetation (LTV)** in accordance with *Part 2.2.3.2 (e) & (f), AS 3959:2018*.

The assessable area of the property to the north and east was vegetated predominantly by grass with a small area of eucalyptus adjacent to the northern boundary. The area of grass had scattered eucalyptus and appeared to be short due to grazing by animals and possibly environmental conditions. It has been presumed that the grass may exceed 100 mm in height in the future which has been assessed in accordance with *Figure 2.4(H) as Sown Pasture G-26* resulting in a vegetation classification of **G: Grassland**. The area of eucalyptus had a dense understory of smaller trees and shrubs leading to an assessed foliage coverage of >30%. This area of vegetation has been classified as **A: Forest** in accordance with *Figure 2.4(B) as Open Forest A-03*.

**Vegetation Classification:**

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

Direction:	Vegetation Type:	Distance (m):	Effective slope:	Exclusions:
North	LTV G: Grassland	0-20 20-140	10-15°↑	2.2.3.2 (e) & (f) No
East	LTV G: Grassland LTV G: Grassland	0-22 22-116 116-122 122-140	10-15°↓	2.2.3.2 (e) & (f) No 2.2.3.2 (e) & (f) No
Southeast	LTV G: Grassland LTV G: Grassland A: Forest	0-34 34-95 95-98 98-112 112-140	10-15°↓	2.2.3.2 (e) & (f) No 2.2.3.2 (e) & (f) No No
South	LTV G: Grassland LTV A: Forest	0-25 25-113 113-124 124-140	10-15°↓	2.2.3.2 (e) & (f) No 2.2.3.2 (e) & (f) No
West	LTV A: Forest	0-35 35-140	0-5°↑	2.2.3.2 (e) & (f) No
Northwest	LTV A: Forest G: Grassland	0-35 35-55 55-140	5-10°↑	2.2.3.2 (e) & (f) No No

Table 2: Assessed vegetation.

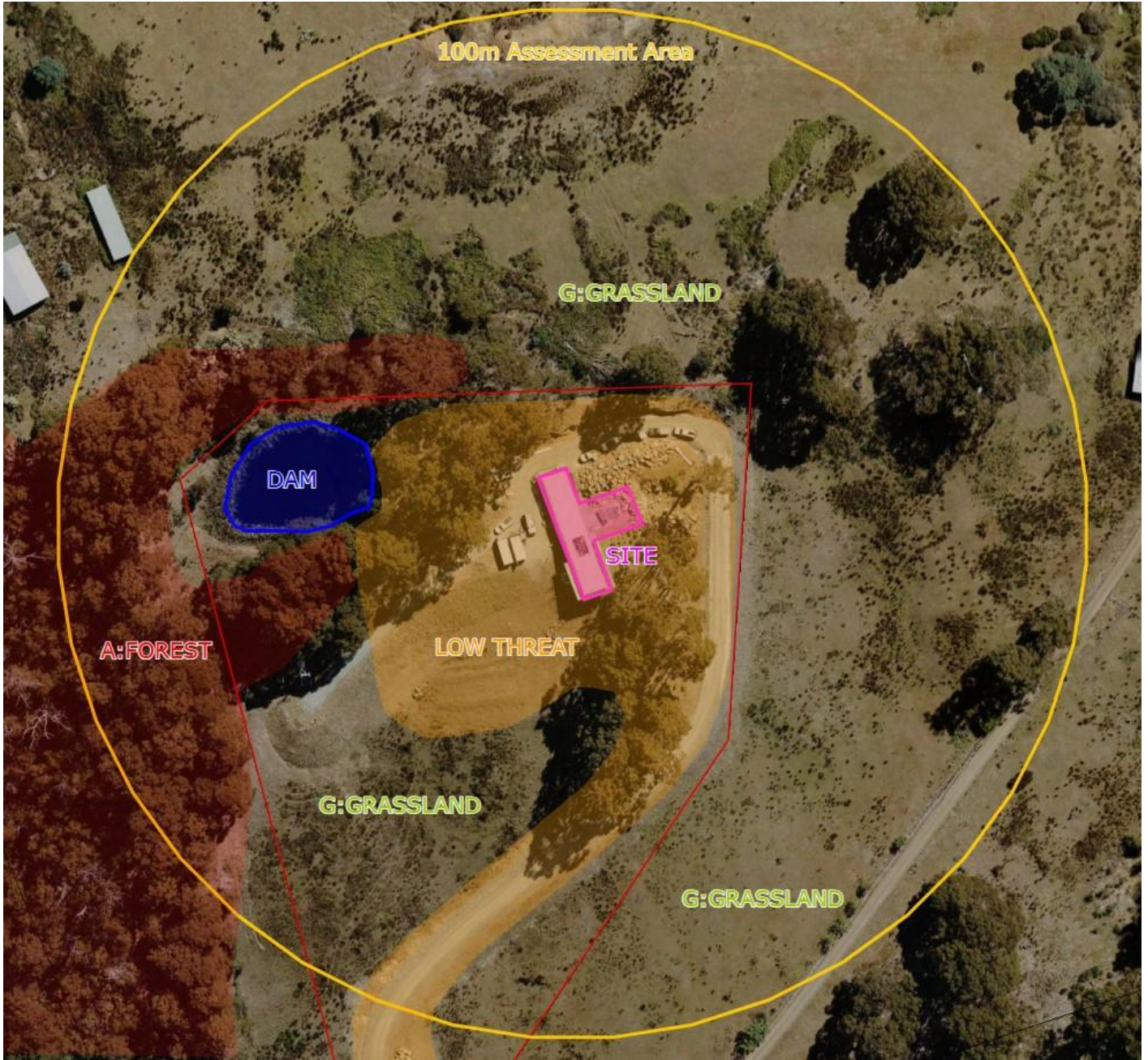


Image 5: Aerial image of assessed vegetation (Source *The LIST*).



Image 6: Predominant vegetation to the north of the site – G: Grassland



Image 7: Predominant vegetation to the east of the site– G: Grassland



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



Image 9: Predominant vegetation to the west of the site – A: Forest (in background)  
Low Threat Veg and dam in foreground

**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.

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

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

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

Direction:	North	East	South	West
BAL	BAL-12.5			

As the habitable building is to be utilized as visitor accommodation it has been assessed as a Class 1b buildings in accordance with the *NCC*. In compliance with *Element D, Table 4.4. Requirements for Hazard Management Area, The Determination* the habitable building is to have a HMA no smaller than the separation distances required for BAL-12.5, as such the assessed BAL for each elevation is as follows:

**BAL-12.5**

Direction	North	East	South	West
Bushfire Attack Level	BAL-12.5			
Vegetation	LTV <b>G: Grassland</b>	LTV <b>G: Grassland</b>	LTV <b>G: Grassland</b>	LTV <b>A: Forest</b>
Effective slope	10-15°↑	10-15°↓	10-15°↓	0-5°↑
HMA specified <i>Table 2.6</i>	N/A <b>14-&lt;50 m</b>	N/A <b>22-&lt;50 m</b>	N/A <b>22-&lt;50 m</b>	N/A <b>32-&lt;100 m</b>
HMA required	14 m	22 m	22 m	32 m
HMA available	20m existing LTV	22 m existing LTV	25m existing LTV	35 m existing LTV

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

## **6. COMPLIANCE:**

### **Building Regulations 2014:**

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

#### ***Part 2 Application:***

*The Determination applies to a building located in a bushfire-prone area of the following Class:*

- (a) Class 1;*
- (b) Class 2;*
- (c) Class 3;*
- (d) Class 8;*
- (e) Class 9; and*
- (f) Class 10a that is closer than 6 metres to a habitable building.*

The proposed building is a Class 1b building and as such the requirements of *the Determination* apply.



**Part 3 Performance Requirements:**

- (1) A building to which this Determination applies must, to the degree necessary, be:
  - (a) Designed and constructed to reduce the ignition from bushfire, appropriate to the:
    - (i) Potential for ignition caused by burning embers, radiant heat or flame generated by bushfire; and
    - (ii) Intensity of the bushfire attack on the building;
- (2) The Performance requirements specified in subclause (1)(a) is applicable to the following:
  - (a) a Class 1, 2 or 3 building; or
  - (b) a Class 10a building or deck associated with a Class 1, 2, or 3 building.

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

**Part 4 Deemed to Satisfy Requirements:**

**Part 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 an Acceptable Construction Manual determined by the BCA, being either:*
  - (a) AS 3959:2018; or
  - (b) NASH Standard – Steel Framed Construction in Bushfire Areas as appropriate for BAL determined for that site.
- (2) *Subclause (1)(a) is applicable to the following:*
  - (a) a Class 1, 2, or 3 building; or
  - (b) a Class 10a building or deck associated with a Class 1, 2, or 3 building.
- (3) *Subclause (1)(b) is applicable to the following:*
  - (a) a Class 1 building; or
  - (b) a class 10a building or deck associated with a Class 1 building.
- (4) *Despite subsection (1) above, variations from requirements specified in 1(a) and 1(b) are as specified in Table 4.1 below.*
- (5) *Despite subsection (1) and (4) above, performance requirements form buildings subject to BAL 40 or BAL FZ (BAL-FZ) are not satisfied by compliance with subsection (1) or (4) above.*

<b>Table 4.1 Construction Requirements and Construction Variations</b>		
<b>Element</b>		<b>Requirements</b>
<b>A.</b>	<i>Straw Bale Construction</i>	<i>May be used in exposures up to and including BAL 19.</i>
<b>B.</b>	<i>Shielding provisions under Section 3.5 of AS 3959:2018</i>	<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>
<b>C.</b>	<i>Construction standard for vulnerable use</i>	<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>

**APPLICATON:**

- (1) The building has been assessed against the requirements of AS 3959:2018.
- (2) The proposal is for a new Class 1b building and is therefore subject to this subsection.
- (3) The proposed development has not been assessed against the NASH Standards and as such this subsection is not applicable.

- (4) The proposed Class 1b building is not to be constructed with straw bales, does not the shielding provisions under *Part 3.5* or assessed as Vulnerable Use and as such this subsection is not applicable.
- (5) The proposed habitable building has not been assessed as BAL-40 or BAL-FZ and therefore this subsection is not applicable.

The proposed building is a Class 1b building and as such the requirements of Part 4.1 apply.

All building works shall comply with the specification for **BAL-12.5** of *Section 3* and *Section 5* of *AS 3959:2018*. This includes the general provisions contained within *AS3959:2018* and the following sub-sections:

- 5.1 *General provisions*
- 5.2 *Sub-floor supports*
- 5.3 *Floors*
- 5.4 *Walls*
- 5.5 *External glazed elements and assemblies and external doors*
- 5.6 *Roofs (including penetrations, eaves, fascias and gables, and gutters and downpipes)*
- 5.7 *Verandas, decks, steps and landings*
- 5.8 *Water and gas supply pipes*

The existing building was constructed in accordance with BAL-12.5 & BAL-19, AS 3959:2018. No additional standards apply.

## **Part 4.2 Property Access**

- (1) *A new building constructed in a bushfire-prone area must be provided with property access to the building area and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subsection (4) below.*
- (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 area and the firefighting water point accessible by a carriageway designed and constructed as specified in subsection (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 area and the firefighting water point accessible by a carriageway designed and constructed as specified in subsection (4) below.*
- (4) *Vehicular access from a public road to the building must:*
  - (a) *Meet the property access requirements described in Table 4.2;*
  - (b) *Include access from a public road to within 90 metres of the furthest part of the building measured as a hose lay; and*
  - (c) *Include access to the hardstand area for the firefighting water point.*

### **APPLICATION:**

- (1) *An access is required to be constructed to provide access to the building site and the firefighting water point.*
- (2) *This bushfire hazard report refers to the construction of a new Class 1b building and as such this subsection is not applicable.*
- (3) *This bushfire hazard report refers to the construction of a new Class 1b building and as such this subsection is not applicable.*
- (4) *The constructed access is to be located to provide access to the site, turning area and the firefighting water point within 90 m of the furthest point of the building to be protected in compliance with Table 4.2.*

The proposed access to the site has been assessed as being ≈335 metres in length and is required for access to a firefighting water point and as such the requirements of *Element B and C, Table 4.2, Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional)* below apply.

<b>Table 4.2 Standards for Property Access</b>	
<b>Element</b>	<b>Requirement</b>
<b>B</b> Property access length is 30 metres or greater; or access is for a fire appliance to a firefighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) All-weather construction;</li> <li>(b) Load capacity of at least 20 tonnes, including for bridges and culverts;</li> <li>(c) Minimum carriageway width of 4 metres;</li> <li>(d) Minimum vertical clearance of 4 metres;</li> <li>(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;</li> <li>(f) Cross falls of less than 3° (1:20 or 5%);</li> <li>(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;</li> <li>(h) Curves with a minimum inner radius of 10 metres;</li> <li>(i) Maximum gradient of 15° (1:3.5 or 28%), for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and</li> <li>(j) Terminating with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) A turning circle with a minimum inner radius of 10 metres;</li> <li>(ii) A property access encircling the building; or</li> <li>(iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.</li> </ul> </li> </ul>
<b>C</b> Property access length or 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) The requirements of B above; and</li> <li>(b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.</li> </ul>

The access was constructed in accordance with the requirements of *Table 4.2* in conjunction with the original Bushfire Hazard Report. No additional standards apply.

### **Part 4.3 Water Supply for firefighting**

- (1) *A new building constructed in a bushfire-prone area must be provided with a water supply dedicated for firefighting purposes as specified in subsections (4) and (5) below.*
- (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 subsections (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 subsection (4) and (5) below.*
- (4) *Water supplies for firefighting must meet the requirements described in Tables 4.3A or 4.3B.*
- (5) *The water supply must be:*
  - (a) *Provided from a fire hydrant or static water supply;*
  - (b) *Located within the specified distance from the building to be protected; and*
  - (c) *Provided with a hardstand and suitable connections.*

#### **APPLICATION:**

- (1) *A static water supply must be provided in accordance with (4) and (5).*
- (2) *This bushfire hazard assessment refers to the construction of a new Class 1b building as such this subsection is not applicable.*
- (3) *This bushfire hazard assessment refers to the construction of a new Class 1b building as such this subsection is not applicable.*
- (4) *A minimum of 10,000 litre static water supply, with associated fitting and hardstand area are to be installed to comply with Table 4.3B.*
- (5) *The provision of a minimum static water supply of 10,000 litres will be required to comply with this subsection and Table 4.3B.*

As there is no reticulated water supply available to the site, a static water supply of minimum capacity 10,000 litres is to be installed on the site and must be accessible at all times by fire service vehicles in compliance with *Table 4.3B, Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional)* below.

<b>Table 4.3B Static Water Supply for Fire fighting</b>	
<b>Element</b>	<b>Requirement</b>
<b>A</b> 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>B</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 spay systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
<b>C</b> Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must:  (a) Have a minimum nominal internal diameter of 50 mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50 mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300 mm; (e) Provided a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum of 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where remote offtake is installed, ensure the offtake is in a position that is:

		<ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by firefighting equipment;</li> <li>(iii) At a working height of 450 - 600 mm above ground level; and</li> <li>(iv) Protected from possible damage, including damage by vehicles.</li> </ul>
<b>D</b>	Signage for static water connections	<p>The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> <li>(a) comply with water tank signage requirements within AS 2304:2019; or</li> <li>(b) comply with the Tasmania Fire Service Water Supply Signage Guidelines published by the Tasmania Fire Service.</li> </ul>
<b>E</b>	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> <li>(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);</li> <li>(b) No closer than six metres from the building area to be protected;</li> <li>(c) With a minimum width of three metres constructed to the same standard as the carriageway; and</li> <li>(d) Connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>

**NOTE:** A water supply was installed in accordance with the requirements of *Table 4.3* in conjunction with the original Bushfire Hazard Report. No additional standards apply.



**Part 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 HMA prescribed for the proposed Class 1b building has been assessed against the provisions of Table 4.4, the Determination and Table 2.6, AS 3959:2018 and has been assessed against the requirements of (4), (5) and (6) above.
- (2) This bushfire hazard assessment refers to the construction of a new Class 1b building as such this subsection is not applicable.
- (3) This bushfire hazard assessment refers to the construction of a new Class 1b building as such this subsection is not applicable.
- (4) The HMA for the proposed Class 1b building has been designed to satisfy the requirements of Table 4.4.
- (5) The distances for the HMA, for the proposed Class 1b building, have been calculated using the distances specified within Table 2.6 of AS 3959:2018.
- (6) The HMA must be maintained in a minimal fuel condition by the owner(s) of the property into perpetuity to reduce the risk of bushfire attack.

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

<b>Table 4.4 Requirements for Hazard Management Areas</b>		
<b>Element</b>		<b>Requirement</b>
<b>D</b>	<i>New buildings and additions and alterations to buildings classified as an accommodation building Class 1b, Class 2, or Class 3 Buildings, other than communal residences for persons with a disability, a respite centre or a residential aged care facility or similar.</i>	<i>A new building or an alteration or addition must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL-12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.</i>

**Note:** Hazard management areas were established in conjunction with the original Bushfire Hazard Report. No additional vegetation management or removal is required.

The hazard management area assessed for this site is to comply with the separation distances as determined for **BAL-12.5** in *Table 2.6, AS3959:2018*, and must established and maintained in a reduced fuel condition to the minimum distance as specified in Table 4 below:

Maintenance Requirements of the Hazard Management Area				
Direction	North	East	South	West
HMA required	14 metres	22 metres	22 metres	32 metres
HMA establishment recommendations	<ul style="list-style-type: none"> <li>Establishing non-flammable areas around the dwelling such as paths, patios, driveway, lawns etc.</li> <li>Locating dams, orchards, vegetable garden, effluent disposal areas etc on the bushfire prone side of the building.</li> <li>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,</li> <li>Store flammable materials such as wood piles, fuels and rubbish heaps are stored away from the dwelling.</li> <li>Replace highly flammable vegetation with low flammability species. See Tasmanian Fire Service web site (<a href="http://www.fire.tas.gov.au">www.fire.tas.gov.au</a>) publications - Fire resisting garden plants.</li> <li>Provided separation between significant trees such that groups are no greater than 20 metres in width, and more than 20 metres of the other groups of significant trees. Note that the retention of some trees can screen a dwelling from windborne embers.</li> <li>Trim lower branches of retained trees to a minimum of 2 metres above ground level.</li> <li>Trees are not to overhang the dwelling so that vegetation falls onto the roof.</li> <li>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.</li> <li>Removal of ground fuels such as leaves, bark, fallen branches etc.</li> </ul>			
Ongoing Management practices	<ul style="list-style-type: none"> <li>Slash or mow grasses to less than 100 mm.</li> <li>Remove dead and fallen vegetation including branches, bark and leaves regularly.</li> <li>Trim any regrowth branches of retained trees within HMA that are less than 2m above ground level.</li> </ul>			

**Part 4.5 Emergency Plan:**

- (1) An emergency plan must be provided for:
- (a) New building and additions and alterations to buildings classified as an accommodation building (Class 1b, Class 2, or Class 3) other than a group home for persons with a disability, a respite centre, a residential aged care facility, or a similar accommodation use; or
  - (b) A new building, extension or addition to a building, or change of use classified as a vulnerable use, constructed in a bushfire-prone area;
- (2) An emergency plan must comply with Table 4.5.

**APPLICATION**

1. The proposed visitor accommodation has been assessed as a Class 1b building. The requirements of (1)(a) are applicable.
2. The emergency plan is to be prepared in compliance with Table 4.5.

<b>Table 4.5 Requirements for Emergency Planning</b>		
<b>Element</b>		<b>Requirement</b>
<b>A.</b>	Emergency plans	An emergency plan must be developed for the site which is:  (a) Compliant with the TFS Bushfire Emergency Planning Guidelines; and  (b) Approved by TFS or a person accredited by the TFS.

**NOTE:** The Emergency Planning must be prepared and endorsed by Tasmania Fire Service prior to occupancy of the building.

## **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 a new Class 1b 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.

- Part 4.1 Construction Requirements
  - The building must comply with the requirements for **BAL-12.5** of *AS 3959:2018*.
- Part 4.2 Property Access
  - The property access must comply with the requirements of *Table 4.2 Requirements for Property Access*. The existing access has been determined as consistent with the objectives; no further works required.
- Part 4.3 Water supply for firefighting
  - The water supply for firefighting must comply with the requirements of *Table 4.3B Requirements for Static Water Supply for Firefighting*. The existing static water supply has been assessed as being consistent with the objectives; no further works are required.
- Part 4.4 Hazard management areas
  - The hazard management area is to have the dimensions stated in Table 4 of this report. The existing HMA satisfies the requirements of this report and no additional vegetation clearing required.
- Part 4.5 Emergency plan
  - The Bushfire Emergency Plan is to comply with the *TFS Bushfire Emergency Planning Guidelines*. The Emergency Planning must be prepared and endorsed by Tasmania Fire Service prior to occupancy of the building.

Any works required by this report are to be completed prior to the issuing of the Certificate of Occupancy.

Any approval issued for the building works must 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(s) for the life of the structure.

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

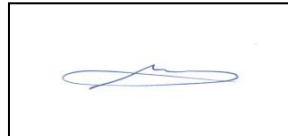
owner's responsibility to ensure the long-term maintenance of the Hazard Management Areas in accordance with the requirements of this report.

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 provisional 3c



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



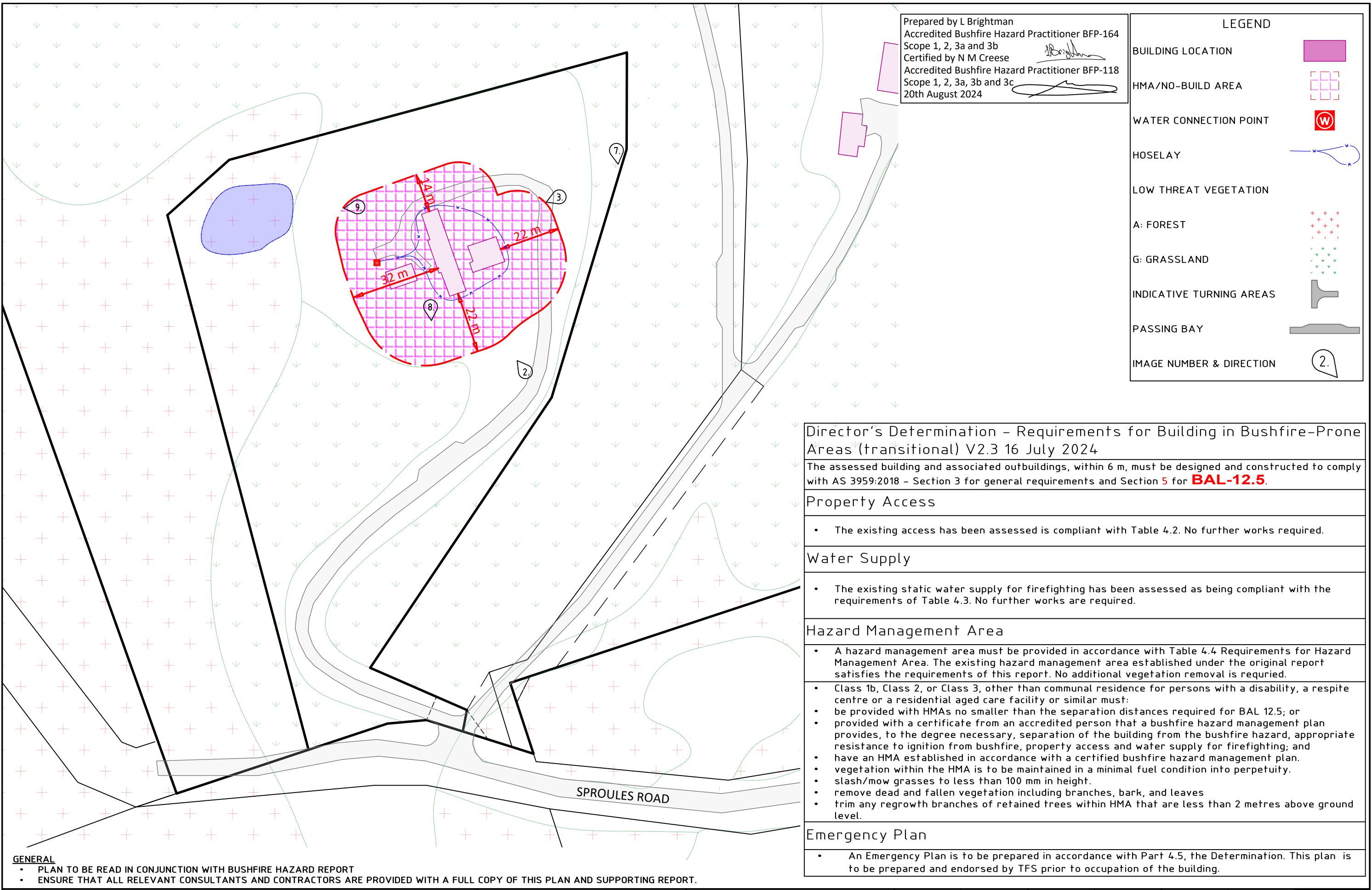
**8. REFERENCES:**

- *AS 3959:2018 - Construction of Building in Bushfire-Prone Areas.*
- *Building Amendments (Bushfire-Prone Areas) Regulations 2014 (18<sup>th</sup> June 2014).*
- *National Construction Code 2022 (Volume 2).*
- *Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional) (Version 2.2, 6<sup>th</sup> February 2020).*
- *The LIST - Department of Primary Industry Parks Water & Environment.*

**9. GLOSSARY**

AS 3959:2018	Australian Standards AS 3959:2018 <i>Construction of buildings in bushfire-prone areas.</i>
BAL (Bushfire Attack Level)	A means of measuring the severity of a building's potential exposure to ember attack, radiant heat, and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire. The following BAL levels, based on heat flux exposure threshold are used within AS3959:2018; BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40, BAL-FZ.
Bushfire	An unplanned fire burning vegetation.
Bushfire Hazard Management Plan	A plan showing means of protection from bushfire in a form approved in writing by the Chief Officer.
Bushfire-Prone Area	An area that is subject to, or likely to be subject to, bushfire attack. Land that has been designated under legislation; or Has been identified under environmental planning instrument, development control plan or while processing and determining a development application.
Carriageway (also vehicular access)	The section of the road formation, which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulder.
Class 1a, 1b, 2, 3, 4, 5, 6, 7, 8, 9a, 9b, 9c, 10a, 10b & 10c buildings	A system of classifying buildings of similar uses and functions to facilitate a referencing system within the National Construction Code.
Classified vegetation	Vegetation that has been classified in accordance with Clause 2.2.3 of AS3959:2018.
Distance to	The distance between the building or building area to the classified vegetation.
FDI (Fire Danger Index)	The chance of a fire starting, its rate of spread, its intensity, and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both long- and short-term drought effects.
Firefighting water point	The point where a fire appliance can connect to a water supply for firefighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake, or pool).
Hazard Management Area	The area between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.
Hose lay	The distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
Predominant vegetation	The vegetation that poses the greatest bushfire threat to the development site.
Slope Effective slope	The slope of the ground under the classified vegetation. The calculated slope under the classified vegetation considering variations in the topography.
Water supply - Reticulated (Fire hydrant)	An assembly installed on a branch from a water pipeline, which provides a valved outlet to permit a supply of water to be taken from the pipeline for fire fighting.
Water supply - Static	Water stored on a tank, swimming pool, dam, or lake, that is always available for firefighting purposes.





Prepared by L Brightman  
 Accredited Bushfire Hazard Practitioner BFP-164  
 Scope 1, 2, 3a and 3b  
 Certified by N M Creese  
 Accredited Bushfire Hazard Practitioner BFP-118  
 Scope 1, 2, 3a, 3b and 3c  
 20th August 2024

LEGEND	
BUILDING LOCATION	
HMA/NO-BUILD AREA	
WATER CONNECTION POINT	
HOSELAY	
LOW THREAT VEGETATION	
A: FOREST	
G: GRASSLAND	
INDICATIVE TURNING AREAS	
PASSING BAY	
IMAGE NUMBER & DIRECTION	

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

The assessed building and associated outbuildings, within 6 m, must be designed and constructed to comply with AS 3959:2018 - Section 3 for general requirements and Section 5 for **BAL-12.5**.

**Property Access**

- The existing access has been assessed is compliant with Table 4.2. No further works required.

**Water Supply**

- The existing static water supply for firefighting has been assessed as being compliant with the requirements of Table 4.3. No further works are required.

**Hazard Management Area**

- A hazard management area must be provided in accordance with Table 4.4 Requirements for Hazard Management Area. The existing hazard management area established under the original report satisfies the requirements of this report. No additional vegetation removal is required.
- Class 1b, Class 2, or Class 3, other than communal residence for persons with a disability, a respite centre or a residential aged care facility or similar must:
- be provided with HMAs no smaller than the separation distances required for BAL 12.5; or
- provided with a certificate from an accredited person that a bushfire hazard management plan provides, to the degree necessary, separation of the building from the bushfire hazard, appropriate resistance to ignition from bushfire, property access and water supply for firefighting; and
- have an HMA established in accordance with a certified bushfire hazard management plan.
- vegetation within the HMA is to be maintained in a minimal fuel condition into perpetuity.
- slash/mow grasses to less than 100 mm in height.
- remove dead and fallen vegetation including branches, bark, and leaves
- trim any regrowth branches of retained trees within HMA that are less than 2 metres above ground level.

**Emergency Plan**

- An Emergency Plan is to be prepared in accordance with Part 4.5, the Determination. This plan is to be prepared and endorsed by TFS prior to occupation of the building.

**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.

<b>LARK &amp; CREESE</b> Pty Ltd <i>Land &amp; Engineering Surveyors</i> 62 Channel Highway, Kingston +61 (03) 6229 6563 info@larkandcreese.com.au www.larkandcreese.com.au	<b>BUSHFIRE HAZARD          MANAGEMENT PLAN</b>	72 SPROULES ROAD	<b>TITLE</b>	174356/1	<b>PROJECT</b>	30037	<b>DATE</b>	20/08/2024	
		SNUG	<b>PID</b>	3558640	<b>DRAWING</b>	52290-01	<b>DRAWN</b>	LB	
		MOUNTAIN TOP B & B	<b>CONTOUR</b>	N/A	<b>SCALE</b>	1:1250@A3	<b>CHECKED</b>	NC	

# 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 52290-01 dated 20<sup>th</sup> August 2024.
- Bushfire Hazard Management Plan 52290-01 dated 20<sup>th</sup> August 2024.

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 2019 Building Code Australia (Volume 2)*
- *Director of Building Control Determination, Requirements for Building in Bushfire-Prone Areas (Version 2.2, 6th February 2020)*

*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-12.5**.

*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:*

52290-01

*Date:*

20/08/24