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17 May 2021

Mr Alex Hill  
Principal, Oramatis Studio  
212 Elizabeth Street  
Hobart 7000

Dear Alex,

**Bushfire Hazard Assessment: Lots 40, 41, 42, 43, 44, and 46; 4 Village Drive, Kingston.**

Thank you for engaging me to carry out a preliminary bushfire hazard assessment for the dwellings proposed on the above lots.

I have successfully completed the University of Technology Sydney's *Development and Building in Bushfire Prone Areas Short Course*. I am accredited by the Tasmania Fire Service to assess bushfire hazard and to endorse Bushfire Hazard Management Plans (accreditation number BFP-120).

The subject properties are within the Bushfire Prone Areas Overlay of the *Kingborough Interim Planning Scheme 2015*. The land is therefore within a bushfire prone area in accordance with part (a) of the relevant definition provided in section 3 of the *Building Regulations 2014* (please note that this aspect of these regulations remains in effect pursuant to the transitional arrangements provided in the *Building Regulations 2016*). I have therefore carried out a bushfire hazard assessment for the proposed development in accordance with the regulations and the methodology prescribed in the Australian Standard for the *Construction of Buildings in Bushfire Prone Areas AS3959:2018* (the Australian Standard).

As shown by the attached aerial imagery, the vegetation within 100m of the lots to the north and south is limited to maintained gardens and lawns surrounding houses and other maintained areas such as nature strips. The gardens, lawns, and nature strips are classified as low-threat vegetation in accordance with clause 2.2.3.2(f) of the Australian Standard and may be excluded from the assessment. The land within 100m of the subject properties, to the north and south, also includes non-vegetated areas such as roads and driveways which may also be excluded from the assessment in accordance with clause 2.2.3.2(e) of the Australian Standard.

All vegetation and topsoil has been removed from the land within 100m of the lots to the west of the lots in anticipation of further development. This land may therefore also be excluded from the assessment

in accordance with clause 2.2.3.2(e) of the Australian Standard. The vacant lots to the east of the site have also been cleared and there is established residential development further to the east. The vegetation to the east of the lots may therefore also be classified as low-threat in accordance with clause 2.2.3.2(e) and (f).

There is some remnant vegetation to the north-west of the lots that has with a larger area of native vegetation, further to the north-west. This area of vegetation is considered to be bushfire prone and is classified as Group B Woodland in accordance with Table 2.3 of the Australian Standard.

Therefore, as shown in the attached Hazard Management Areas Table, the Bushfire Attack Level (BAL) posed to the proposed dwellings would be BAL12.5. I confirm that Hazard Management Areas beyond the boundary of the parent property containing the lots would not be required to achieve this BAL. The design and construction of the buildings must comply with the applicable construction requirements prescribed within the Australian Standard for BAL12.5. The development must also comply with the *Determination – Director of Building Control: Requirements for Building in Bushfire-Prone Areas*.

Please contact me either on the above phone number or at [adam@southernplanning.com.au](mailto:adam@southernplanning.com.au) if you require clarification of the advice provided or require further assistance with the project.

Yours sincerely,

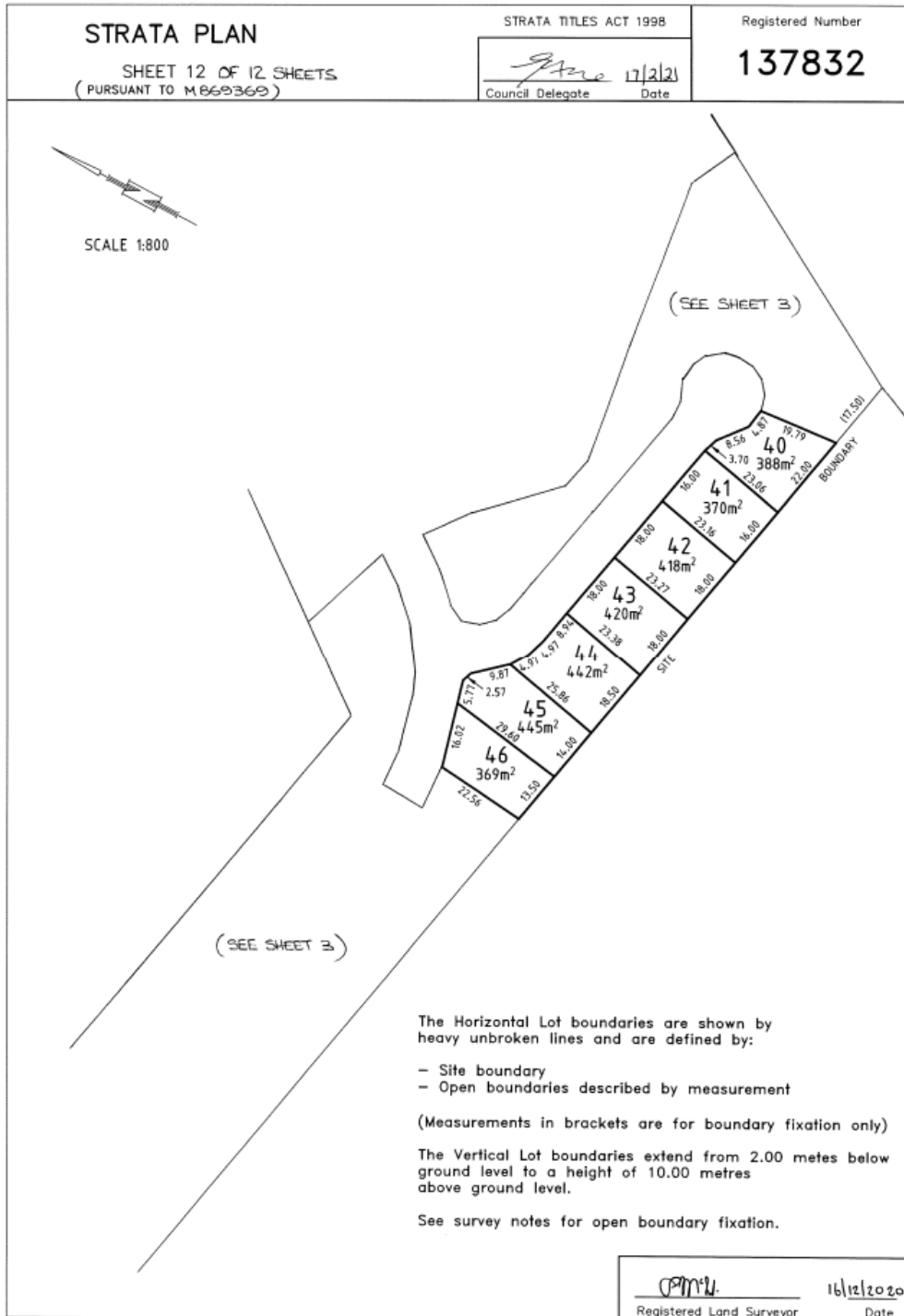
  
ADAM SMEE  
PLANNING CONSULTANT

# Attachment 1, Site Folio Plan



## FOLIO PLAN RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Extract from site folio plan, note that subject properties are lots 40, 41, 42, 43, 44, and 46 on the above plan.

## Attachment 2, ESRI Imagery



Aerial image of subject properties (shaded in blue), parent property (outlined in white) and surrounding area (source: ESRI accessed via LISTmap 17 May 2021).

## Attachment 3, Hazard Management Areas Table

Direction from site:	North	East	South	West	North-West
Vegetation Type:	Low-threat*				Group B Woodland
Relationship to site:	Upslope			Downslope	
Effective Slope	N/A	N/A	N/A	<5°	<5°
Minimum Separation Distance:	>100m	>100m	>100m	>100m	29m <sup>^</sup>
Assessed BAL:	BAL-LOW	BAL-LOW	BAL-LOW	BAL-LOW	BAL12.5
Proposed BAL:	<b>BAL12.5</b>				
Minimum HMA required:	Establish and maintain HMA to property boundary.				

Notes: \*in accordance with clauses 2.2.3.2(e) and 2.2.3.2(f), <sup>^</sup>separation distance to parent property boundary.