

Roger Fenwick Bush Fire Consultant  
PO Box 86B  
Kettery Tas 7155

Tim Cuthbertson  
ARTAS Architects  
Unit 1, 136 Davey St  
Hobart Tas 7000

Dear Tim,

**10 Kingston View Drive, Kingston**  
**PID 320 2222 Title 164878/2**

I am an accredited (BFP-162) Bushfire Hazard Practitioner Category 3 Scope 1, 2, 3A & 3B.

I have assessed the subdivision proposed to create a new lot as shown on the attached plan, excising a parcel for construction of a BCA Class 9b building. The intended use is not captured by Specification 43 of the NCC.

The part of the host lot from which the new parcel is to be excised is not within a Bushfire Prone Area overlay. Some adjacent land including residential properties on the other side of Kingston View Dr and some of the host lot are within such an overlay.

When considering subdivision of land, it is not sufficient to rely on a bushfire prone area map which does not so classify the land. The appropriate action is to verify that the parcel being considered should not properly be (or have been) designated as bushfire prone. For that purpose I inspected the vegetation in the vicinity of the site, and its proximity to the proposed new parcel.



Aerial view from The LIST. The new parcel (see attached Plan) is in the area of the driving circuit.

There are two obvious vegetation groups nearby; apparent Forest and possible Grassland.

Being within 100m of the former or 50m of the latter would capture the proposed new parcel.

The possible Grassland within 50m, both on the house site and across the road, is all mown lawn, and part of a Hazard Management Area for various public and private properties. It is defined Low Threat vegetation, and neither does nor should affect the classification of the subject site.



Closest edge of the Forest, cow paddock to right

A stand of *E globulus* (Tasmanian blue gum) occupies more than 1ha some distance to the west of the site. Some of that area is managed for the protection of houses on the lot, to each side of the lot, and as access roads to other nearby houses. Whether or not the unmanaged area of trees constitutes a parcel of Forest of 1ha or more was not investigated; for this purpose I have assumed it to be so and thus a potentially valid influence over the subject site.

The bulk of the assumed Forest is on Lot 138869/4, and a single (closer) line of trees is present on Lot 138869/5 within a cattle grazing paddock almost 20m in width. That paddock supports pasture Grassland, no understory shrubs, and a line of 6 mature trees. If the ungrazed grass were to ignite it would support a grass fire located more than 50m from the subject site, and not a defined influence. The line of trees with no shrubby understory beside the undisputed Forest is effectively a windbreak, and not part of the potential forest canopy fire continuum.



Cow paddock & isolated line of trees

From the corner of the Lot with the Forest vegetation to the nearest corner of the proposed new lot is 103m (as measured on site by laser rangefinder) and 101m based on imagery on The List. Either way, the potentially classifiable vegetation is beyond its range of influence from the proposed new lot, which therefore retains its exemption from being classified as Bushfire Prone.



Forest corner front left, to new lot corner far centre.

I therefore certify in accordance with E1.4 of the Bushfire Prone Areas Code in the Kingborough Interim Planning Scheme 2015 that the proposal is exempt from this Code. There is no increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures.

Please do not hesitate to contact me if you would like to clarify any of the contents of this letter.

Yours sincerely,

Roger Fenwick  
2 October 2024

A handwritten signature in black ink, appearing to be 'R.F.', followed by a period.

