LARK & CREESE PTY LTD
LAND AND ENGINEERING SURVEYORS

52300-02a

BUSHFIRE HAZARD REPORT

3 LOT SUBDIVISION

27 SELBY ROAD, KETTERING

FOR

S. B. PERCIVAL & R. E. MARTIN



PREPARED BY L BRIGHTMAN (BFP-164)

CERTIFIED BY N M CREESE (BFP-118)

4 June 2026

LARK & CREESE

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ATTACHMENT 1 – Bushfire Hazard Management Plan

ATTACHMENT 2 – Planning 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.

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1. SUMMARY:

This Bushfire Hazard Report has been prepared to support the development of a new 3 lot subdivision at 27 Selby Road, Kettering. The site is subject to a Bushfire Prone Area Overlay under the relevant planning scheme and has been deemed to have the potential 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 as defined in *AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas and E1.6 Bushfire-Prone Areas Code, Kingborough Interim Planning Scheme 2015 (Code)*.

All lots have been designed to achieve a bushfire attack level of BAL-19 (or lower) of *AS 3959:2018* in accordance with the *Code*. New habitable buildings on these lots are to be constructed to this level, or greater, with the establishment and maintenance of the specified Hazard Management Areas to ensure ongoing protection from the risk from bushfire attack. A reduced bushfire attack level may be permitted where the separation distance between the bushfire prone vegetation and the building exceeds that required for BAL-19, subject to a revised assessment at the time of application for building approval.

Compliance with the following provisions of the *Code* will be required:

- *E1.6.1 Provision of hazard management areas*
- *E1.6.2 Public and fire fighting access*
- *E1.6.3 Provision of water supply for fire fighting purposes*

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 Tasmania Fire Service to prepare Bushfire Hazard Management Plans.

Site survey carried out on the 10th September 2024.

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2. LOCATION:

Property address:	27 Selby Road, Kettering
Title owner:	S. B. Percival & R. E. Martin
Title reference:	C.T. 141484/1
PID N°:	2427893
Title area:	1.01 ha
Municipal area:	Kingborough
Zoning:	Rural Living

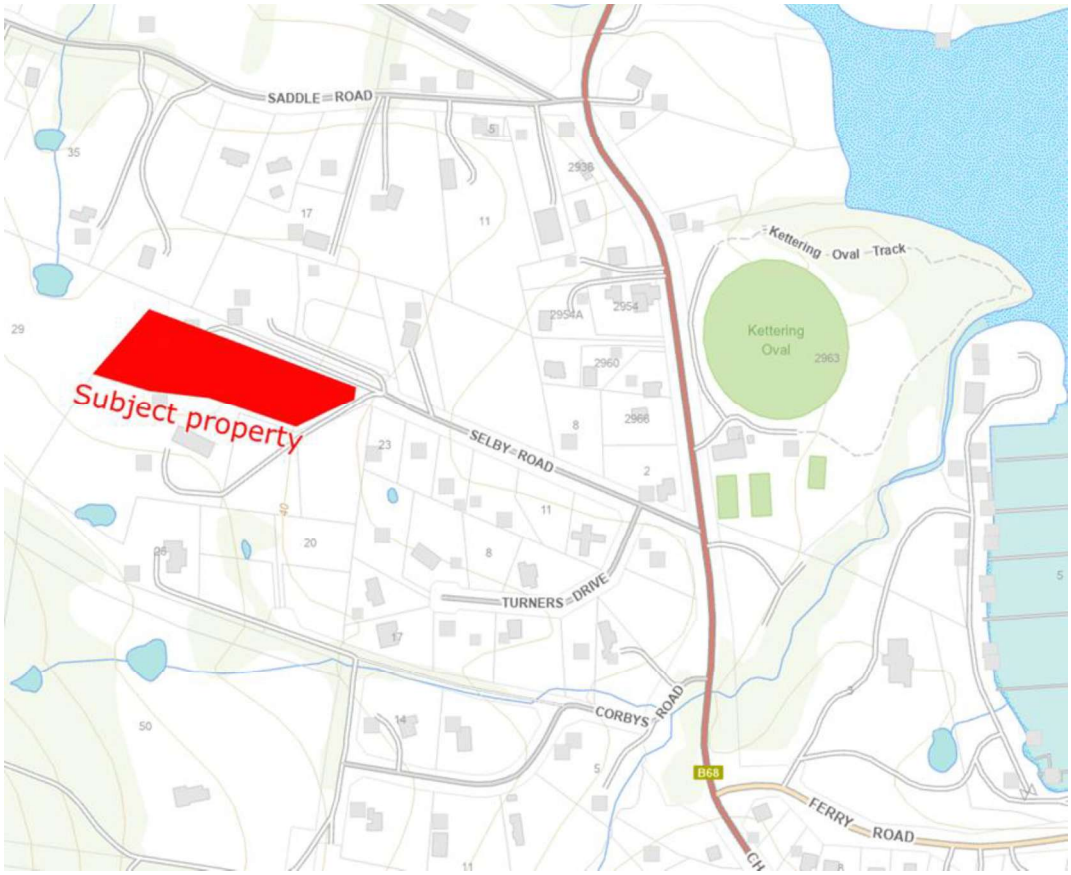


Image 1: Site location (Source *The LIST*)

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3. SITE DESCRIPTION:

The site is located at the interface of residential areas and rural areas on Selby Road, approximately 290 metres north-west of the intersection of Channel Highway and Selby Road, Kettering. The site is located at an elevation range of approximately 35-50 metres with grades falling to the north, east, and west in the order of 5-10°.

At the time of assessment, the property included a dwelling, several sheds, gravel access, garden, a horse arena, and an area of pasture. A bitumen access driveway passes to the north of the site which provides access to the site across a Right of Way dedicated on the title.

North and east of the site was an area of well-established residential allotments that included dwellings, sheds, accesses, and gardens. Also, to the east was Selby Road which included grassed nature strips and a bitumen carriageway.

To the south was a mix of residential and rural allotments. The residential allotments were a mix of developed and undeveloped allotments. The developed allotments included dwellings, sheds, accesses, and gardens. The undeveloped allotments were vacant and vegetated by grass. The rural allotments appeared to have been developed for residential purposes and included dwellings, sheds, accesses, gardens, and pasture.

The rural allotment to the west were undeveloped and used for farming purposes. These allotments included dams and pasture with scattered native trees. Beyond these allotments, to the south-west, were rural allotments that were undeveloped and vegetated by native trees & 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 Rural Living, with an application for rezoning to Low Density Residential to accompany the application for subdivision approval.

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Image 2: Aerial image of site and surrounds (Source The LIST)

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Image 3: Looking east towards development site.



Image 4: Looking south-west towards development site.

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Planning Controls:

Planning controls are administered by the Kingborough Council under the *Kingborough Interim Planning Scheme 2015.* The site is zoned Rural Living and subject to the following overlays:

Code	**Hatching**
E1.0 Bushfire-Prone Areas Code	Whole site
E10.0 Biodiversity Code	Whole site
Zoning	**Hatching**
12.0 Low Density Residential	Red
13.0 Rural Living	Pink
14.0 Environmental Management	Green



Image 5: Council zoning and overlays

Fire History:

From the Fire History overlay detailed within *The LIST* map imagery, bushfire events mapped within a 2 km range of the site are listed below.

Date	Name	Area affected	Cause
1967	1967 fire	≈200,000 ha	Unknown



Image 6: Bushfire History (Source *The LIST)*

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4. PROPOSED DEVELOPMENT:

The proposed development is for a rezoning from Rural living to Low Density Residential, and a 3-lot subdivision. Lot 1 is to contain the existing dwelling, cottage, and several sheds and will be 4450 m² in area. Lot 2 is to contain the existing area of pasture and will be 2990 m² in area. Lot 3 is to contain two existing sheds and the horse dressage arenas and will be 2660 m² in area. Access to all lots will be via the existing constructed access from Selby Road passing along the northern boundary of the property.

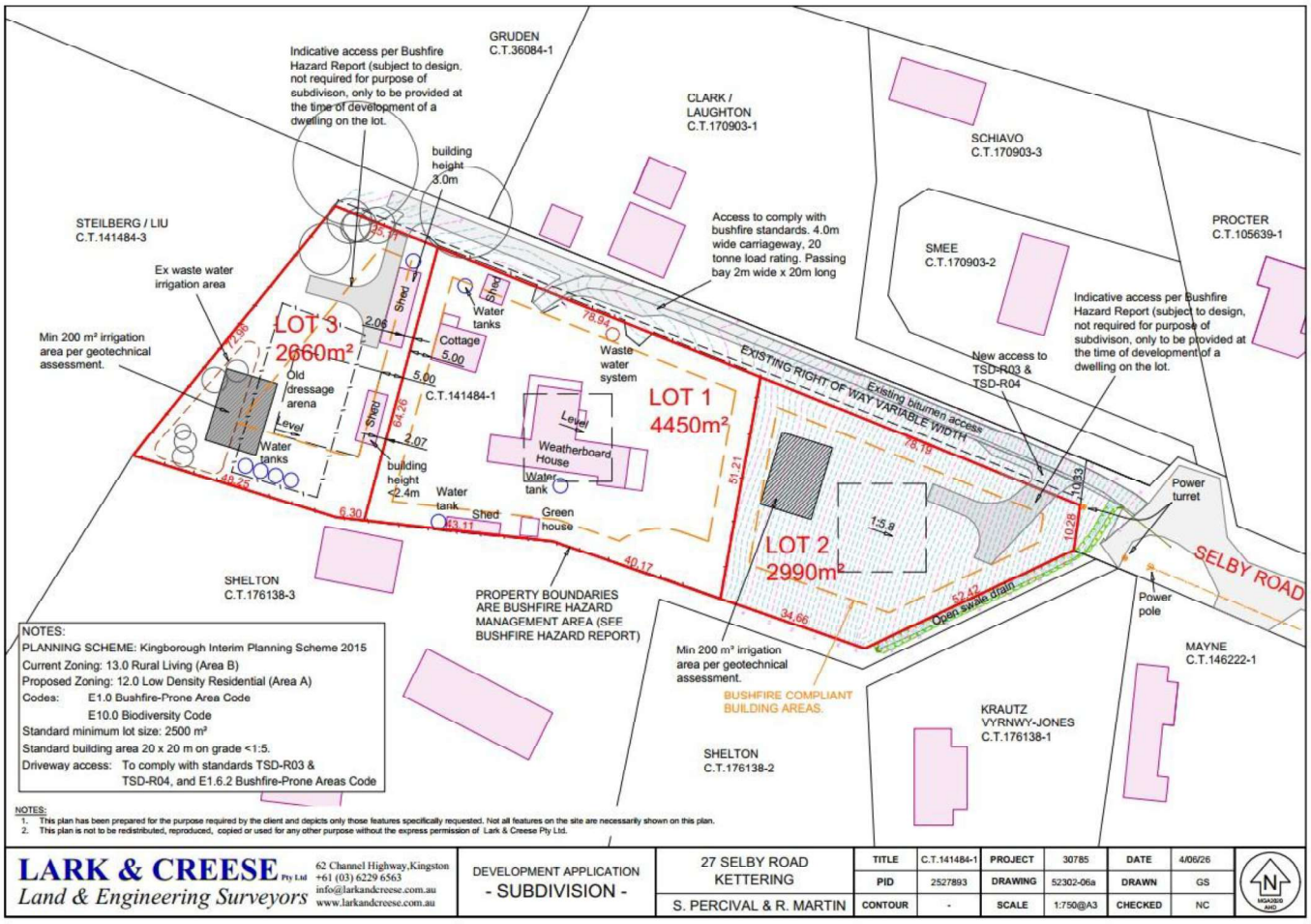


Image 7: Site plan.

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5. BUSHFIRE ATTACK LEVEL:

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

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:
N/NE	Neighbouring allotments: • gravel access • dwellings, sheds, accesses, gardens	0-10 10-150	5-10°↓

S/SE	Neighbouring allotments:
	• developed
	  • dwellings, sheds, accesses, gardens
	• undeveloped
	  • grass
	
	Selby Road:
	• grassed nature strips, bitumen carriageway
		0-150
		
		64-150
		
		0-150
			5-10°↓

S/SW	Neighbouring allotments:
	• developed
	  • dwellings, sheds, accesses, pasture
	• undeveloped
	  • grass
	• rural
	  • native trees & shrubs
		0-113
		
		113-150
			5-10°↑

N/NW	Neighbouring allotments: • dam, pasture, scattered native trees	0-150	5-10°↑

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.

To the north and east of the subject property were well-established residential allotments that included dwellings, sheds, accesses and gardens. Each of these properties appeared to be well maintained in a minimal fuel condition and have been classified as **Low Threat Vegetation** in accordance with *Part 2.2.3.2 (e) & (f), AS 3959:2018*.

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South of the site was a mix of developed and undeveloped residential and rural allotments. The developed residential allotments included dwellings, sheds, accesses, and gardens which have been classified as **Low Threat Vegetation** in accordance with *Part 2.2.3.2 (e) & (f), AS 3959:2018*. The undeveloped residential allotments were vacant and vegetated by grass. It has been assumed that the grass within these allotments has the potential to exceed 100 mm in height and has been assessed in accordance with *Figure 2.4(H)* as *Closed Tussock Grassland G-21* resulting in a vegetation classification of **G: Grassland**. The developed rural allotment included a dwelling. sheds, access, garden, and pasture. The developed portion of this allotment has been classified as **Low Threat Vegetation** in accordance with *Part 2.2.3.2 (e) & (f), AS 3959:2018*. At the time of assessment, the grass within the area of pasture appeared to have been recently slashed. It has been assumed that the grass periodically exceeds 100 mm in height and has been assessed in accordance with *Figure 2.4(H)* as *Close Tussock Grassland G-21* resulting in a vegetation classification of **G: Grassland**. The undeveloped rural allotments were vegetated by an extensive area of eucalypts, 15-25 metres in height, with an understory of smaller trees and shrubs, leading to an assessed foliage coverage of >30%. This area of vegetation has been assessed in accordance with *Figure 2.4(B)* as *Open Forest A-03* resulting in a vegetation classification of **A: Forest**.

The rural allotments to the west were undeveloped and were utilised for farming purposes. These allotments included dams and pasture with several eucalypts adjacent to the dam. At the time of assessment, the grass was short possibly due to grazing by animals and environmental conditions. It has been assumed that the grass has the potential to exceed 100 mm in height in the future and has been assessed in accordance with *Figure 2.4(H)* as *Close Tussock Grassland G-21* resulting in a vegetation classification of **G: Grassland**.

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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:

Lot N°	Direction:	Vegetation Type:	Distance (m):	Effective slope:	Exclusions:
1 Existing dwelling	N/NE	LTV	0-30 30-150	Level 5-10°↓	*2.2.3.2 (e) & (f)*
	S/SE	LTV	0-150	5-10°↓	*2.2.3.2 (e) & (f)*
	S/SW	LTV G	0-150 25-150	0-5°↓	*2.2.3.2 (e) & (f)* No
	N/NW	LTV G	0-60 60-150	5-10°↓	*2.2.3.2 (e) & (f)* No
2	N/NE	LTV	0-150	5-10°↓	*2.2.3.2 (e) & (f)*
	S/SE	LTV G	0-150 64-150	5-10°↓	*2.2.3.2 (e) & (f)* No
	S/SW	LTV G	0-150 4-150	0-5°↑	*2.2.3.2 (e) & (f)* No
	N/NW	LTV G	0-26 26-115 115-150	5-10°↑ 0-5°↓ 5-10°↑	*2.2.3.2 (e) & (f)* No
3	N/NE	LTV	0-150	5-10°↓	*2.2.3.2 (e) & (f)*
	S/SE	LTV	0-22 22-150	0-5°↑ 5-10°↓	*2.2.3.2 (e) & (f)*
	S/SW	LTV G A	0-150 0-111 111-150	5-10°↑	*2.2.3.2 (e) & (f)* No No
	N/NW	G	0-150	5-10°↑	No

Table 2: Assessed vegetation.

NOTE: A = A: Forest, G = G: Grassland, LTV = Low Threat Vegetation.

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Image 8: Aerial image of assessed vegetation (Source *The LIST).*

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Image 9: Predominant vegetation to the north of the site – LTV



Image 10: Predominant vegetation to the east of the site – LTV

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Image 11: Predominant vegetation to the south of Lot 3 – G: Grassland



Image 12: Predominant vegetation to the south of Lots 1 & 3 – LTV

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Image 13: Predominant vegetation to the west of the site – G: Grassland

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Bushfire Attack Level Assessment:

In accordance with *E1.6 Development Standards for Subdivision (A1), The Code*, each lot is to be provided with building areas that have separation distances from the bushfire prone vegetation equal to, or greater than that required for BAL-19. Based on the predominant vegetation detailed above, and the separation distances available between the predominant vegetation and the development site, the minimum dimension of the Hazard Management Areas for a compliant building area within each lot has been determined from *Table 2.6, AS 3959:2018* as follows:

LOT No.	Direction	BAL rating	Distance to veg	Slope	Vegetation Classification	HMA per Table 2.6	Min HMA (boundary setback)
1	N/NE	12.5	0 m	5-10°↓	LTV	N/A	**5 m** +
	E/SE		0 m	5-10°↓	LTV	N/A	**5 m** +
	S/SW		25 m	0-5°↓	G	16-<50 m	**12 m** (4 m of LTV beyond)
	W/NW		0 m	5-10°↓	*LTV	N/A	**5 m** +
2	N/NE	12.5	0 m	5-10°↓	LTV	N/A	**5 m** +
	E/SE		0 m	5-10°↓	*LTV	N/A	**8 m** +
	S/SW		4 m	0-5°↑	G	14-<50 m	**10 m** (4 m of LTV beyond)
	W/NW		0 m	5-10°↑	LTV	N/A	**5 m** +
3	N/NE	12.5	0 m	5-10°↓	LTV	N/A	**5 m** +
	E/SE		0 m	5-10°↓	*LTV	N/A	**5 m** +
	S/SW		0 m	5-10°↑	G	14-<50 m	**14 m**
	W/NW		0 m	5-10°↑	G	14-<50 m	**14 m**

Table 3: Assessed Bushfire Attack Level for each lot

NOTE: *It is acknowledged that there are areas of vegetation classified as G: Grassland within 150 metres of the lots. However, as the distance between the lots and the classified vegetation exceeds the maximum distance prescribed within *Table 2.6, AS 3959:2018* for BAL-12.5 (>50m), these areas of vegetation have been assessed as not posing a significant enough bushfire risk to the sites to warrant specific bushfire mitigation measures.

+ Where noted, boundary setback is compatible with boundary setbacks prescribed under incoming Tasmanian Planning Scheme to ensure on-going compliance of building areas.

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6. COMPLIANCE:

The site is subject to a Bushfire Prone Areas Overlay and compliance is assessed against the provisions of *E1.6 Bushfire-Prone Areas Code* in the following manner:

E1.6.1 Provision of hazard management areas

That subdivision provides for hazard management areas that;

(a) facilitate an integrated approach between subdivision and subsequent building on a lot;

(b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and

(c) provide protection for lots at any stage of a staged subdivision.

A1	***Acceptable Solutions***
(a)	*TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or*
(b)	*The proposed plan of subdivision;* *(i) shows all lots that are within of partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;* *(ii) shows the building area for each lot;* *(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas; and* *(iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas; and*
(c)	*If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of the land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.*

The proposed subdivision has been assessed as being compliant with the Acceptable Solutions (b) as follows.

(i) The plan of subdivision shows all lots that are within or partly within a bushfire-prone area.

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(ii) The plan of subdivision shows compliant building areas for all proposed allotments.

(iii) Each lot can comply with the hazard management requirements of at least those required for BAL-19.

(iv) The attached hazard management plan shows hazard management areas for each lot that are equal to or greater than the distances required for BAL-19.

Lots assessed as **BAL-12.5** are:

LOTS: 1, 2, & 3

Provided the management practices as described below are implemented, they will achieve the required Hazard Management areas, and the continuations of these practices are sufficient to comply with this assessment. Any alteration to the current management practices, or vegetation surrounding the site, within the prescribed management areas must comply with the following:

All lots are identified as containing building areas capable of compliance with the separation distances prescribed under *Table 2.6, AS 3959:2018*.

Maintenance Requirements of the Hazard Management Area				
Direction	N/NE	E/SE	S/SW	W/NW
Lot 1 Existing dwelling	Boundary	Boundary	Boundary	Boundary
Lot 2	Boundary	Boundary	Boundary	Boundary
Lot 3	Boundary	Boundary	Boundary	Boundary
HMA establishment recommendations	• Establishing non-flammable areas around the dwelling such as paths, patios, driveway, lawns etc. • Locating dams, orchards, vegetable garden, effluent disposal areas etc on the bushfire prone side of the building. • 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, • Store flammable materials such as wood piles, fuels and rubbish heaps are stored away from the dwelling. • Replace highly flammable vegetation with low flammability species. See Tasmania Fire Service web site (www.fire.tas.gov.au) publications - Fire resisting garden plants. • 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. *			

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	• Trim lower branches of retained trees to a minimum of 2 metres above ground level. • Trees are not to overhang the dwelling so that vegetation falls onto the roof. • 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. • Removal of ground fuels such as leaves, bark, fallen branches etc.
Ongoing Management practices	• Slash or mow grasses to less than 100 mm. • Remove dead and fallen vegetation including branches, bark and leaves regularly. • Trim any regrowth branches of retained trees within HMA that overhang building or are less than 2m above ground level.

NOTE: * No tree removal is necessary to comply with this assessment.

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E1.6.2 Public and fire fighting access

The access roads to, and the layout of roads, tracks, and trails, in a subdivision:

(a) allow safe access and egress for residents, firefighting and emergency services personnel;

(b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack, and for hazard management works to be undertaken;

(c) are designed and constructed to allow for fire appliances to be manoeuvred;

(d) provide access to water supplies for fire appliances; and

(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

A1	***Acceptable solutions***
(a)	*TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or*
(b)	*A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that;* *(i) demonstrates proposed roads will comply with Table E1, proposed property accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and* *(ii) is certified by the TFS of an accredited person.*

The proposed subdivision has been assessed as being compliant with the Acceptable Solutions (b) as follows.

(i) The attached plan of subdivision shows the location of the property accesses to the building areas in compliance with *Table E2*.

(ii) This bushfire hazard report and attached bushfire hazard management area plan has been certified by N.M. Creese, an accredited bushfire practitioner BFP-118, scope 1 ,2 ,3a, 3c and 3c.

No new roads are proposed by this development, as such the requirements of *Table E1: Standards for roads* is not applicable.

Lots 1, 2, and 3 are to be accessed from Selby Road via a shared Right of Way over C.T. 141484/3, as such the requirements of *Table E2: Standards for property access* are applicable. As the proposed access is to provide access to three allotments, the application of *Elements B* and *D* are applicable. The access to the lots along the

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access lane is compliant with the requirements of Table E2. No further works are required.

Table E2: Standards for property access		
Elements		***Requirement***
B.	*Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.*	*The following design and construction requirements apply to property access;* *(a) all-weather construction;* *(b) load capacity of at least 20t, including for bridges and culverts;* *(c) minimum carriageway width of 4m;* *(d) minimum vertical clearance of 4m;* *(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;* *(f) cross falls of less than 3 degrees (1:20 or 5%);* *(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angles;* *(h) curves with a minimum inner radius of 10m;* *(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and* *(j) terminate with a turning area for fire appliances provided by one of the following;* *(i) a tuning circle with a minimum outer radius of 10m; or* *(ii) a property access encircling the building; or* *(iii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.*
D.	*Property access length is greater than 30m, and access is provided to 3 or more properties.*	*The following design and constructions requirements apply to property access:* *(a) complies with requirement B above; and* *(b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.*

Access to the building areas on Lots 2 & 3 are not required at the time of subdivision, however must be provided at the time of development of a building required to comply with AS 3958.

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E1.6.3 Provision of water supply for fire fighting purposes

That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.

A2	***Acceptable solutions***
In areas that are not serviced by reticulated water by the water corporation	
(a)	*The TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purpose;*
(b)	*The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or*
(c)	*A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risk to property and lives in the event of a bushfire.*

Where a reticulated supply of water is not available to the site, in accordance with Acceptable Solution A2(b), all lots are assessed as being within a bushfire prone area and must be provided with a firefighting supply of water from a static supply in compliance with the provisions of *Table E5, E1.6.3* the *Code* as follows:

Table E5 Static water supply for fire fighting		
Element		***Requirement***
A	*Distance between buildings area to be protected and water supply*	*The following requirements apply:* *(a) the building area to be protected must be located within 90m 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 for fire fighting water must be available at all times;* *(c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinklers or spray systems;* *(d) must be metal, concrete or lagged by non-combustible materials is above ground; and*

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		(e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: *(i) metal;* *(ii) non-combustible material; or* *(iii) fibre-cement a minimum of 6mm thickness.*
C	*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 50mm;* *(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;* *(c) be metal of lagged by non-combustible materials if above ground;* *(d) if buried, have a minimum depth of 300mm;* *(e) provide a DIN or NEN standard forged Storz 65mm 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 220mm length);* *(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and* *(i) if 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:* *(a) comply with water tank signage requirements within Australian Standard AS 2304-2019 Water storage tanks for fire protection systems; or* *(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.*
E	*Hardstand*	*A hardstand area for fire appliances must be:*

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		(a) no more than 3m 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 6m from the building area to be protected;* *(c) a minimum width of 3m 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.*

An existing static water supply is located within Lot 1; however, this water supply has been deemed not suitable for firefighting purposes. A static water supply for firefighting compliant with *Table E5: Static Water Supply for Fire Fighting* must be provided within Lot 1 prior to the council sealing the final Plan of Survey.

A static water supply for firefighting is not required within Lots 2 and 3 at the time of subdivision, however, is to be provided in accordance with *A2(b)* and *Table E5: Static Water Supply for Fire Fighting* at the time of development of a building required to comply with *AS 3959*.

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7. CONCLUSIONS & RECOMMENDATIONS:

This Bushfire Hazard Report and Bushfire Hazard Management Plan have been prepared to support the application for planning approval for subdivision at 27 Selby Road, Kettering. 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.

The proposed lots have been assessed as compliant with bushfire attack levels (BAL) detailed in Table 2. The Council approval issued for the development should contain conditions requiring that the protective elements defined in this report and *E1.6 Development Standards for Subdivision* be implemented during the construction phase. Any new building required to comply with this assessment must be constructed to the bushfire attack level described in Table 2, within the prescribed building areas noted on the Bushfire Hazard Management Plan. Should the extent or classification of the bushfire prone vegetation surrounding the site alters from that assessed by this report, building on the lots affected by this variation may be constructed to a lower level subject to the preparation of a revised assessment.

Lot No.	Compliant BAL
1, 2, 3	BAL-12.5

- *E1.6.1 Subdivision: Provision of hazard management areas*.
  - Each lot has been assessed as being able to contain a HMA equal to, or greater than, those required for BAL-19.
- *E1.6.2 Subdivision: Public and fire fighting access*.
  - Each lot is to be provided with an access compliant with *Table E2 Standards for property access*.
    - The existing access to Lot 1 complies with the requirements of *Table E2 Standards for property access* from Selby Road. No further works are required.
    - The accesses to Lots 2 and 3 are to comply with the requirements of *Table E2 Standards for property access* from Selby Road to the boundary of each lot prior to the council sealing the final Plan of Survey.
- *E1.6.3 Subdivision: Provision of water supply for fire fighting purposes*.
  - Each lot is to be provided with a static water supply in compliance with *Table E5 Static water supply for fire fighting*.
    - A static water supply for firefighting is to be provided within Lot 1 prior to the council sealing the final Plan of Survey.

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- A static water supply for firefighting is not required within Lots 2 and 3 at the time of subdivision, however, must be provided at the time of construction of a building required to comply with *AS 3959:2018*.

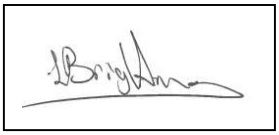
All protective elements defined in this report and *E1.6 Bushfire-Prone Area Code* are to be implemented during the development phase and maintained by the developer until such time as the individual lots are sold, at which time the responsibility transfers to the new lot owner(s). All works required by this assessment must be completed prior to the Council sealing the final Plan of Survey.

See section 6 of this report for further details.

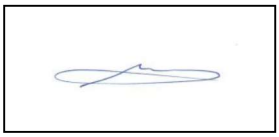
Although not mandatory, any increase in the construction standards above the assessed Bushfire Attack Level will afford improved protection from bushfire and this should be considered by the owner, designer and/or the builder prior to construction commencing. Hazard Management Areas must be established 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 3c



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



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8. REFERENCES:

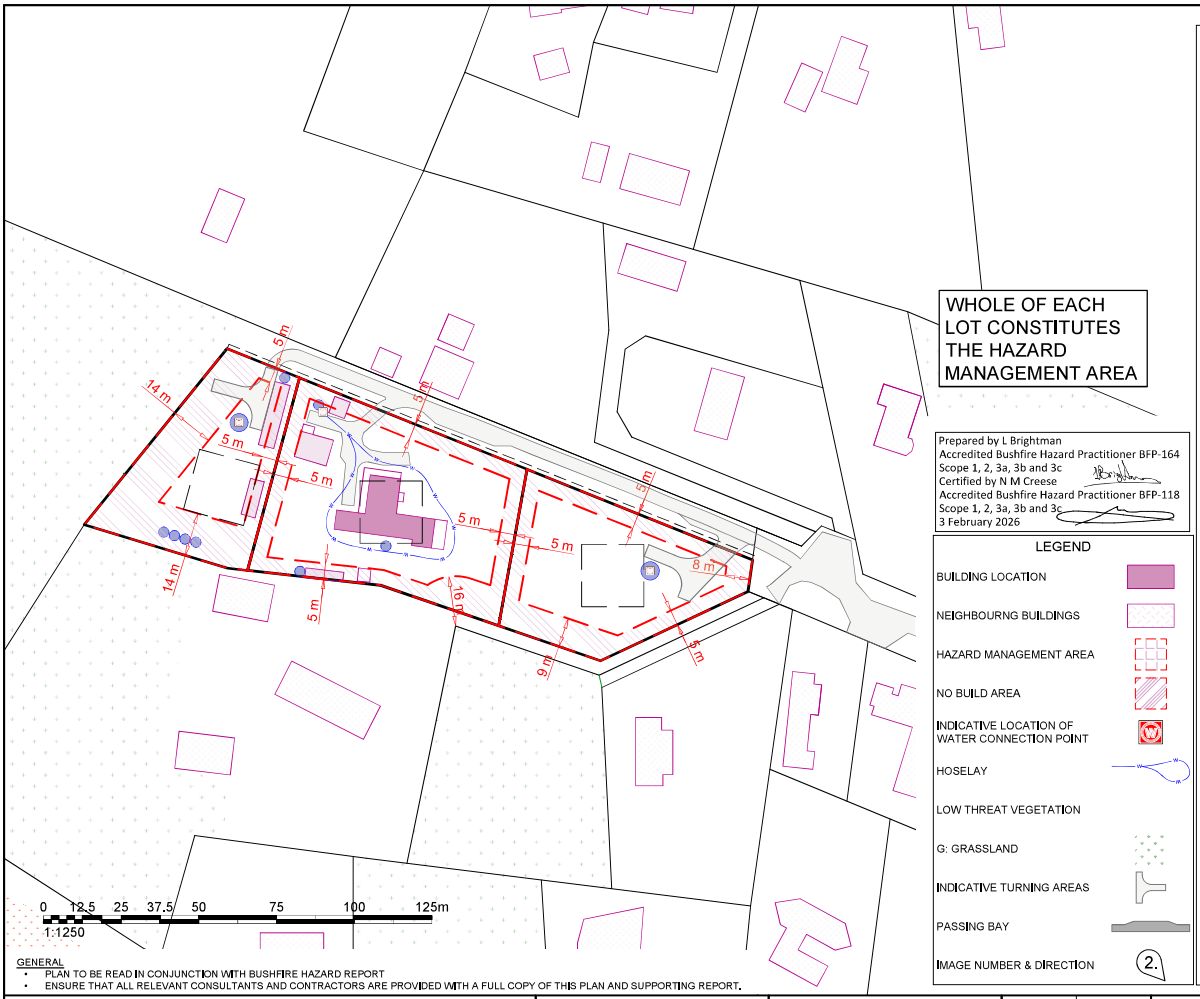
- *AS 3959:2018 - Construction of Building in Bushfire-Prone Areas.*
- *Kingborough Interim Planning Scheme 2015.*
- *The LIST* - Department of Primary Industry Parks Water & Environment.

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9. GLOSSARY

AS 3959:2018	Australian Standards AS 3959:2018 *Construction of buildings in bushfire-prone areas.*
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.

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Prepared by L Brightman
Accredited Bushfire Hazard Practitioner BFP-164
Scope 1, 2, 3a, 3b and 3c
Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a, 3b and 3c
3 February 2026

LEGEND

- BUILDING LOCATION
- NEIGHBOURNG BUILDINGS
- HAZARD MANAGEMENT AREA
- NO BUILD AREA
- INDICATIVE LOCATION OF WATER CONNECTION POINT
- HOSELAY
- LOW THREAT VEGETATION
- G: GRASSLAND
- INDICATIVE TURNING AREAS
- PASSING BAY
- IMAGE NUMBER & DIRECTION 2.

Kingborough Interim Planning Scheme 2015

E1.6 Development Standards

E1.6.1 Subdivision: Provision of hazard management areas
- each lot is capable of containing a building area compliant with BAL-12.5.
- grasses to be maintained to less than 100 mm in height.
- dead/fallen vegetation to be regularly removed.
- branches of retained trees, within HMA, that are less than 2 metres above ground level to be removed.

E1.6.2 Subdivision: Public and fire fighting access

Table E2: Standards for property access
- The access must be of an all-weather construction with a load capacity of 20 tonnes, including bridges and culverts. Must have a minimum carriageway width of 4 metres. Must have a minimum vertical clearance of 4 metres with a minimum 0.5 metres horizontal clearance from the edge of carriageway, excluding gate posts.
- Cross falls of <3°, dips <7° entry and exit angles, maximum 15° for sealed road and maximum 10° for unsealed roads.
- Curves with a minimum radius of 10 metres
- Terminate in a "T" or "Y" turning area 4 metres wide and 8 metres long.
- property accesses >200 metres in length must have passing bays (2 metres additional width, 20 metres in length) every 200 metres
- property access to ≥3 properties must have passing bays (2 metres additional width, 20 metres in length) every 100 metres

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

Table E5 Static water supply for fire fighting
- the firefighting water point must be located within a 90 metres of the building area measured as a hoselay
- may be fitted with a remote takeoff valve
- may be a supply for combined use, but the minimum 10,000 L per building area to be protected must be available at all times. The specified quantity is not to be used for any other purpose
- tank must be constructed of metal, concrete, or lagged by non-combustible materials if above ground
- if tank can be located so that it is shielded in compliance with Section 3.5, AS 3959, the tank may be constructed of any material provided the lowest 400 mm in protected by metal, non-combustible materials, or fibre-cement of a minimum thickness of 6 mm
- any fitting and pipework associated with a firefighting water point must have a minimum internal diameter of 50 mm, be fitted with a valve with a minimum nominal internal diameter of 50 mm
- any pipework located above ground must be metal or lagged by non-combustible materials. If buried, have a Min depth of 300 mm
- fitted with a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer, coupling is to be accessible at all times, fitted with a blank cap and securing chain Min length of 220 mm
- if tank is underground, must have an opening in the top of ≥ 250 mm Ø or a coupling compliant with Table C13.5: Static Water Supply for Fire Fighting.
- remote offtakes are to be visible, accessible at all times, 450-650 mm above ground level, and protected from possible damage
- signage is to be fitted in a visible location and must comply with AS 2304 or Tasmanian Fire Service Water Supply Signage Guideline
- hardstand must be ≤3 metres from the firefighting water point, ≥6 metres from building area to be protected
- must have a minimum width of 3 metres connected to the carriageway and constructed to the same standard.

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.

LARK & CREESE Pty Ltd
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www.larkandcreese.com.au

BUSHFIRE HAZARD MANAGEMENT PLAN

27 SELBY ROAD, KETTERING

S PERCIVAL & R MARTIN

TITLE	141484/1	PROJECT	30785	DATE	4/06/2026
PID	5257893	DRAWING	52300-02a	DRAWN	LB
CONTOUR	N/A	SCALE	1:1250@A3	CHECKED	NC

MGA2020 AHD

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BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:	27 Selby Road, Kettering
Certificate of Title / PID:	C.T. 141484/1 PID 2527893

2. Proposed Use or Development

Description of proposed Use and Development:	Subdivision
Applicable Planning Scheme:	Kingborough Interim Planning Scheme 2015

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Development application – Subdivision	Lark & Creese Pty Ltd	4/06/2026	52302-06a
Bushfire Hazard Management Plan	N. M Creese	4/06/2026	52300-02a
Bushfire Hazard Report	N. M. Creese	4/06/2026	52300-02a

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

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4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☐	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☑	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance') Lots assessed as BAL-12.5
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

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☐	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☑	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☐	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☑	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

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5. Bushfire Hazard Practitioner

Name:	NICHOLAS MARK CREESE	**Phone No:**	62296563
Postal Address:	62 CHANNEL HIGHWAY KINGSTON, TAS, 7050	**Email Address:**	info@larkandcreese.com.au
Accreditation No:	BFP – 118	**Scope:**	1, 2, 3a, 3b and 3c

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☑ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier

[redacted]

Name: N.M. Creese **Date:** 4/06/2026

Certificate Number: 52300-02a

(for Practitioner Use only)

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