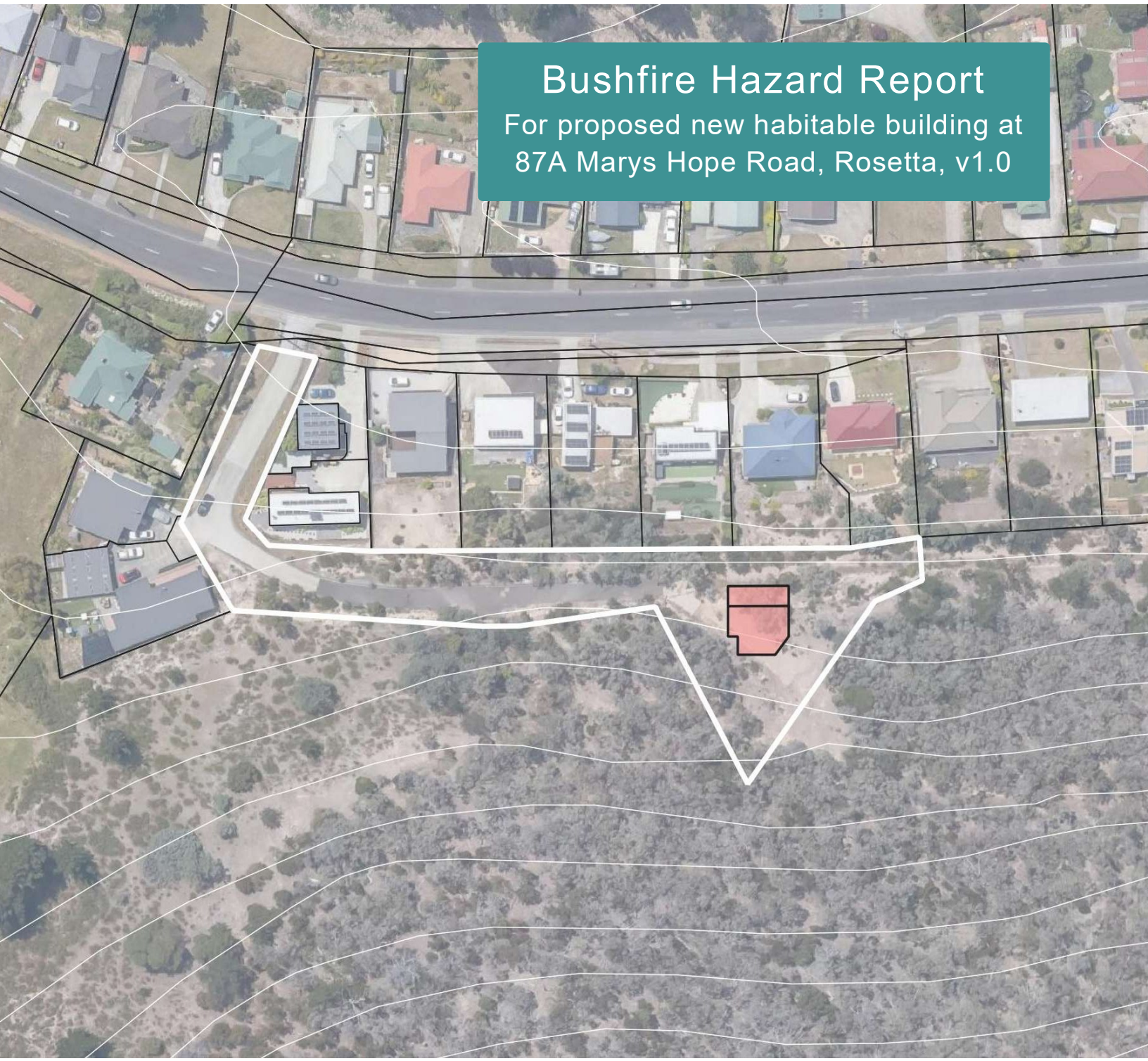
MULCAHY PLANNING AND PROPERTY SERVICES

410 Nelson Road Mt Nelson TAS 7007

email: jimsplanning@outlook.com

Mobile: 0424 505 184



Bushfire Hazard Report

For proposed new habitable building at 87A Marys Hope Road, Rosetta, v1.0

Client: Steve Gilbey and Rebecca Stanfield

Prepared by: Jim Mulcahy (BFP 159)

Date: April 2026

Executive Summary

This bushfire hazard report for 87A Marys Hope Road, Rosetta has been developed in support of a building application for a proposed new habitable building. The land is within the boundary of the bushfire-prone area overlay of the Tasmanian Planning Scheme (State Planning Provisions) - Glenorchy (the Scheme).

The report comprises the bushfire attack level (BAL) assessment, as defined by the Director of Building Control's Determination - Bushfire Hazard Areas v1.2 (2024) and includes provisions for property access and water supplies for fighting fires.

The attached Bushfire Hazard Management Plan (BHMP), as required by Building Regulations 2016, indicates the management and protection measures required to be implemented.

The assessment has determined the proposed new habitable building can comply with **BAL-29** standards provided the following conditions are met.

- The new habitable building must comply with construction standards for **BAL-29** as defined in AS3959-2018 (Sections 3 and 7).
- Property access, which is greater than 30 m long and less than 200 m long, must meet design and construction specifications as per Section 3.2 of this report and Table 2 Element B of the Director's Determination, and additional requirements prescribed under the BHMP.
- A compliant static firefighting water supply and associated dedicated hardstand must be provided which meet the specifications in Section 3.3 of this report and Table 3B of the Director's Determination.
- Hazard Management Areas (HMAs) must be established and maintained which provide minimum separation distances between the habitable building and surrounding bushfire prone vegetation as set out in Table 1 of this report and the BHMP at Attachment 1.

Subject to implementing the above conditions and the BHMP, the proposed new habitable building will satisfy the requirements of the Director's Determination.

Disclaimers

Bushfire Hazard Management

All reasonable steps have been taken to ensure that the information and advice contained in this report is an accurate reflection of the fire hazard affecting the proposed development at the time of the assessment and the hazard management measures necessary to meet the standards prescribed in the Director of Building Control's Determination - Bushfire Hazard Areas v1.2 (2024)and Australian Standard AS 3959-2018 (AS3959).

The prescribed hazard management measures are designed to reduce bushfire risk to the habitable building on the site. The effectiveness of these measures relies on their implementation in full and their maintenance for the life of the proposed development. No liability can be accepted for actions by the landowner or third parties that undermine or compromise the integrity of prescriptions and recommendations contained in this report.

Due to the unpredictable nature of bushfires, particularly under extreme weather conditions, landowners should be aware that implementation and maintenance of the hazard management measures outlined in this report cannot guarantee that a building will survive a bushfire event.

Planning Scheme provisions

This report and the attached Bushfire Hazard Management Plan (BHMP) address the requirements of the Director's Determination. It is the owner's responsibility to address any other planning requirements relating to the use and development of the subject lots. Nothing in this report or the attached BHMP should be taken to suggest or imply that the proposed development will satisfy any other planning requirements.

Jim Mulcahy
ACCREDITED BUSHFIRE ASSESSOR (BFP-159)
CERTIFICATE No: JM_BHR_041
DATE: 9 April 2026
Signed

Contents

1 Introduction

This bushfire hazard report for 87A Marys Hope Road, Rosetta has been written to accompany building applications for proposed new habitable building. The site is within the bushfire-prone area overlay of the Tasmanian Planning Scheme (State Planning Provisions) - Glenorchy (the Scheme).

Under the Director of Building Control's Determination - Bushfire Hazard Areas v1.2 (2024) and Building Regulations 2016, a Bushfire Attack Level (BAL) assessment and Bushfire Hazard Management Plan (BHMP) are required at the building application stage for new habitable building.

This report provides an assessment of the BAL and outlines protective features and controls that must be incorporated into the design and construction to ensure compliance with the Director's Determination, AS3959-2018 Construction of buildings in bushfire-prone areas, and the National Construction Code 2019 (Vol. 2). Additional information for planning and building in bushfire-prone areas is available on the Tasmania Fire Service (TFS) website.

1.1 Site Details

Landowner:	Steve Gilbey and Rebecca Stanfield
Location:	87A Marys Hope Road, Rosetta
Title reference:	CT 156387/14
Municipality:	Glenorchy City Council
Zoning:	General Residential – Tasmanian Planning Scheme (State Planning Provisions) - Glenorchy
Scheme Overlays:	Bushfire-Prone Area (whole site), and Flood Prone Area (part of the access strip into the lot proper).
Type of Development:	New habitable building (Class 1a building)
Date of Assessment:	8th April 2025
Assessment Number:	JM_BHR_041

1.2 Site Description

The location and context of the subject land are illustrated in Figure 1 and Figure 2 on the following page. Illustrative photos of the site and surrounds can be found in Appendix 1

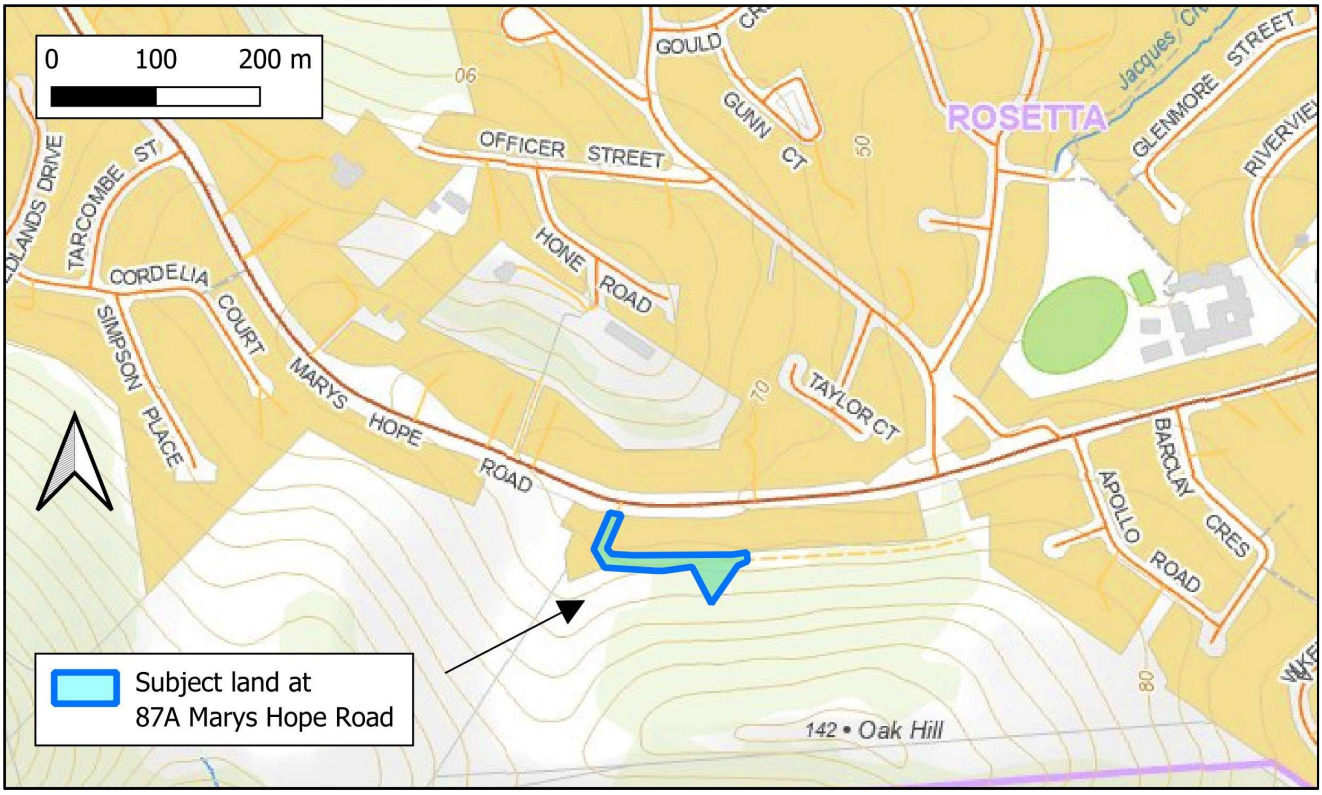


Figure 1 – Site location plan (Image source: LISTmap 2026)

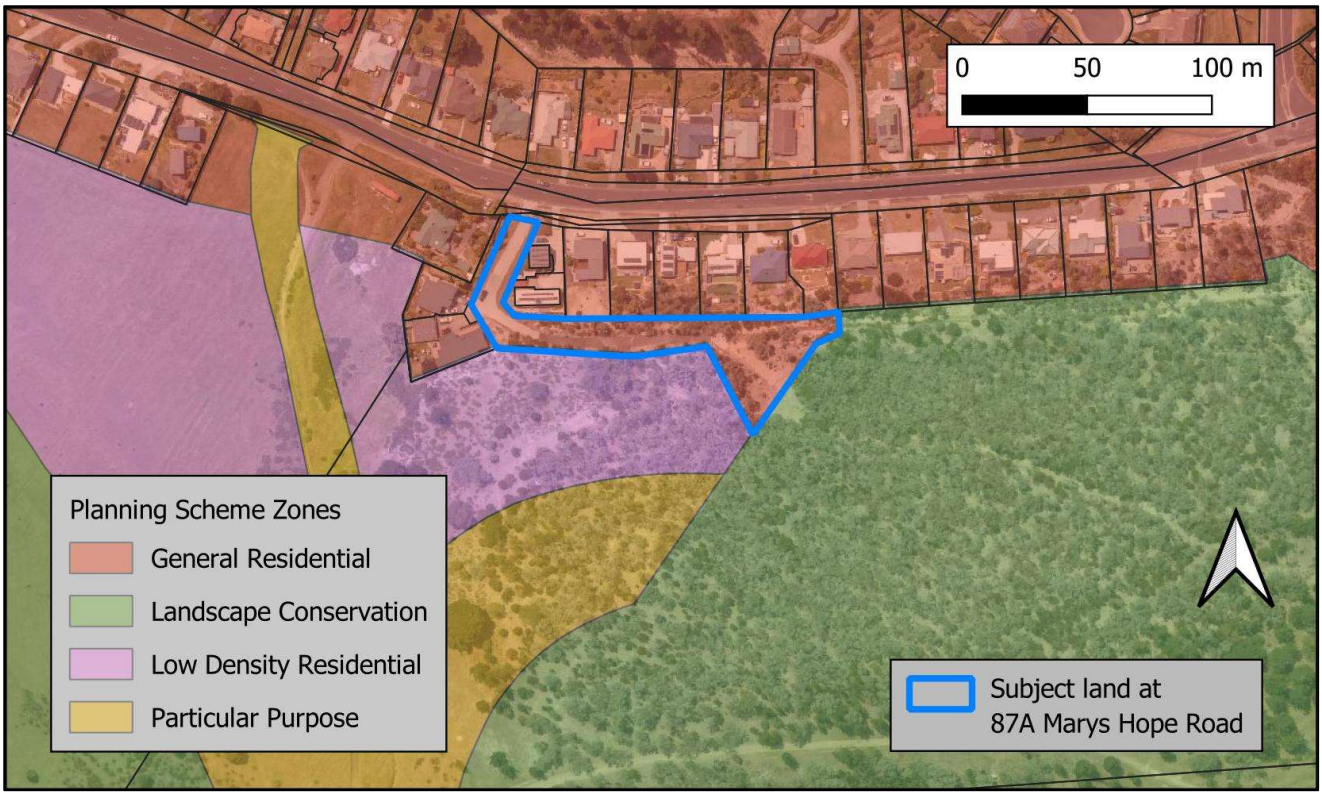


Figure 2 – Site context and zoning map (Image source: LISTmap 2026)

The subject land is +/- 3063 m^2 in a single title located on the lower slopes of Oak Hill and in Rosetta, approximately 180 m northwest of the summit of Oak Hill and approximately 500 m southwest of the Rosetta Primary School

The lot is an internal 'battleaxe' block, with an access strip of variable width running south and then east from Marys Hope Road to the lot proper, which is a triangular shape. The lot proper has a northerly aspect with an altitudinal range of 75 - 94 m above sea level and steep slopes of around 20^0.

There is an existing formed access extending to the proposed building site. The lower section of this access is shared with units 1/87B and 2/87B Marys Hope Road, is constructed of concrete and is +/- 5.3 m wide. The upper section of the access is a mix of concrete and asphalt construction and is 4 – 5 m wide.

Adjoining lots directly to the north are zoned General Residential and have been developed for residential purposes. Land to the west, south and east is part of a large vacant lot (+/- 11 ha) on the northern slopes of Oak Hill which is variously zoned Landscape Conservation, Particular Purpose and Low Density Residential. This large lot remains mostly wooded.

1.3 Building Proposal

It is proposed to a new residential dwelling in the centre of the lot-proper (see Site Plan by S-Group at Figure 3 on the following page).

It is proposed to construct a new parking / turning area at the end of the existing access and adjoining the proposed new dwelling. Engineering drawings by Fysh Design (8 December 2025) demonstrate the capacity for the proposed 'Y' turning area to support turning by a MRV (fire truck) and exit in a forward direction.

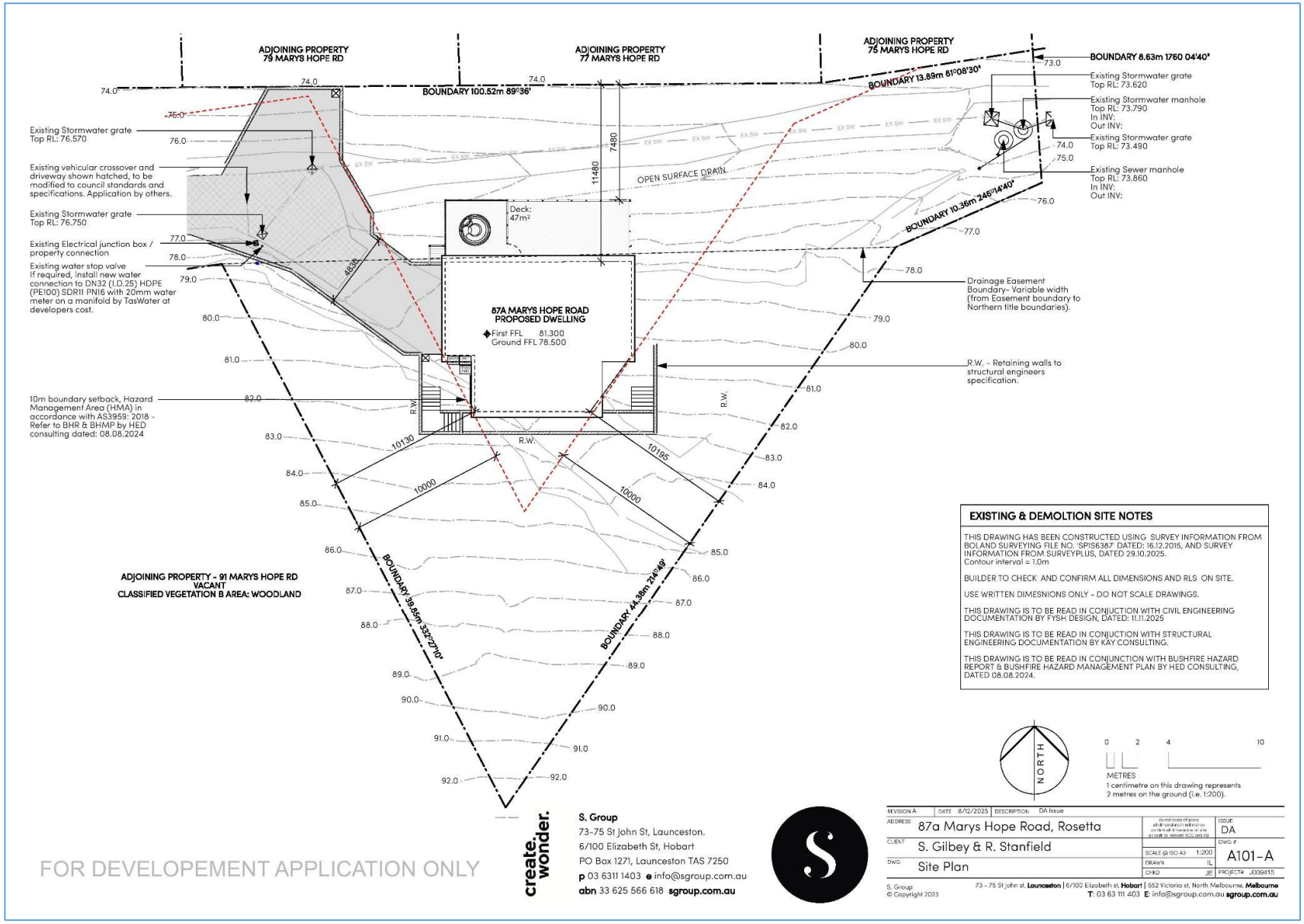


Figure 3 – Site Plan (S-Group, December 2025)

2 Bushfire Attack Level Assessment

The following is a summary of the bushfire risk at the property.

Bushfire Hazard

Fuel loads and bushfire-prone vegetation in the form of B. Woodland and C. Shrubland (potential) contribute to bushfire hazard at this site.

Bushfire Attack Mechanisms

Radiant heat, ember attack, wind, direct flame and smoke are all mechanisms potentially relevant to this site.

Bushfire Threat

The most likely bushfire scenario for the site is a fire approaching through the relatively extensive areas of bushfire-prone vegetation in the broader landscape to the northwest, which is a prevailing fire weather direction.

In terms of vegetation, the greatest threat is from woodland across the slope directly to the west of the proposed dwelling. This vegetation also extends across slope to the east and upslope to the south, but bushfire attack is less likely from these directions.

The fire history layer on theLIST indicates that vegetation on Oak Hill directly to the west, south and east of the site was subject to bushfire in 2003 (Marys Hope Road fire – arson), while some parts of Oak Hill to the south were also impacted by bushfire in 1984 (St Marys Hope Road fire – arson), and in 1979.

Fire Danger Index

An FDI of 50 applies across Tasmania.

Vegetation classification

Bushfire-prone vegetation on and around the subject land has been classified as follows (as per Clause 2.2.3.2, Table 2.3 and Figure 2.3 of AS3959:

- areas with a eucalypt canopy on the lower slopes of Oak Hill to the west, south and east of the site to have been classified as B. Woodland, and
- areas on the subject land affected by infestations of the declared weed boneseed (*Chrysanthemoides monilifera*) have been classified as C. shrubland (potential).

Significant Natural Values

Vegetation on the lower slopes of Oak Hill to the west, south and east of the site is silver peppermint (*Eucalyptus tenuiramis*) forest and woodland on mudstone (DTO), which is listed as a threatened community under Schedule 3A of the *Nature Conservation Act 2002*.

Although the areas of DTO forest and woodland south of the site generally have a forest structure, poor nutrient soils associated with the mudstone substrate mean that the community does not accumulate the fuel loads anticipated by a forest classification under AS3959. Based on fuel loads, this vegetation is most appropriately classified as B. Woodland, an interpretation which has been confirmed with the Tasmania Fire Service (Gifford, pers comm).

Bushfire Hazard Assessment

The subject land and surrounds were surveyed by the author on 8th April 2025 with reference to the proposed building site.

Information and images were collected which allowed assessment of Bushfire Attack Level (BAL) using Method 1 (Simplified Procedure) of AS3959.

Refer to Table 1 and Figure 4 on the following pages for a summary of the Bushfire Hazard Assessment for the proposed new habitable building.

Table 1. BAL assessment of proposed habitable building footprint (BA) at 87A Marys Hope Road

Direction	Vegetation Classification #	Effective Slope under vegetation	Distance from BA (m)	Current BAL rating	Separation for BAL-29 (m)	Prescribed HMA separation
North	C. Shrubland (potential)	Effectively flat	0 – 7	BAL-FZ	9 - < 13	To boundary (7 m)
	Low threat and non-vegetated* (residential areas and road)	-	7 – 100	-	-	
East & southeast	Non-vegetated (bare earth) *	+/- flat across slope to upslope	0 – 10.1	-	-	To boundary (10.1 m+)
	B. Woodland	+/- flat across slope to upslope	10.1 - 100	BAL-29	10 - < 15	
South	Non-vegetated (bare earth) *	Upslope	0 – 12	-	-	To boundary (21 m+)
	B. Woodland	Upslope	12 - 100	BAL-29	10 - < 15	
West & southwest	Non-vegetated (bare earth) *	+/- flat across slope to upslope	0 – 2	-	-	To boundary (10.1 m+)
	B. Woodland	+/- flat across slope to upslope	2 - 100	BAL-29	10 - < 15	

* Exclusion under AS3959-2018 2.2.3.2

\# Classification as per AS3959-2018, Table 2.3 and Figures 2.4(A) - 2.4(G)

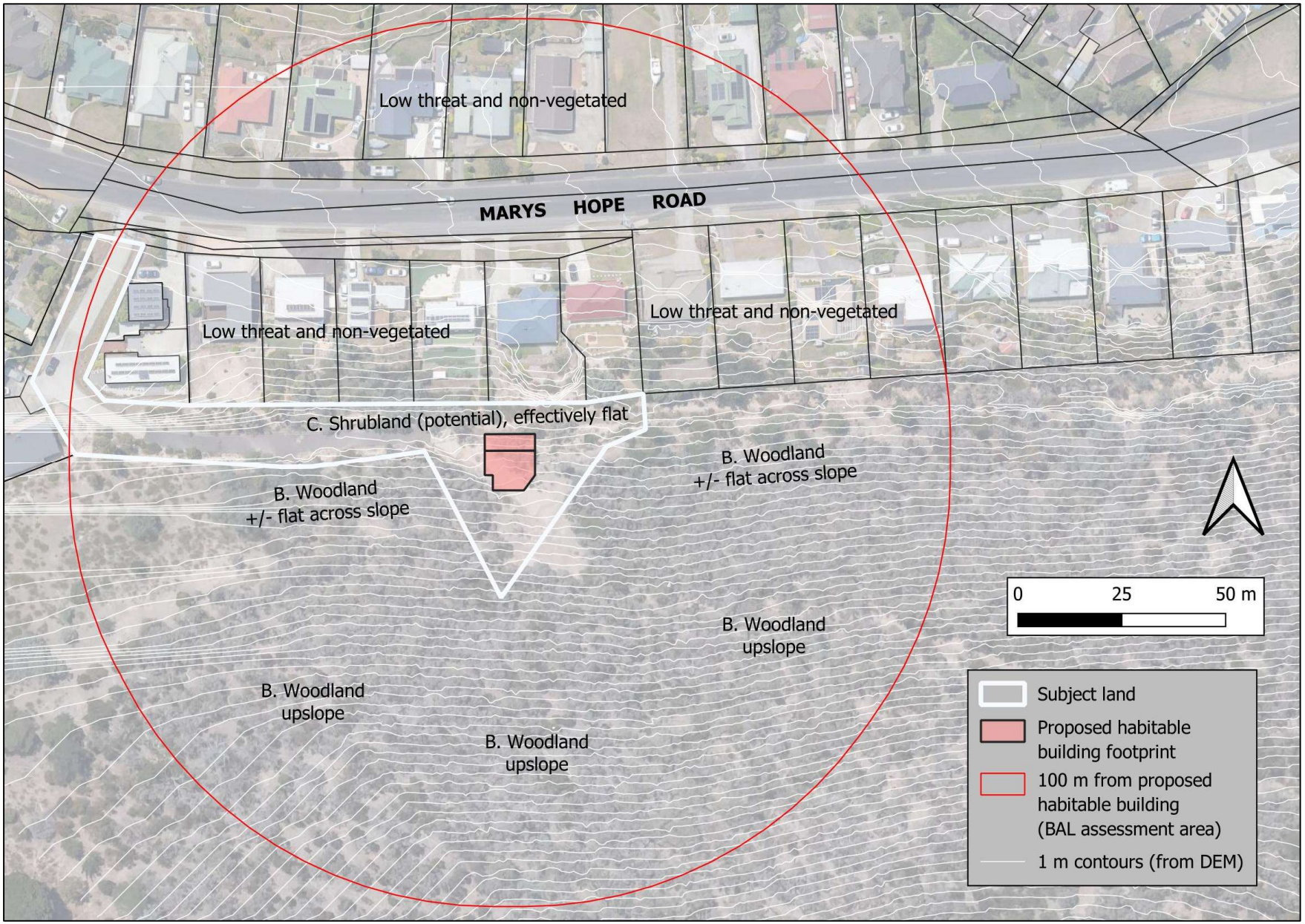


Figure 4. Bushfire Hazard Assessment Map

3 Bushfire Protection Measures

The site is within a designated bushfire-prone area as shown on the Tasmanian Planning Scheme (State Planning Provisions) - Glenorchy overlay. As such, to construct a new habitable building on a lot not provided with a BAL at the time of subdivision, minimum standards must be met. The Deemed-to-Satisfy Requirements are set out under Clause 2.3 and Tables 1 - 5 of the Director's Determination.

The proposed new habitable building must comply with the following clauses of the Director's Determination. Subject to implementing the BHMP, the proposal has been determined to comply with the shaded clauses in Table 2.

Table 2 – Compliance with requirements for building in bushfire-prone areas

CLAUSE		**ISSUE (brief summary only)**
2.1		**Application**
2.2		**Performance Requirements**
2.3		**Deemed-to-satisfy provisions**
	2.3.1	Design and Construction
	2.3.2	Property Access
	2.3.3	Water Supply for Firefighting
	2.3.4	Hazard Management Areas
	2.3.5	Bushfire Emergency Plan

3.1 Design and construction (Clause 2.3.1)

The BHMP requires that the proposed new habitable building be constructed to BAL-29 standards in accordance with AS3959-2018 (Sections 3 and 7) or standards for Steel Framed Construction in Bushfire Areas (NASH, 2014).

Subject to implementing the BHMP, the proposal will comply with Deemed-to-Satisfy (DtS) requirements of Clause 2.3.1.

3.2 Property access (Clause 2.3.2)

The vehicular property access from a public road is required to be within 90 m of the furthest part of the habitable building, measured as a hose-lay, and include access to a compliant hardstand area located within 3 m of a firefighting water point.

Deemed-to-Satisfy (DtS) Requirements

The following summarises the requirements for property access pursuant to Clause 2.3.2 and Table 2 element B of the Directors Determination for a property access greater than 30 m long and less than 200 m long which is required to access a firefighting water point:

- all-weather construction,
- load capacity of at least 20 t, including for bridges and culverts,
- minimum carriageway width of 4 m,
- minimum vertical clearance of 4 m,
- minimum horizontal clearance of 0.5 m from the edge of the carriageway,
- cross falls of less than 3 degrees (1:20 or 5%),
- dips less than 7 degrees (1:8 or 12.5%) entry and exit angle,
- curves with a minimum inner radius of 10 m,
- 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
- terminate with a turning area for fire appliances provided by one of the following:
  - a turning circle with a minimum outer radius of 10m, or
  - a property access encircling the building, or
  - a hammerhead “T” or “Y” turning head 4 m wide and 8 m long.

Current conditions and proposed construction

- The lot is an internal ‘battleaxe’ block, with an access strip of variable width running south and then east from Marys Hope Road to the lot proper.
- There is an existing formed access extending to the proposed building site. The lower section of this access is shared with units 1/87B and 2/87B Marys Hope Road, is constructed of concrete and is +/- 5.3 m wide. The upper section of the access is a mix of concrete and asphalt construction and is 4 – 5 m wide.
- It is proposed to construct a new parking / turning area at the end of the existing access and adjoining the proposed new dwelling. Engineering drawings by Fysh Design (8 December 2025) demonstrate the capacity for the proposed ‘Y’ turning area to support turning by a MRV (fire truck) and exit in a forward direction

Compliance

- The property access does not technically require a passing bay because it is less than 200 m long, but the access at this site is potentially exposed to bushfire attack on entry and exit

and additional access provisions are warranted to cater for a scenario where owners are trying to evacuate at the same time that a fire truck is trying to access the site.

- The proposed parking / turning area could technically also provide a hardstand for fire trucks, but there is potential for conflict of use in a scenario where owners are trying to evacuate at the same time that a fire truck is trying to access the site, or where vehicles have been abandoned onsite in the parking / turning area at the time of attendance by a fire truck.
- For the reasons outlined above, in addition to meeting the requirements of Table 2 element B of the Directors Determination, a dedicated hardstand area is prescribed in association with the proposed parking /turning area which can also act as a passing bay / expanded turning area.
- The owners must ensure that the final design and construction of the property access is compliant with Table 2 element B and the BHMP prior to occupation of the proposed habitable building.

Subject to implementing the BHMP requirements, the proposal will comply with Deemed-to-Satisfy Clause 2.3.2.

3.3 Water supply for Firefighting (Clause 2.3.3)

An adequate, accessible and reliable water supply for firefighting purposes must be supplied for the protection of life and property from the risks associated with bushfire.

Deemed-to-Satisfy (DtS) Requirements

There are no existing hydrants located within 90 m hose lay of the furthest parts of the proposed habitable building.

It is proposed that a static water supply for firefighting be provided as per the following requirements from Clause 2.3.3 and Table 3B of the Director's Determination.

Distance requirements between building area to be protected and water supply:

- Building area to be protected must be located within 90 m of the firefighting water point of a static water supply, and
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

Static water supply requirements:

- May include a remotely located offtake connected to the static water supply,

- 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,
- Must be a minimum of 10,000 litres per building area to be protected and this volume of water must not be used for any other purpose including firefighting sprinkler or spray systems,
- Must be metal, concrete or lagged by non-combustible materials if above ground, and
- If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: metal, non-combustible material, or fibre-cement a minimum of 6 mm thickness.

Fittings, pipework and accessories associated with static firefighting water point (including stands and tank supports) must:

- Have a minimum nominal internal diameter of 50 mm,
- Be fitted with a valve with a minimum nominal internal diameter of 50 mm,
- Be metal or lagged by non-combustible materials if above ground,
- Where buried, have a minimum depth of 300 mm (compliant with AS/NZS 3500.1-2010 Clause 5.23),
- Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment,
- Ensure the coupling is accessible and available for connection at all times,
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length),
- Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or coupling compliant with these requirements, and
- Where a remote offtake is installed, ensure the offtake is in a position that is: visible, accessible to allow connection by firefighting equipment, at working height of 450 – 600 mm above ground level, and protected from possible damage, including damage by vehicles.

Signage for static water connections requirements

- The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location which:

- Complies with water tank signage requirements within AS 2304-2011, or
- Complies with the Tasmania Fire Service Water Supply Signage Guideline available on the TFS website at Guideline for Water Signage in Bushfire Prone Areas (TFS 2017).

Hardstand area for fire appliances required must:

- Be no more than 3 m from water connection point, measured as a hose-lay (including the minimum water level in dams, swimming pools and the like),
- Be no closer than 6 m from the building area to be protected,
- Have a minimum width of 3 m constructed to the same standard as the carriageway,
- Be connected to the property access by a carriageway equivalent to the standard of the property access.

Current conditions and proposed construction / installation

- The site is within a reticulated water supply area but there are no existing hydrants located within 90 m hose lay of the furthest parts of the proposed habitable building and there is currently no firefighting water supply on site.
- It is proposed that a 10,000-litre water tank dedicated for firefighting be provided, in association with a dedicated hardstand for use by firefighting trucks.

Compliance

- The BHMP at Attachment 1 requires the subject lot be provided with a static firefighting water supply as per the requirements section above. The proposed installation of a water tank with a minimum 10,000 litre supply will provide the most straightforward compliant solution.
- The BHMP at Attachment 1 requires the site must be provided with compliant static water supplies for firefighting and an associated dedicated hardstand area.
- The BHMP demonstrates an indicative firefighting water tank located within 3 m of a dedicated hardstand, a solution which can comply with Table 3B of the Director's Determination.
- The owners must ensure that the final design and installation of static water supplies for firefighting and associated hardstand are compliant with Table 3B prior to occupation of the proposed habitable building.

Subject to implementing the BHMP requirements, the proposal will comply with Deemed-to-Satisfy Clause 4.3.

3.4 Hazard Management Areas (Clause 2.3.4)

As defined by the Director's Determination, a hazard management area (HMA) is 'the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire'.

Requirements

The HMA provides a cleared space, or separation distance, between the building and the bushfire hazard. Any vegetation in this area needs to be strategically modified and maintained in a low fuel state to protect buildings from direct flame contact and intense radiant heat thereby allowing them to be defended from lower intensity bushfires. Fine fuel loads must be minimal to reduce the quantity of windborne sparks and embers reaching buildings, reduce the radiant heat at the building, and halt or check direct flame attack.

The Deemed to Satisfy HMA requirements are outlined under Element B of Table 4.4 in the Director's Determination for the proposed building type.

Current conditions

Bushfire-prone vegetation on and around the subject land has been classified as follows (as per Clause 2.2.3.2, Table 2.3 and Figure 2.3 of AS3959:

- areas with a eucalypt canopy on the lower slopes of Oak Hill to the west, south and east of the site to have been classified as B. Woodland, and
- areas on the subject land affected by infestations of the declared weed boneseed (*Chrysanthemoides monilifera*) have been classified as C. shrubland (potential).

Compliance

An HMA with separation distances between the proposed new habitable building and surrounding bushfire prone vegetation meeting the requirements of **BAL-29** is to be established and maintained as set out in Table 1 and the BHMP (Attachment 1).

- Fuels within the HMA must be reduced sufficiently, and other hazards removed, such that the fuels and other hazards do not significantly contribute to the bushfire attack.
- Trees within 5 m of the proposed habitable building must be removed.
- Except for the trees within 5 m of the proposed habitable building, the owner proposes to retain all mature trees on the site unless they become unsafe. Trees can be retained or

established within the HMA without compromising bushfire hazard management outcomes provided:

  - branches do not overhang the habitable building,
  - there is horizontal separation between tree canopies of at least 5 m,
  - low branches are removed to create vertical separation between the canopy and any underlying vegetation of at least 2 m, and
  - all surrounding groundcover vegetation is maintained as low threat vegetation.

- Small clumps of shrubs can be retained or planted within the HMA provided they are further than 10 m from the habitable building and there is at least 10 m separation between clumps.
- Non-combustible elements including driveways, paths and short cropped lawns are recommended where practical within the HMA.
- Fine fuels (leaves bark, twigs) should be removed from the ground periodically (e.g. leading into summer or any other period of elevated fore hazard).

The owner must ensure that compliant HMAs are established prior to occupation of the proposed habitable building.

HMA maintenance

The HMA must be always maintained in a minimal fuel state for bushfire protection mechanisms to be effective. The need to maintain an effective HMA into the future must be considered when planting gardens and landscaping. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. It is particularly important that any flammable fine fuels at ground level such as leaves, litter and wood piles are suitably managed. Any additional fire protection measures implemented by the owner such as fire pumps and sprinkler systems must be tested regularly to ensure functionality.

4 Conclusions

The assessment has determined the proposed new habitable building can comply with **BAL-29** standards provided the following conditions are met.

- The new habitable building must comply with construction standards for **BAL-29** as defined in AS3959-2018 (Sections 3 and 7).
- Property access, which is greater than 30 m long and less than 200 m long, must meet design and construction specifications as per Section 3.2 of this report and Table 2 Element B of the Director's Determination, and additional requirements prescribed under the BHMP.
- A compliant static firefighting water supply and associated dedicated hardstand must be provided which meet the specifications in Section 3.3 of this report and Table 3B of the Director's Determination.
- Hazard Management Areas (HMAs) must be established and maintained which provide minimum separation distances between the habitable building and surrounding bushfire prone vegetation as set out in Table 1 of this report and the BHMP at Attachment 1.

Subject to implementing the above conditions and the BHMP, the proposed new habitable building will satisfy the requirements of the Director's Determination.

5 Limitations of Plan

The protection measures outlined in the Bushfire Hazard Management Plan (Attachment 1) are based on a Fire Danger Index of 50 (FDI 50) which relates to a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS3959-2018 on days when the fire danger rating is greater than 50 (i.e. 'severe' or higher) is not recommended.

Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

6 Glossary and Abbreviations

AS – Australian Standard

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 (AS3959-2018).

BFP – Bushfire Practitioner – An accredited practitioner recognised by Tasmania Fire Service.

BHMP – Bushfire Hazard Management Plan – A plan for an individual habitable building or subdivision identifying separation distances required between a habitable building(s) and bushfire-prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

Class 1a building – A single habitable building, being a detached house, or one of a group of attached habitable building being a town house, row house or the like (NCC 2022).

FDI – fire danger index – Relates to 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 the long- and short-term drought effects (AS3959-2018).

ha – hectares.

HMA – Hazard Management Area – The area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

m – metres

NCC – National Construction Code

NASH – National Association of Steel Framed Housing

7 References

AS3959-2018. Australian Standard for Construction of buildings in bushfire-prone areas. SAI Global Limited Sydney, NSW Australia.

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110

Director's Determination – Bushfire Hazard Areas (v2.1). Director of Building Control 2024.

https://www.cbos.tas.gov.au/__data/assets/pdf_file/0019/607006/Directors-Determination-Bushfire-Hazard-Areas-2024.pdf

Tasmanian Planning Scheme (State Planning Provisions) - Glenorchy https://tpso.planning.tas.gov.au/tpso/external/planning-scheme-viewer/30/section/1?effectiveForDate=2026-04-02

LISTmap 2026. Land Information System Tasmania, Tasmania Government. https://maps.thelist.tas.gov.au/listmap/app/list/map

NCC 2019. National Construction Code 2019 Vol Two, Building Code of Australia Class 1 and Class 10 Buildings. Australian Building Codes Board, Australia.

TFS 2020. Building for Bushfire. Planning and Building in Bushfire-Prone Areas for Owner and Builders, July 2020. Tasmania Fire Service, Tasmania.

Appendix 1 Illustrative photos of the site and surrounds

A. Access and water supplies for firefighting

Image 1 – Shared access to the subject land from Marys Hope Road

Image 2 – Shared access with Units 1 and 2, 87B Marys Hope Road (Unit 1 at top right of image)

Image 3 – Lower section of existing independent access to the subject land

Image 4 – Middle section of existing independent access to the subject land

Image 5 – Upper section of existing independent access to the subject land

Image 6 – Termination of existing independent access to the subject land, forming the basis for a compliant 'Y' turning area and hardstand, with a static water supply for firefighting to be located at the upper left of the image

B. Vegetation

Image 7 – Proposed building area viewed from the west

Image 8 – Proposed building area viewed from the east

Image 9 – Proposed building area viewed from the south

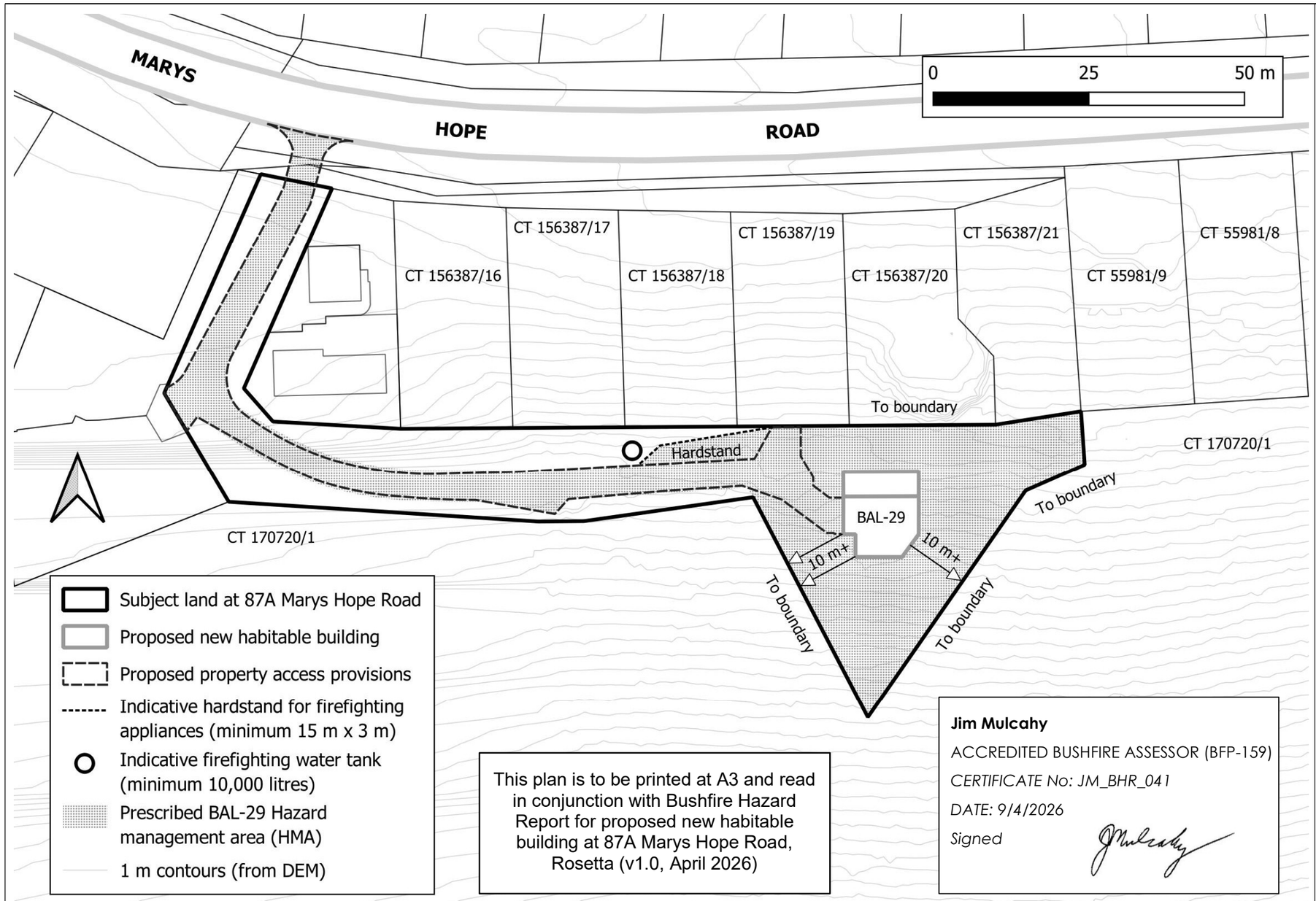
Image 10 – Shrubland and managed land directly north of the proposed building area

Image 11 – Managed land and woodland directly east of the proposed building area

Image 11 – Managed land and woodland directly south of the proposed building area

Image 12 – Managed land and woodland directly west of the proposed building area

ATTACHMENT 1 – Bushfire Hazard Management Plan - new habitable building at 87A Marys Hope Road, Rosetta, v1.0 – April 2026



This plan is to be printed at A3 and read in conjunction with Bushfire Hazard Report for proposed new habitable building at 87A Marys Hope Road, Rosetta (v1.0, April 2026)

Jim Mulcahy
ACCREDITED BUSHFIRE ASSESSOR (BFP-159)
CERTIFICATE No: JM_BHR_041
DATE: 9/4/2026
Signed

For: Steve Gilbey and Rebecca Stanfield
Address: 87A Marys Hope Road, Rosetta
Title: CT 156387/14
Date: April 2026
Assessment #: JM_BHR_041

MULCAHY PLANNING AND PROPERTY SERVICES
410 Nelson Road Mt Nelson TAS 7007
email: jimsplanning@outlook.com
Mobile: 0424 505 184

1. Construction Standards

a) The proposed new habitable building (Class 1a building) must be constructed to comply with BAL-29 as per AS3959-2018 (Sections 3 and 7) or standards for Steel Framed Construction in Bushfire Areas (NASH, 2014).

2. Public and Firefighting Access

a) This plan shows a proposed property access at least 4 m wide and approximately 150 m long which terminates in a parking / turning area which can support a compliant 'Y' turning area.

b) The owners must ensure that a property access is established prior to the occupation of the habitable building which is compliant in all respects with Table 2 Element B of the Director's Determination.

3. Water Supply for Firefighting

a) This plan shows an indicative firefighting water tank located within 3 m of a dedicated hardstand, more than 6 m from the proposed habitable building, and within 90 m hose lay of the furthest parts of the proposed habitable building.

b) The owners must ensure that a dedicated static water supply for firefighting with a minimum volume of 10,000 litres in association with a dedicated hardstand is established prior to the occupation of the habitable building which is compliant in all respects with Table 3B of the Director's Determination.

4. Hazard Management Area (HMA)

a) The HMA prescribed on this plan must be established prior to the occupation of the habitable building.

b) To be effective, the HMA must be maintained as 'low threat vegetation' or 'non-vegetated land' (Clause 2.2.3.2 of AS3959) for the life of the development.

c) Trees retained or established should not overhang the habitable building.

d) Trees & shrubs should be separated to create discontinuous 'clumps' and a minimum 10 m separation should be maintained between clumps.

e) Horizontal separation of at least 5 m should be maintained between tree canopies and low branches should be removed to create at least 2 m vertical separation between canopy and underlying vegetation.

f) Grassland & lawn must be kept short (< 100 mm).

g) Fine fuels such as leaves, bark and twigs should be removed from the ground periodically, particularly leading into summer or any other identified period of high fire risk.

h) Flammable vegetation should not be retained or planted under or directly adjacent to habitable building (particularly decks, flammable cladding and glazed elements) or in corridors which can act as a 'wick' to channel fire to habitable building.

i) Flammable material such as firewood, building materials, organic mulch and fuel should not be stored under nor adjacent to decks or habitable building.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Steve Gilbey and Rebecca Stanfield *Owner /Agent*

Address

Suburb/postcode

Form **55**

Qualified person details:

Qualified person: Jim Mulcahy

Address: 410 Nelson Road

Mount Nelson 7007

Phone No: 0424 505 184

Fax No:

Licence No: BFP-159

Email address: jimsplanning@outlook.com

Qualifications and Insurance details: Accredited Person Under Part 4A of the *Fire Service Act* 1979

Profession Indemnity ($1 m) and Public Liability ($5 m) – Austbrokers BGA

(description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: Bushfire Hazard Assessment

(description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address: 87A Marys Hope Road

Rosetta 7150

Lot No: 14

Certificate of title No: 156387

The assessable item related to this certificate: New Class 1a building

(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: Bushfire Hazard

(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

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: X

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report for proposed new habitable building at 87A Marys Hope Road, Rosetta, v1.0 (Jim Mulcahy, April 2026) Bushfire Hazard Management Plan (BHMP) for proposed new habitable building at 87A Marys Hope Road, Rosetta, v1.0 (Jim Mulcahy, 9 April 2026) Site Plan for proposed new habitable building at 87A Marys Hope Road, Rosetta (S-Group, December 2025)
Relevant	BAL assessed as per AS3959-2018 for building area identified in the BHMP.
References:	Building Regulations 2016 Director's Determination – Bushfire Hazard Areas v2.1 (December 2024) National Construction Code (NCC) – Vol. 2 AS3959-2018 Construction of Buildings in Bushfire Prone Areas

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

Subject to implementation of the abovementioned BHMP, the development can meet the requirements of the Director's Determination.

Design and construction of the Class 1a building must be to a minimum standard of BAL-29 (Sections 3 and 7 of AS3959-2018) or standards for Steel Framed Construction in Bushfire Areas (NASH, 2014).

- *Scope and/or Limitations*

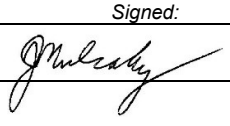
Scope

The bushfire hazard assessment was undertaken at the site to determine whether there is sufficient risk to the proposed dwellings from bushfire to warrant specific bushfire hazard management measures. The bushfire hazard management measures in the aforementioned documents demonstrate the capacity for the proposed dwelling to comply with Building Regulations 2016, the Director's Determination, the NCC (vol. 2) and AS3959-2018 for a BAL-29 rating.

Limitations

- The assessment relates to bushfire hazard only.
- The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.
- The recommendations made in the bushfire hazard assessment are based on the conditions of the site at the time of the assessment. No liability will be accepted by the assessor for actions undertaken by the owner or others that compromise the effectiveness of the measures outlined in this assessment.
- The effectiveness of the Bushfire safety measures outlined in the assessment are reliant on their implementation and ongoing maintenance.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		JM_BHR_041	9/4/2026