32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2026 / 00237
Applicant	Andrew Smith Architects
Proposal	Residential - Retrospective Approval of an Extension to Existing Deck and Addition of Amenities to Existing Outbuilding
Location	176 Main Road, Binalong Bay (CT243087/5)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 21st November, 2026 **until 5pm Friday 4th December, 2026.**

John Brown
GENERAL MANAGER

LAYOUT	DRAWING	SCALE
COVER		
	AREAS	1:1
	INDEX	1:1
	PROJECT INFORMATION	1:1
SK.01 SITE PLAN		
	LOCATION	1:200
SK.02 FLOOR PLAN		
	EXISTING FL-0	1:100
SK.03 FLOOR PLAN		
	EXISTING & PROPOSED FL-1	1:100
SK.04 ELEVATIONS		
	EAST	1:100
	NORTH	1:100
SK.05 ELEVATIONS		
	SOUTH	1:100
	WEST	1:100
SK.06 FORM		
	VIEW FROM EAST	1:200
SK.07 FORM		
	VIEW FROM NORTH	1:200
SK.08 FORM		
	VIEW FROM NORTH EAST	1:200

PROJECT INFORMATION	
TITLE REF:	243087 / 5
SITE AREA:	1,867.20
SOIL RATING:	S ADOPTED
WIND RATING:	N3
HAZARDS:	BAL 19

BUILDING AREAS	
USE	AREA:
AMENITIES	2.48
DECK ADDITION	35.74
EX DECK	14.00
EXISTING	77.75
EXISTING (10)	21.92
EXISTING (1A)	77.75

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ADITIONS & ALTERATIONS

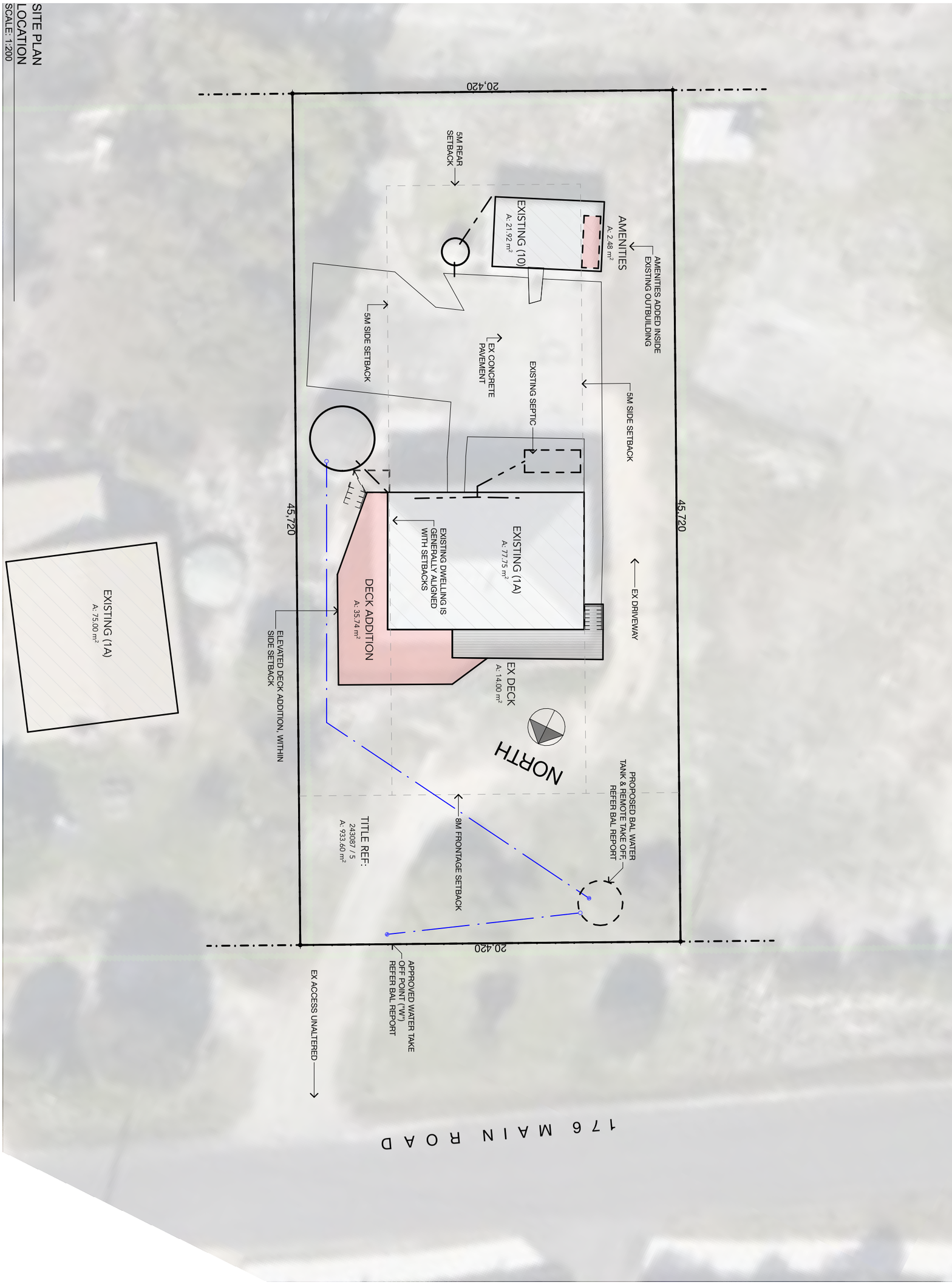
F. J. LYON

176 MAIN RD BINALONG BAY

03.11.26

DA ISSUE

00943-A



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SITE PLAN

LOCATION

STATUS: DA ISSUE

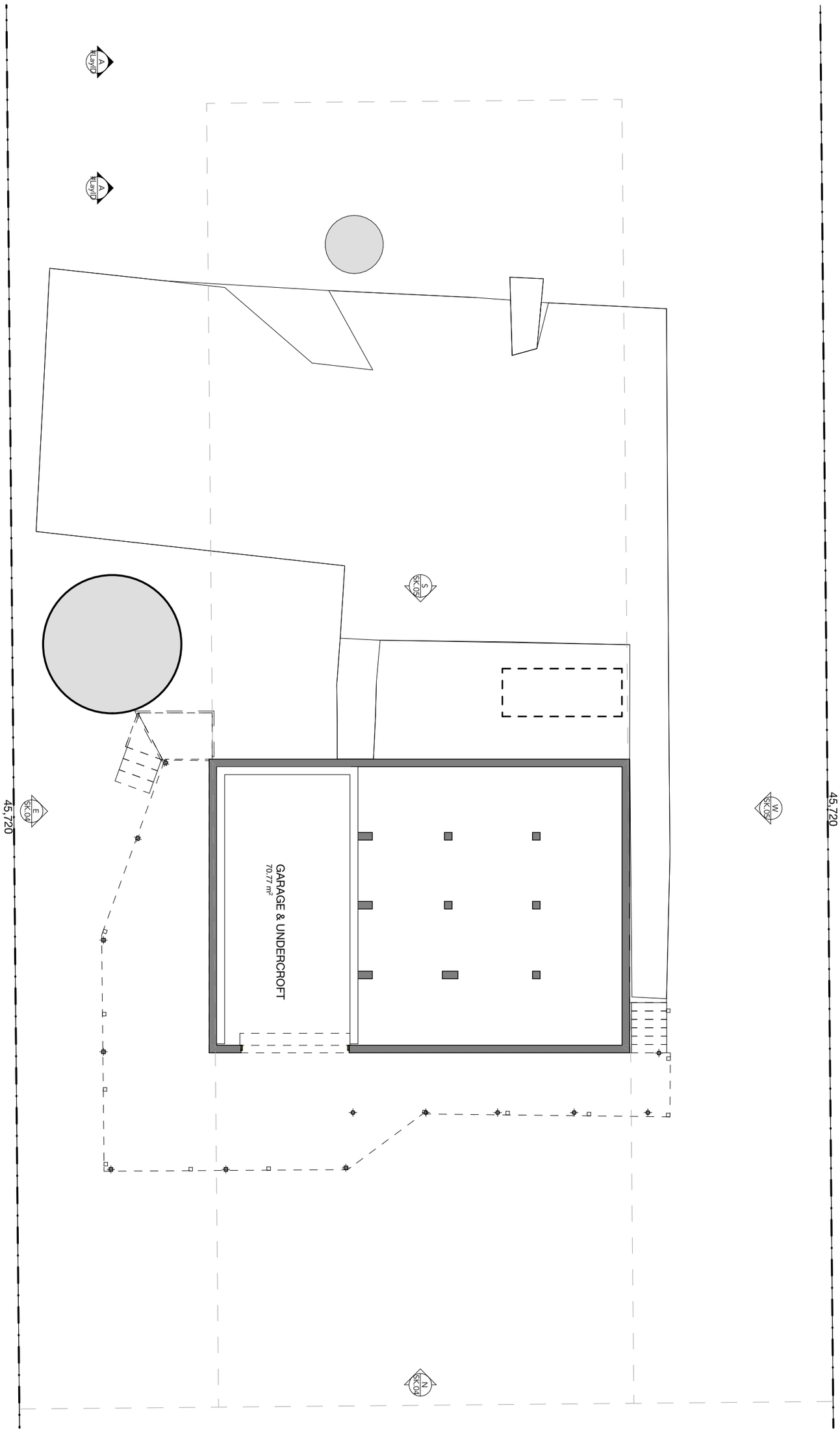
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Project No: 00943

Drawing No: SK.01 A

FLOOR PLAN
EXISTING FL-0
SCALE: 1:100



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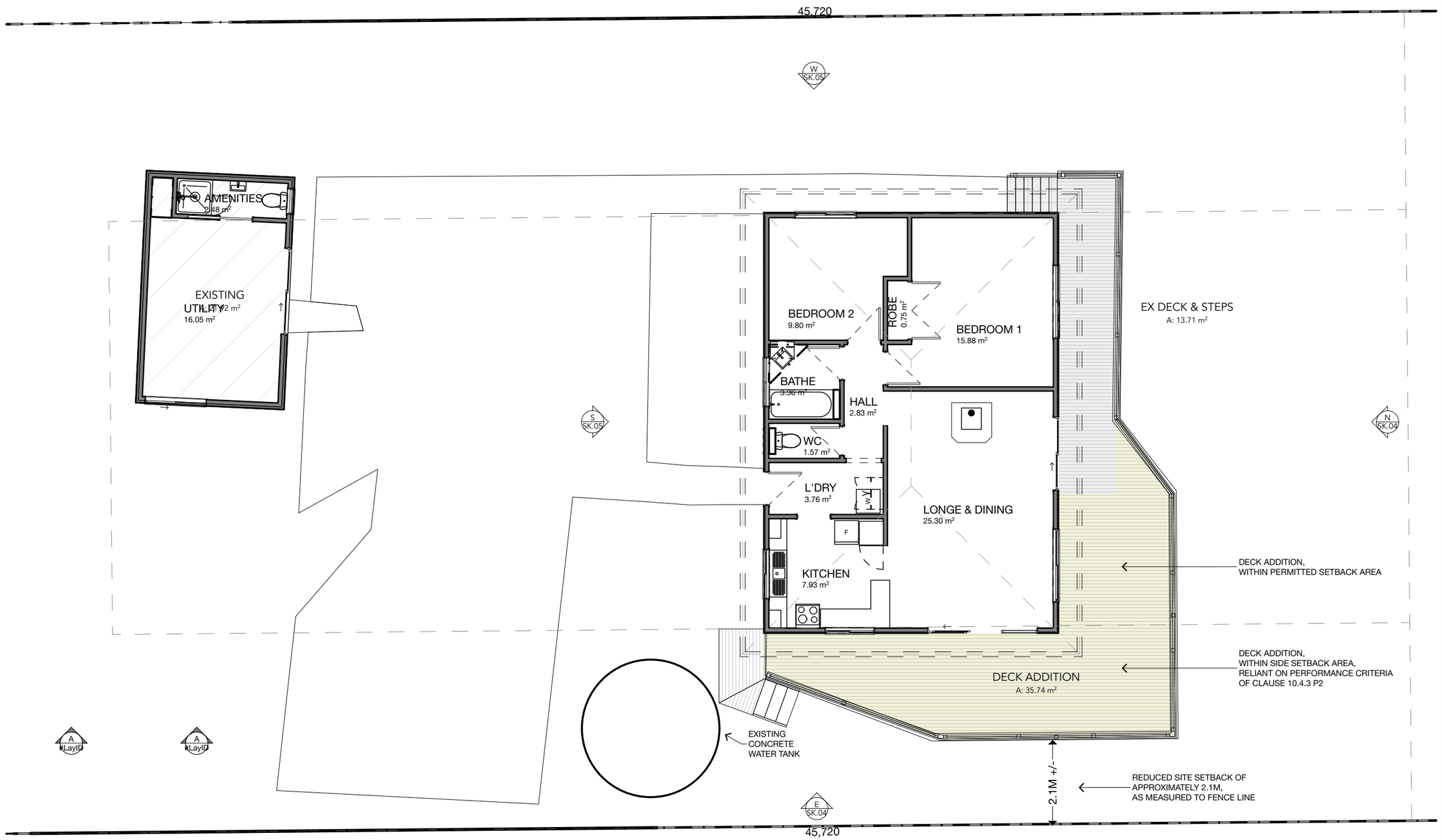
FLOOR PLAN
EXISTING FL-0

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Project No: 00943

Drawing No: SK.02 A



FLOOR PLAN
EXISTING & PROPOSED FL-1
SCALE: 1:100

Project No: 00943
Drawing No: SK.03 A

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FLOOR PLAN
EXISTING & PROPOSED FL-1

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DRAWN: ACS
DATE: 03.11.26

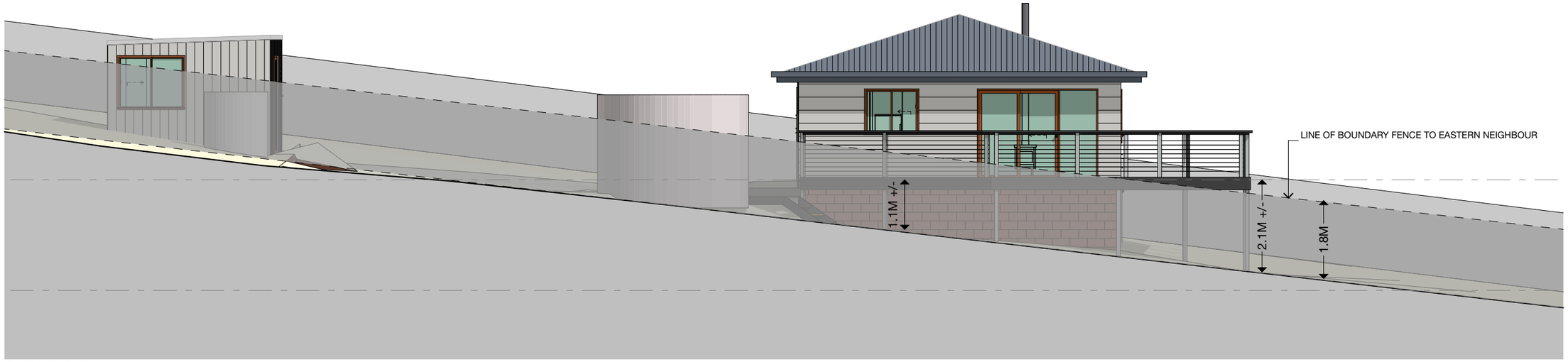
ADITIONS & ALTERATIONS

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ELEVATIONS
EAST
SCALE: 1:100



ELEVATIONS
NORTH
SCALE: 1:100

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Drawing No: SK.04 A

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ELEVATIONS
EAST, NORTH

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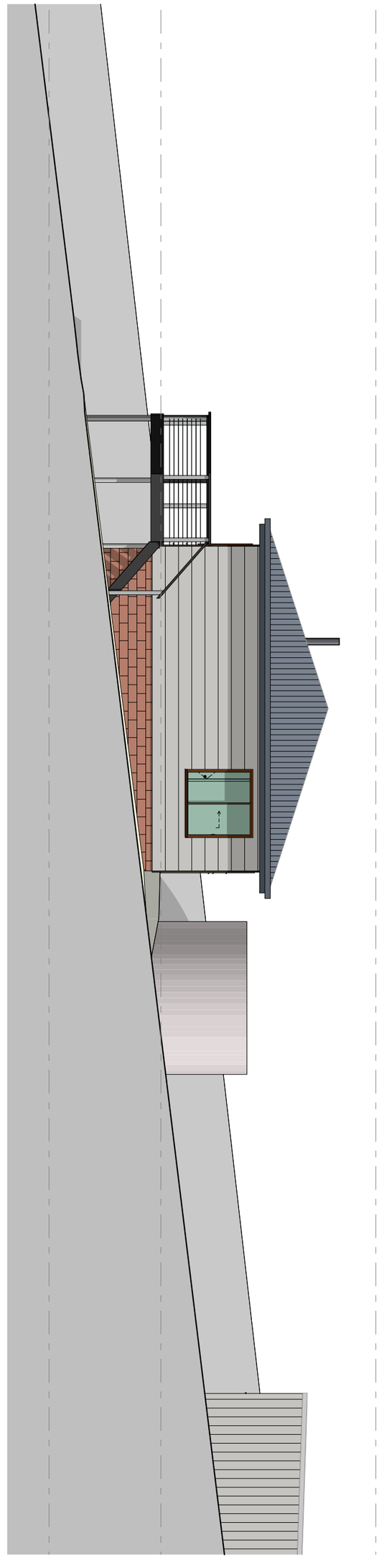
ADITIONS & ALTERATIONS

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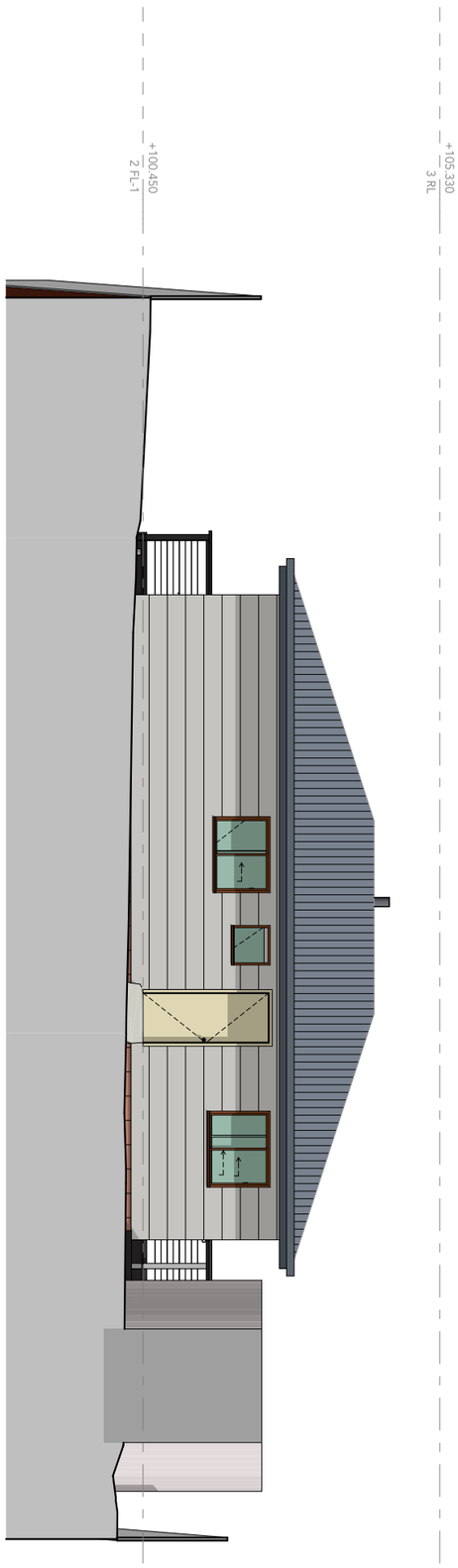
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ELEVATIONS
WEST
SCALE: 1:100



ELEVATIONS
SOUTH
SCALE: 1:100



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ADITIONS & ALTERATIONS

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176 MAIN RD BINALONG BAY

ELEVATIONS

WEST, SOUTH

STATUS: DA ISSUE

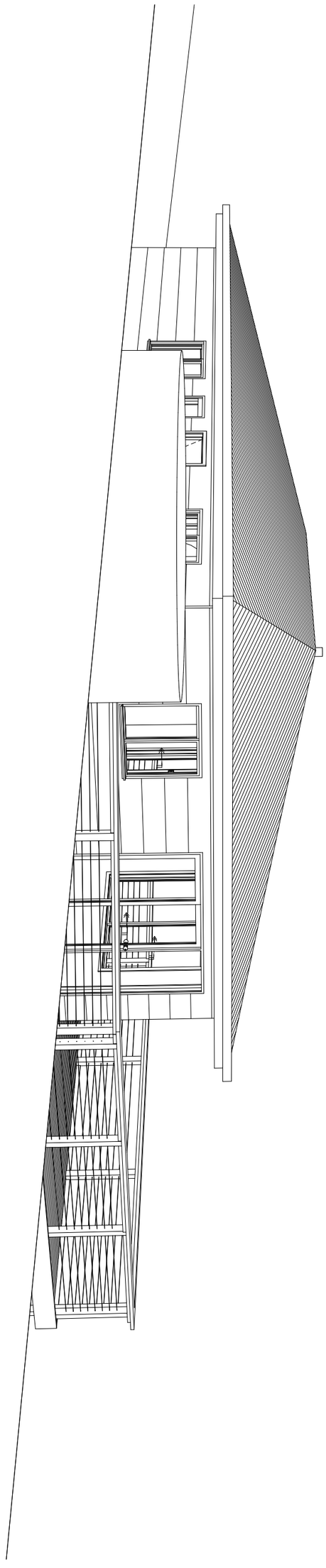
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FORM
VIEW FROM EAST
SCALE: 1:200



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FORM

VIEW FROM EAST

STATUS: DA ISSUE

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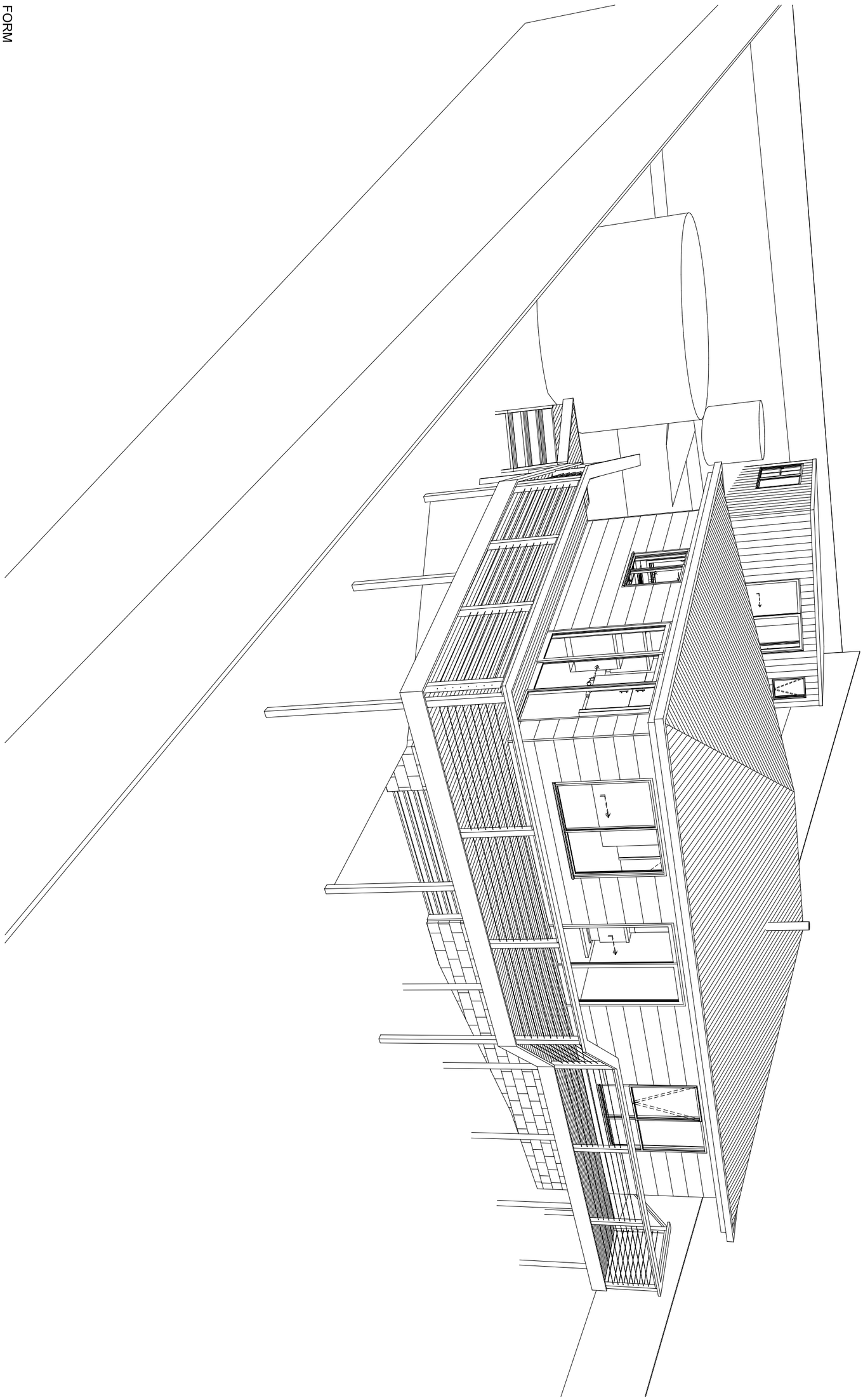
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Drawing No: SK.06 A

FORM

VIEW FROM NORTH

SCALE: 1:200



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VIEW FROM NORTH

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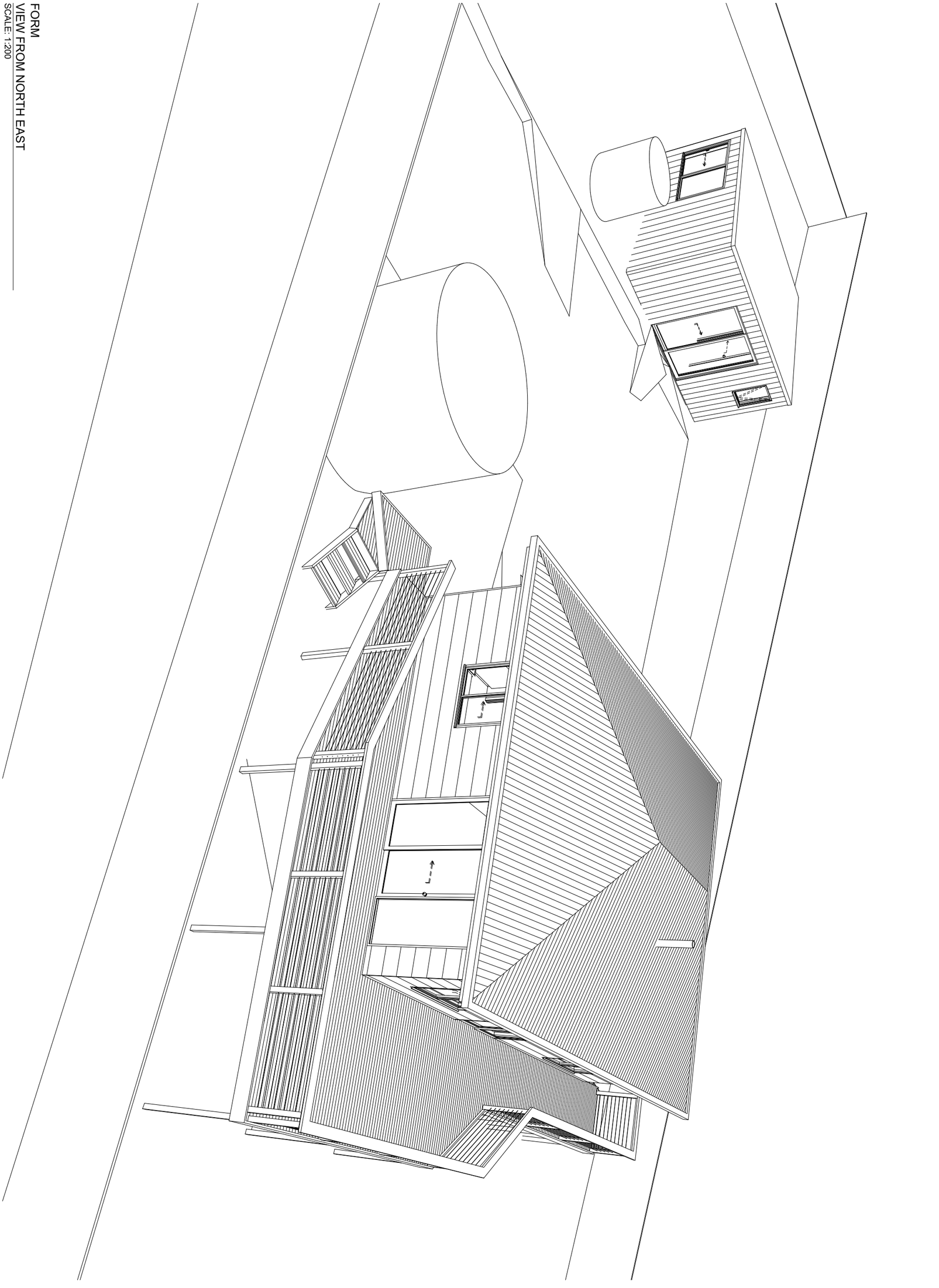
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FORM

VIEW FROM NORTH EAST

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experience - quality - service

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0410 034 501

ref: 00943

Monday, 9 November 2026

Land Use Planning
Break O'Day Council
32-34 Georges Bay Esplanade
ST HELENS TAS 7216

DEVELOPMENT APPLICATION - DECK ADDITION - 176 MAIN ROAD, BINALONG BAY

The site is defined by title reference 243087, LOT 5.

The site is 934 SQM in area.

The site is in zone 10, Low Density Residential.

The site has existing legal access to Main Rd, which is unaltered by the development.

The site has a natural assets, bushfire prone & stormwater management overlays.

PROPOSAL

The proposal is to seek approval for the deck addition that has been erected at this property.

The original deck has been extended to be more useable, with the enlarged deck extending to be approximately 2.1m from the eastern side boundary.

The enlarged deck is setback further than 8m to the front boundary.

The proposal is therefore reliant on the performance criteria of clause 10.4.3 P2.



10.4 DEVELOPMENT STANDARDS FOR DWELLINGS AND WORKS

10.4.3 Setback

Objective: That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.

10.4.3 P2

The siting of a dwelling must not cause unreasonable loss of amenity to adjoining properties, having regard to:

(a) the topography of the site;

(b) the size shape and orientation of the site

(c) the setbacks of surrounding buildings;

(d) the height, bulk and form of existing and proposed buildings;

(e) the existing buildings and private open space areas on the site

(f) sunlight to private open space and windows of habitable rooms on adjoining properties; and

(g) the character of development existing on established properties in the area.

The site is of similar size and shape to a general residential property, with a 6.5 degree slope, from the southern boundary down to Main Rd, with the existing dwelling floor and deck, approximately 3.6m above the surface at the frontage boundary.

The property to the east sits below the site, with the roof of the adjacent dwelling being in view from the deck area.



Image from rear yard area of 176 Main Rd, with deck edge beyond tank and lower roof of eastern neighbour beyond.



The reduced side setback has minimal impact on the adjacent property, which is to the north, is below the proposal site, and is the utility side of the dwelling, immediately adjacent to the deck.

The rear yard private open space areas of the adjacent dwelling are further north & east, and are screened by the boundary fencing and other structures on the sites.

The outlook from the deck area is generally over the adjacent roof, to the bay views beyond.

The adjacent dwelling is approximately 7.8m from the deck.



The existing dwelling is a single storey small cottage with the deck being 2.1m above ground at the northern edge,

The existing surface is graded down to the garage and undercroft level.

The streetscape view is of a small cottage with a deck, and with the adequate frontage setback, has a small scale when compared to other developments is the immediate area.



SUMMARY

The proposed deck enlargement, with its reduced setback is to provide an improved outdoor space at floor level on the eastern and northern corner of the dwelling.

The reduction in side setback, due to the topography of the site has no unreasonable impact on the property to the east.

The private open spaces of the adjacent property are located away from this deck area and are screened by fencing and or other structures and tanks.

The enlarged deck area is setback adequately from the frontage.

The proposal is of a small scale, low height and has no impact on the streetscape.

The site is an established garden area, and no vegetation removal is required for deck.

We therefore seek a discretionary permit for the proposed enlarged deck, with reliance on the performance criteria of **10.4.3 P2.**

Yours faithfully,

Andrew Smith FRAIA
Registered Architect,
Fellow of the Australian Institute of Architects
Managing Director

Tammy Smith Energy

Bushfire Report

176 Main Road, Binalong Bay

Prepared for F.J. Lyon

By: Tammy Smith

Date: 19th October 2026

Report No: B2627-010



Contents/Index

1. Introduction/Aim 3
2. Property Details 4
3. Description Of The Area 5
4. General Site Description 6
5. Photos of Site and Vegetation 7-11
6. Property Access 12
7. Water Supply 13
8. Bushfire Attack Level Assessment (AS3959) 14-15
9. Summary 16
10. Statement 17
11. References 18

Attachment 01	Bushfire Hazard Management Site Plan
Attachment 02	Bushfire Hazard Management Advice
Attachment 03	Static Water Supply for firefighting
Attachment 04	Correspondence from PWS
Attachment 05	Fire Resistant Garden Plants

Introduction

This Bushfire Attack Level (BAL) assessment report has been prepared for a deck at **176 Main Road, Binalong Bay.** The need for the BAL assessment report is required as the building works is built on bushfire prone land which is defined as:

a) Land that is within the boundary of a bushfire-prone area shown on an overlay of a planning scheme map; and

b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100 metres of an area of bushfire-prone vegetation equal to, or greater than one hectare. (Regulation 3 Building Regulations (Tas) 2004)

In this instance the building works is to be situated on and surrounded by land that is classified as bushfire prone vegetation and is within 100 m of bushfire-prone vegetation equal to or greater than one hectare.

Aim This assessment report has been provided to assist the owner with identifying the relevant construction requirements to be undertaken for the new building works described in Australian standard AS 3959-2018, and the preparation of a Bushfire Hazard Management Plan.

The purpose of this Bushfire Assessment Report is to provide knowledge to the public/ individual/ landholder the need to protect their property from bushfire. And to reduce the occurrence of, and minimise the impact of bushfires, thereby reducing the risk to human life, property, the environment, and the cost to the community caused by bushfires.
To provide for sufficient separation of building areas from bushfire-prone vegetation and to reduce the radiant heat levels, direct flame attack and ember attack at the building site;
The inspection has been undertaken and the report provided is on the understanding that;

1) This report assesses the site with respect to Bushfire-Prone Areas Code. All other statutory assessments are outside the scope of this report unless specifically included.

2) The report only identifies the size, volume and status of the vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development or where the vegetation separation distance established in this report has changed.

This assessment is based on an inspection of the site 23rd August 2026
The building site has an existing dwelling present. This assessment does not include the existing outbuildings & dwelling.

Property Details:

Property Address:	176 Main Road, Binalong Bay
Certificate of Title:	243087/5
Land Area:	934 m2 (approx.)
Type Of Building/Construction:	Deck
NCC Classification:	Class 1
Zoning:	Low Density Residential
Planning Scheme:	Break O'Day Local Provisions Schedule



Approx. Location of proposed building works

Suggested location of new static water supply for firefighting

Description of the Area

Climate

The climate in the Binalong Bay area is cool/temperate; the growing season for vegetation is during April/May (autumn) & October/November (spring). The Binalong Bay area has an average rainfall of 700 to 1100 mm per year. In general, the fire season is in the dryer months during January through to the end of March, with winds predominately prevailing from the West. Due to the topography of the land, this new deck maybe effected from the prevailing westerly weather.

Land Topography: Vegetation/Contours

TOPOGRAPHY: The gradient of the land this building works is located on is downslope towards the North, East & Western boundaries. This was determined by a site inspection made on the 23rd August 2026, also a site plan provided by Andrew Smith. Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land surrounding this new build (within the boundaries) is maintained. No documented threatened species are present on this allotment. The site this building works is constructed on is cleared of any significant vegetation.

Break O'Day Council local Provsions Schedule



Environmental Management

Low Density Residential

Tas Veg 3.0



(FUR) Urban Areas

(DAC) Eucalyptus amygdalina coastal forest and woodland

(SHW) Dry Eucalypt forest & woodland



General Site description:

This is a low-density residential allotment, located in the seaside village of Binalong Bay. The new deck is located on the Northern, and Eastern elevations of the existing dwelling. Main Road provides access to this allotment from a Northern direction. This allotment is downslope towards the Northern boundary.

NORTH Main Road runs parallel to the northern boundary and provides access to the subject allotment. Beyond Main Road are further developed Low Density Residential allotments containing existing dwellings, with vegetation on these properties currently managed and maintained. The proposed building works are located 13.5 metres from the northern boundary. Vegetation within the immediate vicinity of the proposed works will be required to be maintained along this boundary to support ongoing vegetation management and bushfire mitigation requirements.

WEST The existing dwelling is located immediately to the west of the proposed building works, which are set back 4.0 metres from the western boundary. A timber-clad fence provides separation between the subject site and the adjoining property. The neighbouring allotment is currently vacant, zoned Low Density Residential, and has an approximate area of 910 m². Vegetation on the adjoining allotment is currently managed and maintained.

SOUTH The proposed building works are located 21.40 metres from the southern boundary, which is delineated by a timber-clad fence separating the site from adjoining land managed by Parks and Wildlife Services. A well-maintained firebreak, measuring 16 metres in width (as verified by onsite measurement), runs parallel to this boundary. This vegetation is located **37.5 metres** from this building works. PWS currently undertakes regular vegetation management, such as slashing, mowing, fuel reduction, weed control and removal of accumulated vegetation. This vegetation management has been undertaken consistently over time. This vegetation management by PWS will be required to be maintained to ensure ongoing compliance with relevant vegetation management and bushfire mitigation requirements.

EAST The new building works is located 2.17 metres from this boundary. The neighbouring allotment contains an established dwelling, surrounded by maintained vegetation.

PHOTOS of SITE and VEGETATION



NORTH View showing the deck from the Eastern elevation of the existing building.



NORTH View Main Road is parallel to this boundary.



WEST from the Northern elevation of the existing building.



WEST View showing the neighbouring allotment. The vegetation on this neighbouring allotment is managed vegetation.



SOUTH View from the Eastern elevation of the building works.



SOUTH View showing the vegetation located on the neighbouring property. A maintained strip of vegetation provides separation from this forest vegetation.



EAST View beyond the Southern boundary. This vegetation is managed by PWS



WEST View beyond the Southern boundary showing a continuation of this strip of managed vegetation.



EAST View from the Northern elevation of the building works.



SOUTH EAST View showing the vegetation located on the neighbouring property.

Property Access

The property has a driveway access/egress to the North, (Main Road) of the property. This access is approx. 38 metres in length. A large turning area is located within the vicinity of the existing dwelling. This turning provides adequate area for the manoeuvring and turning of large emergency vehicles within this allotment. This access driveway provides a clear line of site.
This driveway is not required to provide access to the static water supply; therefore, no further upgrades are required.

Main Road travels in an East-West direction. To the East Main Road services further residence and then becomes a sandy track. To the West Main Road connects with other major roads allowing safe access/egress for occupants and emergency vehicles away from fire danger.

Main Road is a sealed road and complies with table E1 *"Standards for roads"*





Suitable turning area



Main Road East direction



Main Road West direction

Static Water Supply for firefighting

No Reticulated water supply is available to this allotment.

An existing tank has been located onsite, however due to the accessibility will not comply with the regulations for a static water supply for firefighting.

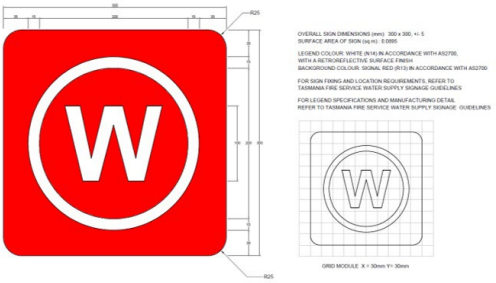
The owners have elected to install a new water supply for firefighting.
The suggested location is shown on the BHMP (attachment 02)

This new tank maybe relocated at the owner's discretion however must be located at a distance greater than 6.0 metres from the new building works and have available a hardstand for emergency vehicles within 3.0 metres of the connection point.

This water supply must be identified by a sign permanently fixed in a visible location. If a new water tank is to be installed adjacent to the existing farm shed, it is recommended that secondary signage be installed on the fence at the access from Wyllies Road alerting firefighters to the static water supply for firefighting. This sign must comply with the Tasmania Fire Service Water Supply Signage Guideline, in accordance with Bushfire Hazard Advisory Note 05-2017.

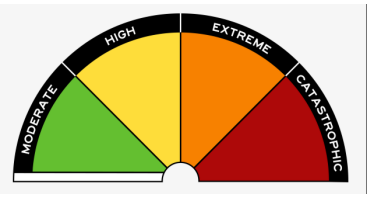
It should be recognised that although water supply as specified above may be in compliance with the requirements of the Building Code of Australia, the supply may not be adequate for all firefighting situations.





Approx location of new static water supply for firefighting

Name	FBI Range	Action
MODERATE	12-23	Plan and prepare
HIGH	24-49	Be ready to act
EXTREME	50-99	Take action now to protect your life and property
CATASTROPHIC	100+	For your survival, leave bushfire risk areas



Fire Danger Index (FDI) of 50 (1090) for Tasmania

Vegetation Classification	North	West	South	East
Group A - Forest			X	
Group B - Woodland				
Group C - Shrubland				
Group D - Scrub				
Group E - Mallee/Mulga				
Group F - Rainforest				
Group G - Grassland				
Exclusions (refer pg 14)	(f)	(f)		(f)
Distance to Classified Vegetation	**>100** metres	**>100** metres	**37.5** metres	**>100** metres
Effective Slope under classified vegetation	**Upslope**			
	0 degrees X	0 degrees X	0 degrees X	0 degrees X
	Downslope			
	> 0 to 5	> 0 to 5	>0 to 5	> 0 to 5
	> 5 to 10	> 5 to 10	> 5 to 10	> 5 to 10
	> 10 to 15	> 10 to 15	> 10 to 15	> 10 to 15
	> 15 to 20	> 15 to 20	> 15 to 20	> 15 to 20
BAL Rating for each orientation on the site	**BAL LOW**	**BAL LOW**	**BAL 12.5**	**BAL LOW**

Determination of Bushfire Attack Level: BAL 12.5

(In a Southern elevation and as such no further reduction can occur)



BAL 12.5 is a low risk and is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m2 where the site is less than 100 m from the source of bushfire attack

The bushfire Attack level shall be classified BAL-LOW where the vegetation is one or a combination of any of the following:

(a) Vegetation of any type that is more than 100 m of other areas of vegetation being classified.

(b) Single areas of vegetation less than 1 ha in area and not with 100 metres of other areas of vegetation being classified.

(c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other.

(d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of lengthy and not within 20 m of the site or each other, or other areas of vegetation being classified.

(e) Non-vegetated areas, including waterways, roads, footpaths, buildings, and rocky outcrops

(f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to public nominal height of 100mm)

Summary & Recommendations

The winds generally prevail from a Westerly direction; it is possible a fire located in the vegetation to the South South-West could be directed towards this building works. Should this occur there is a possibility of an ember attack on this building works.

Mitigation from a bushfire is dependent on the management of the site by maintaining reduced vegetation fuel loads within the hazard management area. The owners have the capacity to maintain the vegetation surrounding this building in minimal fuel condition.

Consideration has been given to the land topography, also prevailing westerly winds, which may affect the severity of a wildfire located in this neighbouring vegetation.

To achieve the said BAL (12.5) continuous management of the vegetation will be required surrounding this dwelling for the distances shown on the Bushfire Hazard Management Plan (attachment 01).

The classification of the 16.0 metre strip of land parallel to the Southern boundary (under the control of PWS) as managed is based on the observed site conditions and the available evidence regarding ongoing vegetation management. The likelihood of these conditions being maintained in the future has been considered in determining whether the exclusion is appropriate. The assessment and supporting evidence are documented to demonstrate the basis for the low-threat classification.

The access/egress to this allotment complies with the minimum requirements. No further construction is required on this existing driveway.

A new static water supply for firefighting & signage will be required to be installed.

The construction requirements are detailed in sections 3 and 5 of AS3959-2018

This BAL rating has been determined given the knowledge that the owners will maintain the immediate vegetation surrounding this new build in a minimum fuel condition. *(refer Bushfire Hazard management site plan, attachment 01)* It is a requirement the attached 'Bushfire Hazard Management Site Plan' be adhered to.

In establishment of the landscaping, minimum fuel condition should be achieved for a distance surrounding the dwelling, it is recommended low flammability plants be established on this allotment (refer attachment Fire Resisting Garden Plants). To be consistent with clause 2.2.3.2 of AS 3959). This allows the planting of trees with a discontinuous canopy and no understorey.

A copy of the BHMP plan MUST also be provided to ALL current and successive owners to make them aware of their continuing obligations to maintain the plan and protection measures attributed to their property into the future.

Statement:

I have 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.



Tammy Smith
Bush Fire Assessor
Accreditation 126
64286634
0419 560 727

Date: 19th October 2026

The measures contained in this report cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and weather conditions.

References

. Architectural site plan by Andrew Smith

. Break O'Day Local Provisions Schedule

. Australian Standards; AS 3959-2018 (Including amendment No. 3) – Constructions of Buildings in Bushfire-prone areas.

. Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG

. Directors Determination

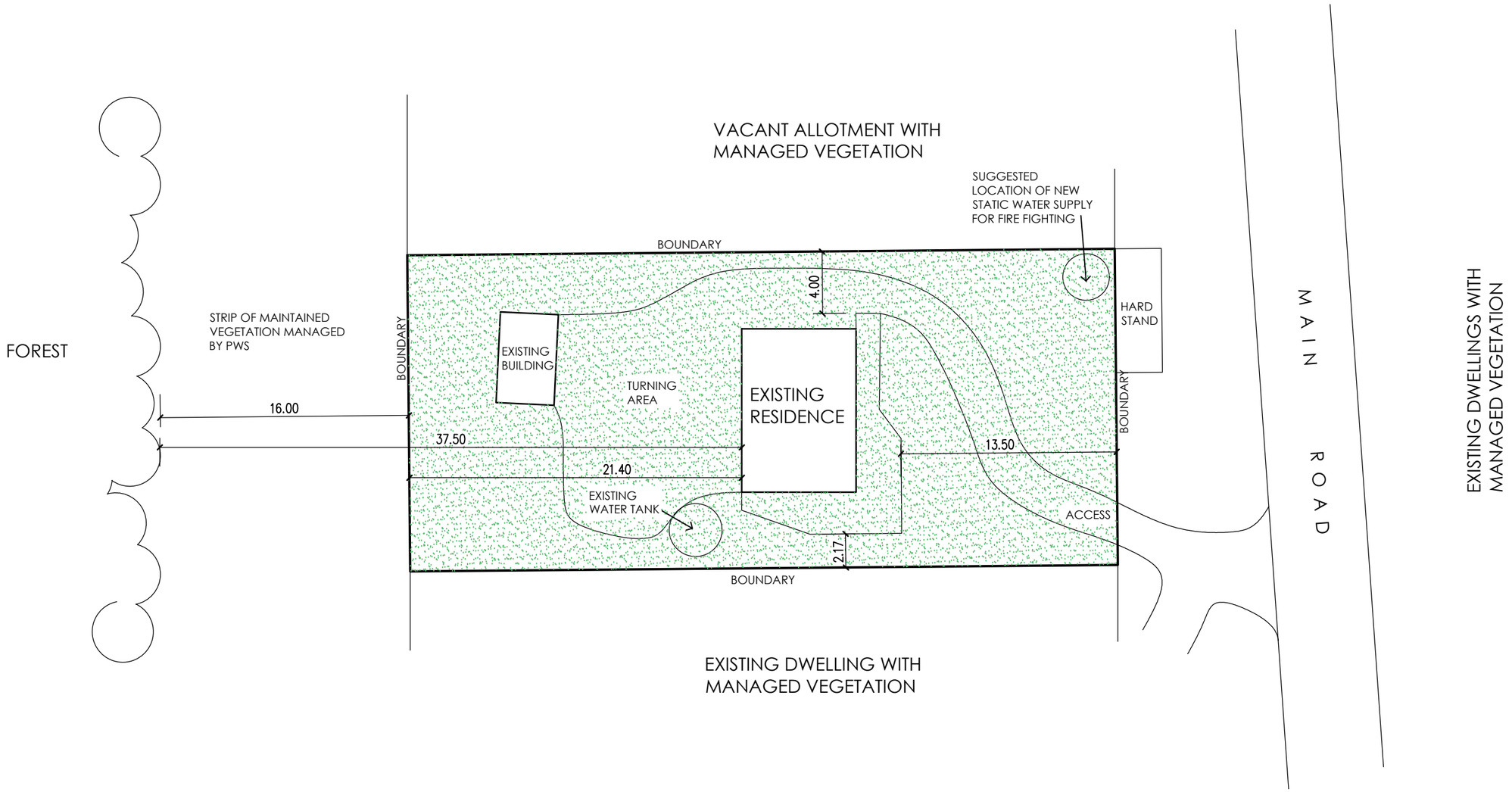
. Bushfire Hazard Advisory Notes

. Tasmania Fire Service Water Supply Signage Guideline

. Tasmanian Government, Land-Information-Systems-Tasmania. www.thelist.tas.gov.au

. Fire resisting Garden Plants - Tas Fire Service/Alan Grey

. National Construction Code (BCA 2022)



NORTH

BUSH FIRE RATING
BAL 12.5

HAZARD MANAGEMENT AREA

THIS AREA OF THE PROPERTY IS TO CONSIST OF SHORT MAINTAINED LAWNS AND NON FLAMMABLE AREAS SUCH AS PATHS AND DRIVEWAYS.
VEGETABLE GARDENS AND EFFLUENT DISPOSAL AREAS CAN BE LOCATED HERE.
ALL FLAMMABLE ITEMS SUCH AS WOOD PILES, RUBBISH HEAPS AND STORED FUELS ARE TO BE KEPT CLEAR OF BUILDINGS.
HIGHLY FLAMMABLE PLANT SPECIES MUST BE AVOIDED IN THIS AREA

Tammy Smith
Energy
Accreditation. BFP-126
PO Box 48 Port Sorell
Tasmania 7307
0419 560 727
ABN – 84 530 588 051

Amendments:

01	FINAL	16-10-2026

ADDITIONS AND ALTERATIONS
176 MAIN ROAD
BINALONG BAY

F.J. LYON

BUSH FIRE HAZARD MANAGEMENT PLAN

Project No.:
B2627-010

Penton

Scale at A3:
1:300

Attachment
01 **01**
of 01

Attachment 02

Tammy Smith Energy

Bushfire Hazard Management Advice

Prepared for F.J Lyon

Building Works at 176 Main Road, Binalong Bay

This bushfire Hazard Management Advice is to be read in conjunction with the Bushfire Hazard Management Plan (attachment 01), and the Bushfire Report for this building work.

It is important to recognise that, particularly in extreme and major bushfires, no single option is likely to provide sufficient protection from bushfires. A range of options need to be implemented to reduce the bushfire risk to an acceptable level. While hazard reduction will reduce the severity of a bushfire and therefore improve the chance of survival; people, houses, and other assets. The owners/occupiers may have a better chance of survival from a bushfire if preventative measures have been implemented to make their dwellings less vulnerable to bushfire attack.

The following is recommended:

1) Continually maintain your dwelling and other assets in a minimal fuel condition this means a reduction in the amount and altering the arrangements of fuels. Most fine fuels are at or close to the ground, often as part of grass, litter or shrub layer, If these is enough fuel, when a fire approaches these fuels will ignite the trees above or set the bark alight. This may burn into the tree canopy causing a dangerous crown fire.

2) Locate flammable fuels away from the residence, and separate from each other

3) Road access to the property is to be maintained as an all-weather road, ensuring the height and width of vegetation remains cleared providing clear access for emergency vehicles

4) Minimise flammable materials around the home.

5) Regularly clean vegetation and debris from gutters.

6) Develop a household bush fire/evacuation plan and have available the necessary basic bush firefighting equipment.

7) Continually check screens on windows and doors are in good condition without breaks or holes in the flyscreen material, and frames are well fitting into sills and window frames

8) Ensure painted surfaces are in good condition with decaying timbers given particular attention to prevent the lodging of embers within the gaps.



Hazard Management Area:

To be read in conjunction with Bushfire Hazard Management Plan (att 1).

The *Building Act 2016*, requires a hazard management area to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.
A Bushfire Hazard management area means the area, between a habitable building or building area and an area of 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.
The Hazard Management Area is within the existing boundaries of this allotment, surrounding this building and is required to ensure that potential fuel surrounding the dwelling is minimised. *(Minimal Fuel Condition)* Ensuring there is little or no material available to burn around the dwelling when bushfires approach.

The Hazard Management Area is achieved by:

- Use non-flammable mulch; do not use woodchips or bark especially against buildings
- Maintaining grass at less than 100mm height
- Include non-flammable areas such as paths and driveways
- Locating dams, orchards, vegetable gardens and effluent disposal areas (if possible) on the fire prone side of the building
- Using radiation shields and windbreaks such as non-combustible fences and hedgerows, avoiding highly flammable plants
- Selectively removing small trees and shrubs to create clumps, rather than a continuous wall separated by open areas
- Removing fire hazards such as wood piles rubbish heaps and stored fuels.
- The removal of fallen limbs, sticks and bark litter
- Thinning out understory vegetation to provide fuels to provide horizontal separation between fuels
- Replacing highly flammable plants with low flammable species.
- Active weed management – removing the fuel on the ground, around the base of the tree canopy and to a height of at least 2 metres (prune lower branches)
- Allow clear space from the dwelling of at least 4 times the mature height of any shrubs planted – no vegetation should be able to fall on the building.
- Pruning larger trees to maintain horizontal separation between canopies
- Maintaining vegetation clearance around vehicular access and water supply.

There is no need to remove all trees as they can be beneficial in trapping embers and reducing wind speeds and may not be involved in a bushfire once the fuels below (understorey) have been modified. Individual trees rarely cause houses to burn in bushfires.
A hazard management area has two important roles. It is much easier to defend your home when most flammable material close to your home has been removed. It also aids the protection of occupants and fire fighters who may be defending your home. The inclusion of this defendable space forms part of a consolidated approach, which together with building construction standards, provision of firefighting water supplies and good property access, are designed to make living in bushfire prone areas safer.

BUILDING FOR BUSHFIRE

Firefighting Water Supplies



Water supplies are an essential requirement for firefighting; and development in bushfire-prone areas requires a dedicated firefighting water supply be provided on-site. A firefighting water supply must be adequate, accessible and reliable.

Generally, water supplies will take one of two forms: a hydrant connected to a reticulated water supply, or a static water supply such as a water tank, dam or swimming pool.

Reticulated water supplies are provided in urban areas. In addition to providing potable water for domestic use, reticulated supplies also provide pressurised water for firefighting.

To the meet the Deemed-to-Satisfy requirements for a firefighting water supply; the water supply must be designed and constructed to comply with the following:

STATIC WATER SUPPLIES FOR FIRE FIGHTING

1. The distance between the building to be protected and the static water supply

a) The building to be protected must be located within 90 metres of the water connection point of a static water supply; and

b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

The hose lay distance is measured by following the path the hose would need to take when laying on the ground between the connection point and around the house and other obstacles. This is not a straight line measurement.

fire.tas.gov.au

Bushfire Risk Unit GPO Box 1526 Hobart Tasmania 7001
Phone 1800 000 699 | bfp@fire.tas.gov.au

Tasmania Fire Service

Tasmanian Government

2. Static water supply

a) May have a remotely located off take connected to the static water supply;

b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;

c) Must provide a minimum of 10,000 litres per building area to be protected. This volume of water must always be available and not be used for any other purpose including firefighting sprinkler or spray systems;

d) Must be metal, concrete or lagged by non-combustible materials if above ground; and

e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:

(i) Metal;

(ii) Non-combustible material; or

(iii) Fibre-cement a minimum of 6 mm thickness.

Notes

If using a remote offtake to provide water from a static supply, the maximum vertical lift height is 3 metres. The distance from static supply to offtake can affect output to the point of making the supply totally unavailable. The static supply is to be available at all times, and if it is not, then the installation is not compliant.

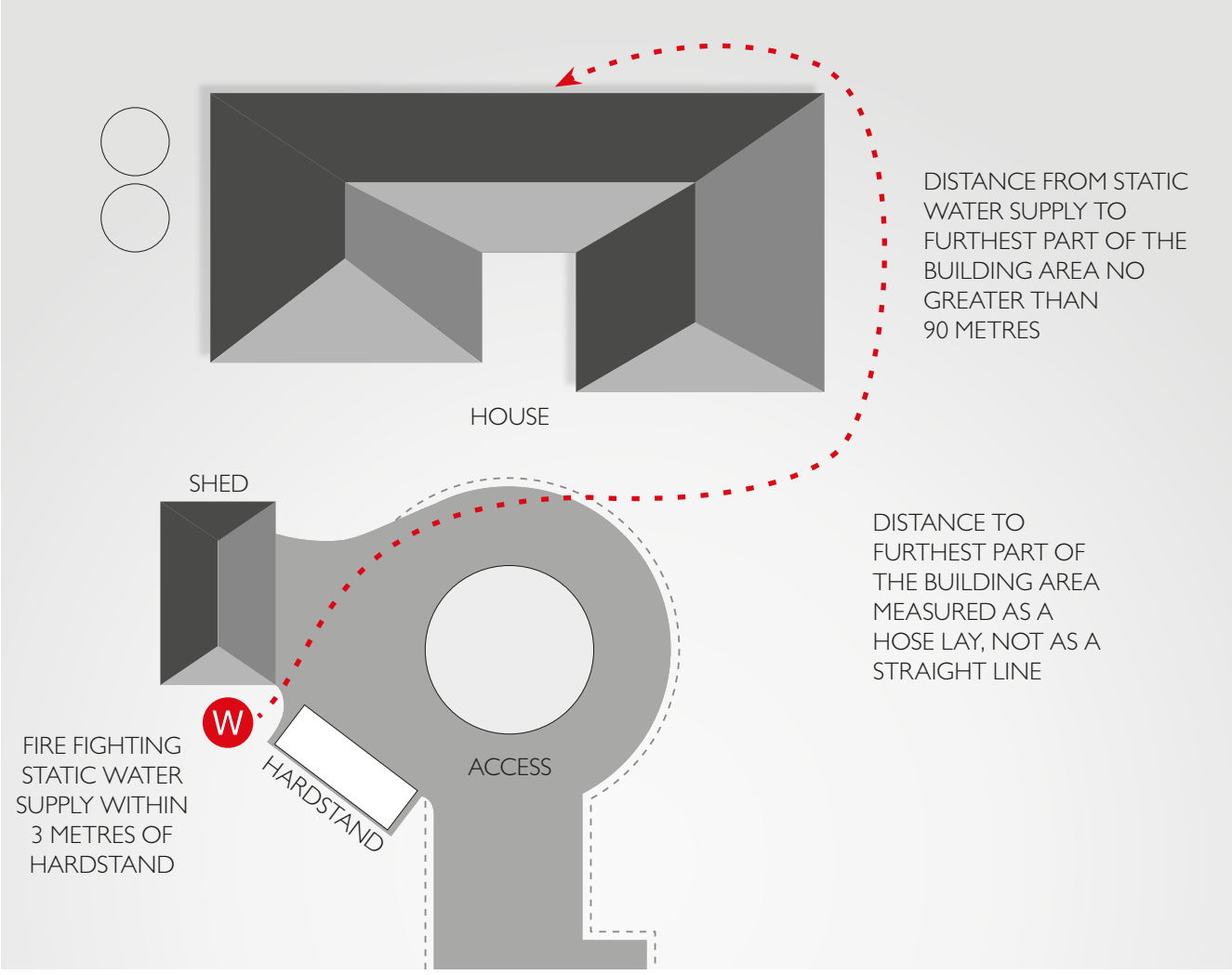


Figure 1 Siting requirements for a static water supply for firefighting.



Figure 2 An example of a compliant combination static supply where the bottom 10,000 litres is reserved for firefighting purposes and the remainder is available for domestic use by the property owner.

3. Fittings, pipework and accessories (including stands and tank supports)

a) Have a minimum nominal internal diameter of 50 mm;

b) Be fitted with a valve with a minimum nominal internal diameter of 50 mm;

c) Be metal or lagged by non-combustible materials if above ground;

d) Where buried, have a minimum depth of 300 mm (compliant with AS/NZS 3500.1 Clause 5.23);

e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;

f) Ensure the coupling is accessible and available for connection at all times;

g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); and

h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and



Figure 3 Shows a Storz coupling fitted to a static water supply.

i) Where a remote offtake is installed, ensure the offtake is in a position that is:
   (i) Visible;
   (ii) Accessible to allow connection by firefighting equipment;
   (iii) At a working height of 450 – 600 mm above ground level; and
   (iv) Protected from possible damage, including damage by vehicles.

4. Signage for Static Water Connections

The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location.

The sign must comply with:

a) Water tank signage requirements within *AS 2304 Water Storage Tanks for Fire Protection Systems*; or

b) The TFS Water Supply Signage Guidelines which require the following requirements:

   (i) Be marked with the letter "W" contained within a circle with the letter in upper case not being less than 100 mm in height;

   (ii) Be in fade-resistant material with white reflective lettering and circle on a red background;

   (iii) Be located within one metre of the water connection point in a situation which will not impede access or operation; and

   (iv) Be no less than 400 mm above the ground.



Figure 4 Shows a compliant example of a remote take-off from the 10,000 litre firefighting water supply tank.

SIGNAGE FOR STATIC FIREFIGHTING WATER SUPPLY CONNECTION POINT

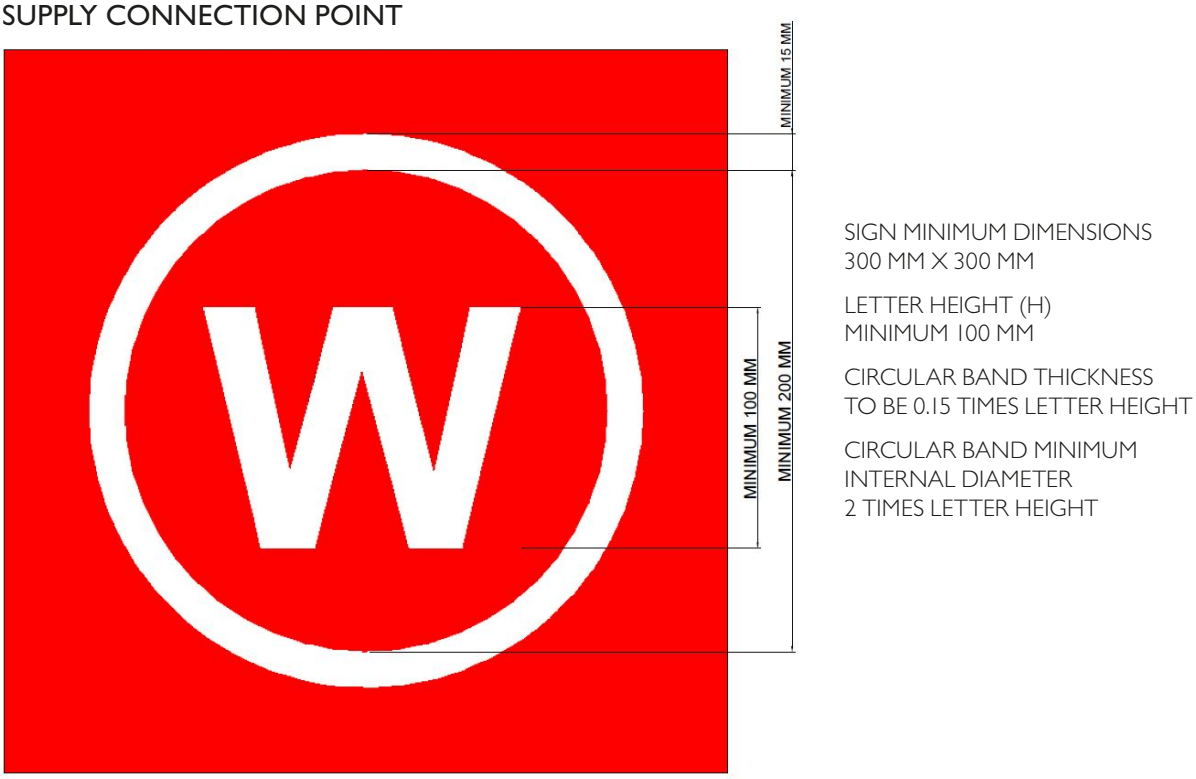


Figure 5 A representation of the static water supply indicator sign.

5. Hardstand

A hardstand is an area beside a water supply point which provides a stable parking area for fire appliances. An area beside a water supply point which was unstable, soft or boggy could result in a truck becoming stuck or bogged. At its best this might result in unnecessary delays with pumping operations or relocating the fire appliance, but at its worst, it may endanger crews if they are not able to relocate if conditions worsen.

At a minimum the surface needs to be suitable for use in all conditions and the surface needs to be hardened with gravel or sealed with bitumen or concrete.

A hardstand area for fire appliances must be:

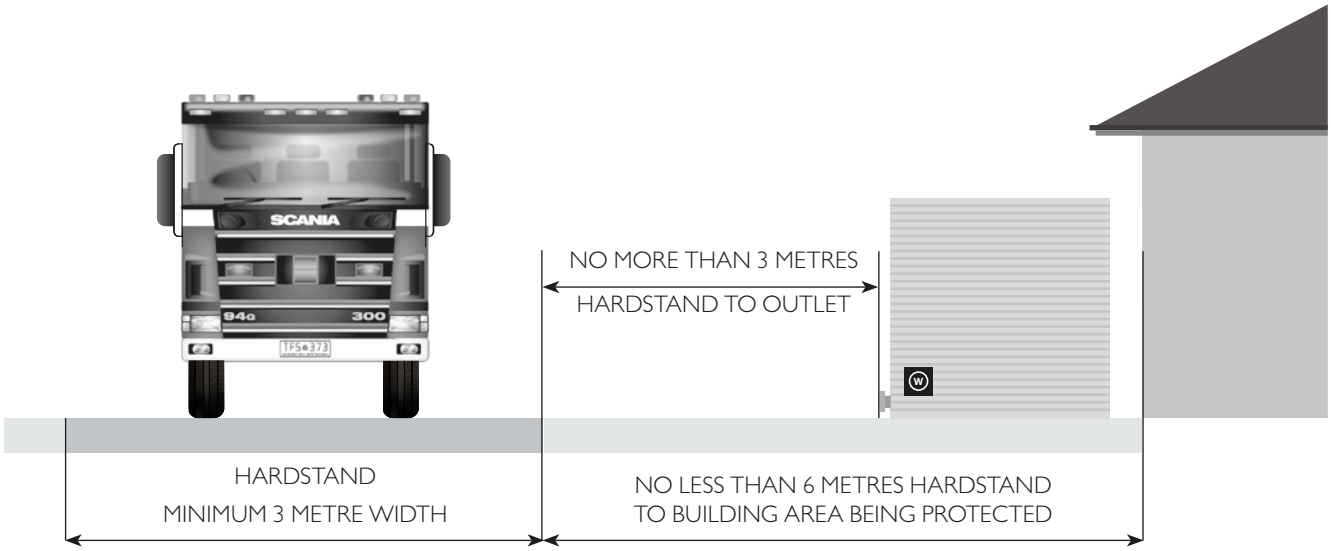
a) No more than three metres from the firefighting water connection point, being a hydrant or static supply, measured as a hose lay (including to the minimum water level in dams, swimming pools and the like);

b) No closer than six metres from the building area to be protected;

c) A minimum width of three metres 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.

ELEVATION



A HARDSTAND FOR FIRE APPLIANCES MUST BE PROVIDED:

- NO MORE THAN 3 METRES FROM THE FIREFIGHTING WATER POINT MEASURED AS A HOSE LAY (INCLUDING THE MINIMUM WATER LEVEL IN DAMS, SWIMMING POOLS AND THE LIKE);
- NO CLOSER THAN 6 METRES FROM THE BUILDING AREA TO BE PROTECTED;
- A MINIMUM OF 3 METRES WIDTH CONSTRUCTED TO THE SAME AS THE CARRIAGEWAY; AND
- CONNECTED TO THE PROPERTY ACCESS BY A CARRIAGEWAY EQUIVALENT TO THE STANDARD OF THE PROPERTY ACCESS.

Figure 6 Hardstand Specifications, Elevation

Hardstand specifications

PLAN VIEW

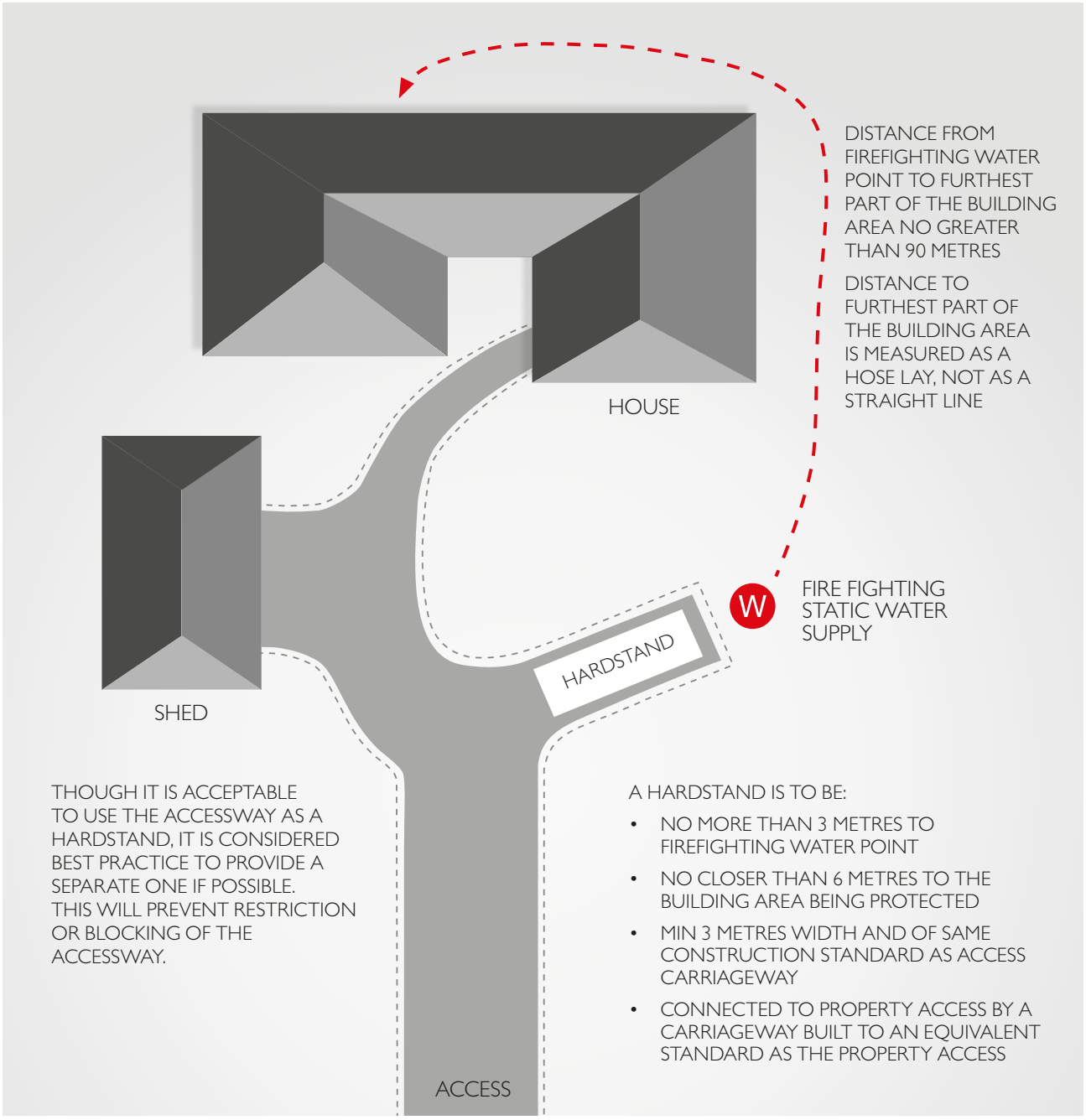


Figure 7 Hardstand Specifications, Plan View

RETICULATED WATER SUPPLIES

Distance

The following requirements apply:

a) The building area to be protected must be located within 120 metres of a fire hydrant; and

b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Design criteria for fire hydrants

The following requirements apply to proposed hydrants:

a) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and

b) Fire hydrants are not installed in parking areas.



Figure 8 An image of a suburban hydrant cover plate under which is located a ground ball hydrant



Figure 9 A firefighter accessing water from a ground ball hydrant via standpipe connection

GLOSSARY OF TERMS

Bushfire-prone area means:

(a) land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and

(b) (i) where there is no overlay on a planning scheme map; or

(ii) where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.

Deemed-to-Satisfy – provisions which are deemed-to-satisfy the requirements outlined in Directors Determination-Bushfire Hazard Areas and C13.0 Bushfire-Prone Areas Code.

Fire hydrant – as described in AS 2419.1 Fire hydrant installations – System design, installation and commissioning: 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 firefighting.

Hardstand – an identifiable and clearly marked trafficable all-weather pavement providing access and capable of supporting a fire brigade pumping appliance during firefighting operations.

Hose-lay – the distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.

Reticulated water supply – a continuous supply of water which has been made available from a network of pressurised underground mains which are supplied form the municipal water supply.

Static water supply – water stored in a tank, swimming pool, dam, or lake, that is available for firefighting purposes at all times.

TFS – Tasmania Fire Service.

Firefighting water point – the point where a fire appliance is able to 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).

Tasmania Fire Service

Tasmanian Government

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Phone 1800 000 699 | bfp@fire.tas.gov.au

d 220267

Good afternoon Tammy, 06/07/2026

As discussed on the phone earlier, please see information requested below regarding vegetation management adjacent to residence at 176 Main Road, Binalong Bay:

- The area adjacent to the identified residence is part of the Humbug Point Nature Recreation Area.
- The Binalong Bay F7 Fuel Break (CID 33658) sits adjacent to the identified residence with an average width of ~20m.
- PWS periodically reviews its Fire Management Infrastructure against modern risk and fire management principles, so can not make commitments on presence or size in perpetuity, however the fuel break is currently maintained annually dependent on weather and other budget or equipment related factors.
- It is PWS policy that developments adjacent to reserved land are designed and sited so that all bushfire protection requirements can be achieved entirely within the boundaries of the development site. This includes Building Protection Zones and Fuel Modified Buffer Zones, vegetation modification or removal, access and egress arrangements, and water supply for firefighting purposes.
- PWS does not support vegetation removal or fuel reduction works within reserves to facilitate “new” development(s). Developments are expected to demonstrate that bushfire risk can be appropriately managed without reliance on works occurring on neighbouring public land.
- Where (if applicable) a proposed development is unable to meet bushfire protection requirements within the property boundary, PWS will object to the development application through the relevant planning assessment process.
- This approach reflects the need to protect the environmental, cultural, and recreational values of Tasmania's reserve system, avoid creating ongoing management obligations on public land, and ensure that bushfire risk is appropriately addressed through the planning, design, and siting of developments.

I hope that helps and thank you for your understanding. If I can provide any further information feel free to get in touch.

Kind Regards,

Sam Bouwman (he/him) | Acting Regional Operations Manager

Northern Region, Tasmania Parks & Wildlife Services

Department of Natural Resources and Environment Tasmania

171 Westbury Road, Prospect, Tasmania, 7250

M: 0457 254 352

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Fire Resisting Garden Plants

For the Urban Fringe and Rural Areas

Tammy Smith Energy

Introduction

All vegetation will burn in a bushfire and pose a hazard to people and their homes. However not all vegetation has the same flammability and there is great potential for people living in bushfire prone areas to reduce their fire hazard by changing the plants in their gardens.

Flammability Groups

In the following list:
E denotes an exotic plant.
TN a plant native to Tasmania,
AN a plant native to mainland Australia and
X a known environmental weed.

High Flammability
These plants have been shown to be highly flammable and should not be planted or allowed to remain inside your dwelling's Hazard Management Area. They should also be avoided in the Fuel Modified Zone. Move these plants away from your house and replace them with less flammable plants.

Acacia dealbata	TN	Silver Wattle
Acacia stricta	TN	Hop Wattle
Acacia verticillata	TN	Prickly Moses
Acer palmatum	E	Japanese Maple
Acmena smithii	AN	Lilly Pilly
Aesculus hippocastanum	E	Common Horse Chestnut
Allocasuarina cunninghamiana	AN	River Sheoak
Angophora floribunda	E	Rough-barked Apple
Bambusa vulgaris	E	Bamboo
Banskia integrifolia	AN	Coast Banskia
Banskia marginate	TN	Honeysuckle
Betula pendula	E	Silver birch
Buddleia davidii	E	Butterfly Bush
Callistemon citrinus	AN	Common Red Bottlebrush
Callitris rhomboidea	TF	Oyster Bay Pine
Cassia javanica	E	Pink Cassia
Chanaecyparis lawsoniana	E	Lawson Cypress
Cinnamomum camphora	E	Camphor Laurel
Citrus limon	E	Lemon
Cortaderia argentea	EX	Pampus Grass
Corymbia maculta	AN	Spotted Gum
Cupressus funebris	E	Morning Cypress
Dodonaea viscosa	TN	Native Hop
Elaeocarpus reticilatus	TN	Blueberry Ash
Eucalyptus amygdalina	TN	Black Peppermint

Moderate Flammability

These plants should be avoided in the Hazard Management Area. They should not be allowed to dominate your garden and should be well maintained, being especially careful to remove dead material before it accumulates

Acacia baileyana	AN X	Cootamundra Wattle
Acacia decurrens	AN	Green Wattle
Acacia mearnsil	TN	Black Wattle
Acacia melanoxylon	TN	Blackwood
Acacia podalyrifolia	AN	Mt. Morgan Wattle
Actinidia chinensis	E	Kiwi Fruit
Araucaria heterophylla	AN	Norfolk Island Pine
Atherosperma moschatum	TN	Sassafras
Bedfordia salincina	TN	Blanket Bush
Beyeria viscosa	TN	Pinkwood
Brachychiton acerifolius	AN	Illawarra Flame Tree
Brachychiton discolour	AN	Lacebark
Brachychiton rupestris	AN	Bottle Tree
Calodendrum capense	E	Cape Chestnut
Canna indica	E	Canna Lily
Cassia floribunda	E	Smooth Cassia
Ceanothus papillosus	E	Pacific Blue
Chaenomeles japonica	E	Flowering Quince
Chrysanthemum indicum	E	Chrysanthemum
Citrus nobilis	E	Mandarin
Coleonema pulchrum	E	Diosma
Cotoneaster glaucophyllus	E X	Cotoneaster
Cucurbita maxima	E	Pumpkin
Cymbopogon citratus	E	Lemon Grass
Cyphomandra betacea	E	Tamarillo
Delonix regia	E	Poinciana
Dicksonia antarctia	T N	Man Fern
Diospryros sp.	E	Persimmon
Eriobotrya japonica	E	Loquat
Escallonia macrantha	E	Escallonia
Euryops pectinatus	E	Yellow Daisy Bush
Genista monspessulana	E X	Montpellier Broom
Koelreuteria paniculata	E	Golden Rain Tree
Lantana vamara	E	Lantana
Ligustrum lucidum	E	Large-leaved Privet
Liquidambar styraciflua	E	Liquidambar
Magnolia grandiflora	E	Magnolia
Morus sp.	E	Mulberry
Myoporum insulare	AN	Boobyalla
Nerium oleander	E	Oleander
Olearia argophylla	TN	Musk
Photinia glabra var. rubens	E	Chinese Fire Bush or Red-leafed photinia
Pittosporum bicolor	TN	Cheesewood
Pteridium esculentum	TN	Bracken Fern
Rhododendron sp	E	Rhododendron
Rosa sp	E X	Roses, Briars
Salix babylonica	E	Weeping Willow
Salix chilensis	E	Pencil Willow
Sorbus aucuparia	E	Rowan
Spathodea campanulata	E	African Tulip Tree
Syringa vulgaris	E	Lilac
Weigela florida	E	Fairy Trumpets
Zieria arborescens	TN	Stinkwood

Low Flammability

These plants are acceptable in the Hazard Management Area and will be valuable replacements for more flammable plants.

Acacia melanoxylon	TN	Blackwood
Acacia terminalis	TN	Southern Wattle
Allocasuarina monilifera	TN	necklace sheoak
Artemisia sp	E	Wormwood or Angels Hair
Amperea xiphoclada	TN	Broom Spurge
Banskia marginate	TN	Silver Banskia
Camellia sp	E	Camellias
Capsicum annum var.	E	Chilli
Carpobrotus rossii	TN	Native Pigface
Correa blackhouseana	TN	Coast correa
Coprosma hirtella	TN	Coffee berry
Daviesia latifolia	TN	Hop bitter-pea
Diplarrena moraea	TN	White Flag Iris
Gazania hybrid	E	Treasure Flower
Goodenia ovata	TN	Parrots foot
Goodia lotifolia	TN	Smooth goldtip
Grevillea Australis	TN	Southern grevillea
Hakea nodosa	TN	Yellow needlebush
Hebe speciosa	E	Veronica
Hemerocallis aurantiaca	E	Day Lilly
Hydrangea macrophylla	E	Hydrangea
Hymenocallis littoralis	E	Spider Lily or Spider Flower
Hymenosporum flavum	AN	Native Frangipanni
Kennedia prostrate	TN	Running postman
Lomandra longifolia	TN	Sagg
Lomatia tinctoria	TN	Guitar Plant
Lampranthus aurantiacus	E	Pigface or Iceplant
Lavendula angustifolia	E	English Lavender
Myoporum parvifolium	TN	Creeping boobialla
Micrantheum hexandrum	TN	River tridentbush
Notelaea ligustrina	TN	Native Olive
Oxylobium ellipticum	TN	Golden rosemary
Perlargonium austral	TN	Southern storksbill
Passiflora herbertiana	AN	Native Passionfruit
Pelargonium peltatum	E	Geranium
Platylobium obtusangulum	TN	Common flat-pea
Pomaderris apetala	TN	Dogwood
Pomaderris elliptica	TN	Yellow dogwood
Prunus sp	E	Plum
Solanum melongera	E	Eggplant
Veronica formisa	TN	Speedwell bush

Why Plant Flammability is Important?

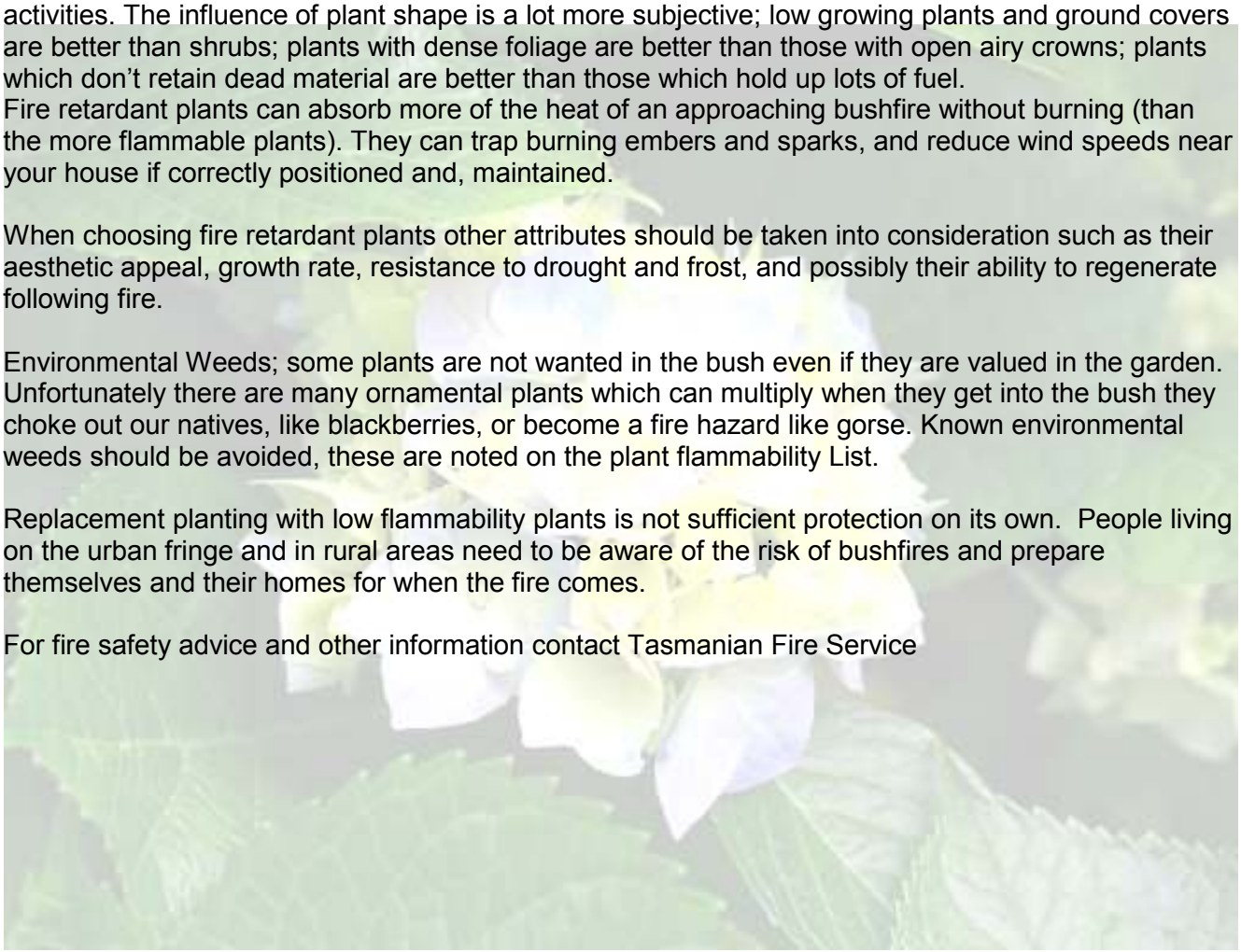
During a bushfire, the type and arrangement of vegetation is critically important for the survival of your house. The fuel for bushfires is the main danger factor that people can control. Hazard reduction activities such as clearing and fuel reduction burning, aim to lower the vegetation hazard to a safe level. Because some plants have a higher resistance to burning than others, we can use low flammability plants for added protection in addition to normal maintenance and hazard reduction activities. The influence of plant shape is a lot more subjective; low growing plants and ground covers are better than shrubs; plants with dense foliage are better than those with open airy crowns; plants which don't retain dead material are better than those which hold up lots of fuel.
Fire retardant plants can absorb more of the heat of an approaching bushfire without burning (than the more flammable plants). They can trap burning embers and sparks, and reduce wind speeds near your house if correctly positioned and, maintained.

When choosing fire retardant plants other attributes should be taken into consideration such as their aesthetic appeal, growth rate, resistance to drought and frost, and possibly their ability to regenerate following fire.

Environmental Weeds; some plants are not wanted in the bush even if they are valued in the garden. Unfortunately there are many ornamental plants which can multiply when they get into the bush they choke out our natives, like blackberries, or become a fire hazard like gorse. Known environmental weeds should be avoided, these are noted on the plant flammability List.

Replacement planting with low flammability plants is not sufficient protection on its own. People living on the urban fringe and in rural areas need to be aware of the risk of bushfires and prepare themselves and their homes for when the fire comes.

For fire safety advice and other information contact Tasmanian Fire Service



References Fire resistant Garden Plants – Tas fire service
Alan Gray -