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 2025 / 00185
Applicant	Spectura Studio
Proposal	Residential - Construction of a New Dwelling and Relocation of Existing Shipping Container AND Visitor Accommodation - Change of Use to Existing Dwelling for Visitor Accommodation only (Removal of Residential Use)
Location	213 Binalong Bay Road, St Helens

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 29th November 2025 **until 5pm Friday 12th December 2025.**

John Brown
GENERAL MANAGER

SHEET No.	DRAWING TITLE	ISSUE	DATE
A00	Cover Sheet	A1	3/11/2025 1:09 PM
A01	Site Plan	A1	3/11/2025 1:09 PM
A02	Schematic Design	A	30/09/2025 7:18 AM
A03	Proposed Floor Plan - Entry	A	30/09/2025 7:18 AM
A04	Proposed Floor Plan - Lower	A	30/09/2025 7:18 AM
A05	Elevations	A	30/09/2025 7:18 AM

SHEET No.	DRAWING TITLE	ISSUE	DATE
A06	Elevations 2	A	30/09/2025 7:18 AM
A07	Door / Window Schedule	A	30/09/2025 7:18 AM
A08	Existing Floor Plan	A1	3/11/2025 1:09 PM
A09	Structural Feature Elements	A	30/09/2025 7:18 AM
A10	Renders	A	30/09/2025 7:18 AM
A11	Landslip Hazard	A	30/09/2025 7:18 AM

Development Application

Issue: A1 - Development Application - LGA RFI

SPECTURA
STUDIO

3/11/2025

Proposed New Dwelling

213 Binalong Bay Road St Helens TAS 7216

Scale 1:1500
10 0 10 20 30 40 50 60 70 80 90 100m

Landscape Conservation Zone Assessment Criteria Review

22.3.2 Visitor Accomodation	Acceptable Solution
22.4.1 Site Coverage	Performance Criteria: Max. Coverage 735m^2
22.4.2 A1 Building Height	Performance Criteria: Max. Height 6.8m^2
A2 Front Setback	Acceptable Solution
A3 Side & Rear Setback	Acceptable Solution
A4 Sensitive Use	Acceptable Solution
A5 Reflectance	Performance Criteria
22.4.3 Road Access	Acceptable Solution
22.4.4 Building Envelope	Acceptable Solution

Carparking
All proposed car park bays and respective circulation roadways in compliance with AS2890.1 - Parking facilities: Off street parking

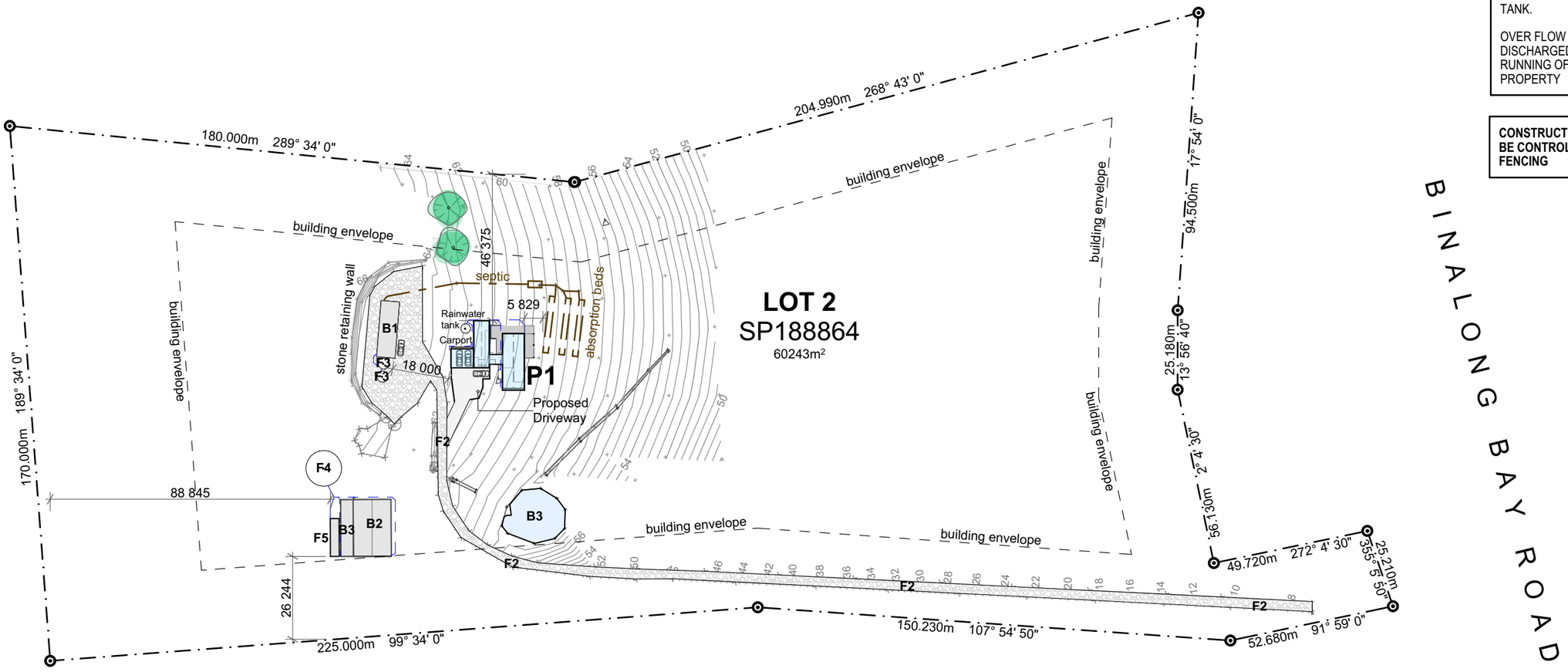
SITE DETAILS

ADDRESS: 213 Binalong Bay Road St Helens TAS 7216
LOT/DP: 188864/2
COUNCIL: Break O'Day Council
PLANNING SCHEME: Tasmanian Planning Scheme - State Planning Provisions
ZONING: Landscape Conservation
BUILDING CLASSIFICATION: Class 1a

ALL STORM WATER COLLECTED ON ROOF AREAS TO BE DISCHARGED INTO RAIN WATER TANK.

OVER FLOW OF RAINWATER TANK TO BE DISCHARGED VIA MEANS OF OVERLAND FLOW RUNNING OFF TO EXISTING DAM ON PROPERTY

CONSTRUCTION SEDIMENT AND EROSION TO BE CONTROLLED VIA TEMPORARY SEDIMENT FENCING



Proposed Site Plan

Scale 1:1500

Legend	Site Notes		Planning reference
B1	Existing Building	Existing Shed and Attached Dwelling Unit - 108m² Footprint Existing Use class - Visitor Accomodation	DA 054-20 : DA 363-2021
B2	Existing Building	Existing Shed: To support land management - 216m²	DA265-22
B3	Existing Awning	Existing shed awning ancillary to main shed - land management usage - 72m²	DA265-22
F2	Existing Driveway		
F3	Existing Watertank	Capacity - 22500L	
F4	Existing Watertank	Capacity - 220000L	DA265-22
F5	Existing Shipping Container	40ft Shipping container with capacity to harvest rainwater	DA363-21
P1	Proposed Dwelling	Proposed Dwelling. Maximum floor area: 230m². Deck Area: 67.4m² Carport: 42m²	

PROJECT NUMBER: A184

SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
CBOS: 964058515

DRAWN BY: MP
CHECKED BY: MP
DATE: Monday, 3 November 2025
BDA&T: 6521

ISSUE LIST

Issue	Description	Date
SK1	Concept Development	1/07/2025
SK2	Concept Development	11/08/2025
SK3	Concept Development	21/08/2025
SK4	Concept Finalisation	16/09/2025
A	Development Application	30/09/2025
A1	Development Application - LGA RFI	3/11/2025

PROJECT
Proposed New Dwelling

PROJECT ADDRESS:
188864/2
213 Binalong Bay Road St Helens TAS 7216

CLIENT
Rowan Stewart

A01

SHEET SIZE **A3**

Site Plan

SCALE: 1:1500
PROJECT NUMBER: A184

N

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

Scale 1:100
1 0 1 2 3 4 5 6 7 8 9 10m

Floor Plan - Schematic

Scale 1:100

NOTE:
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PROJECT
Proposed New Dwelling

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CLIENT
Rowan Stewart

SHEET SIZE **A3**

A02

N

Schematic Design

SCALE: 1:100

PROJECT NUMBER: A184

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Scale 1:100

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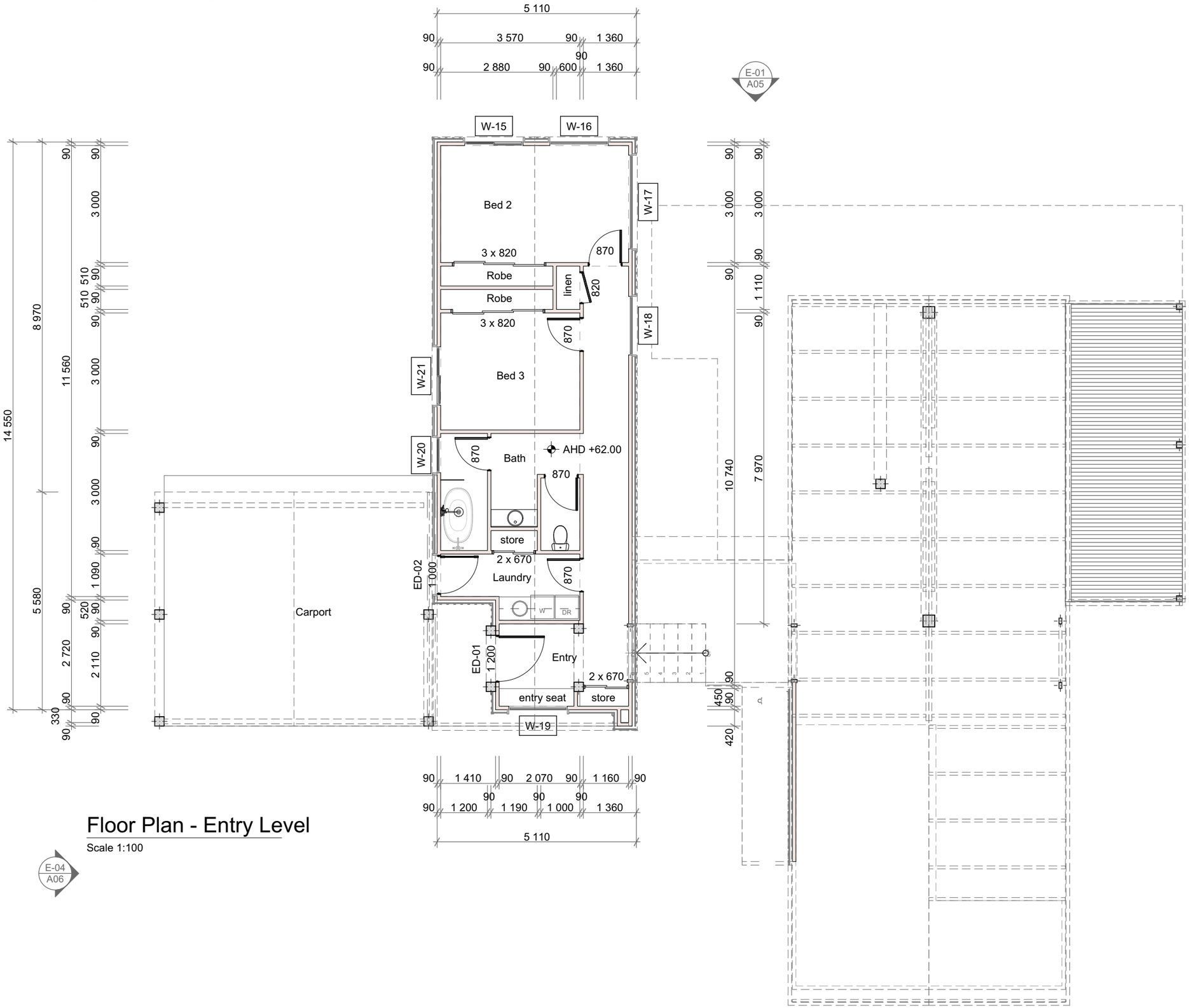

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ISSUE LIST

Issue	Description	Date
A	Development Application	30/09/2025

PROJECT
Proposed New Dwelling

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213 Binalong Bay Road St Helens TAS 7216

CLIENT
Rowan Stewart

SHEET SIZE **A3**

A03

N

Floor Plan - Entry Level

Scale 1:100

E-04
A06

Proposed Floor Plan - Entry

SCALE: 1:100

PROJECT NUMBER: A184

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Scale 1:100
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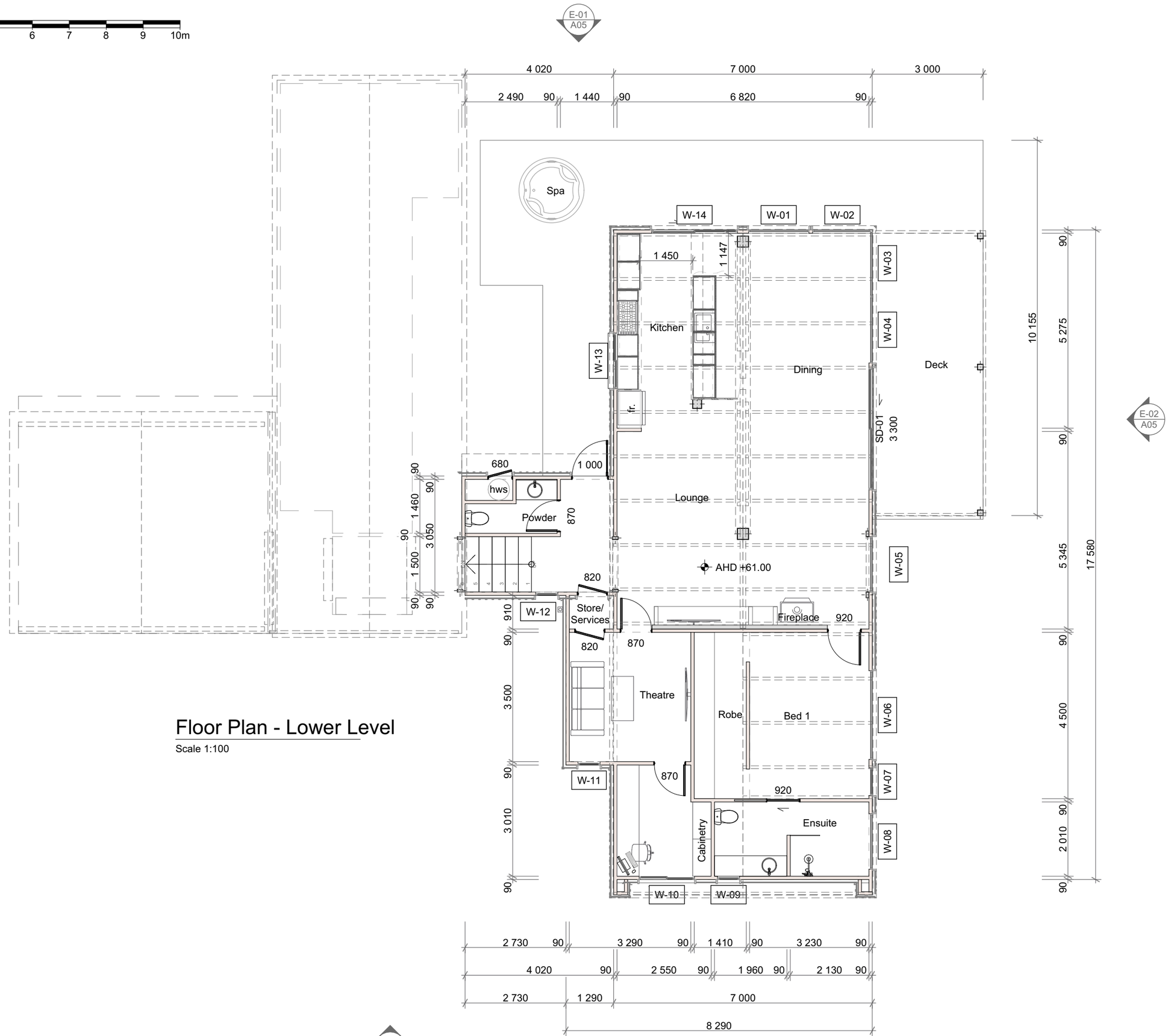

Floor Plan - Lower Level

Scale 1:100

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PROJECT
Proposed New Dwelling

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Rowan Stewart

SHEET SIZE **A3**

A04

N

Proposed Floor Plan - Lower

SCALE: 1:100

PROJECT NUMBER: A184

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Scale 1:100

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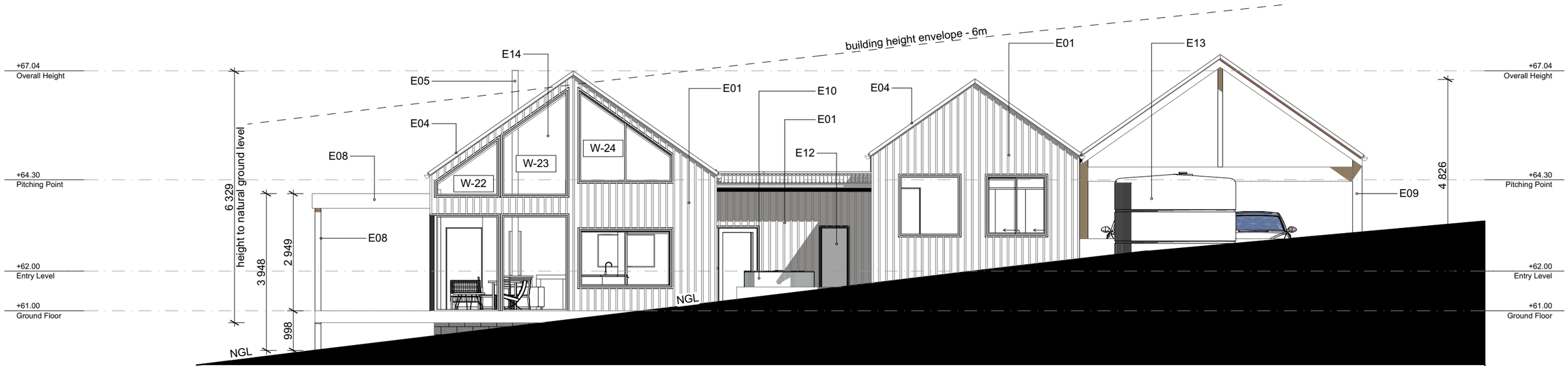
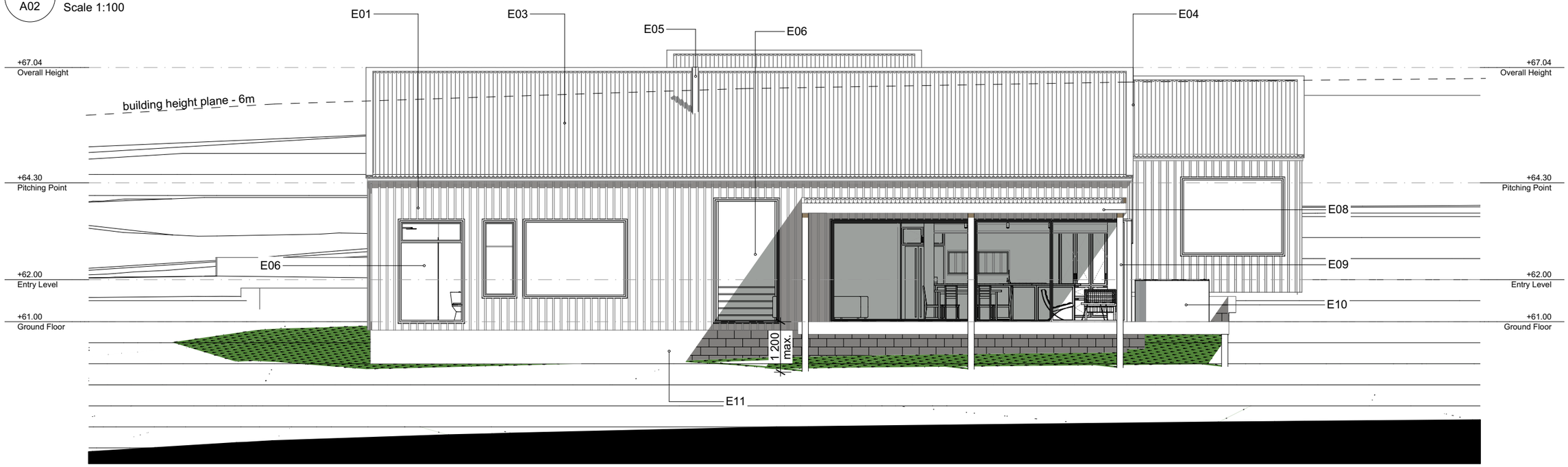


E-01 North Elevation

A02 Scale 1:100



E-02 East Elevation

A02 Scale 1:100

PROJECT NUMBER: A184	ISSUE LIST		
	Issue	Description	Date
	A	Development Application	30/09/2025

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PROJECT
Proposed New Dwelling

PROJECT ADDRESS:
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213 Binalong Bay Road St Helens TAS 7216

CLIENT
Rowan Stewart

A05

SHEET SIZE **A3**

Elevations

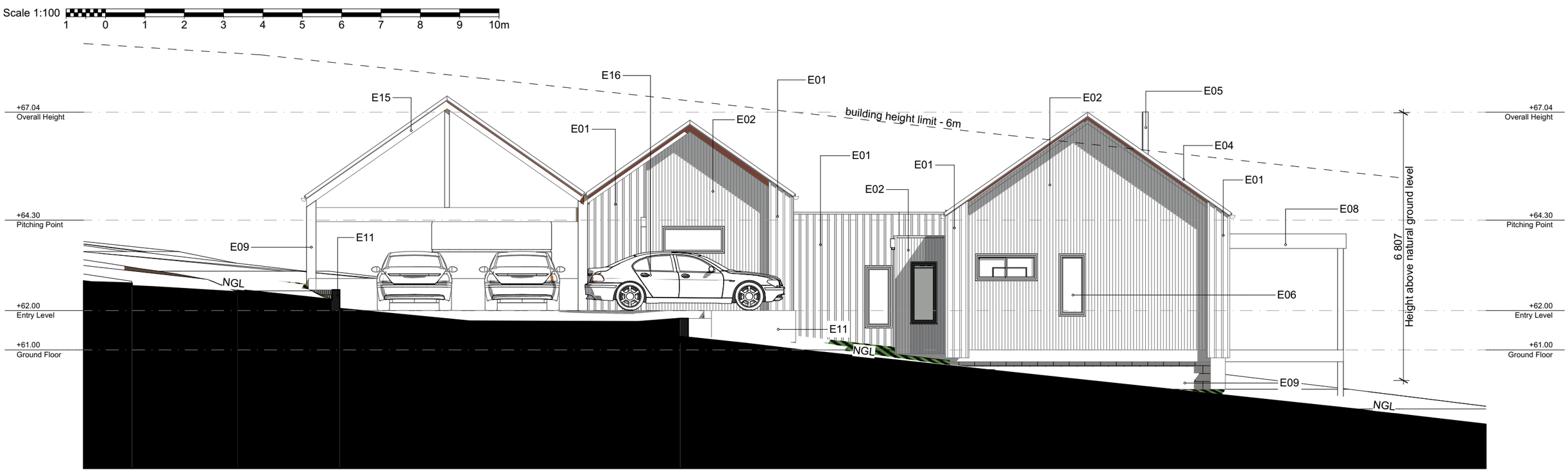
SCALE: 1:100
PROJECT NUMBER: A184

Elevation Notes

E01	Wall Cladding	Rough Sawn hardwood board and batten	Natural finish (weathered)
E03	Roofing	Corrugate sheet metal roof @ 35° pitch	Finish: Zincalume
E04	Fascia, Gutter, Flashings	Colorbond sheet metal 0.55bmt flashings and gutters. Hardwood fascias.	Finish: Zincalume
E05	Flue	Fireplace Flue	Finish: Manufacturers specification
E06	Windows	Windows to NatHERS assessment specification	Double Glazed
E08	Verandah	Hardwood facsica board	
E09	Post	Post to engineers specification	Finish: Colorbond monument
E10	Spa Bath	Outdoor Timber Hot Tub	
E11	Footing / Retaining wall	Corefilled blockwork to engineers specification	Stacked bond; honed if required
E12	Building Services	Hot water system inside services room	Concrete pad as required
E13	Rainwater Tank 14kL		Concrete pad as required
E14	Clerestory Glazing	Northern Gable high light windows	To NatHERS assessment specification

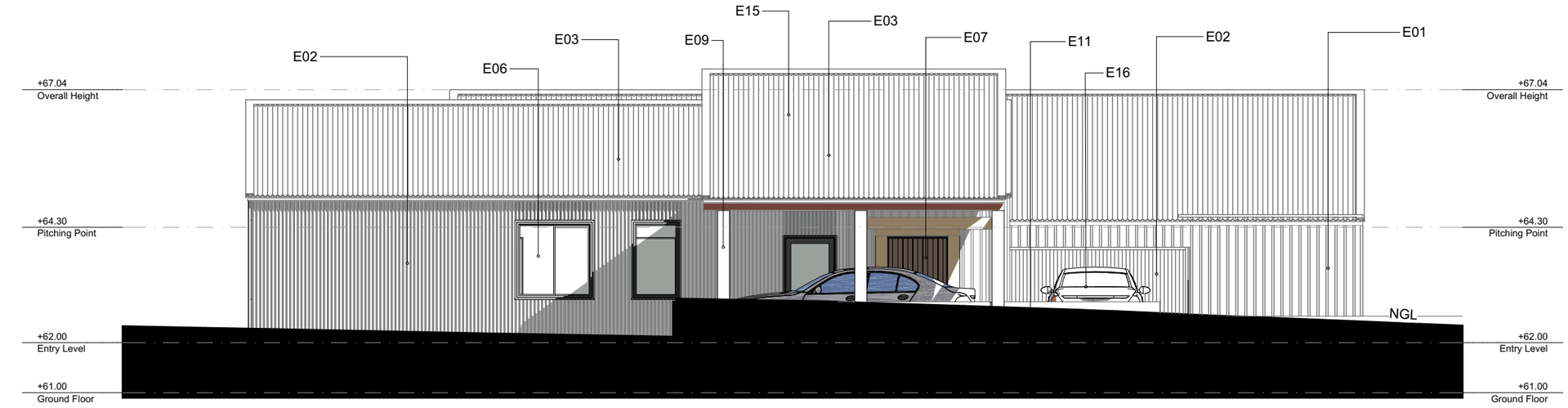
Legend

NGL	Natural Ground Level



E-03 South Elevation

A02, A03, A06 Scale 1:100



E-04 West Elevation

A02, A03, A06 Scale 1:100

	Elevation Notes		
E01	Wall Cladding	Rough Sawn hardwood board and batten	Natural finish (weathered)
E02	Corrugate sheet Metal	Vertical oriented corrugate sheet metal	Finish: Zincalume
E03	Roofing	Corrugate sheet metal roof @ 35° pitch	Finish: Zincalume
E04	Fascia, Gutter, Flashings	Colorbond sheet metal 0.55bmt flashings and gutters. Hardwood fascias.	Finish: Zincalume
E05	Flue	Fireplace Flue	Finish: Manufacturers specification
E06	Windows	Windows to NatHERS assessment specification	Double Glazed
E07	Door - Entry	Timber Entry Door	Sealed - UV resistant coating
E08	Verandah	Hardwood facsica board	
E09	Post	Post to engineers specification	Finish: Colorbond monument
E11	Footing / Retaining wall	Corefilled blockwork to engineers specification	Stacked bond; honed if required
E15	Carport		
E16	Visitor Parking		
	Legend		
NGL	Natural Ground Level		

PROJECT NUMBER: A184

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ISSUE LIST

Issue	Description	Date
A	Development Application	30/09/2025

PROJECT
Proposed New Dwelling

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CLIENT
Rowan Stewart

A06

SHEET SIZE **A3**

Elevations 2

SCALE: 1:100

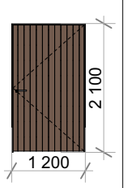
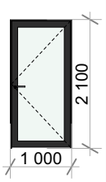
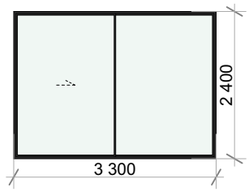
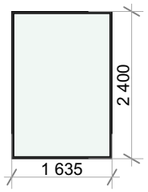
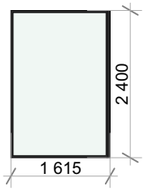
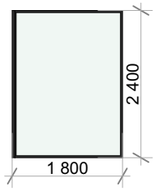
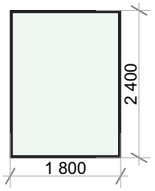
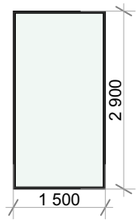
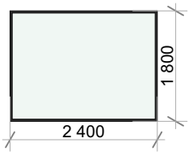
PROJECT NUMBER: A184

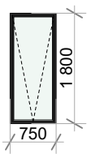
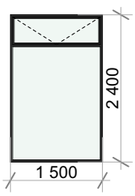
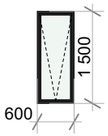
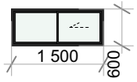
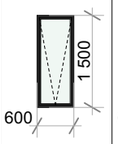
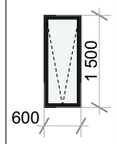
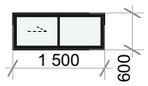
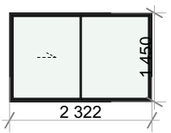
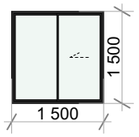
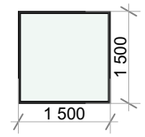
Scale 1:100

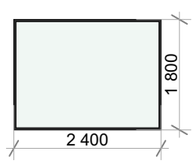
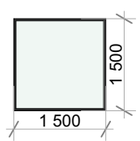
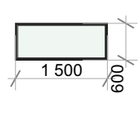
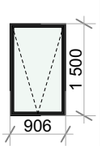
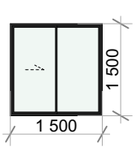
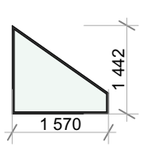
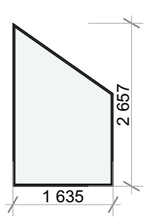
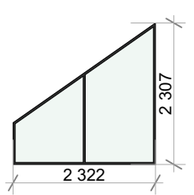
1 0 1 2 3 4 5 6 7 8 9 10m

Note:
Glazing to comply with AS1288-2021 - Glass in Buildings

Note:
External windows and glazed doors to comply with AS2047:2014 - Windows & external glazed doors in buildings

GLAZING SCHEDULE									
WINDOW ID	ED-01	ED-02	SD-01	W-01	W-02	W-03	W-04	W-05	W-06
NOMINAL HEIGHT	2 100	2 100	2 400	2 400	2 400	2 400	2 400	2 900	1 800
NOMINAL WIDTH	1 200	1 000	3 300	1 635	1 615	1 800	1 800	1 500	2 400
HEAD HEIGHT	2 100	2 100	2 400	2 400	2 400	2 400	2 400	2 900	2 400
FRAME									
GLAZING									
WINDOW AREA	2.52	2.10	7.92	3.92	3.88	4.32	4.32	4.35	4.32
ELEVATION									
DETAILS									

GLAZING SCHEDULE										
WINDOW ID	W-07	W-08	W-09	W-10	W-11	W-12	W-13	W-14	W-15	W-16
NOMINAL HEIGHT	1 800	2 400	1 500	600	1 500	1 500	600	1 450	1 500	1 500
NOMINAL WIDTH	750	1 500	600	1 500	600	600	1 500	2 322	1 500	1 500
HEAD HEIGHT	2 400	2 400	2 400	2 400	2 100	2 100	1 700	2 050	2 400	2 400
FRAME										
GLAZING										
WINDOW AREA	1.35	3.60	0.90	0.90	0.90	0.90	0.90	3.37	2.25	2.25
ELEVATION										
DETAILS	Adjacent operable window to main bedroom window to provide required and recommended ventilation	Operable awning window above 1800mm to minimise mist/condensation on whilst showering etc								

GLAZING SCHEDULE									
WINDOW ID	W-17	W-18	W-19	W-20	W-21	W-22	W-23	W-24	
NOMINAL HEIGHT	1 800	1 500	600	1 500	1 500	1 442	2 657	2 307	
NOMINAL WIDTH	2 400	1 500	1 500	906	1 500	1 570	1 635	2 322	
HEAD HEIGHT	2 400	2 400	2 100	2 400	2 400	2 900	2 900	3 250	
FRAME									
GLAZING									
WINDOW AREA	4.32	2.25	0.90	1.36	2.25	2.26	4.34	5.36	**78.01 m²**
ELEVATION									
DETAILS									

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

ISSUE LIST

Issue	Description	Date
A	Development Application	30/09/2025

PROJECT
Proposed New Dwelling

PROJECT ADDRESS:
188864/2
213 Binalong Bay Road St Helens TAS 7216

CLIENT
Rowan Stewart

SHEET SIZE **A3**

A07

N

Door / Window Schedule

SCALE: 1:1

PROJECT NUMBER: A184

SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
CBOS: 964058515

DRAWN BY: MP
CHECKED BY: MP
DATE: Monday, 3 November 2025
BDA&T: 6521

Scale 1:100

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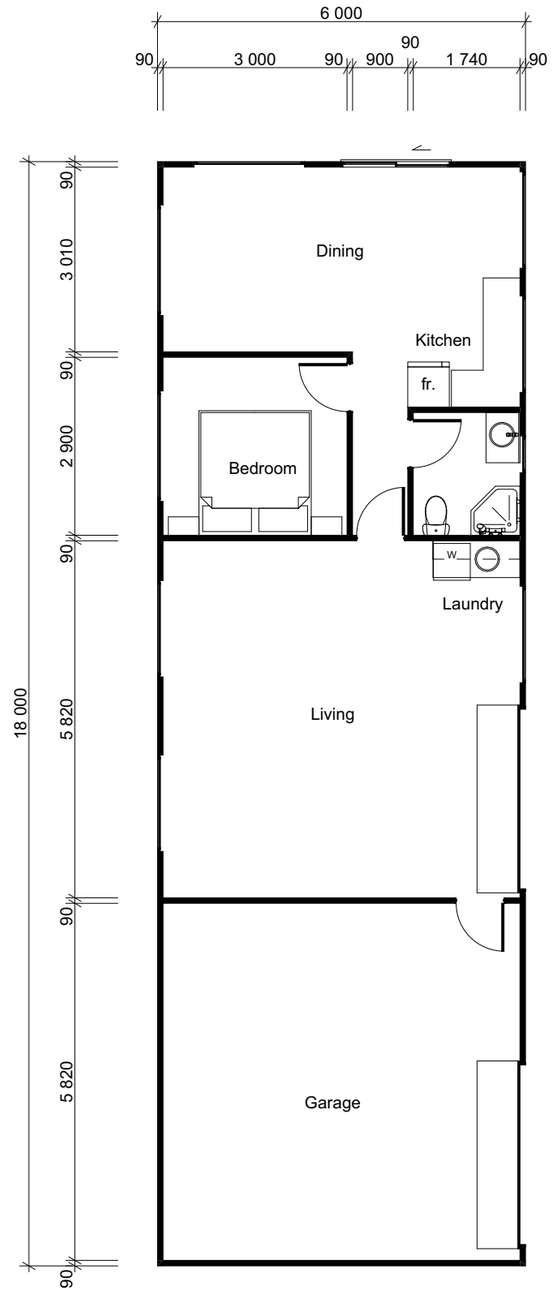

Existing Dwelling/Visitor Accomodation

Scale 1:100

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
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DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

ISSUE LIST

Issue	Description	Date
A1	Development Application - LGA RFI	3/11/2025

PROJECT
Proposed New Dwelling

PROJECT ADDRESS:
188864/2
213 Binalong Bay Road St Helens TAS 7216

CLIENT
Rowan Stewart

SHEET SIZE **A3**

A08

N

Existing Floor Plan

SCALE: 1:100

PROJECT NUMBER: A184

SPECTURA STUDIO
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QBCC:15158346
CBOS: 964058515

DRAWN BY:
MP

CHECKED BY:
MP

DATE:
Monday, 3 November 2025

BDA&T: 6521

Scale 1:100

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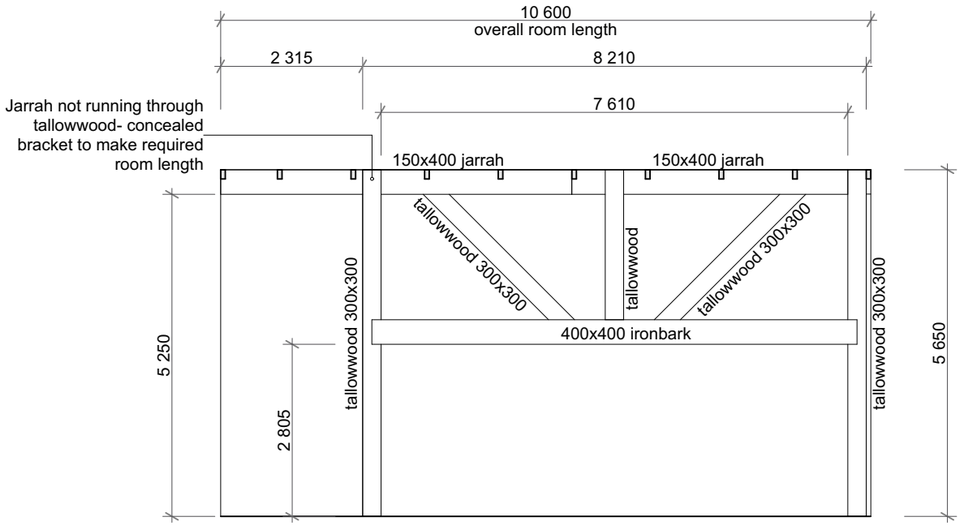
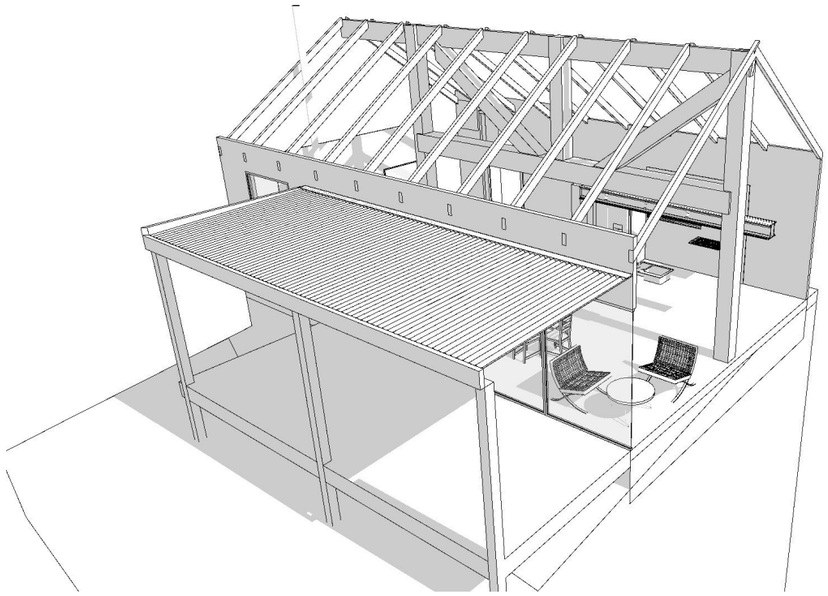


Ridge Truss Schematic

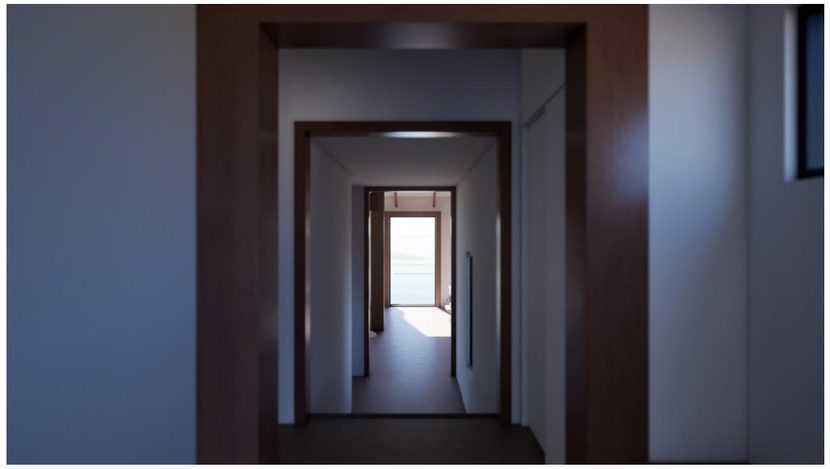
Scale 1:100



PROJECT NUMBER: A184	ISSUE LIST	PROJECT Proposed New Dwelling	A09
SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 CBOS: 964058515	DRAWN BY: MP CHECKED BY: MP DATE: Monday, 3 November 2025 BDA&T: 6521	PROJECT ADDRESS: 188864/2 213 Binalong Bay Road St Helens TAS 7216 CLIENT Rowan Stewart	SHEET SIZE **A3** Structural Feature Elements SCALE: 1:100 PROJECT NUMBER: A184

Issue	Description	Date
A	Development Application	30/09/2025

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.



SPECTURA

Issue	Description	Date
SK3	Concept Development	21/08/2025
SK4	Concept Finalisation	16/09/2025
A	Development Application	30/09/2025

NOT FOR CONSTRUCTION

PROJECT NAME
#Project Name

PROJECT ADDRESS:
213 Binalong Bay Road St Helens TAS 7216

A10
Renders

Scale 1:1500
10 0 10 20 30 40 50 60 70 80 90 100m

Landslip Hazard Overlay

Scale 1:1500

PROJECT NUMBER: A184	ISSUE LIST	PROJECT Proposed New Dwelling	A11
SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 CBOS: 964058515	DRAWN BY: MP CHECKED BY: MP DATE: Monday, 3 November 2025 BDA&T: 6521	PROJECT ADDRESS: 188864/2 213 Binalong Bay Road St Helens TAS 7216 CLIENT Rowan Stewart	SHEET SIZE **A3** Landslip Hazard SCALE: 1:1500 PROJECT NUMBER: A184

Issue	Description	Date
A	Development Application	30/09/2025

N

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

Proposed Single Dwelling

213 Binalong Bay Road
St Helens
TAS 7216

Planning Scheme Response

November 2025
LGA RFI

SPECTURA
STUDIO
BUILDING DESIGN

SPECTURA STUDIO
6 Sunrise Court Scamander
info@spectura.com.au
0423 250 079
www.spectura.com.au

Subject site & locality

1.0 Introduction

This planning scheme response supports the development application of a proposed single dwelling, to be located at 213 Binalong Bay Road St Helens. The proposed development is situated within the Landscape Conservation Zone as defined in the Tasmanian Planning Scheme - State Planning Provisions (SPPs).

2.0 Project Description

The project involves the construction of a 230m² single dwelling, carport and rainwater tank. Existing structures on site are a 108m² shed and attached dwelling unit (to be occupied as visitor accommodation only), a 216m² shed with 72m² awning, onsite dam, various rainwater tanks and an access driveway.

3.0 Planning Assessment

3.1 Compliance with Landscape Conservation Zone

Objective:

The Landscape Conservation Zone aims to provide for the protection, conservation and management of landscape values and to provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

Development Standards:

The proposal has been assessed against the relevant development standards of the Landscape Conservation Zone of the Tasmanian Planning Scheme and is intended to be read in conjunction with the scheme, with the responses to the relevant clauses listed in the section of the response document:

22.2 Use Table

A single residential dwelling qualifies as Permitted under the Landscape Conservation use class table. Visitor Accommodation is a Discretionary use under the Landscape Conservation use class table.

LGA RFI note:
It is noted that the visitor accommodation building currently has the Visitor Accommodation Use Class definition as per planning permit DA 054-20 and should not require further assessment. The related sections of this response document have been omitted from the updated response.

22.4 Development Standards for Buildings and Works

22.4.1 Site coverage

Objective:	That the site coverage is compatible with the protection, conservation and management of the landscape values of the site and surrounding area.

Acceptable Solutions	**Performance Criteria**
A1 Site coverage must be not more than 400m^2.	**P1** Site coverage must be compatible with the landscape values of the site and surrounding area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb run-off; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the need to remove vegetation; (f) the location of development in relation to cleared areas; and (g) the location of development in relation to natural hazards.

Performance Criteria P1

a) The proposed dwelling is to be nestled into the site's sloping and setback hill side, with limited sight lines available between the adjoining road (Binalong Bay Road) and the dwelling.

b) The proposed dwelling is to capture rainwater in rainwater tanks. The majority of the access driveway is already existing with no change in runoff retention anticipated.

c) The site has a total area of 60243m². The total site coverage of structures on site is to be 735m² including the proposed dwelling, visitor accommodation and shed (to support the management of the site). This is a total of 1.2% total site coverage, seen as having minimal impact on the site.

d) The proposed dwelling is seen as complimenting the existing development by implementing residential architecture on the site, formalising its use. The proposed dwelling is to be serviced by existing infrastructure on site, (rainwater, bushfire protection, septic, vehicular access) further minimising its impact.

e) The proposed dwelling has been sited to avoid the need to remove vegetation.

f) The proposed dwelling has been sited on an existing cleared area.

g) The proposed dwelling has been sited to provide adequate protection from bushfire.

22.4.2 Building height, siting and exterior finishes

Objective:	That building height, siting and exterior finishes: (a) protects the amenity of adjoining properties; (b) minimises the impact on the landscape values of the area; and (c) minimises the impact on adjoining agricultural uses.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 6m.	**P1** Building height must be compatible with the landscape values of the site, having regard to: (a) the height, bulk and form of proposed buildings; (b) the height, bulk and form of existing buildings; (c) the topography of the site; (d) the visual impact of the buildings when viewed from roads and public places; and (e) the landscape values of the surrounding area.

Performance Criteria P1

a) The proposed dwelling is to have a maximum proposed height above natural ground level of approximately 6.8m. As shown in the elevation drawings of the proposed dwelling, the encroachment of the structure above the 6m building height is minimal, with a 35° roof pitch keeping the total area of the encroachment to a minimal amount. The form of the building would further soften this encroachment, with a split-level design following the slope of the site.

b) The existing buildings will not be affected by the proposed buildings height, bulk or form, and are seen as ancillary to the proposed dwelling, which would in effect, soften their impact on the site and its landscape values.

c) The proposed dwelling has been designed in response to the site, with a split-level design following the fall of the land, as well as anticipating the geological aspects of the site (high chance of granite slabs/boulders, minimising the ability to cut into the site).

h) The proposed dwelling is to be nestled into the site's sloping and setback hill side, with limited sight lines available between the adjoining road (Binalong Bay Road) and the dwelling and is not seen as having a large visual impact on the surrounding amenity.

d) The proposed dwelling is similar in use and scale to existing development in the surrounding area and is seen as having minimal impact on the landscape values and further promoting the area's existing character.

A2 Buildings must have a setback from a frontage not less than 10m.	**P2** Building setback from a frontage must be compatible with the landscape values of the surrounding area, having regard to: (a) the topography of the site; (b) the frontage setbacks of adjacent buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the safety of road users; and (f) the retention of vegetation.
A3 Buildings must have a setback from side and rear boundaries not less than 20m.	**P3** Buildings must be sited to not cause an unreasonable loss of amenity, or impact on landscape values of the site, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the side and rear setbacks of adjacent buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the need to remove vegetation as part of the development; (f) the appearance when viewed from roads and public places; and (g) the landscape values of the surrounding area.
A4 Buildings for a sensitive use must be separated from the boundary of an adjoining Rural Zone or Agriculture Zone a distance of: (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	**P4** Buildings for a sensitive use must be sited to not conflict or interfere with uses in the Rural Zone or Agriculture Zone, having regard to: (a) the size, shape and topography of the site; (b) the separation from those zones of any existing buildings for sensitive uses on adjoining properties; (c) the existing and potential use of land in the adjoining zones; (d) any buffers created by natural or other features; and (e) any proposed attenuation measures.

Acceptable Solutions A2

The proposed dwelling has a setback from the frontage of >100m.

Acceptable Solutions A3

The proposed dwelling has a setback from the side and rear boundaries of a minimum of 45m.

Acceptable Solutions A4

The proposed dwelling is approximately 300m from the boundary of the closest Rural or Agricultural Zone, a thin strip of foreshore land on the opposing side of Binalong Bay Road.

A5	**P5**
Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.	Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to: (a) the appearance of the building when viewed from roads or public places in the surrounding area; (b) any screening vegetation; and (c) the nature of the exterior finishes.

Performance Criteria P5

The proposed dwelling is specified with timber board and batten cladding, with lesser areas of Zincalume corrugate sheeting, and Zincalume corrugate roof sheet. Zincalume performs differently than painted surfaces as it has a low thermal and light emittance, and the LRV is difficult to measure. Given this, this clause will be addressed as performance criteria.

a) The appearance of the building when viewed from public areas will be complimentary to the surrounding aesthetic and amenity being of traditional materiality. Corrugate sheet metal softens reflectivity by dispersing light and minimising its ability to reflect in large areas, mitigating any glare or reflectivity. The proposed dwelling has limited sight lines from Binalong Bay Road.

b) The verge/nature strip of Binalong Bay Road adjacent to the site has established natural vegetation providing a screen to passersby. The large setback from the road presents further sporadic vegetation capable of providing screening to the proposed dwelling.

c) The combination of hardwood cladding and zincalume will provide a soft and calm aesthetic, settling into its surroundings and in keeping with the site context. It is not seen as causing an unreasonable loss of amenity to occupiers of adjoining properties.

22.4.3 Access to a road

Objective:	That new dwellings have appropriate vehicular access to a road maintained by a road authority.

Acceptable Solutions	**Performance Criteria**
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	**P1** New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is sufficient for the intended use, having regard to: (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; and (g) the construction, maintenance and usage of the road.

Acceptable Solutions A1

The proposed dwelling has access to Binalong Bay Road by means of the existing driveway and crossover.

22.4.4 Landscape protection

Objective:	That the landscape values of the site and surrounding area are protected or managed to minimise adverse impacts.

Acceptable Solutions	**Performance Criteria**
A1 Building and works must be located within a building area, if shown on a sealed plan.	**P1** Building and works must be located to minimise native vegetation removal and the impact on landscape values, having regard to: (a) the extent of the area from which vegetation has been removed; (b) the extent of native vegetation to be removed; (c) any remedial or mitigation measures or revegetation requirements; (d) provision for native habitat for native fauna; (e) the management and treatment of the balance of the site or native vegetation areas; (f) the type, size, and design of development; and (g) the landscape values of the site and surrounding area.
A2 Buildings and works must: (a) be located within a building area, if shown on a sealed plan; or (b) be an alteration or extension to an existing building providing it is not more than the existing building height; and (c) not include cut and fill greater than 1m; and (d) be not less than 10m in elevation below a skyline or ridgeline.	**P2.1** Buildings and works must be located to minimise impacts on landscape values, having regard to: (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) visual impact when viewed from roads and public places; and (f) any screening vegetation. **P2.2** If the building and works are less than 10m in elevation below a skyline or ridgeline, there are no other suitable building areas.

Acceptable Solutions A1

The proposed dwelling is located within the defined building envelope for the site.

Acceptable Solutions A2

The proposed dwelling is located within the defined building envelope for the site.

3.2 Compliance with Overlay Codes

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car Parking Numbers

Residential	If a 1 bedroom or studio dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	1 space per dwelling	No requirement
	If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	2 spaces per dwelling	No requirement
	Visitor parking for multiple dwellings in the General Residential Zone	1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)	No requirement
	Other Residential use in the General Residential Zone	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 10 bedrooms (rounded up to the nearest whole number)	No requirement for residential care facility, assisted housing and retirement village. All other uses require 1 space per 5 bedrooms in other forms of accommodation.
	Any Residential use in any other zone	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 multiple dwellings or every 10 bedrooms for a non-dwelling residential use (rounded up to the nearest whole number)	No requirement for single dwellings, multiple dwellings, residential care facility, assisted housing and retirement village. All other uses require 1 space per 5 bedrooms in other forms of accommodation.
Visitor Accommodation		1 space per self-contained accommodation unit, allocated tent or caravan space, or 1 space per 4 beds, whichever is the greater	No requirement

Acceptable Solutions A1

The proposed development has been designed with 2 parking spaces for the dwelling, one visitor park for the dwelling and 1 existing parking space for the visitor accommodation.

C2.5.2 Bicycle Parking Numbers

Acceptable Solutions A1

There is no requirement for bicycle parking spaces.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective:	That parking areas are constructed to an appropriate standard.
Acceptable Solutions	**Performance Criteria**
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	**P1** All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.

Acceptable Solutions A1

a) All *new* parking spaces and vehicle circulation spaces are to be of durable all weather pavement.

b) Stormwater runoff will be contained onsite via means of the existing stormwater overland flow arrangements; minimal additional runoff is anticipated.

c) N/A – Landscape Conservation Zone.

C2.6.2 Design and layout of parking areas

Objective:	That parking areas are designed and laid out to provide convenient, safe and efficient parking.

Acceptable Solutions	**Performance Criteria**
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with *Australian Standard AS 2890-Parking facilities, Parts 1-6.* **A1.2** Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with *Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.*[1]	**P1** All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of *Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking* and *AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.*

Acceptable Solutions A1.1

b) All *new* parking spaces and vehicle circulation spaces are to comply with AS2890.1-6.

Acceptable Solutions A1.2

N/A

C2.6.3 Number of accesses for vehicles

Objective:	That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.

Acceptable Solutions	**Performance Criteria**
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	**P1** The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	**P2** Within the Central Business Zone or in a pedestrian priority street, any new accesses must: (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.

Acceptable Solutions A1

a) A single existing vehicular access is to be utilised for the proposed development.

C7.0 Natural Assets Code

Waterway and Coastal Protection Area
Although the site contains the Waterway and Coastal Protection Area overlay within its boundaries, the proposed development is not located within the overlay's constraints (the overlay code clips the small area of boundary road frontage only).

Priority Vegetation Area
Addressed via development standards for building and works in the following subsection.

22.4 Development Standards for Buildings and Works

C7.6.2 Clearance within a priority vegetation area

Objective:	That clearance of native vegetation within a priority vegetation area: (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities..

Acceptable Solutions	Performance Criteria
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	**P1.1** Clearance of native vegetation within a priority vegetation area must be for: (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. **P1.2** Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of buildings and works and any constraints such as topography or land hazards;

Acceptable Solutions A1

There is no proposed clearance of native vegetation.

C10.0 Coastal Erosion Hazard Code

Although the site contains the Coastal Erosion Hazard overlay within its boundaries, the proposed development is not located within the overlay's constraints (the overlay code clips the small area of boundary road frontage only).

C15.0 Landslip Hazard Code

Although the site contains the Landslip Hazard overlay within its boundaries, the proposed development is not located within the overlay's constraints.

RFI: Additional Response Comments

The RFI letter in relation to this application (DA2025/00185) dated 28th October 2025 requests the following:

Please provide an explanation on the current location of the shipping container with regard being given to the approved location from the stamped approved plans associated with DA 363-2021.

Reviewing the approved plans listed above, it would appear the container and water tank shown (hand sketched, aligned with the paper edge) are shown schematically only. There are no dimensions provided to locate either item and the container is not to scale, and with its alignment purely in relation to the medium it was sketched on rather than the underlaid drawings, it has been viewed as a schematic provision only rather than a set formalised location when preparing this application.

In the interests of expediting any confusion as to the current location (it is an existing structure) Amended plans have been updated to show the location of the shipping container, formalised, with dimensions and accurate scale.

It is viewed that the current location creates no additional issues in relation to the planning scheme, whether it be the current planning scheme in force, the Tasmanian Planning Scheme or the superseded Interim Planning Scheme. If the site plan associated with DA363-2021 is to be taken as a literal plotted location for the container (which would be an unrealistic viewpoint), it is viewed that the current location of the container as shown on the amended plans is an improvement to amenity, aesthetic, and overall impact on the lot and the neighbouring allotment.

The current location of the container also provides superior stormwater catchment capabilities than the random edge of paper location and alignment shown on the DA363-2021 site plan, which would satisfy condition 2 of the planning permit related to that application. The amended plans show stormwater alignment of the current location of the shipping container.

4.0 Conclusion

The proposed residential development at 213 Binalong Bay Road is seen as complying with the relevant provisions of the Tasmanian Planning Scheme for the Landscape Conservation Zone and applicable Code Overlays. The design and layout of the site have been carefully considered to ensure compatibility with the surrounding area and to meet the objectives of the zone.

We respectfully request that the planning authority grant approval for this development application.
Thank you,

Matthew Purves
Spectura Studio
CBOS Tas: 964058515

BUSHFIRE HAZARD REPORT

213 BINALONG BAY ST HELENS 7216

The information in this report is based on the instructions of AS 3959:2018 - Construction of Buildings in Bushfire Prone Areas and the Directors Determination – Bushfire Hazard Areas.

Prepared by: Tas Bushfire Consulting
25/09/2025

CONTENTS

Associated Documents:

- Bushfire Hazard Management Plan
- Form 55

DISCLAIMER

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

In preparation of this document, all reasonable steps have been taken to ensure that the information in this report is correct and accurately reflects, both the conditions of the considered allotment and its surroundings on the date of this assessment.

EXECUTIVE SUMMARY

This Bushfire Hazard Report is prepared for the proposed Dwelling at 213 Binalong Bay St Helens 7216 (C.T. 188864/2). This report is prepared as part of the document for Building Approval.

The property is considered as being bushfire prone being mapped within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme.

The report will define the bushfire attack level classification of the lot and determine its compliance with relevant bushfire building requirements, legislation and guidelines.

Using AS 3959:2018 simplified procedure, method 1, the bushfire attack level of the site and the construction requirements will be classified as BAL 12.5.

The site is to be maintained to the level set out in this report and the proposed Dwelling to be constructed and maintained in accordance with the Directors Determination - Bushfire Hazard Areas (Version 1.2) as well as the construction sections 3 and 5 of AS3959:2018 Construction of Buildings in Bushfire Prone Areas for BAL 12.5.

DESCRIPTION OF PROPOSAL

Location	213 Binalong Bay St Helens 7216
Title Reference	188864/2
Property ID	3536687
Lot Size	6.0ha
Zoning	Landscape Conservation
Council	Break O'Day Council
Development Type	Dwelling
Environs	Rural property with existing dwelling surrounded by well managed lawns. Neighbouring properties within 100m consist of similar managed lawns and gardens. Lawns assessed as 'grassland' for the purposes of this report.
Access	Binalong Bay Road is sealed and provides good access. Property driveway to access firefighting water point, to comply with Table 2 Part B of the Directors Determination - Bushfire Hazard Areas. Refer BHMP.
Water Supply	Static water supply and hardstand required to comply with Table 3B Requirements for Static Water supply for firefighting of the Directors Determination - Bushfire Hazard Areas. Refer BHMP.

Assessed by:

Jake Bell
Tas Bushfire Consulting
admin@tasbushfire.com.au

Accredited person under part 4a of the Fire Service Act 1979
BFP-154

BUSHFIRE SITE ASSESSMENT

The property is considered to be within a bushfire prone area due to the proximity of vegetation greater than 1ha in area.

The proposed building is located in a residential and rural interface and the risk of bushfire attack is considered to be a realistic outcome. Using AS 3959:2018 simplified procedure (method 1) the bushfire attack level of the allotment and the associated construction requirements will be classified as BAL 12.5. BAL 12.5 is described as being exposed to increasing levels of ember attack with radiant heat less than 12.5kW/m².

Please see table 1 below for results. These results were calculated on Tasmania's FDI of 50.

	North	East	South	West
Veg <100m	0-100m grassland	0-100m grassland	0-100m grassland	0-100m grassland
Slope (degrees over 100m)	0° - 5°	10° - 15°	0° - 5°	Level/Upslope
Min. req. Defendable space - BAL 12.5	*16m*	*22m*	*16m*	*14m*

The defendable space requirement listed in the above table is the minimum distance required for a BAL 12.5 rating as per AS 3959 table 2.6. To achieve a BAL 12.5 and ensure ongoing compliance the allotment will need to meet the required defendable space distances as outlined in the associated Bushfire Hazard Management Plan.

This hazard management zone of defendable space area will need fuel reduction carried out to ensure compliance with low threat vegetation classification. This single zone hazard management area must be managed and kept at a minimum fuel condition at all times "where fine fuels are minimized to the extent that the passage of fire will be restricted, e.g. short green lawns, paths, driveways etc.". All grassed areas within this zone need to be kept to a nominal height of 100mm.

The main design principles for this zone are to; create space, remove flammable objects or materials, separate fuel & influence the selection, location and maintenance of trees.

For more information, refer the "fire resisting garden plants" booklet produced by the Tasmanian Fire Service.

OBJECTIVES & REQUIREMENTS

Directors Determination - Bushfire Hazard Areas (V1.2) - Construction Requirements

Table 1 - Construction Requirements & Construction Variations		
Element	**Applicability**	**Requirement**
A.	N/A	N/A
B.	N/A	N/A
Table 2 - Requirements for Property Access		
Element	**Applicability**	**Requirement**
A.	N/A	N/A
B.	Yes	The following design and construction requirements apply to property access: (a) All-weather construction; (b) Load capacity of at least 20 tonnes, including for bridges and culverts; (c) Minimum carriageway width of 4 metres; (d) Minimum vertical clearance of 4 metres; (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (f) Cross falls of less than 3° (1:20 or 5%); (g) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (h) Curves with a minimum inner radius of 10 metres; (i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and (j) Terminate with a turning area for fire appliances provided by one of the following: (i) A turning circle with a minimum outer radius of 10 metres; (ii) A property access encircling the building; or (iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long
C.	Yes	The following design and construction requirements apply to property access: (a) The Requirements for B above; and (b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D.	N/A	N/A
Table 3A - Requirements for Reticulated Water Supply for Firefighting		
Element	**Applicability**	**Requirement**
A.	N/A	N/A
B.	N/A	N/A
C.	N/A	N/A
Table 3B - Requirements for Static Water Supply for Firefighting		
Element	**Applicability**	**Requirement**

A.	Yes	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B.	Yes	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must 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 3959:2018, 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.
C.	Yes	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (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); (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 (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 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.

D.	Yes	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: (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Yes	A hardstand area for fire appliances must be provided: (a) No more than three metres from the firefighting water point, measured as a hose lay (including 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) With 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.
Table 4 - Requirements for Hazard Management Area		
Element	**Applicability**	**Requirement**
A.	N/A	N/A
B.	Yes	BAL 12.5 HMA identified and to be provided.
C.	N/A	N/A
D.	N/A	N/A
E.	N/A	N/A
F.	N/A	N/A
Table 5 - Requirements for Emergency Planning		
Element	**Applicability**	**Requirement**
A.	N/A	N/A

The proposed Dwelling is to be constructed to comply with BAL 12.5 requirements in accordance with AS 3959 and the deemed to satisfy requirements outlined in this report and associated BHMP.

No natural or cultural values were identified on site or through desktop assessment which would prevent the clearing of vegetation communities present on site required for achieving BAL 12.5.

No other environmental or planning issues were identified on site or through desktop assessment, including review of the Tasmanian Planning Scheme zoning and overlay maps.

CONCLUSION

The site was assessed as having a bushfire attack level of 12.5. The defendable space required to meet BAL 12.5 is specified in the associated Bushfire Hazard Management Plan and the ongoing maintenance of this defendable space area in a low fuel state as prescribed in this plan is of utmost priority in regards to bushfire risk.

Proposed development should be constructed to comply with all construction requirements of AS 3959 and other recommendations outlined in this report. These measures will need to be undertaken to avoid increasing risk from a bushfire.

This report should be considered in conjunction with all other design documents for this proposal in case of conflict. Therefore, it is the responsibility of the client to provide this report to all relevant parties involved in the future planning and construction at the property.

For other valuable resources in regards to building for bushfires and bushfires in general see the Tasmanian fire service website: www.fire.tas.gov.au

REFERENCES

- Directors Determination – Bushfire Hazard Areas (V1.2)
- Standards Australia Limited. AS 3959 – Construction of Buildings in Bushfire Prone Areas
- Tasmanian Planning Scheme
- Australian Building Codes Board. 2022 National Construction Code – volume two
- Tasmanian government DPIPWE - LISTmap & TASVEG Live map

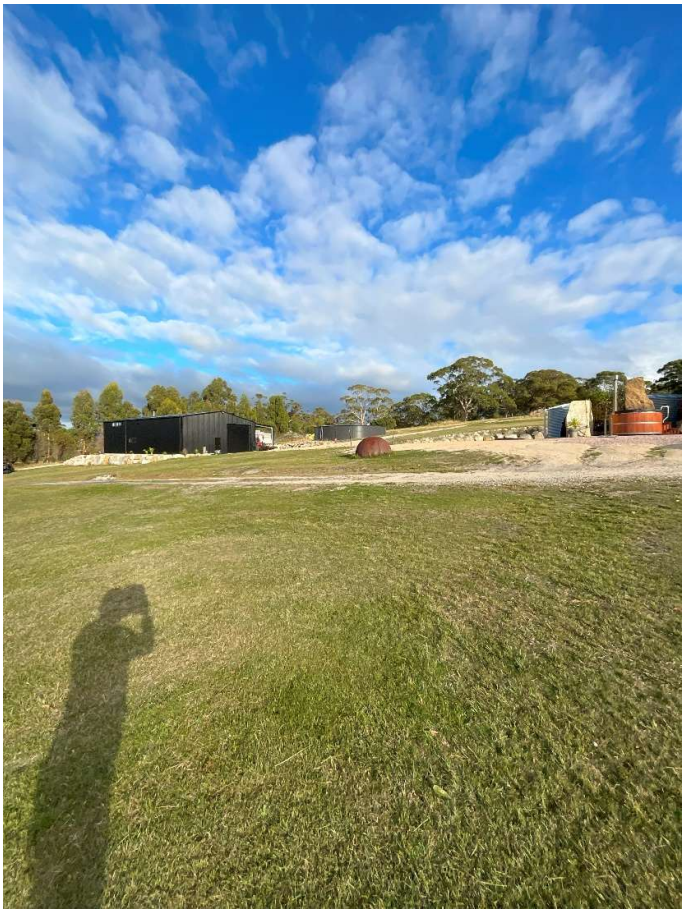
AERIAL IMAGERY

120m radius from proposed dwelling. Access to existing dwelling. Large 220kL existing water tank with Storz fitting to provide 10,000L reserve for fire fighting.

SITE PHOTOS

Above: Looking North-East from development site. Surrounded by well managed lawn, approx. 13 degree east facing downslope
Below: East and South-East of development site.

Above: Existing dwelling to the West
Below: Existing outbuilding to the South and 220kL water tank.



DIRECTORS DETERMINATION - BUSHFIRE HAZARD AREAS - V1.2
THE FOLLOWING REQUIREMENTS ARE RELEVANT TO THIS DESIGN:

TABLE 2 REQUIRMENTS FOR PROPERTY ACCESS
PART B - *Property access length is 30m or greater*

The following design and construction requirements apply to property access:
(a) all-weather construction;
(b) load capacity of at least 20t, including for bridges and culverts;
(c) minimum carriageway width of 4m;
(d) minimum vertical clearance of 4m;
(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;
(f) cross falls of less than 3 degrees (1:20 or 5%);
(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
(h) curves with a minimum inner radius of 10m;
(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
(j) terminate with a turning area for fire appliances provided by one of the following:
(i) a turning circle with a minimum outer radius of 10m; or
(ii) a property access encircling the building; or
(iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.

PART C - *Property access length is 200m or greater*

The following design and construction requirements apply to property access:
(a) complieswith requirements for B above; and
(b) passing bays of 2m additional carriageway width and 20m length provided every 200m

TABLE 3B REQUIREMENTS FOR STATIC WATER SUPPLY FOR FIREFIGHTING

The following requirements apply:
(a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

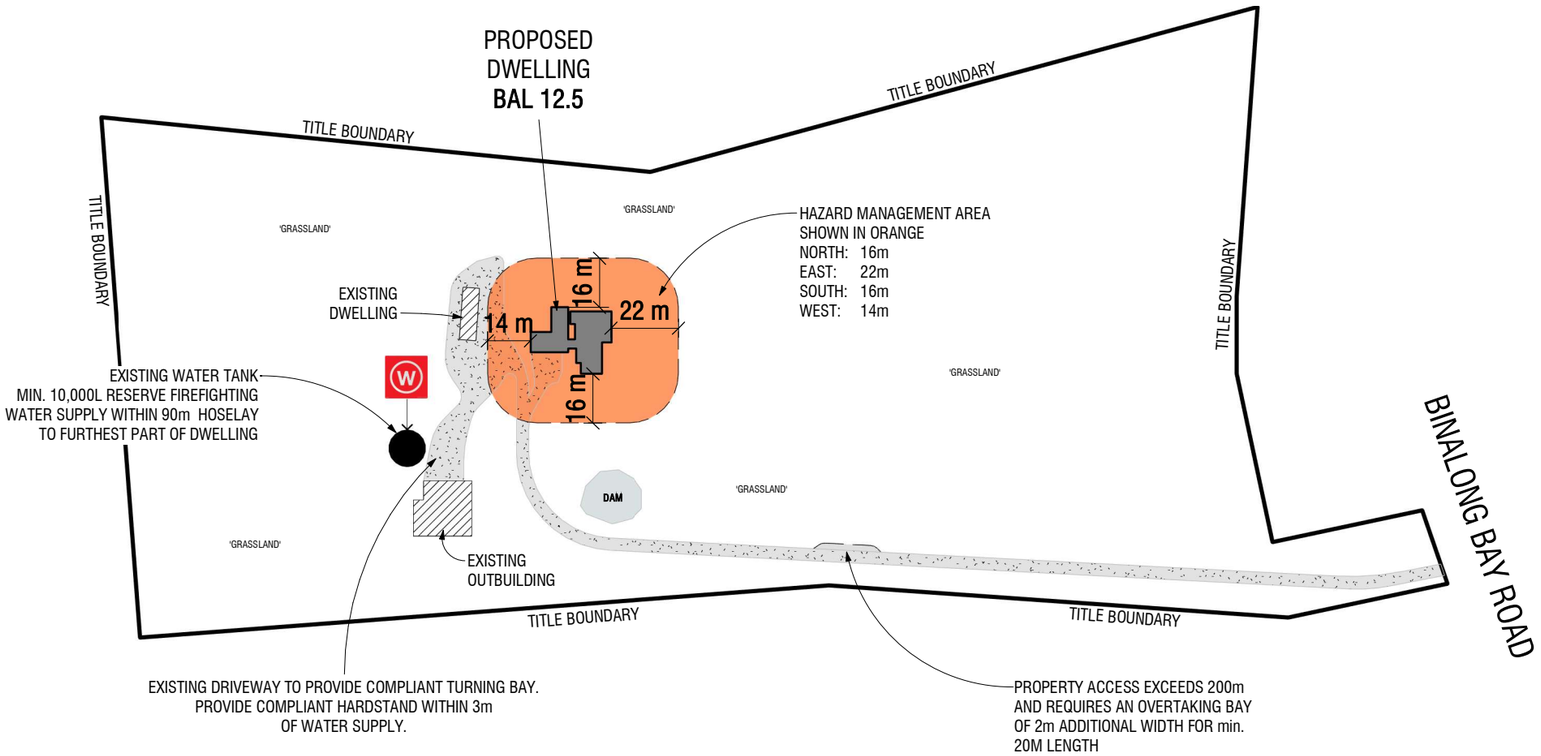
A static water supply:
(a) may have a remotely located offtake connected to the static water supply;
(b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
(c) must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting 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 Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
(i) metal;
(ii) non-combustible material; or
(iii) fibre-cement a minimum of 6mm thickness.

Fittings and pipework associated with a fire fighting water point for a static water supply must:
(a) have a minimum nominal internal diameter of 50mm;
(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;
(c) be metal or lagged by non-combustible materials if above ground;
(d) if buried, have a minimum depth of 300mm2*;*
(e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
(f) ensure the coupling is accessible and available for connection at all times;
(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
(i) if a remote offtake is installed, ensure the offtake is in a position that is: (i) visible;
(ii) accessible to allow connection by fire fighting equipment;
(iii) at a working height of 450 – 600mm above ground level; and
(iv) protected from possible damage, including damage by vehicles.

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:
(a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or
(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

A hardstand area for fire appliances must be:
(a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
(b) no closer than 6m from the building area to be protected;
(c) a minimum width of 3m constructed to the same standard as the carriageway; and
(d) connected to the property access by a carriageway equivalent to the standard of the property access.

NOTE:
TO BE READ IN CONJUNCTION WITH THE BUSHFIRE HAZARD REPORT.
THE HAZARD MANAGEMENT AREA (SHOWN IN ORANGE) MUST BE MANAGED AND KEPT AT A MINIMUM FUEL CONDITION AT ALL TIMES WHERE FINE FUELS ARE MINIMIZED TO THE EXTENT THAT THE PASSAGE OF FIRE WILL BE RESTRICTED, E.G. SHORT GREEN LAWNS, PATHS, DRIVEWAYS ETC. ALL GRASSED AREAS WITHIN THIS ZONE NEED TO BE KEPT TO A NOMINAL HEIGHT OF 100MM.



BHMP
1 : 2000

N

CLIENT:	ROWAN STEWART	213 BINALONG BAY ROAD ST HELENS 7216 BUSHFIRE HAZARD MANAGEMENT PLAN	
PRINT REDUCTION BAR | A3 SHEET 10 20 30 40 50mm		DATE: 25/09/2025 SCALE: As indicated	
		DRAWN: JAKE BELL | BFP 154 | ACCREDITED: 1, 2, 3A	

ACCREDITED PERSON BFP-154 JAKE BELL FIRE SERVICE ACT 1979

M: 0407 167 231
E: admin@tasbushfire.com.au
TAS BUSHFIRE CONSULTING
www.tasbushfire.com.au

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Rowan Stewart *Owner /Agent*

Address

Suburb/postcode

Qualified person details:

Qualified person: Jake Bell

Address: 369 Westbury Road

Prospect Vale 7250

Phone No: 0407 167 231

Fax No:

Licence No: BFP-154

Email address: admin@tasbushfire.com.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under part IVA of the Fire Service Act 1979

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of hazards in bushfire-prone areas

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 213 Binalong Bay Road

St Helens 7216

Lot No: 2

Certificate of title No: 188864

The assessable item related to this certificate: Bushfire Hazard Report

(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's Determination - Certificates by Qualified Persons for Assessable Items n)

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: X

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

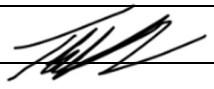
Documents:	Bushfire Hazard Report (Dated 25/09/2025) & Bushfire Hazard Management Plan (Dated 25/09/2025)
Relevant calculations:	
References:	AS 3959:2018 Construction of Buildings in Bushfire-prone Areas Directors Determination – Building Hazard Areas v1.2

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

The Bushfire Attack Level is assessed for the site.
The proposed dwelling has been assessed as BAL 12.5.
Separation distances to meet BAL 12.5 requirements have been specified and shown on the BHMP.

Scope and/or Limitations

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:	Jake Bell 	BFP-154	25/09/2025