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 2024 / 00220 |
| **Applicant** | J Kreltszheim |
| **Proposal** | Residential – Construction of a Dwelling & Secondary Residence including Placement of a Shipping Container |
| **Location** | 24309 Tasman Highway, 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**

# PROPOSED RESIDENCE: 24309 TASMAN HWY, ST.HELENS 7216

## CLIENT: Rob & Miranda

GENERAL NOTES:-

GN01 - DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY.

GN02 - THE OWNER, BUILDER & SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS & SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS & SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES (CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL BY-LAWS & TOWN PLANNING REQUIREMENTS.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

GN03 - ALL WORKS SHALL COMPLY WITH BUT NOT BE LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS:
A.S. 1288 GLASS IN BUILDINGS - SELECTION & INSTALLATION
A.S. 1562 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDINGS.
- PART 1 METAL.
A.S. 1684.2 NATIONAL TIMBER FRAMING CODE.
A.S. 2870 - RESIDENTIAL SLABS AND FOOTINGS. - CONSTRUCTION.
A.S. 2904 - DAMP-PROOF COURSES AND FLASHING.
A.S. 3600 - CONCRETE STRUCTURES.
A.S. 3660.1 - PROTECTION OF BUILDING AGAINST SUBTERRANEAN TERMITES
- PART 1 NEW BUILDINGS.
A.S. 3700 - MASONRY IN BUILDINGS.
A.S. 3740 - WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
A.S. 3786 - SMOKE ALARMS.
A.S. 4055 - WIND LOADINGS FOR HOUSING.

GN04 - THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS & DRAWINGS.

GN05 - SOIL CLASSIFICATION.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT.
FOOTINGS TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT.

GN06 - WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH A.S.3660.1

GN07 - ALL GLAZING 500mm ABOVE FLOOR LEVEL TO COMPLY WITH A.S.1288

GN08 - WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

GN09 - STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

GN10 - SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS.

GN11 - FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.

GN12 - SMOKE ALARMS COMPLY WITH A.S. 3786 AND INSTALLED IN ACCORDANCE WITH B.C.A. 1.7.7
THE SMOKE ALARM SHALL BE HARD WIRED WITH BATTERY BACKUP.

GN13 - WATERPROOFING TO FLOORS & WALLS OF WET AREAS TO BE PROVIDED IN ACCORDANCE WITH B.C.A. PART 3.8 AND COMPLY WITH A.S.3740

GN14 - PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 450mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.

GN15 - ALL WALL TILING TO WET AREAS ARE TO BE ON A BACKING OF WATERPROOF PLASTERBOARD OR FIBROUS CEMENT VILLABOARD LINING
TILES TO BE 1800mm MIN. ABOVE SHOWER BASE
TILES TO BE 150mm MIN. ABOVE SINKS, BASINS, TROUGHS & BATHS

GN16 - EXHAUST VENTILATION FANS TO EXHAUST TO OUTSIDE AIR OR OUT TO VENTILATED ROOF CAVITY

GN17 - THERMAL INSULATION TO BE PROVIDED IN ACCORDANCE WITH THE ENERGY RATING REPORT

GN18 - STAIR REQUIREMENTS:- (OTHER THAN SPIRAL STAIRS)
RISERS - 190mm MAXIMUM, 115 mm MINIMUM.
GOING - 355mm MAXIMUM, 240mm MINIMUM.
PRIVATE STAIRS (& 250mm FOR PUBLIC STAIRS)
RISERS & TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT, PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING.
ENSURE MAXIMUM GAP BETWEEN RISERS DOES NOT EXCEED 125mm OR USE CLOSED RISERS.
PROVIDE CONTINUOUS HANDRAIL 1000mm MINIMUM HEIGHT TO BALCONIES & DECKS WHICH ARE 1000mm OR MORE ABOVE GROUND LEVEL.
865mm MINIMUM HEIGHT HANDRAIL ABOVE STAIR NOSING & LANDING.
MAXIMUM OPENING BETWEEN BALUSTRADE NOT TO EXCEED 125mm.

GN19 - THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW & EXISTING STRUCTURES DURING ALL WORKS.

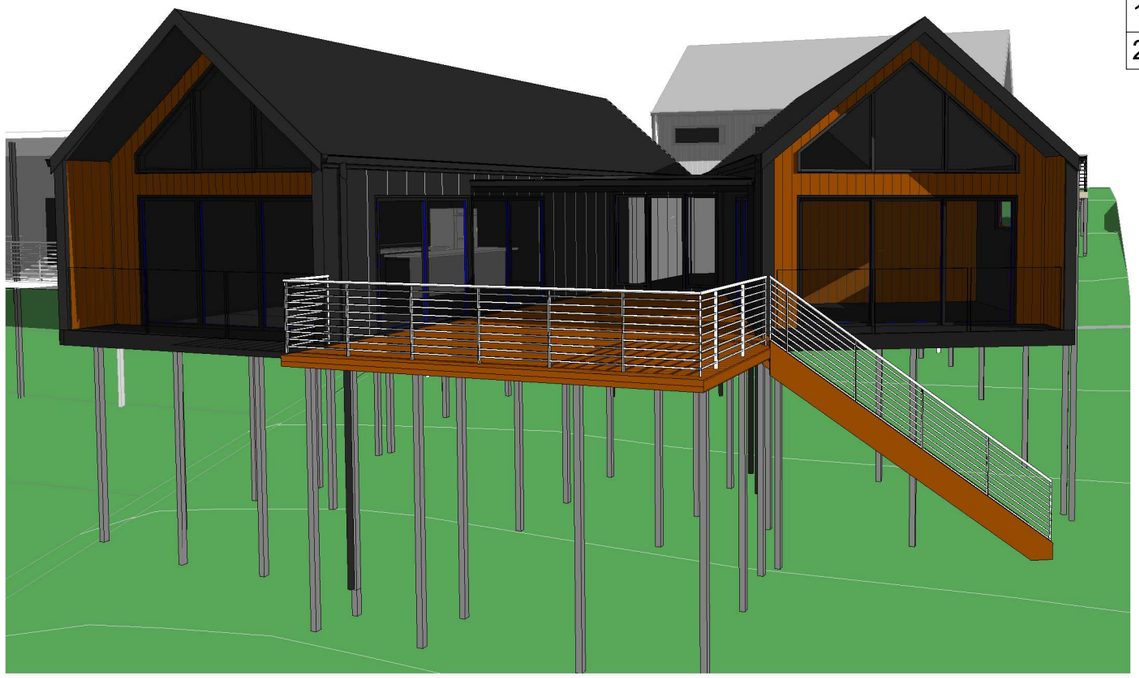
GN20 - THE BUILDER SHALL ENSURE THE GENERAL WATER TIGHTNESS OF ALL NEW & EXISTING WORKS.

WIND CLASSIFICATION: N3
SOIL CLASSIFICATION: 'P'

**BAL ASSESSMENT**
BUSH FIRE ATTACK LEVEL: **BAL 29** According to AS3959
(Refer to Bushfire Assessment & Management Plan)

The Bushfire Hazard Report is prepared for the proposed dwelling & secondary dwelling at 24309 Tasman Highway St Helens 7216 (C.T. 84563/11).
The property is considered as being bushfire prone being mapped within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme.
The report defines 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 29.**
The site is to be maintained to the level set out in this report and the proposed dwellings to be constructed & maintained in accordance with the Directors Determination - Bushfire Hazard Areas (Version 1.2) as well as the construction sections 3 and 7 of AS3959:2018 Construction of Buildings in Bushfire Prone Areas for **BAL 29**.

| SHEET LIST | |
|---|---|
| Sheet Number | Sheet Name |
| 01 | COVER |
| 02 | PROPOSED SITE PLAN |
| 03 | FLOOR PLAN |
| 04 | ELEVATIONS |
| 05 | ELEVATIONS |
| 06 | ELEVATIONS II |
| 07 | 3D ELEVATIONS |
| 08 | ROOF & DRAINAGE PLAN |
| 09 | WASTE DRAINAGE PLAN |
| 10 | SECTION A |
| 11 | SECTION B |
| 12 | ELECTRICAL PLAN |
| 13 | BAL NOTES |
| 14 | DETAILS |
| 15 | GLAZING SCHEDULE |
| 16 | GLAZING SCHEDULE II |
| 17 | EXISTING CONTAINER |
| 18 | 9am SHADOW DIAGRAM |
| 19 | 12pm SHADOW DIAGRAM |
| 20 | 3pm SHADOW DIAGRAM |



ALL DRAW building design

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I: www.alldraw.com.au
Licence # 911670743

| No. | Description | Date |
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Proposed Dwelling

24309 Tasman Hwy,
St.Helens

COVER

| | |
|---|---|
| Project number | 1385 |
| Date | 5/11/2025 |
| Drawn by | JK |
| Checked by | RM |

01

Scale

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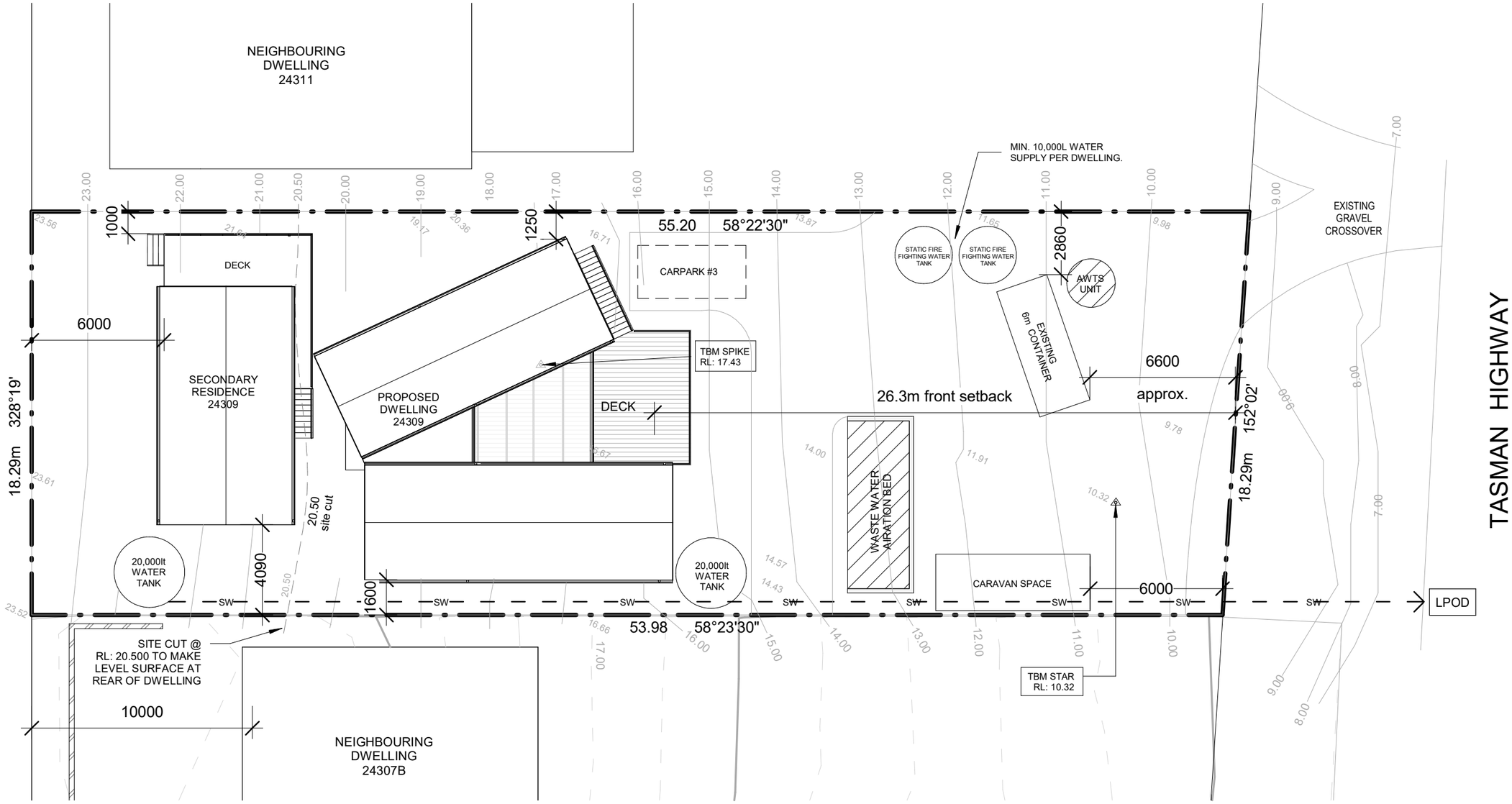
**AREAS:**

SITE AREA: 1002m²

DWELLING: 143m²
DECKING: 73.8m²
SECONDARY DWELLING: 60m²
STORAGE CONTAINER: 14.4m²

**TOTAL: 291.2m²**

SITE COVERAGE 29%





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Proposed Dwelling

24309 Tasman Hwy, St.Helens

PROPOSED SITE PLAN

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|---|---|---|
| Project number | 1385 | 02 |
| Date | 5/11/2025 | |
| Drawn by | JK | |
| Checked by | RM | Scale 1 : 200 |

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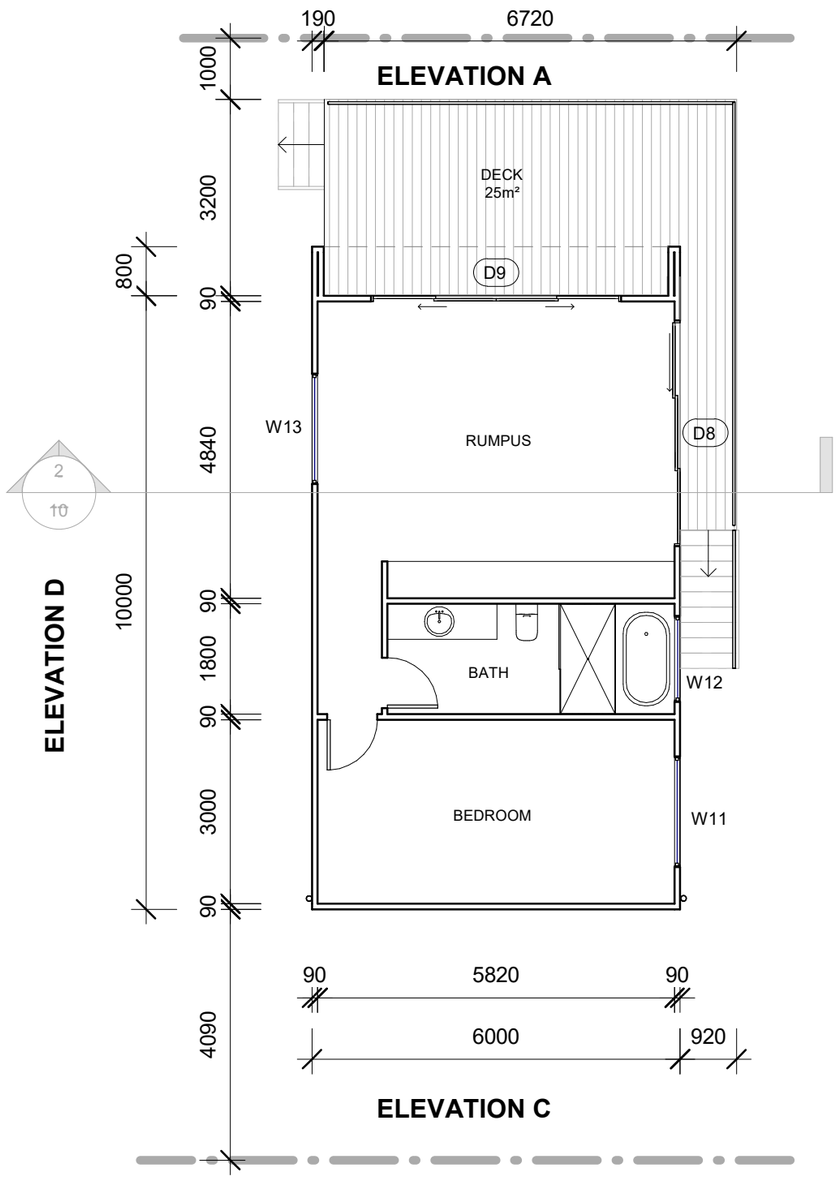


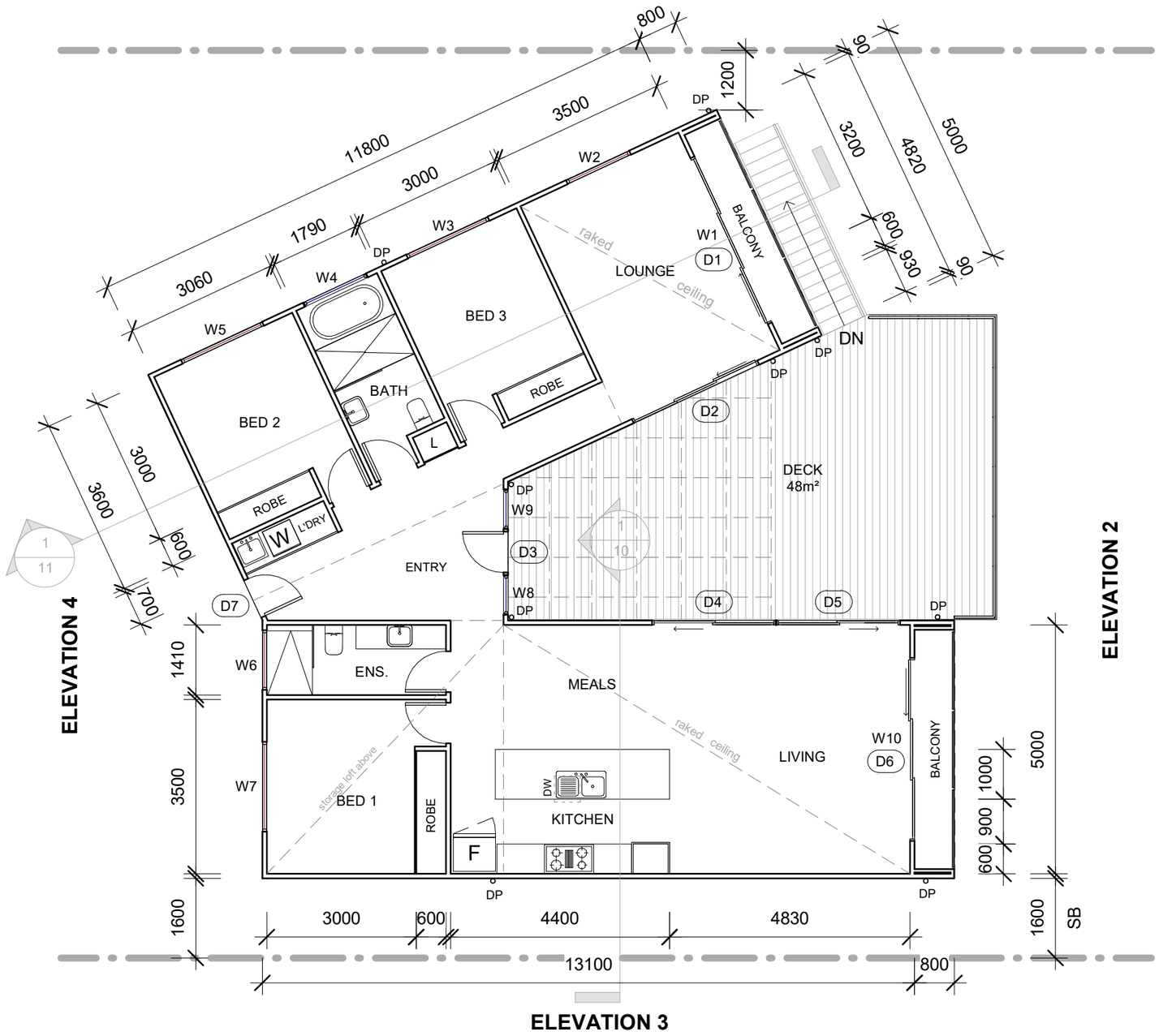




ELEVATION D

ELEVATION B







ELEVATION 4

ELEVATION 2

ELEVATION 3

## 2 Secondary Residence

1 : 100

## 1 Proposed Dwelling

1 : 100

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Proposed Dwelling

24309 Tasman Hwy,
St.Helens

FLOOR PLAN

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|---|---|
| Project number | 1385 |
| Date | 5/11/2025 |
| Drawn by | JK |
| Checked by | RM |

03

Scale 1 : 100

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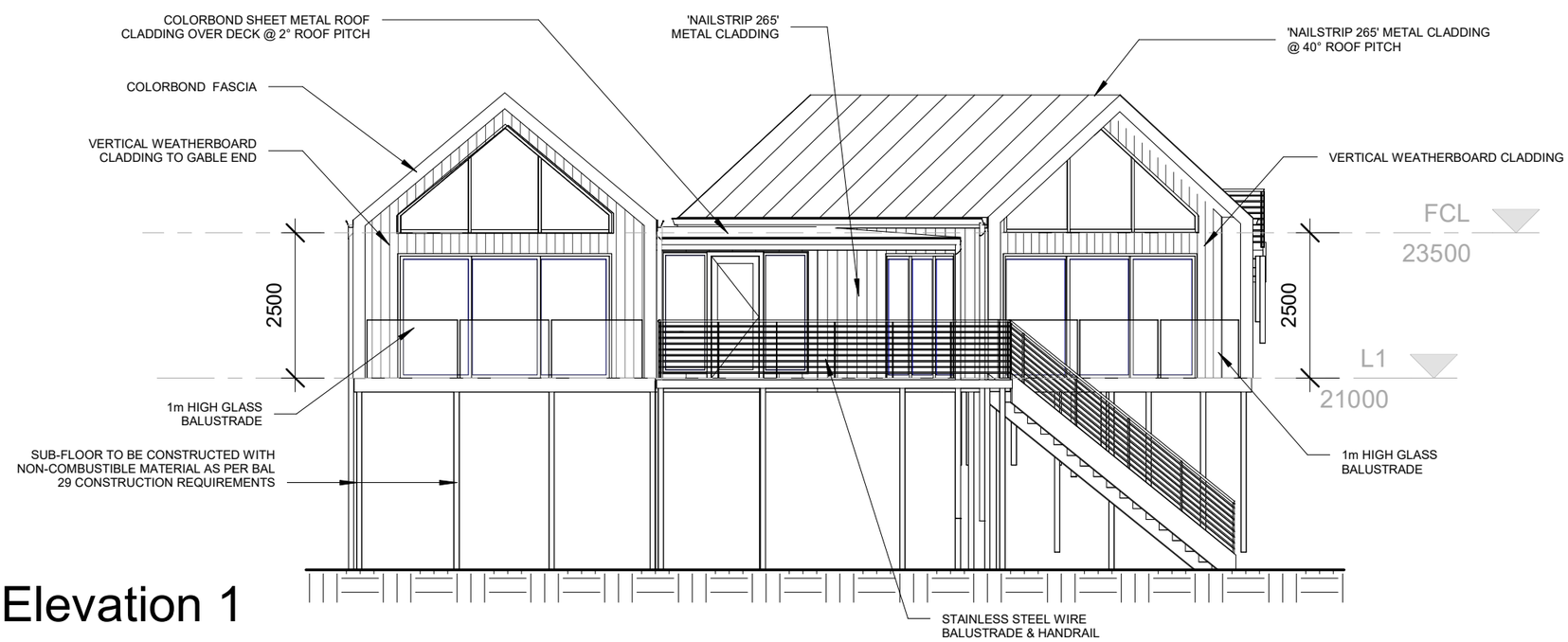
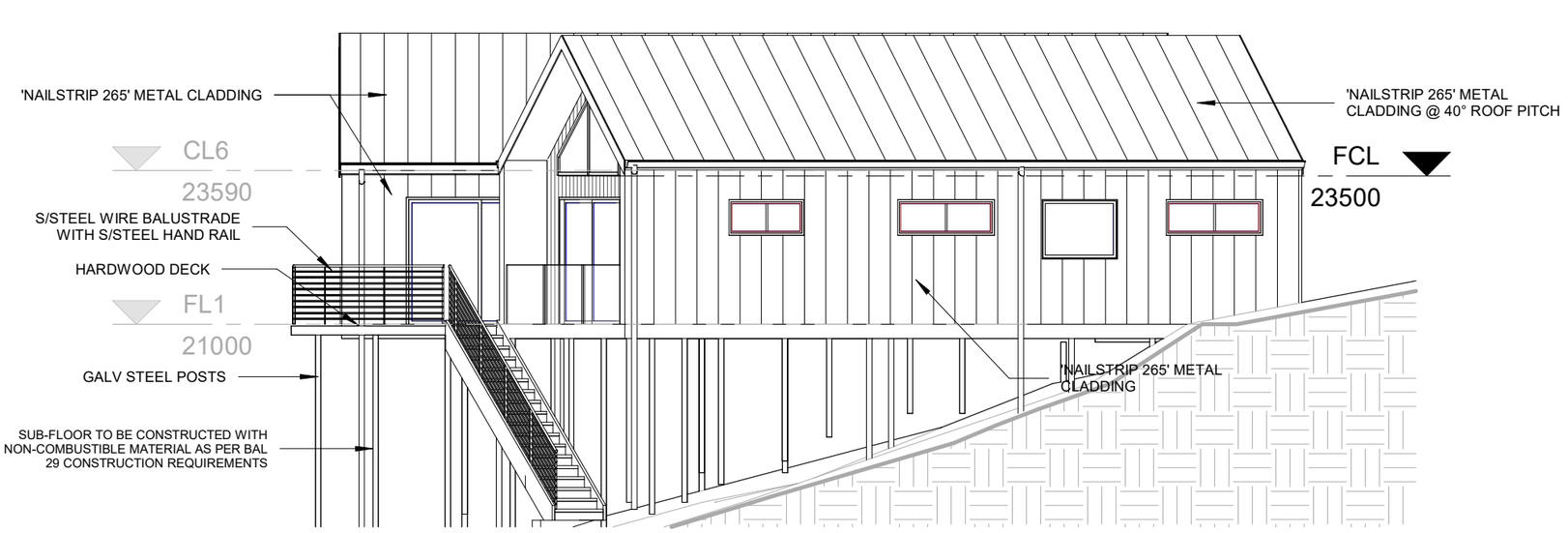



1

# Elevation 1

1 : 100

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# Elevation 2

1 : 100

**STEPS:**
All stair treads must have a slip-resistant surface or slip-resistant nosing strip in accordance with BCA 3.9.1.1 & AS 4586

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Proposed Dwelling

24309 Tasman Hwy,
St.Helens

ELEVATIONS

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|---|---|
| Project number | 1385 |
| Date | 5/11/2025 |
| Drawn by | JK |
| Checked by | RM |

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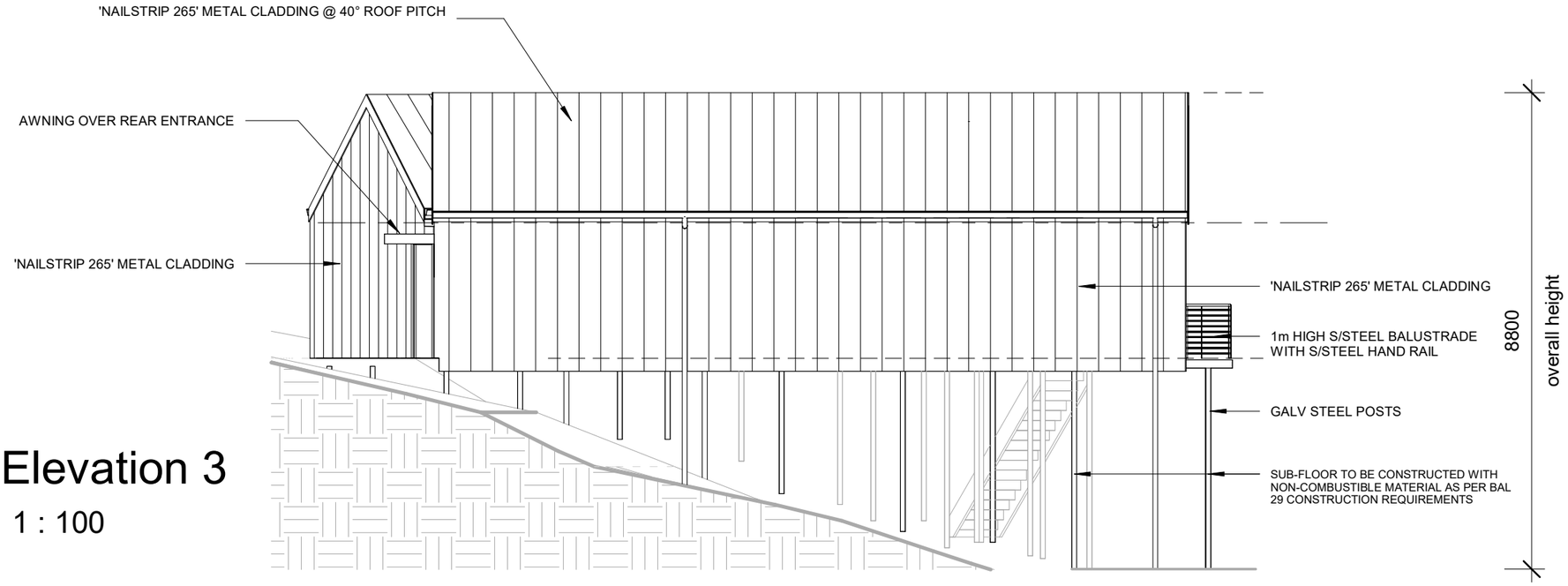
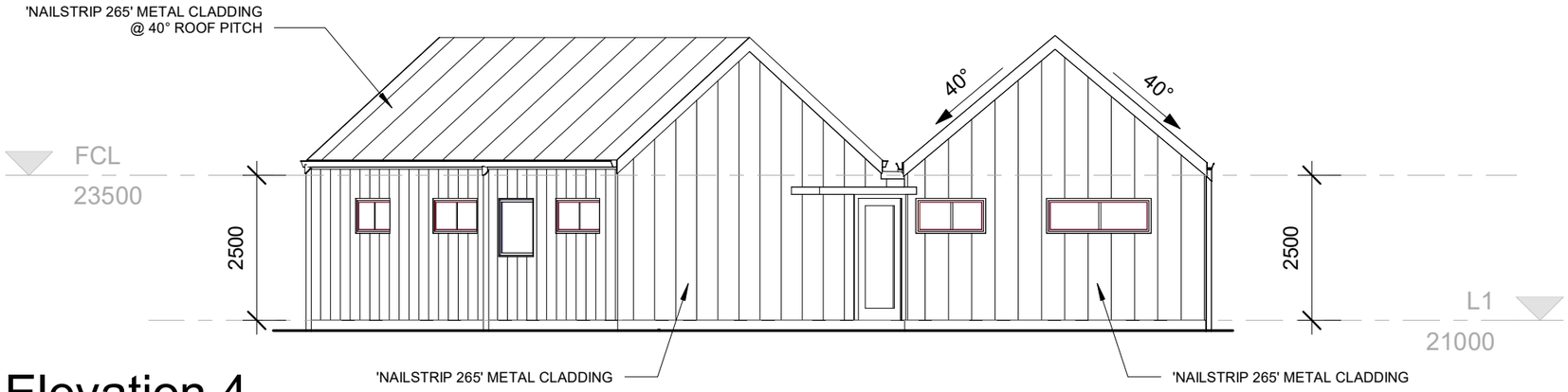



1

# Elevation 3

1 : 100

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# Elevation 4

1 : 100

**STEPS:**
All stair treads must have a slip-resistant surface or slip-resistant nosing strip in accordance with BCA 3.9.1.1 & AS 4586

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Proposed Dwelling

24309 Tasman Hwy,
St.Helens

ELEVATIONS

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|---|---|
| Project number | 1385 |
| Date | 5/11/2025 |
| Drawn by | JK |
| Checked by | RM |

05

Scale 1 : 100

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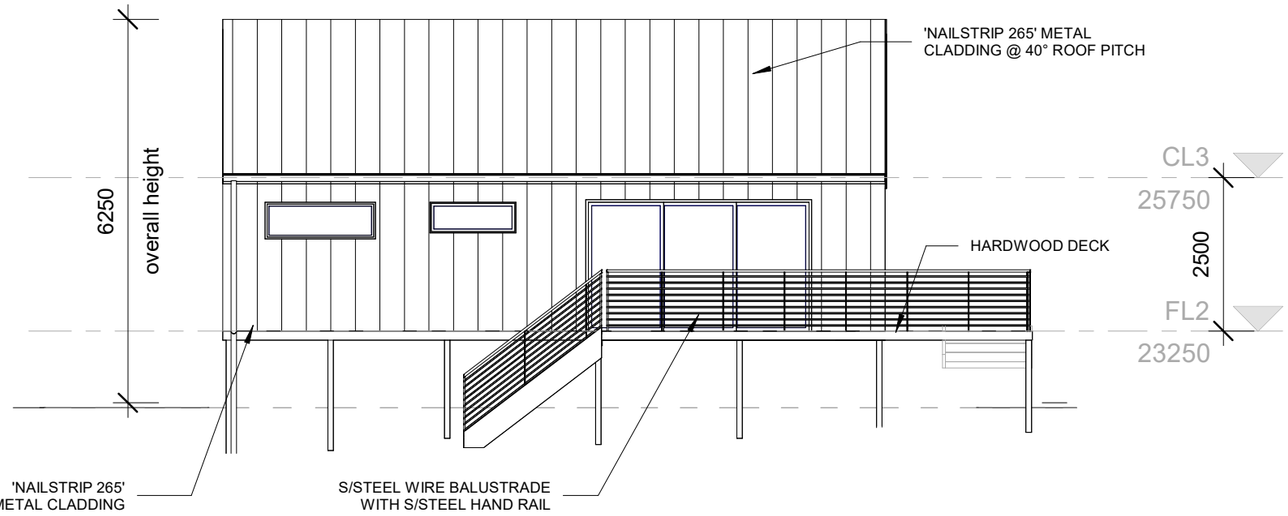
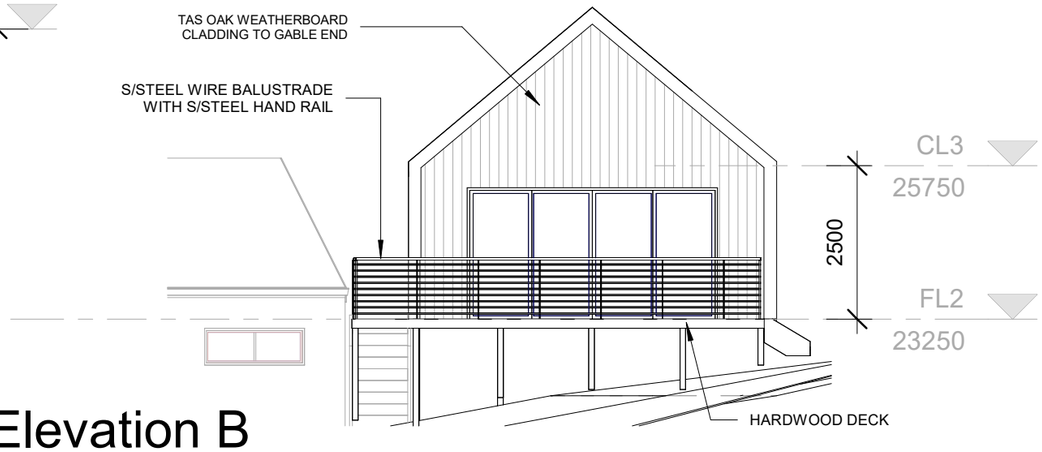
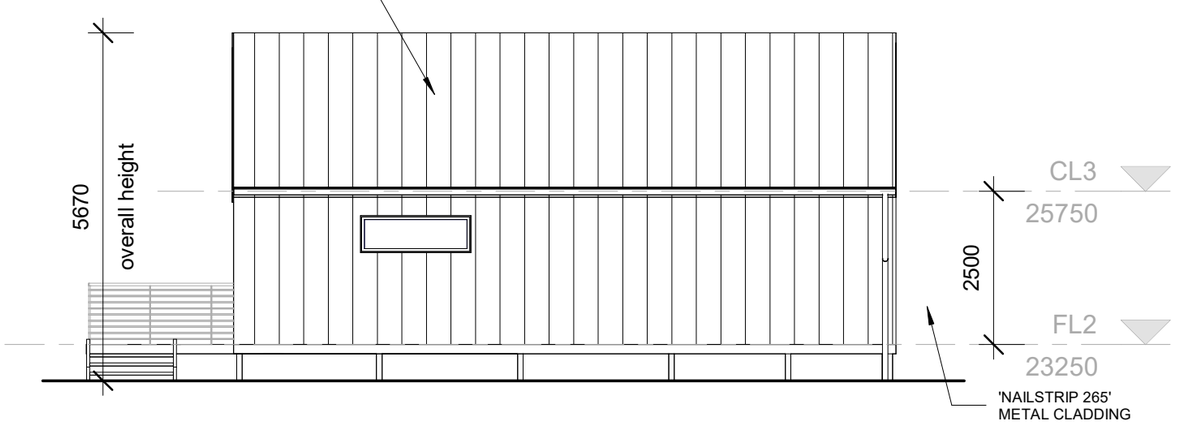
**STEPS:**
All stair treads must have a slip-resistant surface or slip-resistant nosing strip in accordance with BCA 3.9.1.1 & AS 4586



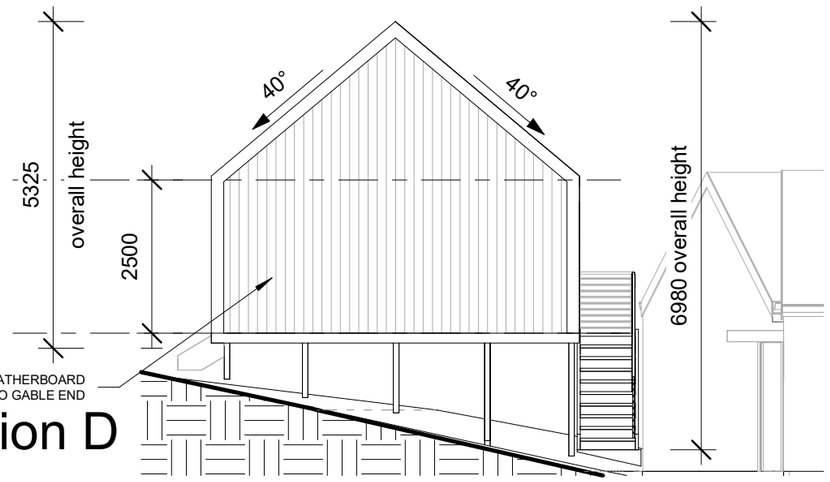

# 1 Elevation A
1 : 100




# 2 Elevation B
1 : 100




# 3 Elevation C
1 : 100




# 4 Elevation D
1 : 100

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Proposed Dwelling

24309 Tasman Hwy,
St.Helens

## ELEVATIONS II

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|---|---|
| Project number | 1385 |
| Date | 5/11/2025 |
| Drawn by | JK |
| Checked by | RM |

06

Scale 1 : 100

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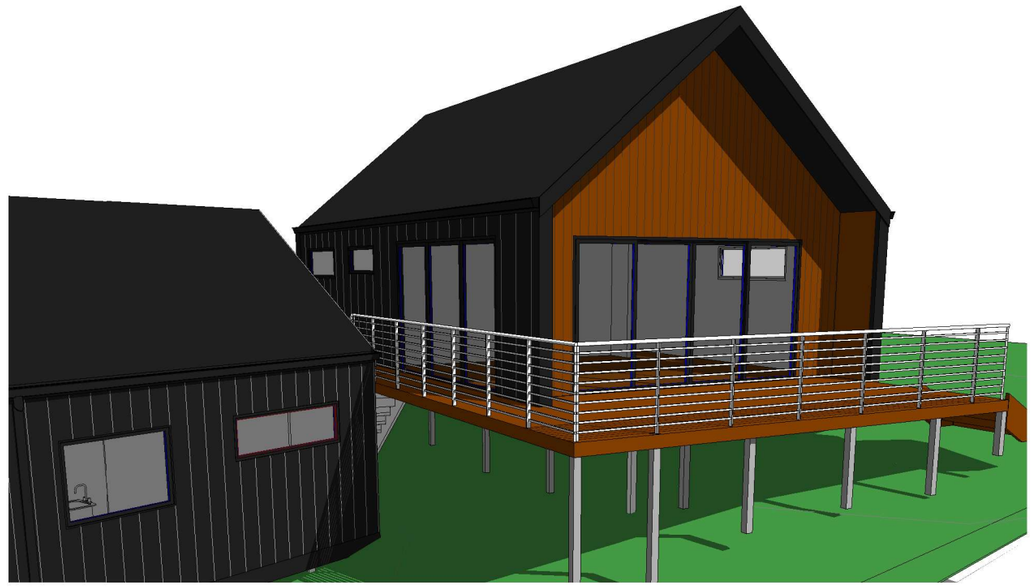

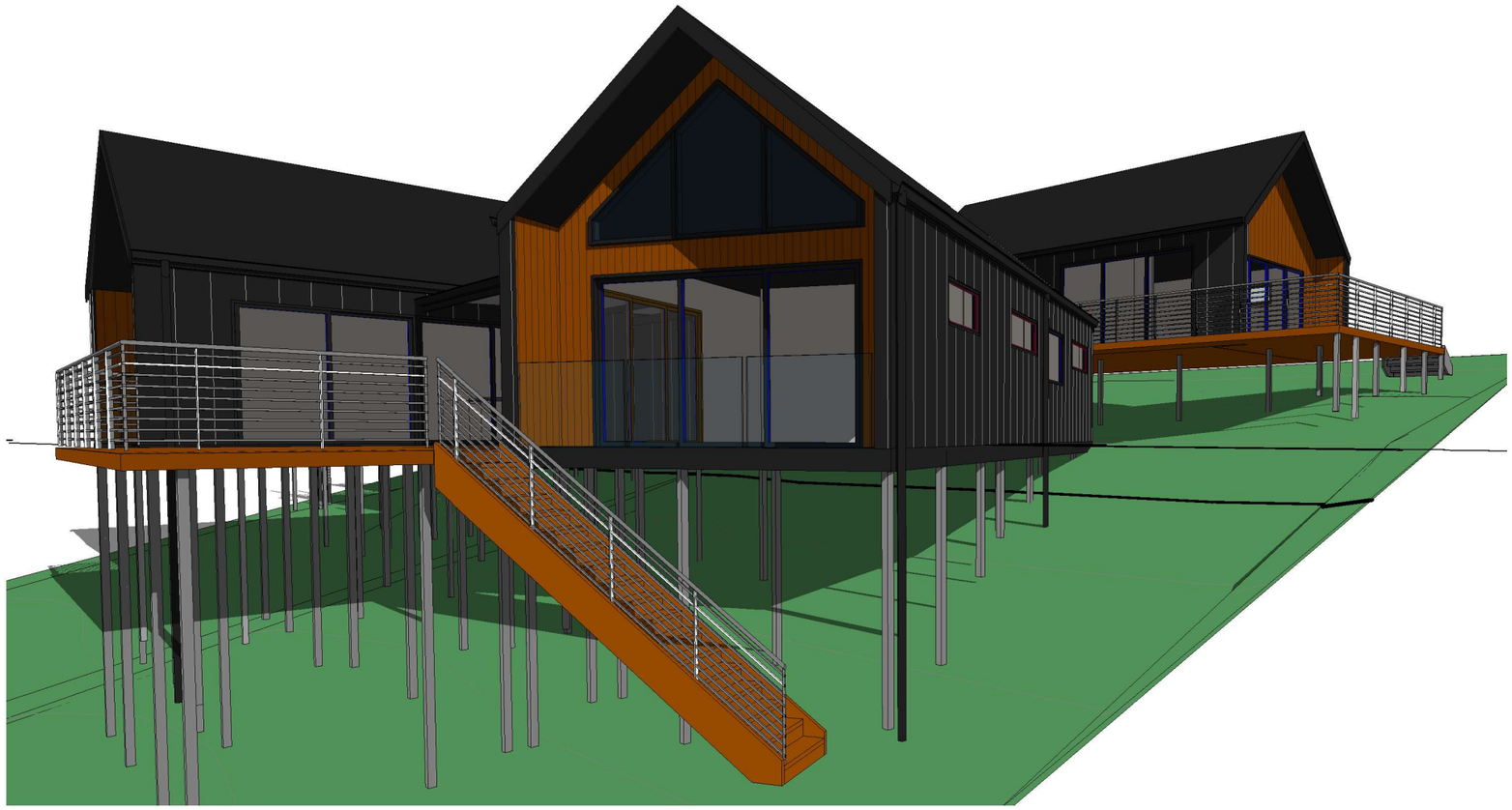

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# Proposed Dwelling

24309 Tasman Hwy,
St.Helens

# 3D ELEVATIONS

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|---|---|
| Project number | 1385 |
| Date | 5/11/2025 |
| Drawn by | JK |
| Checked by | RM |

07

Scale

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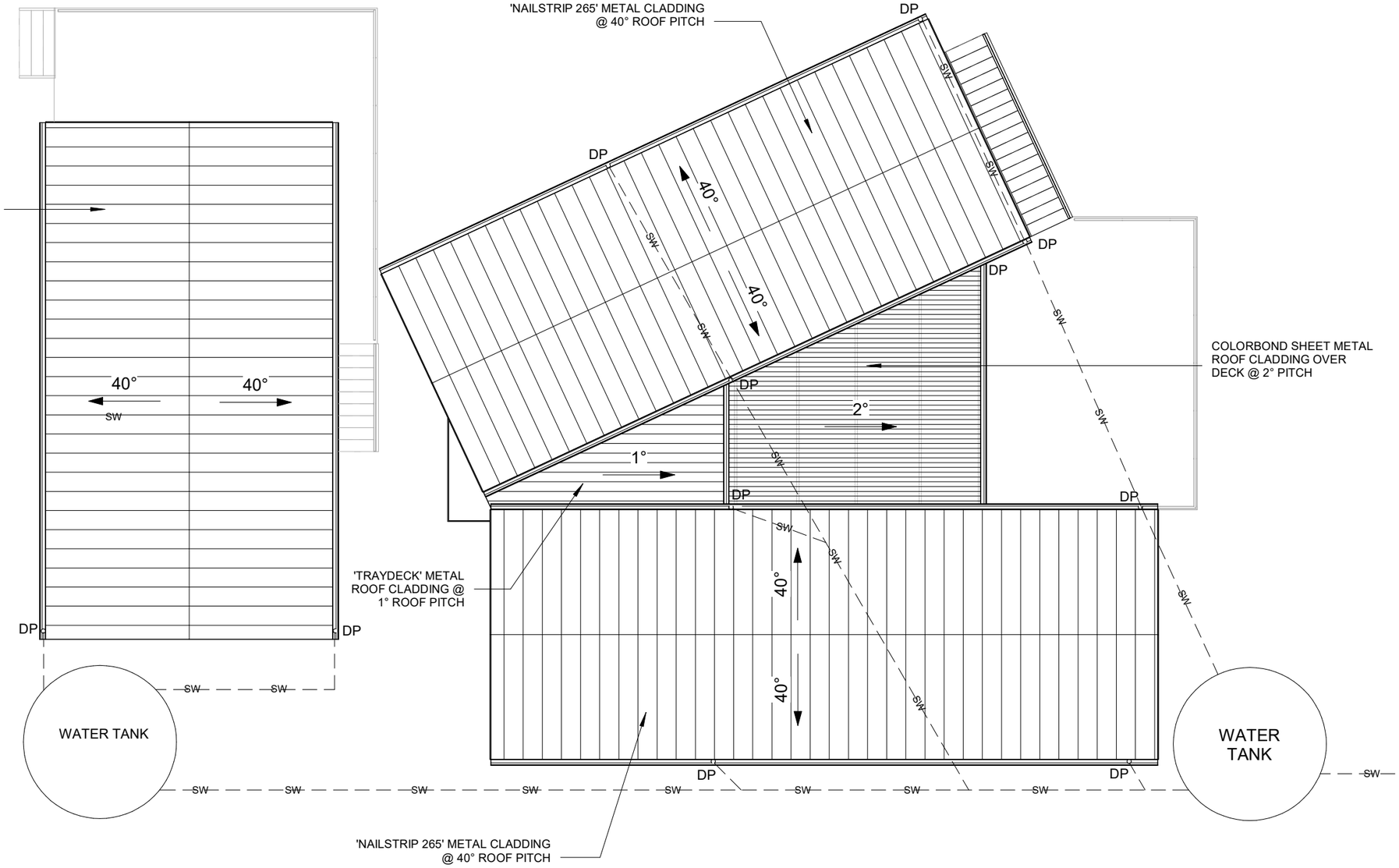
**STORMWATER DRAINAGE:**
Stormwater line shall be DN100 dia. Class SH solvent weld uPVC at a minimum grade of 1:60 in straight, even grades to discharge point via rainwater collection tank.

Min. Grades:
DN50 - 2.5%
DN100 - 1.65%

Maximum fixture unit loadings for graded discharge pipes:
DN50 - 8
DN100 - 165

**Stormwater pipe layout is indicitive only & is to be layed at the descretion of the plumbing contractor.**





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Proposed Dwelling

24309 Tasman Hwy,
St.Helens

# ROOF & DRAINAGE PLAN

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|---|---|
| Project number | 1385 |
| Date | 5/11/2025 |
| Drawn by | JK |
| Checked by | RM |

08

Scale 1 : 100

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All drainage works are provisional only
and subject to amendments to comply
with local council requirements
all works to comply with NCC, AS3500 and all
plumbing codes of Tasmania
All plumbing to be carried out by licensed trade
person only.
All connections to be approved by local council.

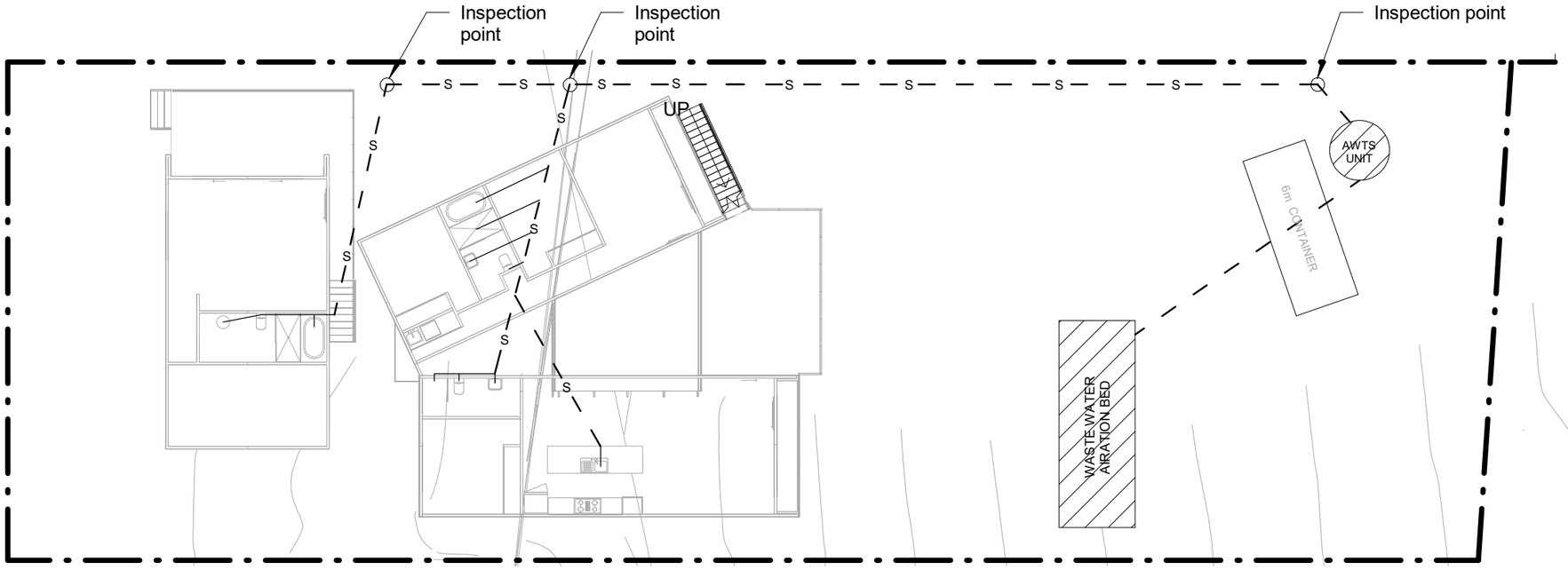
**Waste water pipe layout is indicitive only & is to be layed at the descretion of the plumbing contractor.**

**Sewer:**
Sewer trunk line shall be
DN100 dia. Class SH solvent
weld uPVC at a minimum grade
of 1 :60 in straight, even grades
to terminate at sewer
connection.

Min. Grades:
DN50 - 2.5%
DN100 - 1.65%

Maximum fixture unit
loadings for graded
discharge
pipes:

DN50 - 8
DN100 - 165




DN50

DN100

ORG points 150mm min above natural ground level according to AS3500/2 concrete around outlet with s/steel grate.

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Proposed Dwelling

24309 Tasman Hwy,
St.Helens

# WASTE DRAINAGE PLAN

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|---|---|
| Project number | 1385 |
| Date | 5/11/2025 |
| Drawn by | JK |
| Checked by | RM |

09

Scale 1 : 200

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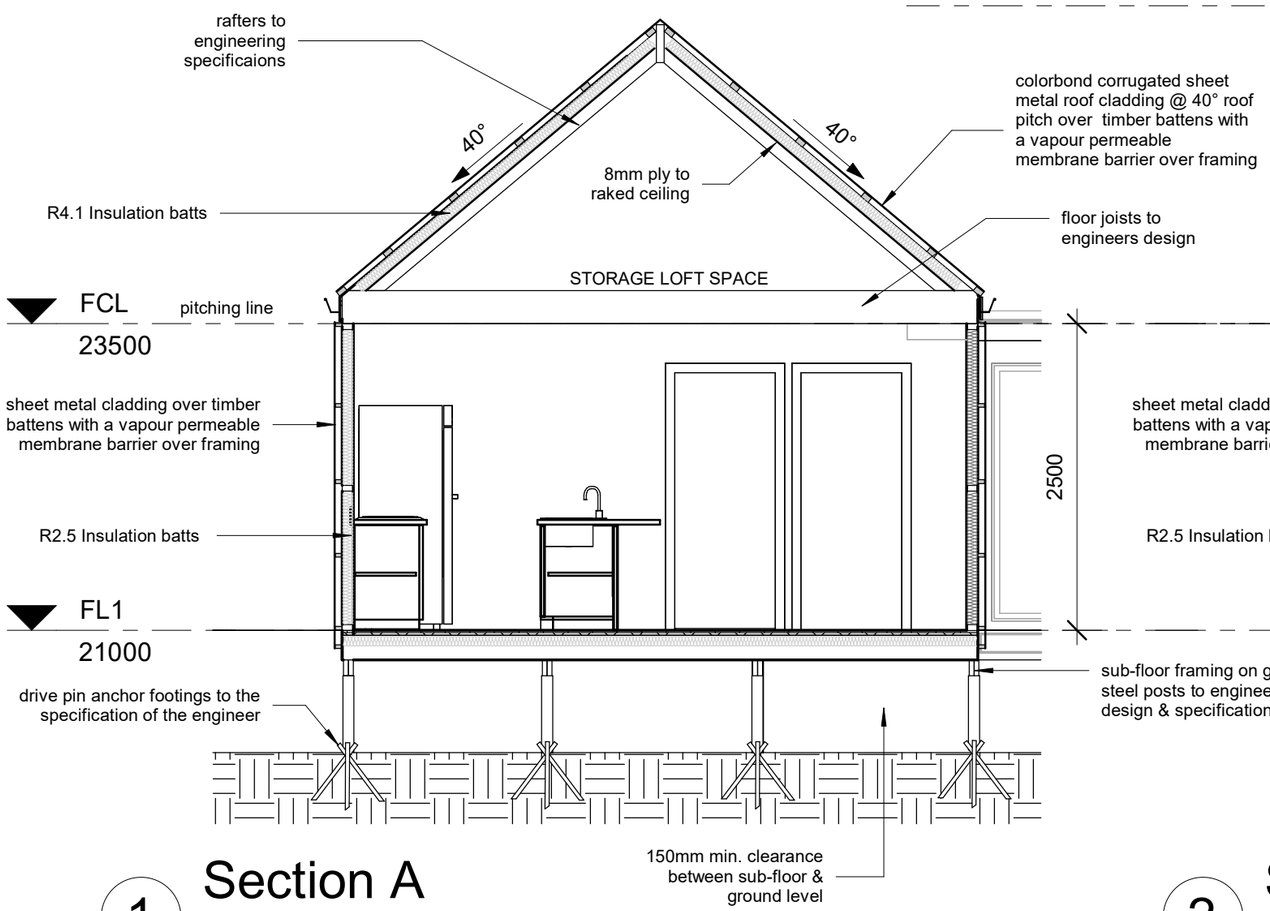
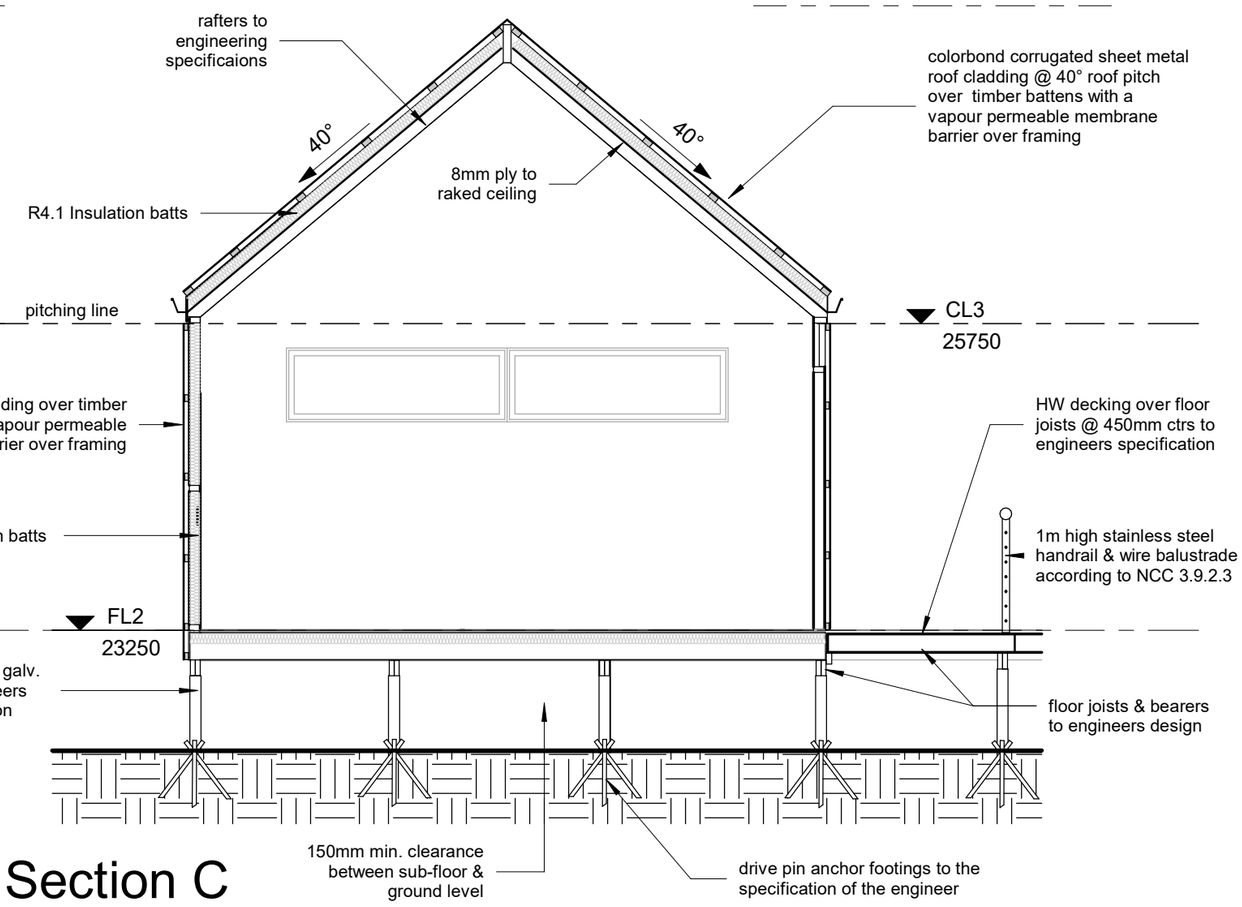



1 Section A

1 : 50




2 Section C

1 : 50

FRAMING SCHEDULE
(METAL ROOF)

WALL FRAMING
TOP AND BOTTOM PLATES 90 x 45 MGP10
STUDS AT 450 CENTRES 90 x 45 MGP10

JAMB STUDS
OPENINGS UP TO 900 2/90 x 45 MGP10
OPENINGS UP TO 1810 2/90 x 45 MGP10
OPENINGS UP TO 2700 4/90 x 45 MGP10
OPENINGS UP TO 3600 4/90 x 45 MGP10

LINTELS
OPENINGS UP TO 900 2/90 x 45 MGP10
OPENINGS UP TO 1450 2/140 x 45 MGP10
OPENINGS UP TO 1810 190 x 45 MGP10
OPENINGS UP TO 3600 2/240 x 45 MGP10

TIMBER FRAMING TO COMPLY WITH A.S.1684 TIMBER FRAMING CODE & ANY SUPPLEMENTARY TABLES

**RUST PROOF:**
Compliant rust proof claddings to be provided to walls and roofing. All fastener systems are to be galvanised or stainless steel.

**WALL TILING:**
All wall tiles to wet areas to be on a backing of waterproof plasterboard or fibrous cement villa board lining. Tiles 1800mm minimum above shower base and 150mm min. above sinks, basins, troughs & baths

**STAIRS:**
All stair treads must have a slip-resistant surface or slip-resistant nosing strip in accordance with BCA 3.9.1.1 & AS 4586

REFER TO ENGINEERING SPECIFICATIONS FOR ALL STRUCTURAL MEMBERS AND FOOTING DETAILS

**Table 3.3.5.6 Corrosion protection - Lintels**

| Durability class of lintel in accordance with AS/NZS 2699.3 Note 1 | Material or protective requirements in accordance with AS/NZS 2699.3 Note 1 |
|---|---|
| R1<br>R2 | Hot dip galvanised with a minimum average coating thickness of 300 g/m$^2$; or<br>stainless steel 316L |
| R3 | Hot dip galvanised with a minimum average coating thickness of 600 g/m$^2$; or<br>stainless steel 316L |
| R4 | Stainless steel 316L |

**Notes to Table 3.3.5.6:**

1. AS/NZS 2699.3 contains information on the corrosivity category locations in Australia and provides a method for determining coating thickness for lintels.
2. Additional decorative coatings can be applied, but must not be considered for the purpose of satisfying the requirements of this Table.
3. Any lintel with a coating that is modified, i.e. by cutting, welding, or where damaged, must have the coating restored to provide an equivalent level of protection provided by the original coating.

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Proposed Dwelling

24309 Tasman Hwy, St.Helens

SECTION A

| | | |
|---|---|---|
| Project number | 1385 | 10 |
| Date | 5/11/2025 | |
| Drawn by | JK | |
| Checked by | RM | Scale 1 : 50 |

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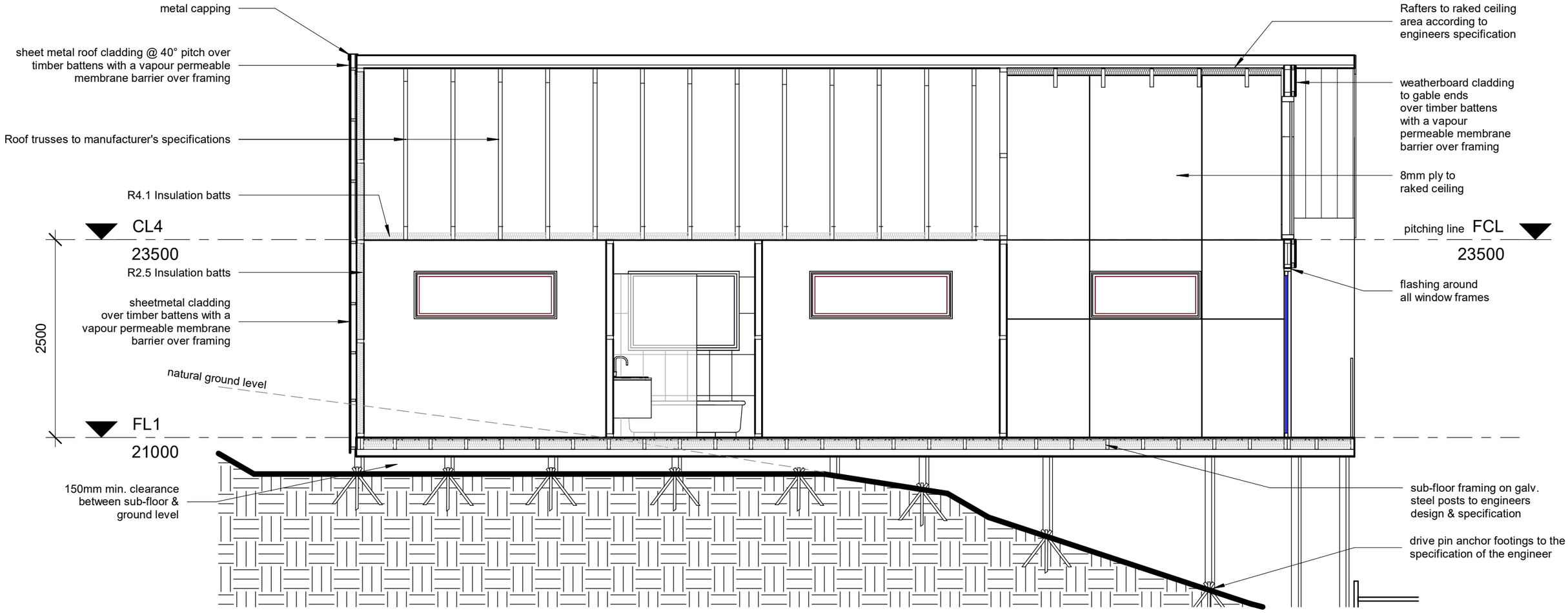
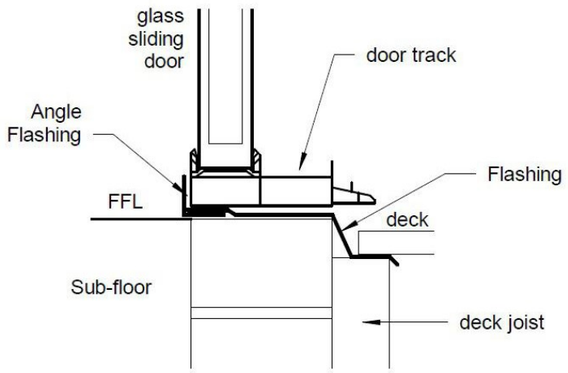
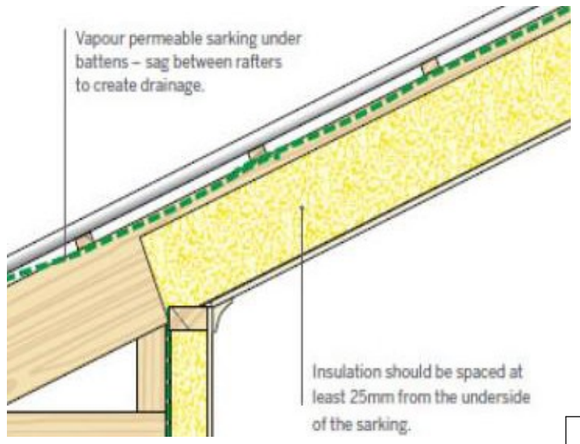
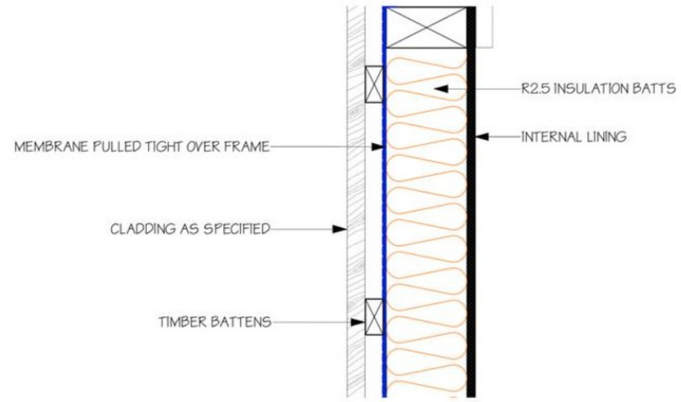



## DECK ENTRY DETAIL




## SARKING DETAIL




Sarking barrier *membrane* installed to roof & walls according to NCC 3.8.2.7 & AS 4200.1 & 2 and be a vapour permeable membrane located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.

**RUST PROOF:**
Compliant rust proof claddings to be provided to walls and roofing. All fastener systems are to be galvanised or stainless steel.

**STAIRS:**
All stair treads must have a slip-resistant surface or slip-resistant nosing strip in accordance with BCA 3.9.1.1 & AS 4586

**WALL TILING:**
All wall tiles to wet areas to be on a backing of waterproof plasterboard or fibrous cement villa board lining. Tiles 1800mm minimum above shower base and 150mm min. above sinks, basins, troughs & baths

REFER TO ENGINEERING SPECIFICATIONS FOR ALL STRUCTURAL MEMBERS AND FOOTING DETAILS

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Proposed Dwelling

24309 Tasman Hwy, St.Helens

SECTION B

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| Project number | 1385 | 11 |
| Date | 5/11/2025 | |
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## ELECTRICAL LEGEND:

| SYMBOL | DESCRIPTION |
|---|---|
| ○ | Ceiling Light (20W) |
| ⊠ | L.E.D. Down Light (15W) |
| ◎ | Pendant Light |
| ⌓ | Sensor Wall Light (20W) |
| ⌓ | Wall Mounted Light (20W) |
| ⋈ | Double Power Point (300mm) |
| ⋈ | Double Power Point (1100mm) |
| ▨ | Smoke Detector |
| ◪ | Meter Box |
| ▷ | Television Point |
| ◓ | Exhaust Fan - Ceiling |
| ✲ | Ceiling Fan |
| HWS | Hot Water Service |
| AC | Aircon unit |
| ▦ | IXL Heat/Light/Exhaust |
| ▭ | Fluorescent Light - Single |

THE LAMP POWER DENSITY OF ARTIFICAL LIGHTING DOES NOT EXCEED:
5W/m² OF FLOOR AREA
4W/m² OF DECK AREA
3W/m² OF SHED

**SMOKE DETECTORS**
MUST COMPLY WITH AS 3786
BE INTER-CONNECTED & INSTALLED
IN ACCORDANCE WITH B.C.A PART 3.7.2

**EXHAUST FAN:**
EXHAUST VENTILATION FANS
ARE TO DISCHARGE
THROUGH TO OUTSIDE AIR OR
TO ROOF CAVITY

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# ELECTRICAL PLAN

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| Project number | 1385 |
| Date | 5/11/2025 |
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# BAL REPORT
# BUSH FIRE ATTACK LEVEL:
# BAL - 29

**PROPERTY IN A DESIGNATED BUSH FIRE PRONE AREA SPECIAL BUSH FIRE CONSTRUCTION REQUIREMENTS APPLY.**

## DOORS

Side-hung external doors (including French doors, panel fold and bi-fold doors) shall comply with one of the following:
(a) Doors and door frames shall be protected by bushfire shutters
(b) Doors and door frames shall be protected externally by screens
(c) Doors and door frames shall comply with the following:
(i) Doors shall be—
(A) non-combustible; or
(B) a solid timber, laminated timber or reconstituted timber door, having a minimum thickness of 35 mm for the first 400 mm above the threshold; or
(C) a door, including a hollow core door, protected externally by a screen that complies with Note 2 below; or
(D) a fully framed glazed door, where the framing is made from noncombustible
materials or from bushfire resisting timber (refer to the table at the end of this document).
(ii) Externally fitted hardware that supports the panel in its function of opening and closing shall be metal.
(iii) Where doors incorporate glazing, the glazing shall be toughened glass with a minimum thickness of 6mm.
(iv) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.
(v) Door frames shall be made from:
(A) Bushfire-resisting timber (refer to the table at the end of this document); or
(B) Metal; or
(C) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the door assembly shall satisfy the design load, performance and structural strength of the member

## SLIDING DOORS

Sliding doors shall comply with one of the following:
(a) They shall be completely protected by a bushfire shutter or
(b) They shall be completely protected externally by screens
(c) They shall comply with the following:
(i) Any glazing incorporated in sliding doors shall be toughened glass with a minimum thickness of 6mm.
(ii) Both the door frame supporting the sliding door and the framing surrounding any glazing shall be made from:
(A) (Bushfire-resisting timber
(B) Metal; or
(C) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the frame and the sash shall satisfy the design load, performance and structural strength of the member.
(iii) There is no requirement to screen the openable part of the sliding door. However, if screened, the screens shall comply with

NOTE: The construction of manufactured sliding doors should prevent the entry of embers when the door is closed.

## WINDOWS

Window assemblies shall comply with one of the following:
(a) They shall be completely protected by a bushfire shutter
(b) They shall comply with the following:
(i) Window frames and window joinery shall be made from:
(A) Bushfire-resisting timber (refer to the table at the end of this document); or
(B) Metal; or
(C) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the frame and sash shall satisfy the design load, performance and structural strength of the member.

## ROOF PENETRATIONS

The following apply to roof penetrations:
(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors, shall be adequately sealed at the roof to prevent gaps greater than 3 mm. The material used to seal the penetration shall be non-combustible.
(b) Openings in vented roof lights, roof ventilators or vent pipes shall be fitted with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
This requirement does not apply to the exhaust flues of heating or cooking devices with closed combustion chambers. In the case of gas appliance flues, ember guards shall not be fitted.
NOTE: Gasfitters are required to provide a metal flue pipe above the roof and terminate with a certified gas flue cowl complying with AS 4566. Advice may be obtained from State gas technical regulators.
(c) All overhead glazing shall be Grade A safety glass complying with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass minimum 4 mm thickness, shall be used in the outer pane of the IGU.
(e) Flashing elements of tubular skylights shall be non-combustible. However, they may be of an alternative material, provided the integrity of the roof covering is maintained by an under-flashing made of non-combustible material.
(f) External single plane glazed elements of roof lights and skylights, where the pitch of the glazed element is 18 degrees or less to the horizontal, shall be protected with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(g) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

## ROOFS

The following apply to all types of roofs and roofing systems:
(a) roof tiles, roof sheets and roof-covering accessories are to be non-combustible.
b) the roof/wall junction is to be sealed to prevent openings greater than 3 mm, either by the use of fascia and eaves linings or by sealing between the top of the wall and the underside of the roof and between the rafters at the line of the wall.
(c) roof ventilation openings, such as gable and roof vents, are to be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(d) a pipe or conduit that penetrates the roof covering shall be non-combustible.
2. Tiled roofs.
Tiled roofs shall be fully sarked. The sarking shall—
(a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;
(b) cover the entire roof area including ridges and hips; and
(c) extend into gutters and valleys.
3. Sheet roofs
Sheet roofs shall—
(a) be fully sarked, except that foil-backed insulation blankets may be installed over the battens; and
(b) have any gaps greater than 3 mm (such as under corrugations or ribs of sheet roofing and between roof components) sealed at the fascia or wall line and at valleys, hips and ridges by—
(i) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
(ii) mineral wool; or
(iii) other non-combustible material; or
(iv) a combination of any of Items (i), (ii) or (iii) above.
*Note: Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.*
4. Verandah, carport and awning roofs
The following apply to veranda, carport and awning roofs:
(a) A veranda, carport or awning roof forming part of the main roof space shall meet all the requirements for the main roof.
(b) A veranda, carport or awning roof separated from the main roof space by a wall that complies with the specification above for an external wall shall have a non-combustible roof covering and the support structure shall be —
(i) of non-combustible material; or
(ii) bushfire-resisting timber; or
(iii) timber rafters lined on the underside with fibre-cement sheeting a minimum of 6 mm in thickness, or with material complying with AS 1530.8.1; or
(iv) a combination of any of Items (i), (ii) or (iii) above.

## VERANDAHS, DECKS, STEPS, RAMPS AND LANDINGS

1) General Decking may be spaced.
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.
2) Enclosed subfloor spaces of verandas, decks, steps, ramps and landings
a) Materials to enclose a subfloor space
The subfloor spaces of verandas, decks, steps, ramps and landings are considered to be 'enclosed' when —
i) the material used to enclose the subfloor space complies with the standards for external walls above; and
ii) all openings greater than 3 mm are screened with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
b) Supports
The Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.
c) Framing
The Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearers and joists).
d) Decking, stair treads and the trafficable surfaces of ramps and landings
e) Decking, stair treads and the trafficable surfaces of ramps and landings shall be—
i) of non-combustible material; or
ii) of bushfire-resisting timber; or
iii) a combination of Items (i) and (ii) above.
3) Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings
a) Support posts, columns, stumps, stringers, piers and poles shall be—
i) of non-combustible material; or
ii) of bushfire-resisting timber; or
iii) a combination of Items (i) and (ii) above.
b) Framing
Framing of verandas, decks, ramps or landings (i.e., bearers and joists) shall be—
i) of non-combustible material; or
ii) of bushfire-resisting timber; or
iii) a combination of Items (i) and (ii) above.
c) Decking, stair treads and the trafficable surfaces of ramps and landings
Decking, stair treads and the trafficable surfaces of ramps and landings shall be—
i) of non-combustible material; or
ii) of bushfire-resisting timber; or
iii) a combination of Items (i) and (ii) above.
4) Balustrades, handrails or other barriers
Those parts of the handrails and balustrades less than 125 mm from any glazing or any combustible wall shall be—
i) of non-combustible material; or
ii) of bushfire-resisting timb
iii) a combination of Items (i) and (ii) above.
Those parts of the handrails and balustrades that are 125 mm or more from the building have no requirements.

## SARKING

Sarking, where used for bushfire protection shall be:
a. Non-combustible; or
b. Breather-type sarking complying with AS/NZS4200.1 and with a flammability index of not more than 5 and sarked on the outside of the frame; or
c. An insulation material conforming to the appropriate Australian Standard for that material.

## GARAGE DOORS

The following apply to vehicle access doors:
(a) The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed shall be made from
(i) Non-combustible material; or
(ii) Bushfire-resisting timber
(iii) Fibre cement sheet, a minimum of 6 mm in thickness; or
(v) A combination of any of Items (i), (ii) or (iii) above.
(b) Panel lift, tilt doors or side-hung doors shall be fitted with suitable weather strips, draught excluders, draught seals or guide tracks, as appropriate to the door type, with a maximum gap no greater than 3 mm.
(c) Roller doors shall have guide tracks with a maximum gap no greater than 3 mm and shall be fitted with a nylon brush that is in contact with the door.
(d) Vehicle access doors shall not include ventilation slots

## SCREENS

Screening of the openable portions of all windows is required in all BALs to prevent the entry of embers to the building when the window is open.
Screening of windows is required in some BALs to reduce the effects of radiant heat on some types of glass.
If so, the screening has to be external so that the glass in the openable portion of the window will be'protected' when it is shut.
If the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally.

## FLOORS

1) Elevated floors
a) Enclosed subfloor space
The Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with—
i) a wall that complies with the standards for an external wall below; or
ii) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze or aluminium; or
iii) a combination of Items (a) and (b) above.
b) Unenclosed subfloor space
Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400 mm above finished ground level, shall be one of the following:
i) materials that comply with the following:
(a) bearers and joists shall be—
i) non-combustible; or
ii) bushfire-resisting timber or
iii) a combination of Items (i) and (ii) above. .
(b) flooring shall be—
i) non-combustible; or
ii) bushfire-resisting timber or
iii) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or
c) a combination of any of Items (i), (ii) or (iii) above; or
ii) a system complying with AS 1530.8.1

## EAVES LININGS, FASCIAS & GABLES

The following apply to eaves linings, fascias and gables:
(a) Gables shall comply with the requirements for an external wall.
(b) Fascias and bargeboards shall—
(i) where timber is used, be made from bushfire-resisting timber ; or
(ii) where made from metal, be fixed at 450 mm centres; or
(iii) be a combination of Items (i) and (ii) above.
(c) Eaves linings shall be—
(i) fibre-cement sheet, a minimum 4.5 mm in thickness; or
(ii) bushfire-resisting timber (refer to the table at the end of this document); or
(iii) a combination of Items (i) and (ii) above.
(d) Eaves penetrations shall be protected the same as for roof penetrations.
(e) Eaves ventilation openings greater than 3 mm shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(f) Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

## GUTTERS & DOWNPIPES

The Standard does not provide material requirements for downpipes.
If installed, gutter and valley leaf guards shall be non-combustible.
With the exception of box gutters, gutters shall be metal or PVC-U.
Box gutters shall be non-combustible and flashed at the junction with the roof with noncombustible material.

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Proposed Dwelling

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BAL NOTES

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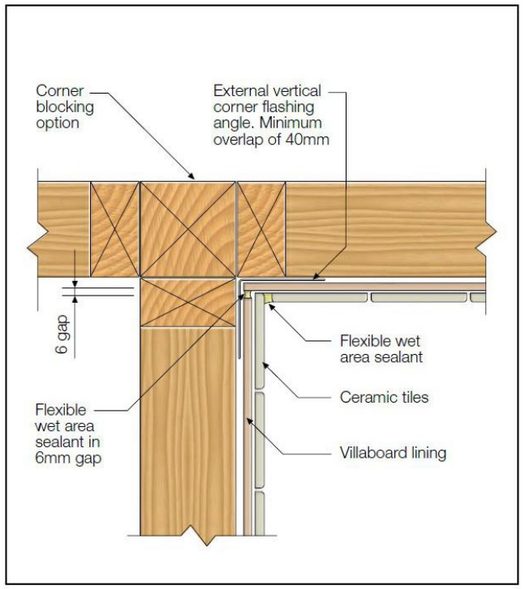
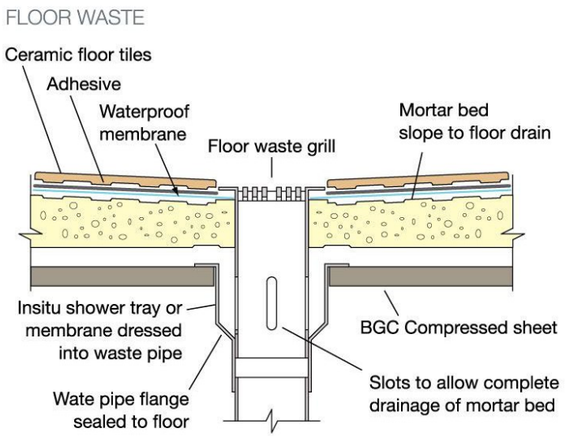
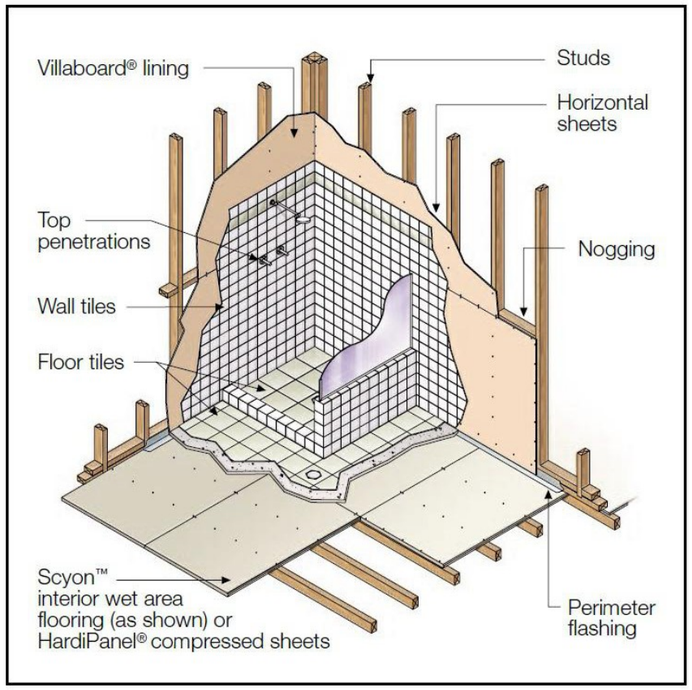


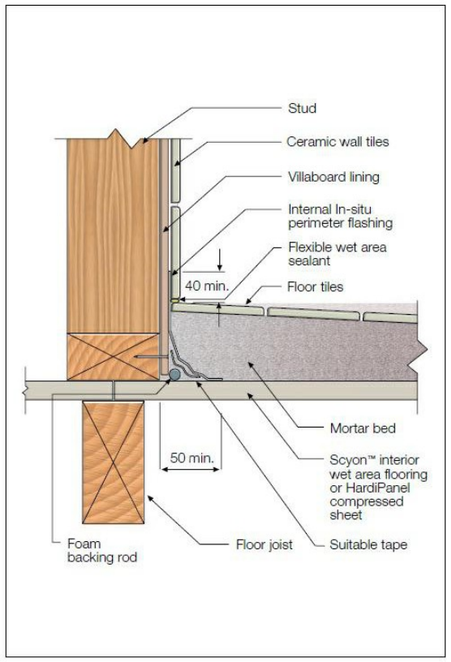

Corner Flashing Detail (Plan View)



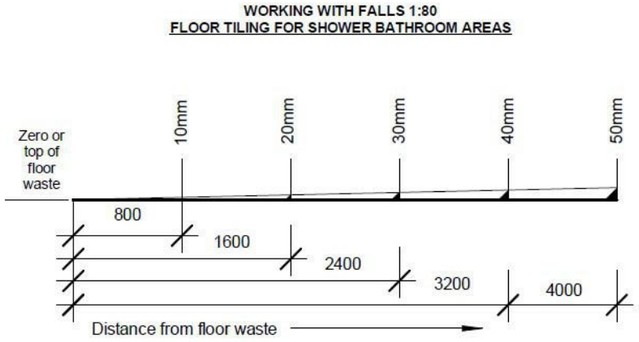

Floor Waste Detail



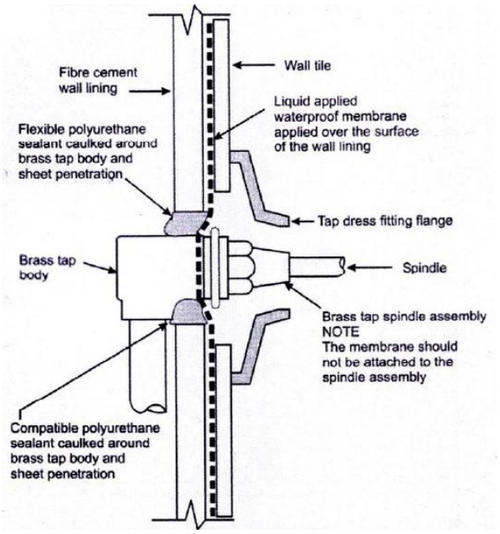

Wet Area Detail




Wet Area Section




Falls to Tiled Floors




Splashback Detail

**Waterproofing to wet areas according to NCC Part 3.8.1**

**WALL TILING:**
All wall tiles to wet areas to be on a backing of waterproof plasterboard or fibrous cement villa board lining. Tiles 1800mm minimum above shower base and 150mm min. above sinks, basins, troughs & baths

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Proposed Dwelling

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DETAILS

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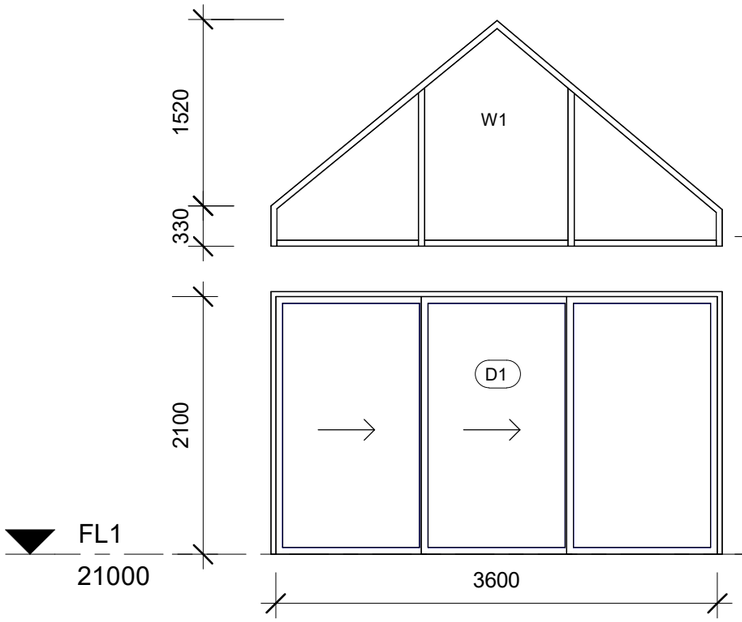


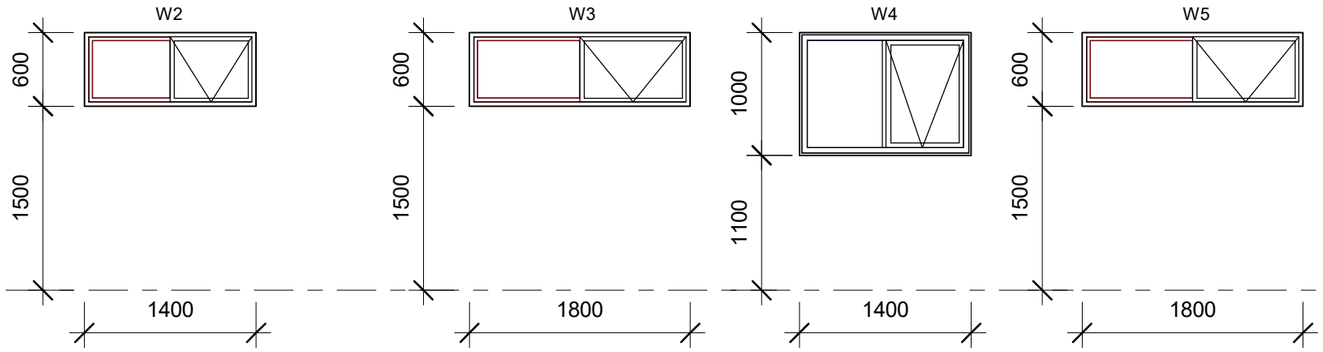


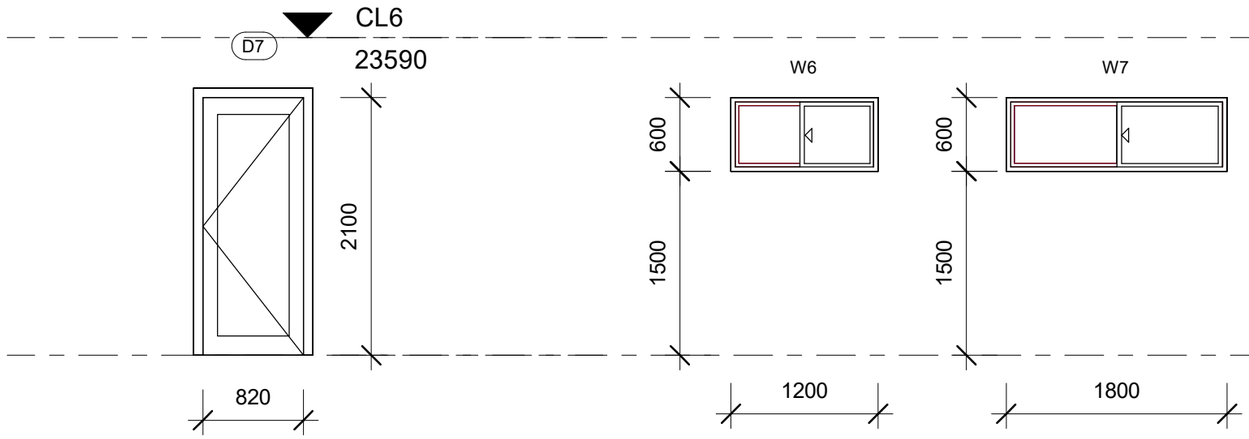


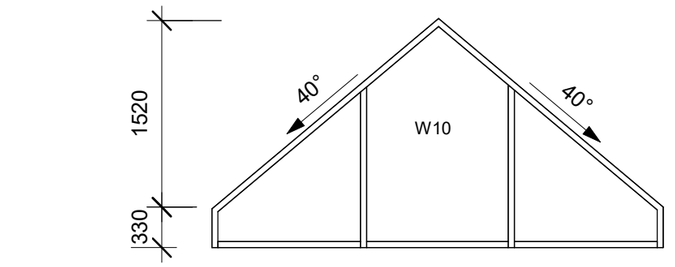


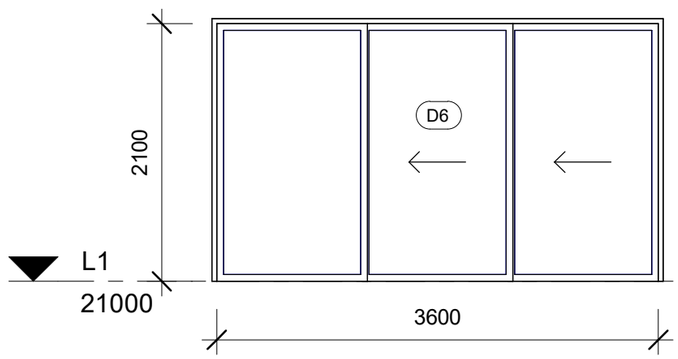


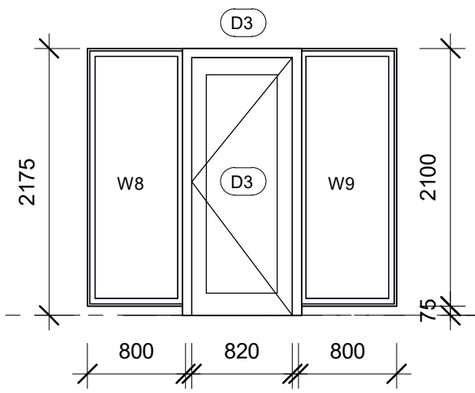


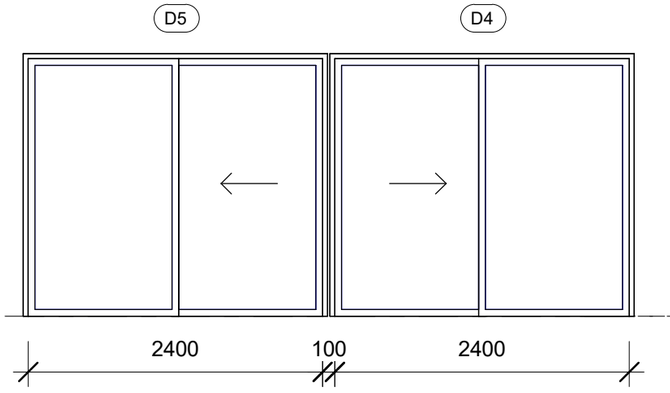


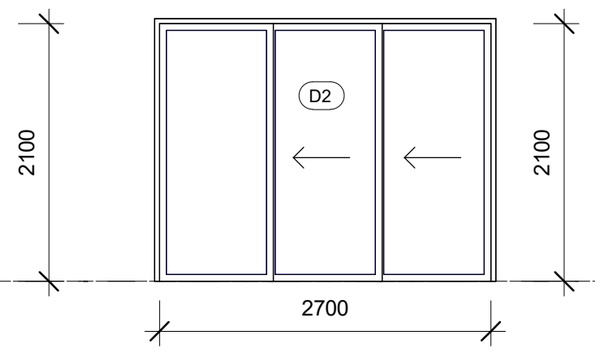


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Proposed Dwelling

24309 Tasman Hwy,
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# GLAZING SCHEDULE

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| Project number | 1385 |
| Date | 5/11/2025 |
| Drawn by | JK |
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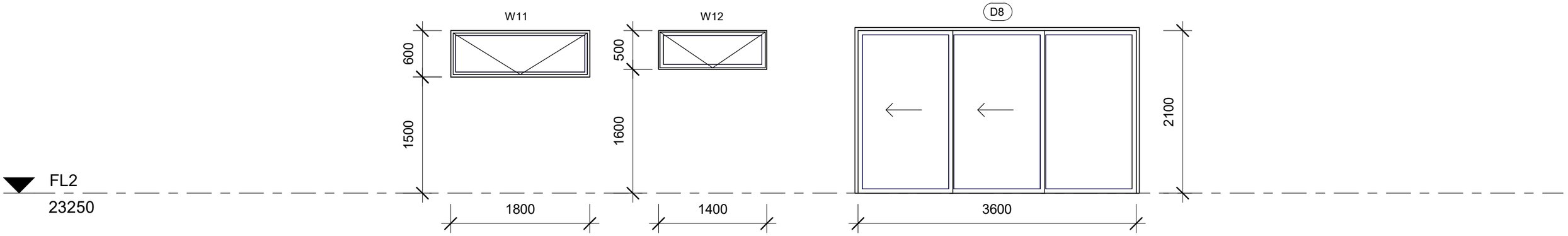


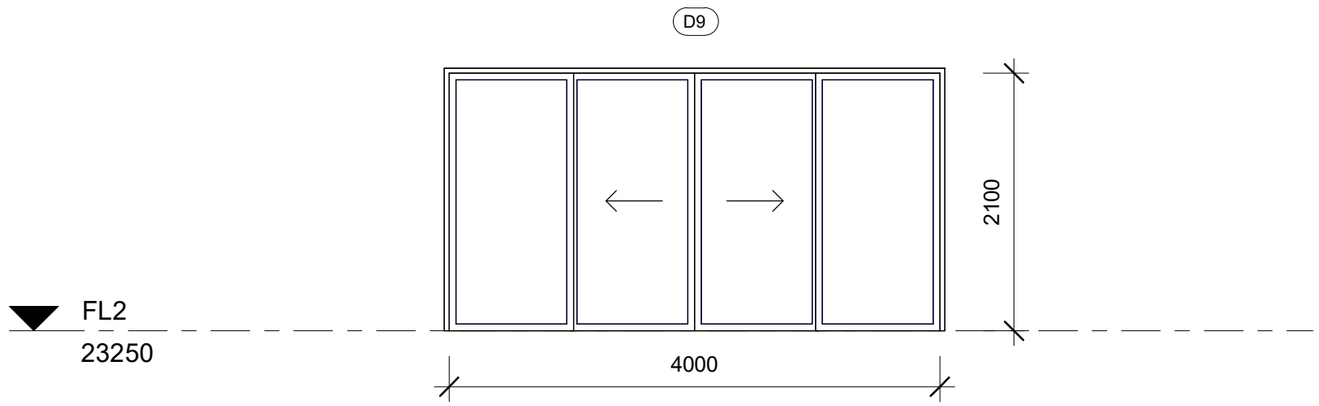



ALL DRAW
building design

P: 0421 745 095
E: info@alldraw.com.au
I: www.alldraw.com.au
Licence # 911670743

| No. | Description | Date |
|---|---|---|
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| | | |

Proposed Dwelling

24309 Tasman Hwy,
St.Helens

# GLAZING SCHEDULE II

| | |
|---|---|
| Project number | 1385 |
| Date | 5/11/2025 |
| Drawn by | JK |
| Checked by | RM |

16

Scale 1 : 50

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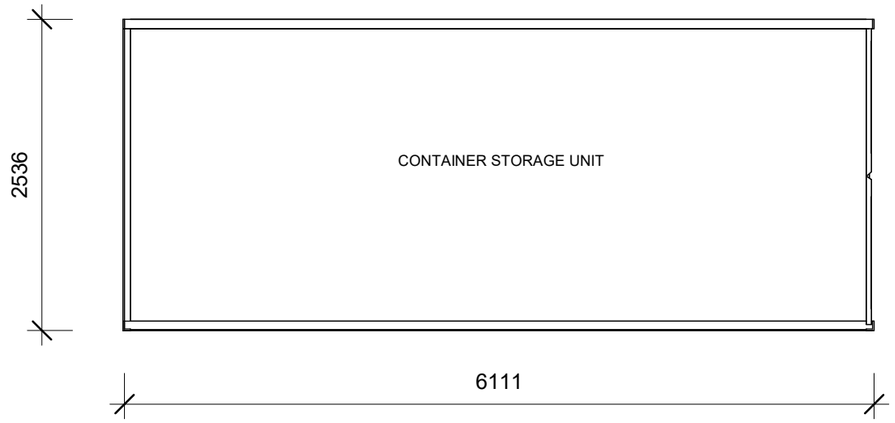
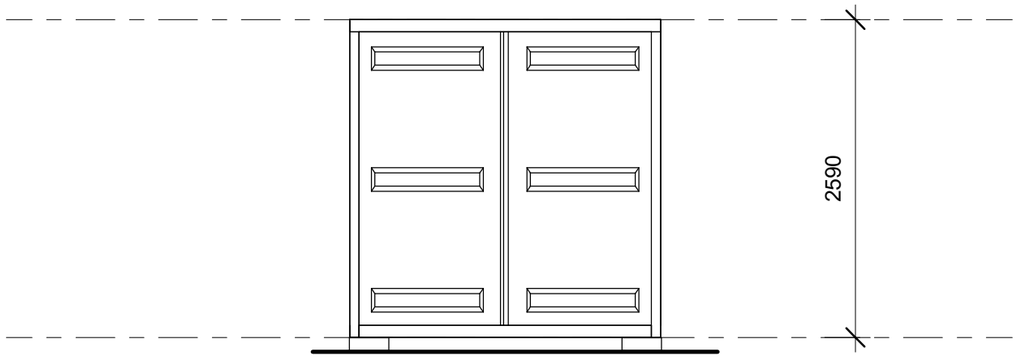
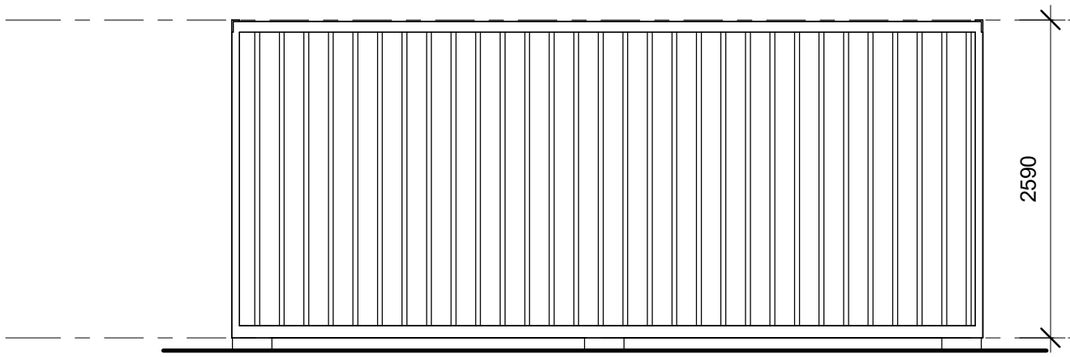



1 Container Plan
1 : 50




2 Container Elev 1
1 : 50

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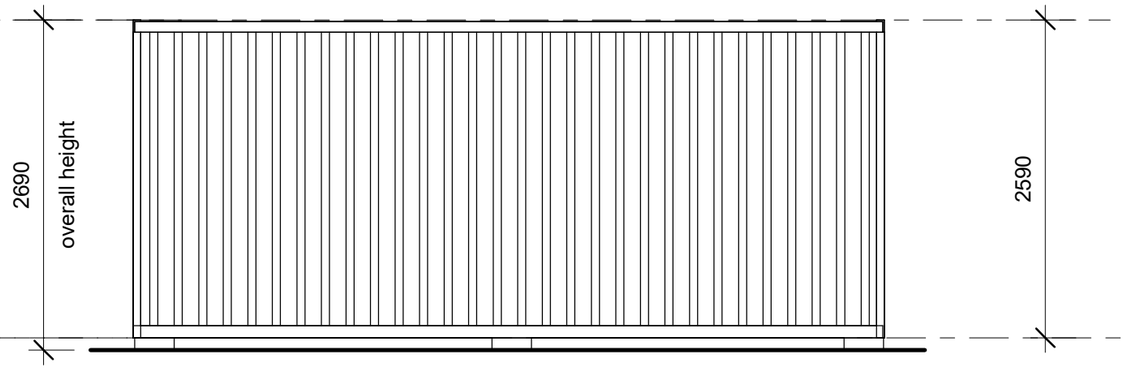


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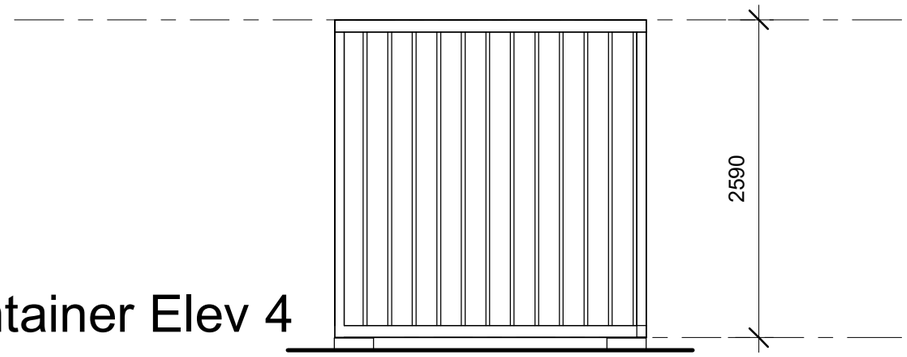


5 Container Elev 4
1 : 50

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| No. | Description | Date |
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Proposed Dwelling

24309 Tasman Hwy,
St.Helens

EXISTING CONTAINER

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|---|---|
| Project number | 1385 |
| Date | 5/11/2025 |
| Drawn by | JK |
| Checked by | RM |

17

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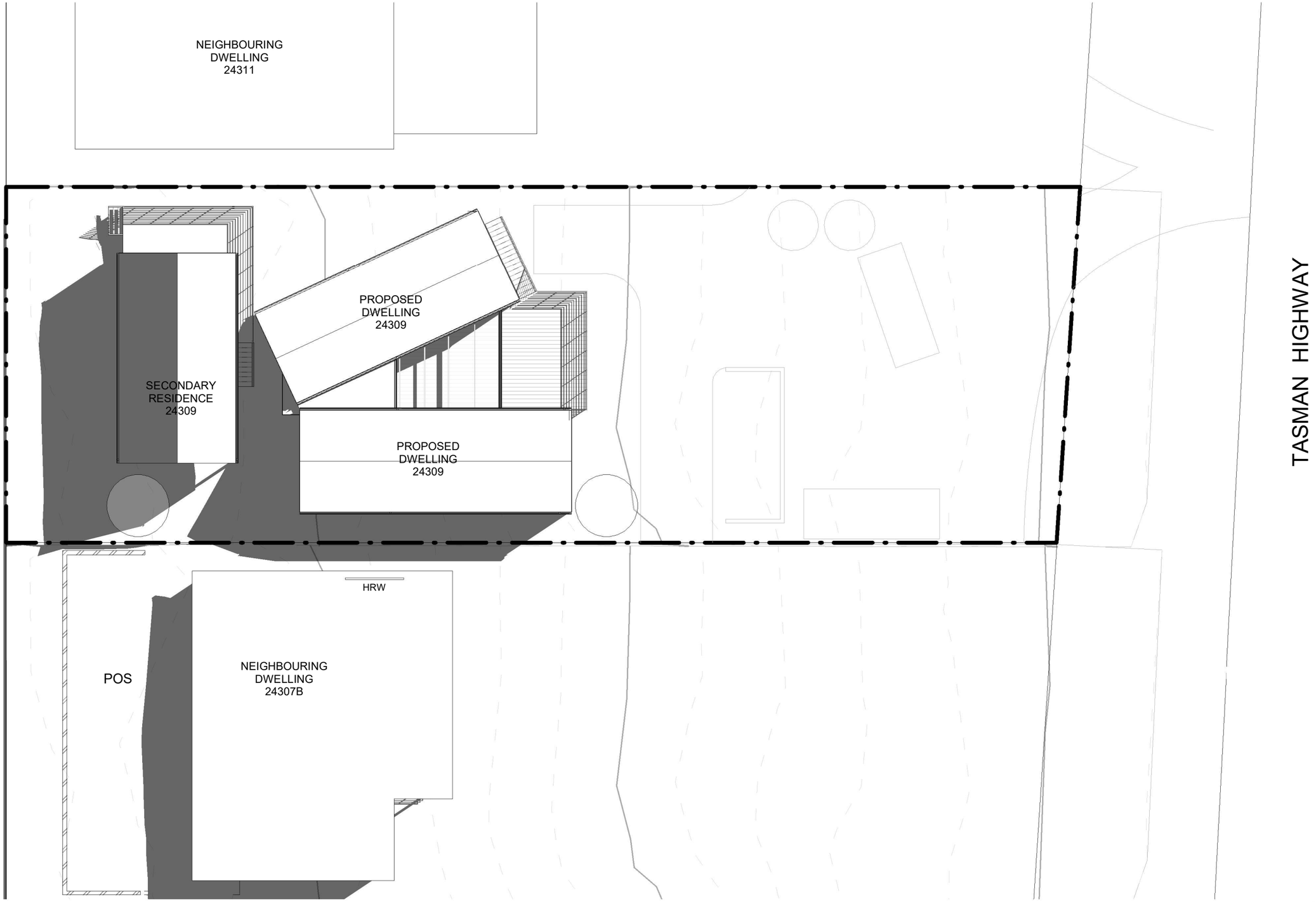


1 9am SEPT 23

1 : 200

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building design

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Licence # 911670743

| No. | Description | Date |
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Proposed Dwelling

24309 Tasman Hwy,
St.Helens

9am SHADOW DIAGRAM

| | | |
|---|---|---|
| Project number | 1385 | 18 |
| Date | 5/11/2025 | |
| Drawn by | JK | |
| Checked by | RM | Scale 1 : 200 |

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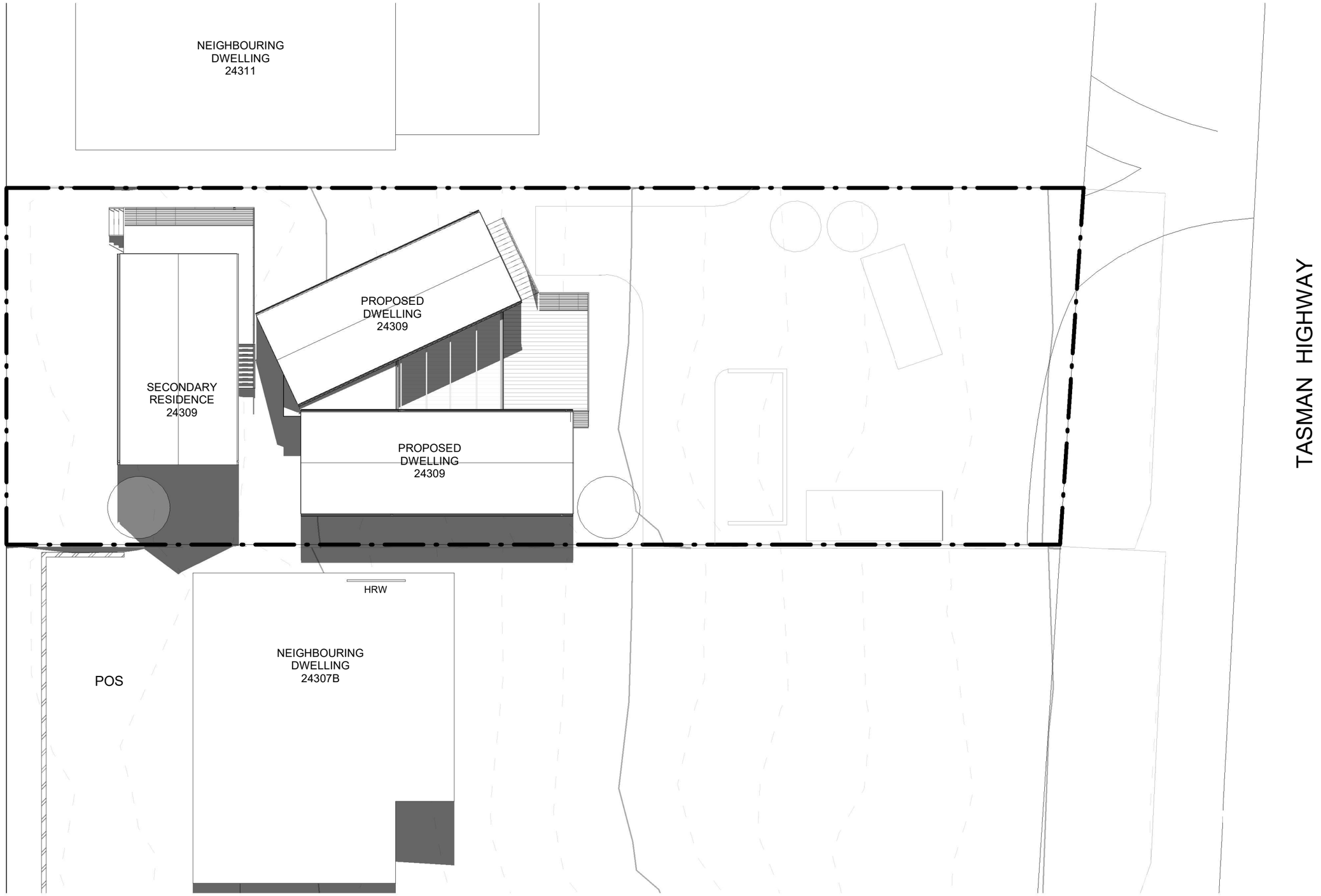


1 12pm SEPT 23

1 : 200

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building design

P: 0421 745 095
E: info@alldraw.com.au
I: www.alldraw.com.au
Licence # 911670743

| No. | Description | Date |
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Proposed Dwelling

24309 Tasman Hwy,
St.Helens

12pm SHADOW DIAGRAM

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| Project number | 1385 | 19 |
| Date | 5/11/2025 | |
| Drawn by | JK | |
| Checked by | RM | Scale 1 : 200 |

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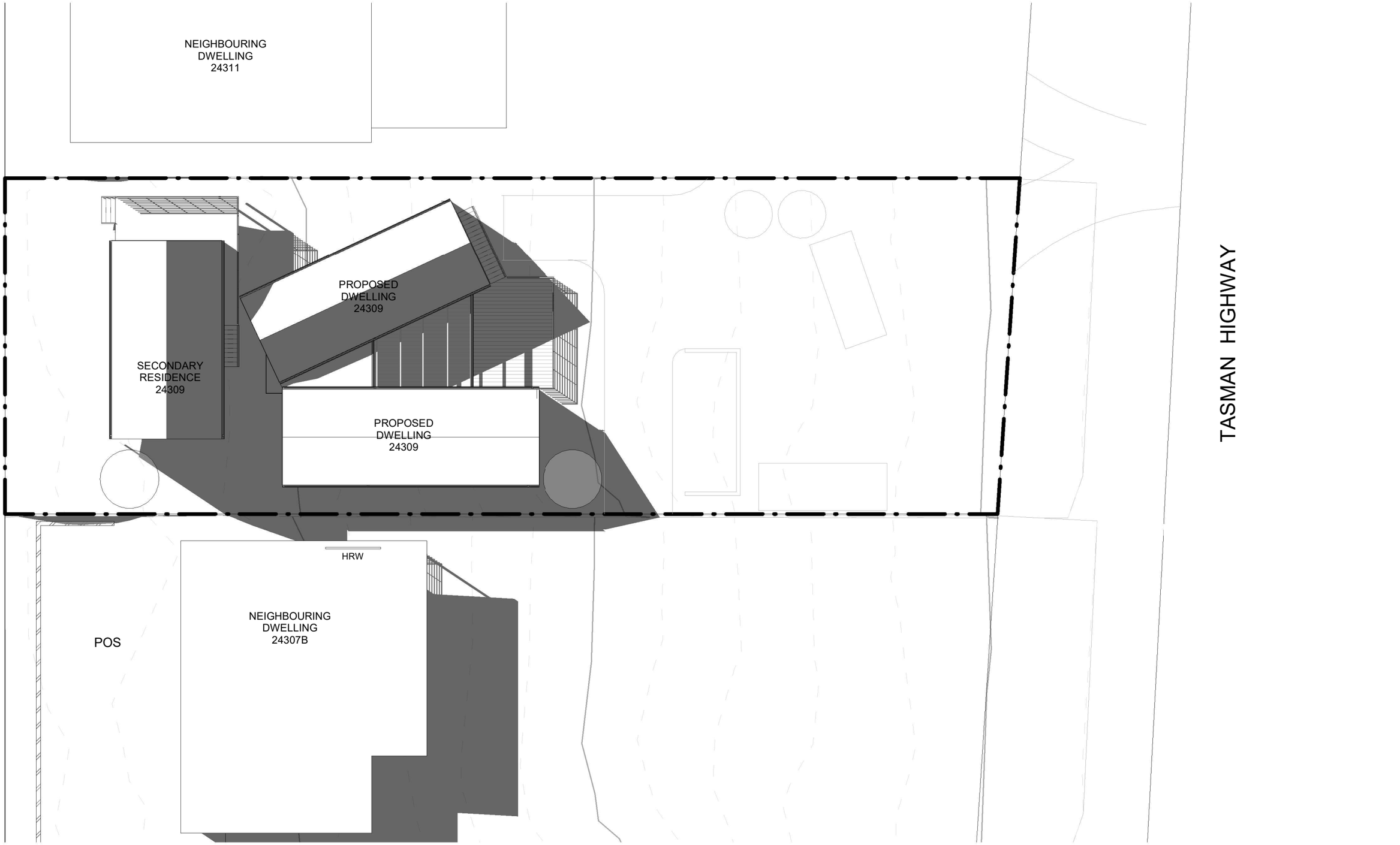


1 3pm SEPT 23

1 : 200

ALL DRAW
building design

P: 0421 745 095
E: info@alldraw.com.au
I: www.alldraw.com.au
Licence # 911670743

| No. | Description | Date |
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Proposed Dwelling

24309 Tasman Hwy,
St.Helens

3pm SHADOW DIAGRAM

| | |
|---|---|
| Project number | 1385 |
| Date | 5/11/2025 |
| Drawn by | JK |
| Checked by | RM |

20

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# BUSHFIRE HAZARD REPORT


## 24309 TASMAN HIGHWAY 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
3/11/2025

# CONTENTS



Associated Documents:

- Bushfire Hazard Management Plan
- Form 55
- Site Photos

**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 and secondary dwelling at 24309 Tasman Highway St Helens 7216 (C.T. 84563/11). 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 29.

The site is to be maintained to the level set out in this report and the proposed dwellings 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 7 of AS3959:2018 Construction of Buildings in Bushfire Prone Areas for BAL 29.

# DESCRIPTION OF PROPOSAL

| | |
|---|---|
| Location | 24309 Tasman Highway St Helens 7216 |
| Title Reference | 84563/11 |
| Property ID | 6792336 |
| Lot Size | 1002m² |
| Zoning | Particular Purpose |
| Council | Break O'Day Council |
| Development Type | Dwelling & secondary dwelling |
| Environs | Small strip of managed residential allotments along Tasman Highway with Grassland to the West and South. Coastal Scrub across the road to the West along the beachfront. |
| Access | Tasman Highway 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 29. BAL 29 is described as being exposed to increasing levels of ember attack with radiant heat less than 29kW/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 managed | 0-40m managed/low risk, 40m+ Scrub | 0-100m managed | 0-6m managed, 6m+ grassland |
| Slope (degrees over 100m) | Level/Upslope | Level/Upslope | Level/Upslope | Level/Upslope |
| Min. req. Defendable space - BAL 29 | *N/A* | *13m* | *N/A* | *6m* |

The defendable space requirement listed in the above table is the minimum distance required for a BAL 29 rating as per AS 3959 table 2.6. To achieve a BAL 29 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:<br>(a) All-weather construction;<br>(b) Load capacity of at least 20 tonnes, including for bridges and culverts;<br>(c) Minimum carriageway width of 4 metres;<br>(d) Minimum vertical clearance of 4 metres;<br>(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;<br>(f) Cross falls of less than 3° (1:20 or 5%);<br>(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;<br>(h) Curves with a minimum inner radius of 10 metres;<br>(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and<br>(j) Terminate with a turning area for fire appliances provided by one of the following:<br>(i) A turning circle with a minimum outer radius of 10 metres;<br>(ii) A property access encircling the building; or<br>(iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long |
| C. | N/A | N/A |
| 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:<br>(a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and<br>(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:<br>(a) May have a remotely located offtake connected to the static water supply;<br>(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;<br>(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;<br>(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and<br>(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:<br>(i) metal;<br>(ii) non-combustible material; or<br>(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:<br>(a) Have a minimum nominal internal diameter of 50mm;<br>(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;<br>(c) Be metal or lagged by non-combustible materials if above ground;<br>(d) Where buried, have a minimum depth of 300mm;<br>(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;<br>(f) Ensure the coupling is accessible and available for connection at all times;<br>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);<br>(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<br>(i) Where a remote offtake is installed, ensure the offtake is in a position that is:<br>(i) Visible;<br>(ii) Accessible to allow connection by firefighting equipment;<br>(iii) At a working height of 450 – 600mm above ground level; and<br>(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:<br>(a) comply with water tank signage requirements within AS 2304:2019; or<br>(b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service. |

| | | |
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| E. | Yes | A hardstand area for fire appliances must be provided:<br>(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);<br>(b) No closer than six metres from the building area to be protected;<br>(c) With a minimum width of three metres constructed to the same standard as the carriageway; and<br>(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 29 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 29 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 29.

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 29. The defendable space required to meet BAL 29 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

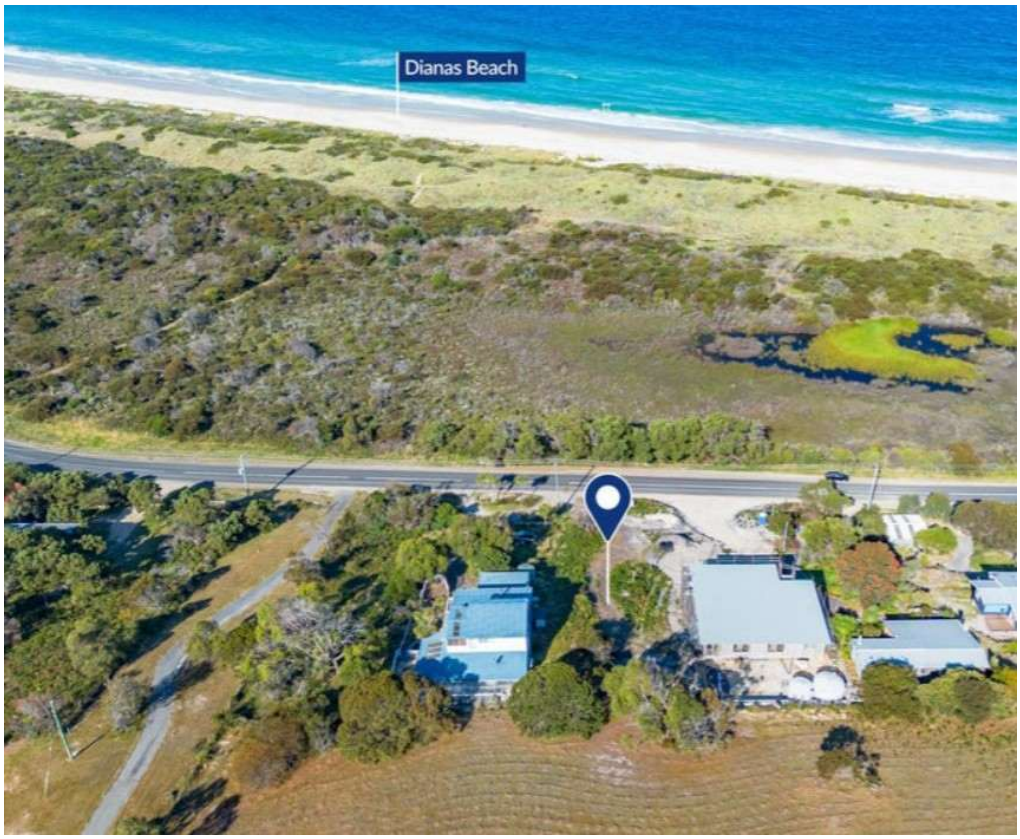
# AERIAL IMAGERY


**Aerial view of allotment showing 120m radius from development site. Grassland on neighbouring property to the West. Scrub across the highway to the East.**

# SITE PHOTOS

**Above: looking East from development site to coastal scrub between Tasman highway and Dianas Beach.**
**Below: Aerial view looking South-East. Cleared paddocks directly to the West of subject site - assessed as grassland.**


**Above: Looking North over subject site. Coastal scrub to the East. Patches of woodland and managed gardens to the North. Nearest bushfire prone vegetation to the site is grassland on neighbouring property to the West.**
**Below: Facing east. Neighbouring properties to the north and south assessed as low risk.**



**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.

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

**TABLE 2 REQUIREMENTS FOR PROPERTY ACCESS**
PART B - Access required for a fire appliance to access firefighting water point

The following design and construction requirements apply to property access:
(a) all-weather construction;
(b) load capacity of at least 20t, including for bridges and culverts;
(c) minimum carriageway width of 4m;
(d) minimum vertical clearance of 4m;
(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;
(f) cross falls of less than 3 degrees (1:20 or 5%);
(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit 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.

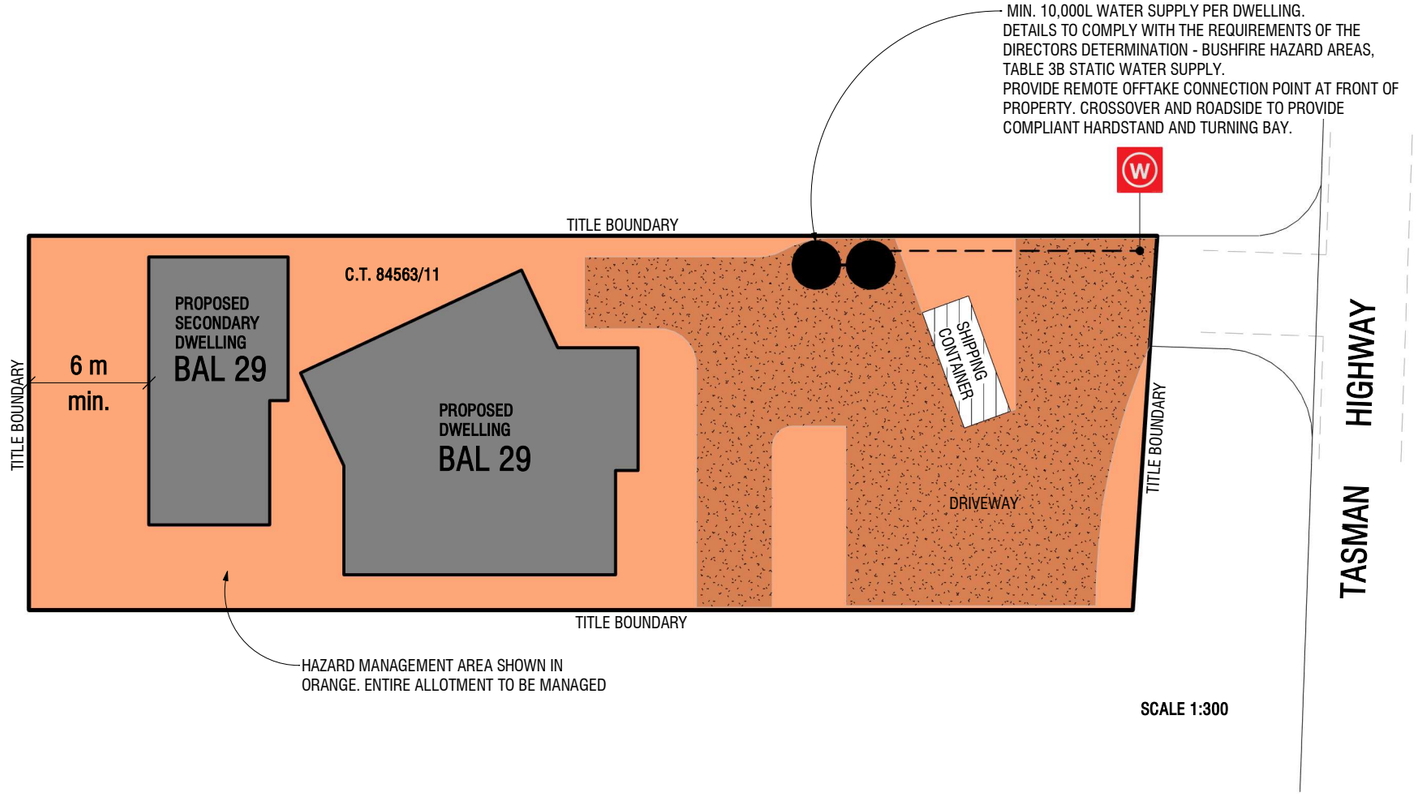
**TABLE 3B REQUIREMENTS FOR STATIC WATER SUPPLY FOR FIREFIGHTING**

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.

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|---|---|---|---|
| CLIENT: ALLDRAW | 24309 TASMAN HIGHWAY<br>ST HELENS 7216<br>BUSHFIRE HAZARD MANAGEMENT PLAN | **M:** 0407 167 231<br>**E:** admin@tasbushfire.com.au |
| PRINT REDUCTION BAR \| A3 SHEET<br>10 20 30 40 50mm | DATE: 3/11/2025 SCALE: As indicated | TAS BUSHFIRE CONSULTING |
| | DRAWN: JAKE BELL \| BFP 154 \| ACCREDITED: 1, 2, 3A | www.tasbushfire.com.au |

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

**Section 321**

To: Alldraw *Owner /Agent*

*Address*

*Suburb/postcode*

Form **55**

## 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: 24309 Tasman Highway

St Helens 7216

Lot No: 11

Certificate of title No: 84563

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 –

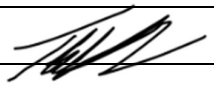
| | |
|---|---|
| Documents: | Bushfire Hazard Report (Dated 3/11/2025)<br>&<br>Bushfire Hazard Management Plan (Dated 3/11/2025) |
| Relevant calculations: | |
| References: | AS 3959:2018 Construction of Buildings in Bushfire-prone Areas<br><br>Directors Determination – Bushfire Hazard Areas V1.2 |

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

The Bushfire Attack Level is assessed for the site.
The site was assessed as having a Bushfire Attack Level of 29. Separation distances to meet BAL 29 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 | 3/11/2025 |