

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 / 00143
Applicant	Jon Pugh Home Design
Proposal	Residential - Change of Use from Shed with Amenities to Dwelling and Construction of Addition/Link to Existing Dwelling (Single Dwellings – Additions/Alterations)
Location	23277 Tasman Highway, Scamander

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 6th December 2025 **until 5pm Friday 19th December 2025**.

John Brown
GENERAL MANAGER

BUILDING DESIGNER:	JONATHAN PUGH
ACCREDITATION NO.:	CC 6894
TITLE REFERENCE:	C.T. 6883/12
DESIGN WIND SPEED:	N2 WIND CLASSIFICATION
SOIL CLASSIFICATION:	SOIL CLASSIFICATION 'M'
CLIMATE ZONE:	7
BUSHFIRE PRONE BAL RATING:	BAL 19
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	SEVERE - 270m to INLAND WATERS
FLOODING RISK:	UNKNOWN
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
DATUM LEVEL AT KERB:	UNKNOWN
GROUND LEVEL:	MIN 150mm BELOW F.L.
FINISHED FLOOR LEVEL:	AS PER PLANS / OR 150mm ABOVE G.L.
OVERFLOW RELIEF GULLY LEVEL:	MIN 150mm BELOW F.L.

Development Application

July 2025

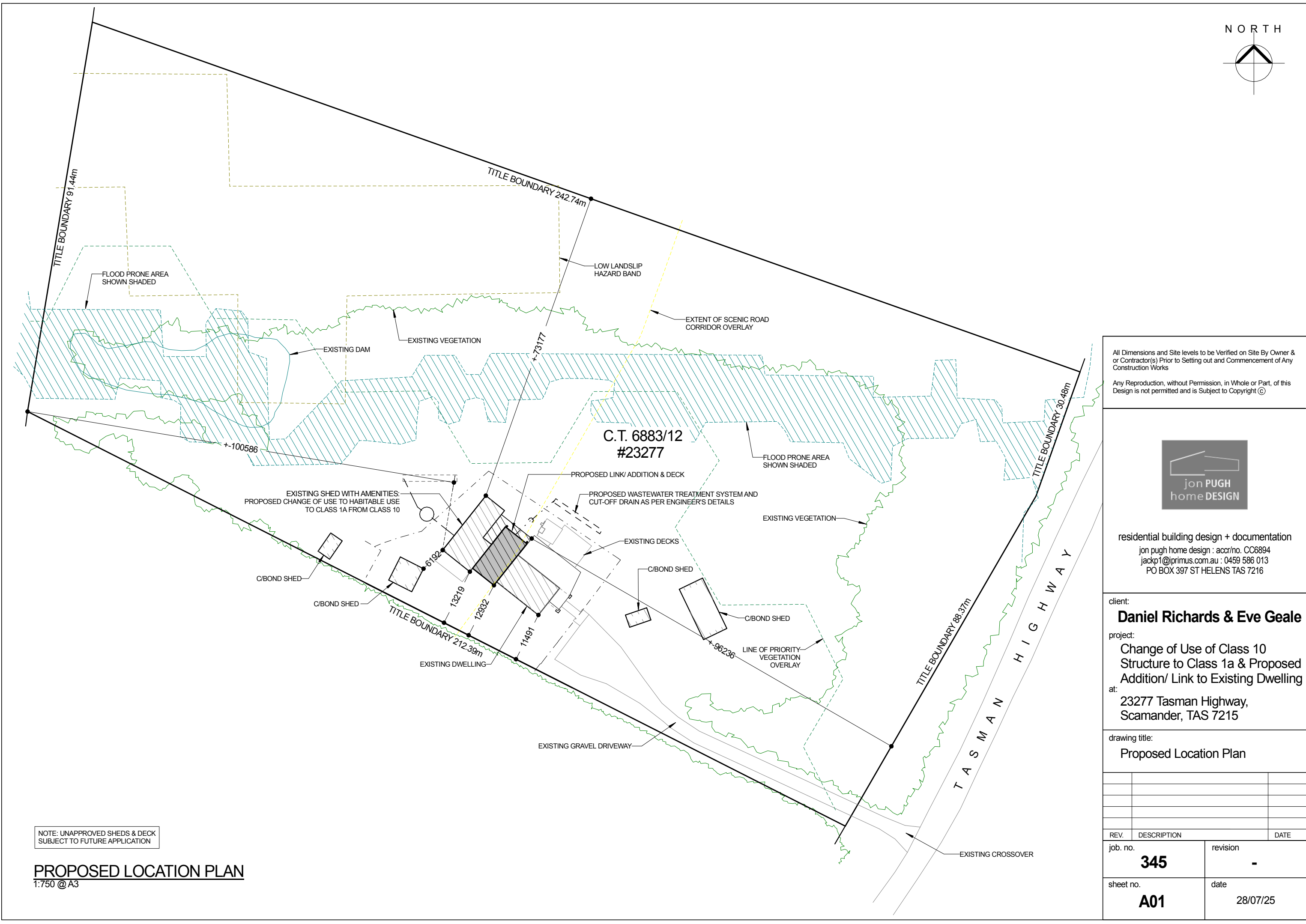
Change of Use of Class 10 Structure to Class 1a & Proposed Addition/ Link to Existing Dwelling for Daniel Richards & Eve Geale

23277 Tasman Highway
Scamander, TAS 7215

Building Areas	
Link Addition Ground Floor	77.30m²
Link Addition First Floor	75.12m²
Proposed Deck	27.81m²
Change of Use of Shed with Amenities to Class 1a	109.48m²

Drawing Schedule

Drg No.	Drawing Name
A01	Proposed Location Plan
A02	Proposed Part Site Plan
A03	Existing Floor Plans
A04	Proposed Ground Floor Plan
A05	Proposed First Floor Plan
A06	Proposed Elevations 1
A07	Proposed Elevations 2
A08	Proposed Elevations 3 / Door + Window Schedule



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Daniel Richards & Eve Geale

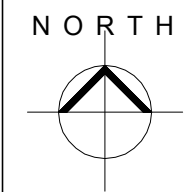
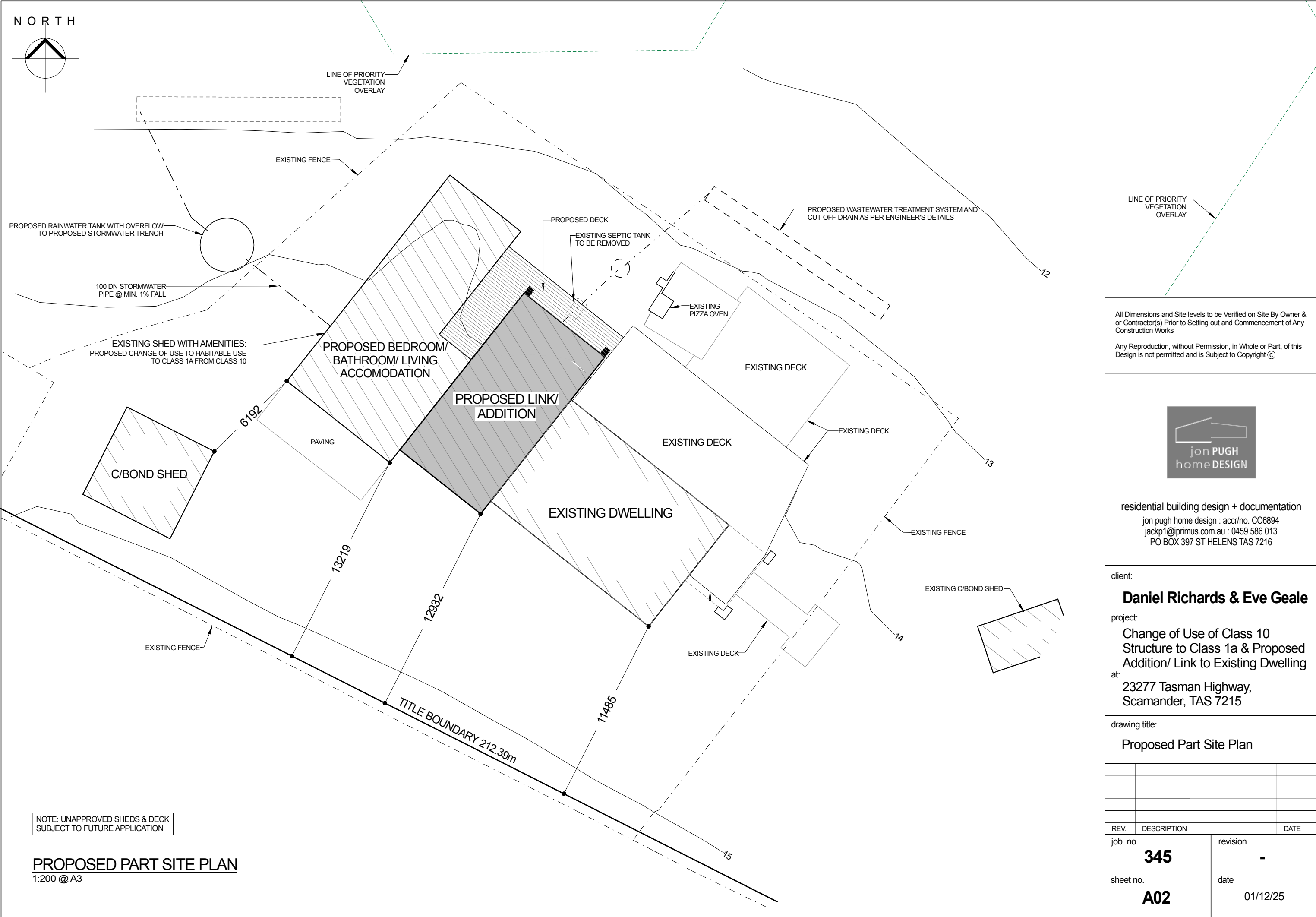
Change of Use of Class 10
Structure to Class 1a & Proposed
Addition/ Link to Existing Dwelling

23277 Tasman Highway,
Scamander, TAS 7215

Proposed Location Plan

NOTE: UNAPPROVED SHEDS & DECK
SUBJECT TO FUTURE APPLICATION

1:750 @ A3




NOTE: UNAPPROVED SHEDS & DECK
SUBJECT TO FUTURE APPLICATION

PROPOSED PART SITE PLAN
1:200 @ A3

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

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residential building design + documentation
jon pugh home design : accr/no. CC6894
jackp1@jprimus.com.au : 0459 586 013
PO BOX 397 ST HELENS TAS 7216

client:

Daniel Richards & Eve Geale

project:

Change of Use of Class 10
Structure to Class 1a & Proposed
Addition/ Link to Existing Dwelling

at:

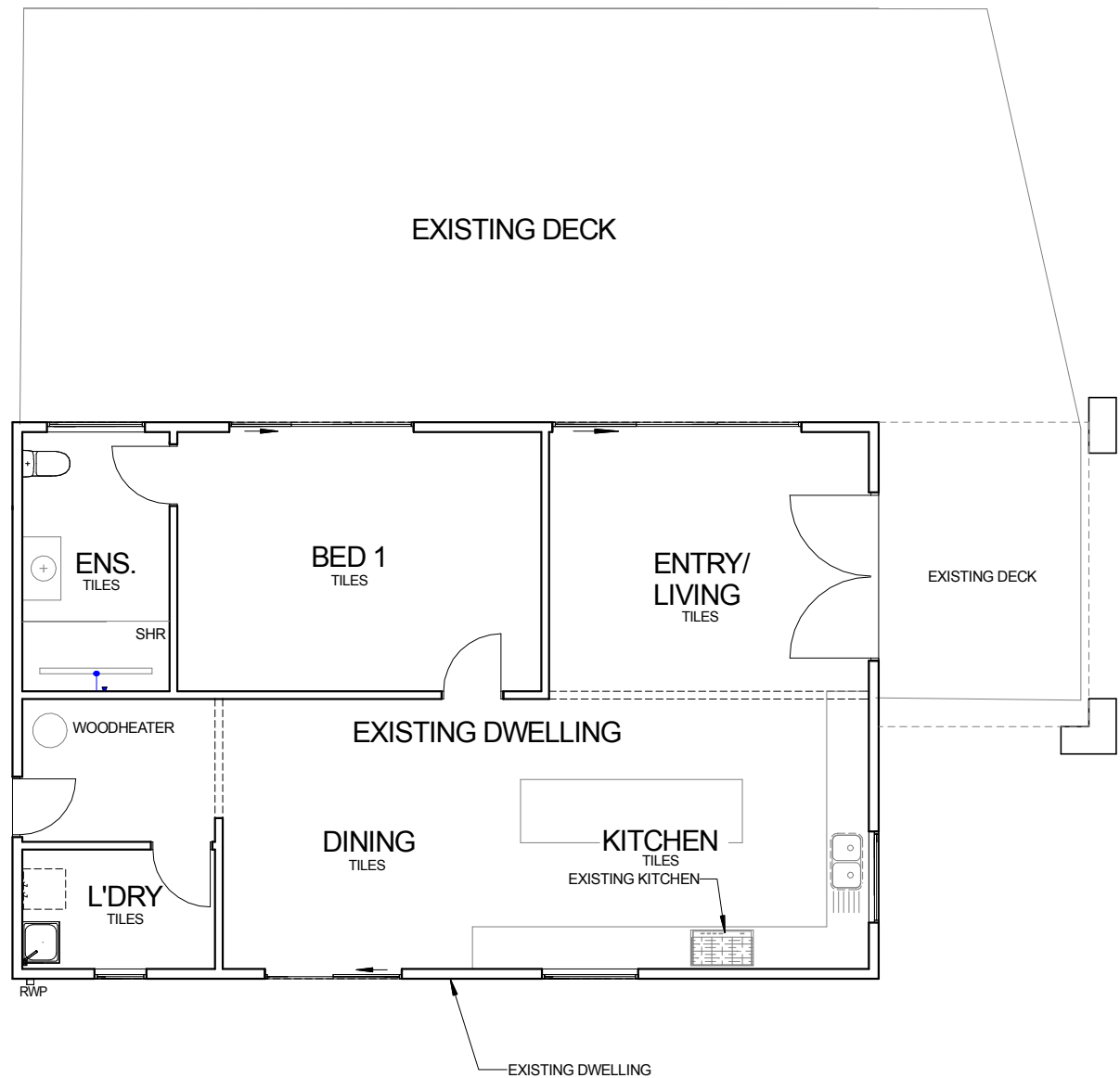
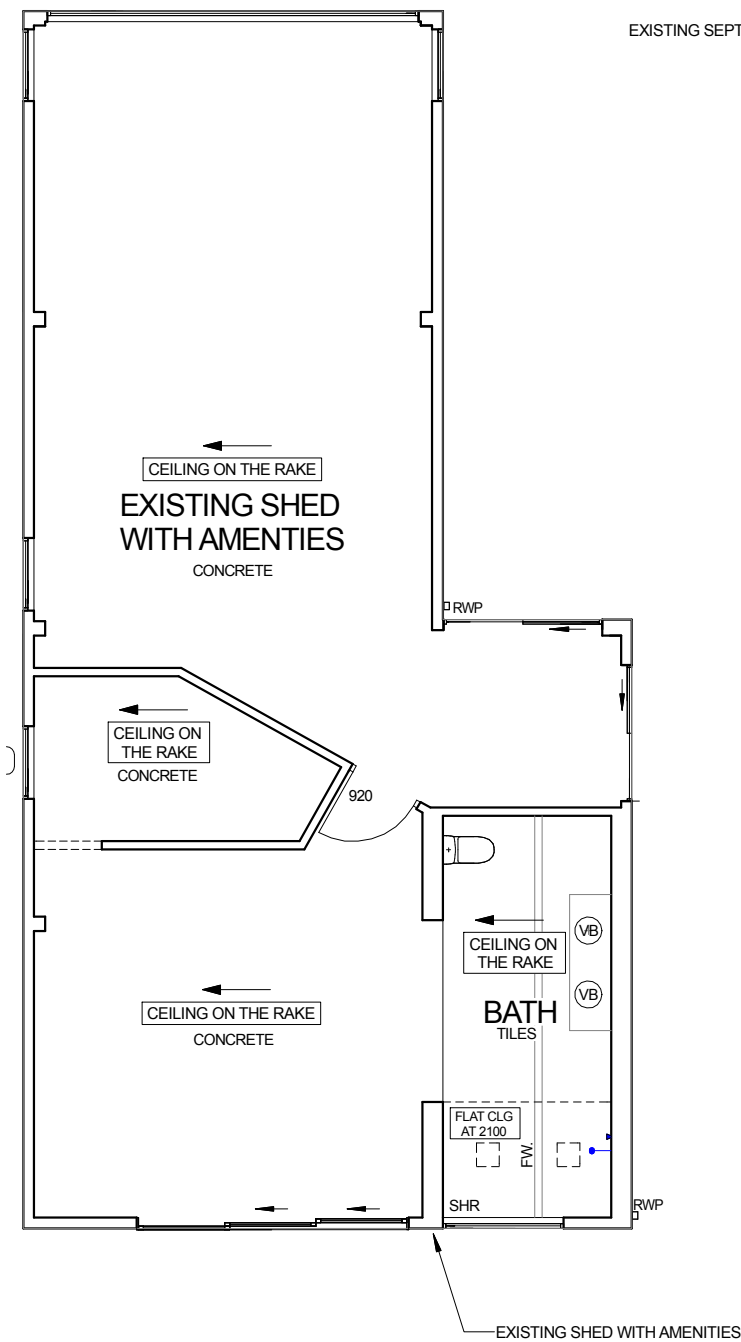
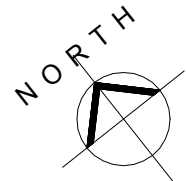
23277 Tasman Highway,
Scamander, TAS 7215

drawing title:

Proposed Part Site Plan

REV.	DESCRIPTION	DATE
job. no.	revision	
345	-	
sheet no.	date	
A02	01/12/25	

NOTE: ASBESTOS REMOVAL TO BE
IN ACCORDANCE WITH WORKPLACE
STANDARDS CODE OF PRACTICE



EXISTING FLOOR PLANS

1:100 @ A3

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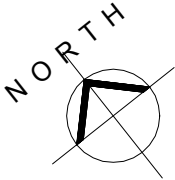
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drawing title:

Existing Floor Plans

REV.	DESCRIPTION	DATE
job. no.	revision	
345	-	
sheet no.	date	
A03	28/07/25	

NOTE: ASBESTOS REMOVAL TO BE IN ACCORDANCE WITH WORKPLACE STANDARDS CODE OF PRACTICE



LEGEND

- TIMBER FRAME
- EXISTING WALLS

AREAS:

GROUND FLOOR (LINK ADDITION) : 77.30m²
UPPER FLOOR (LINK ADDITION) : 75.12m²
DECK (LINK ADDITION) : 27.81m²
FLOOR - CHANGE OF USE : 109.48m²
(SHED WITH AMENITIES)
TOTAL : 387.71m²

GRANO WORKER NOTE:

- REINFORCED CONCRETE FOOTINGS & SLAB TO FOUNDATION DETAILS

CARPENTER NOTE:

- TIMBER/ STEEL BEAMS, JOISTS & LINTELS AS PER FRAMING PLANS

EARTHWORKER NOTES:

- PRIOR TO COMMENCEMENT OF ANY WORKS, REFER TO ENGINEER'S SITE CLASSIFICATION REPORT & DETAILS

GLAZING NOTE:

- ALL GLAZING TO COMPLY WITH AS 1288 & AS 2047 AND SUBSEQUENT REVISIONS APPLICABLE

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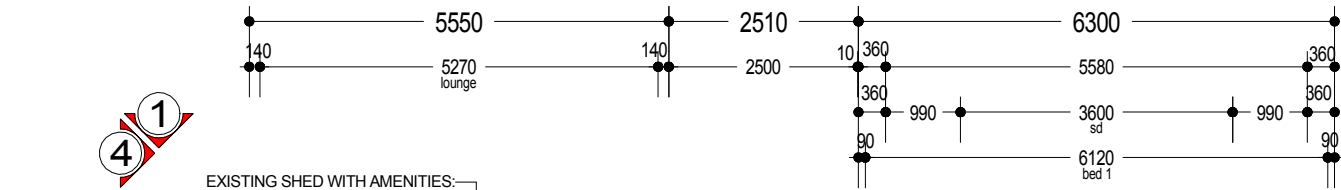
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drawing title:

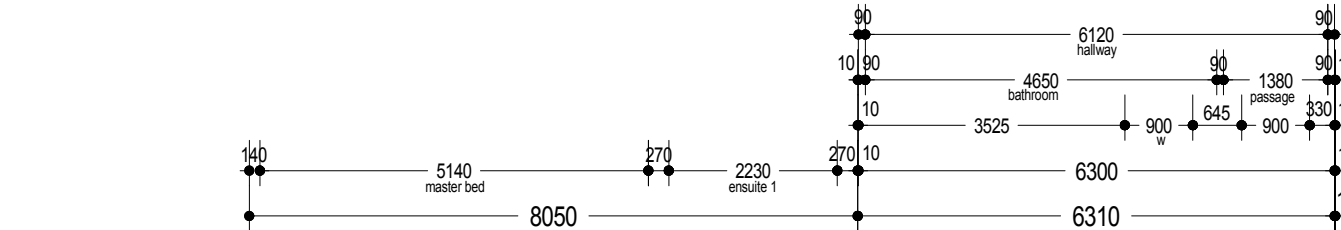
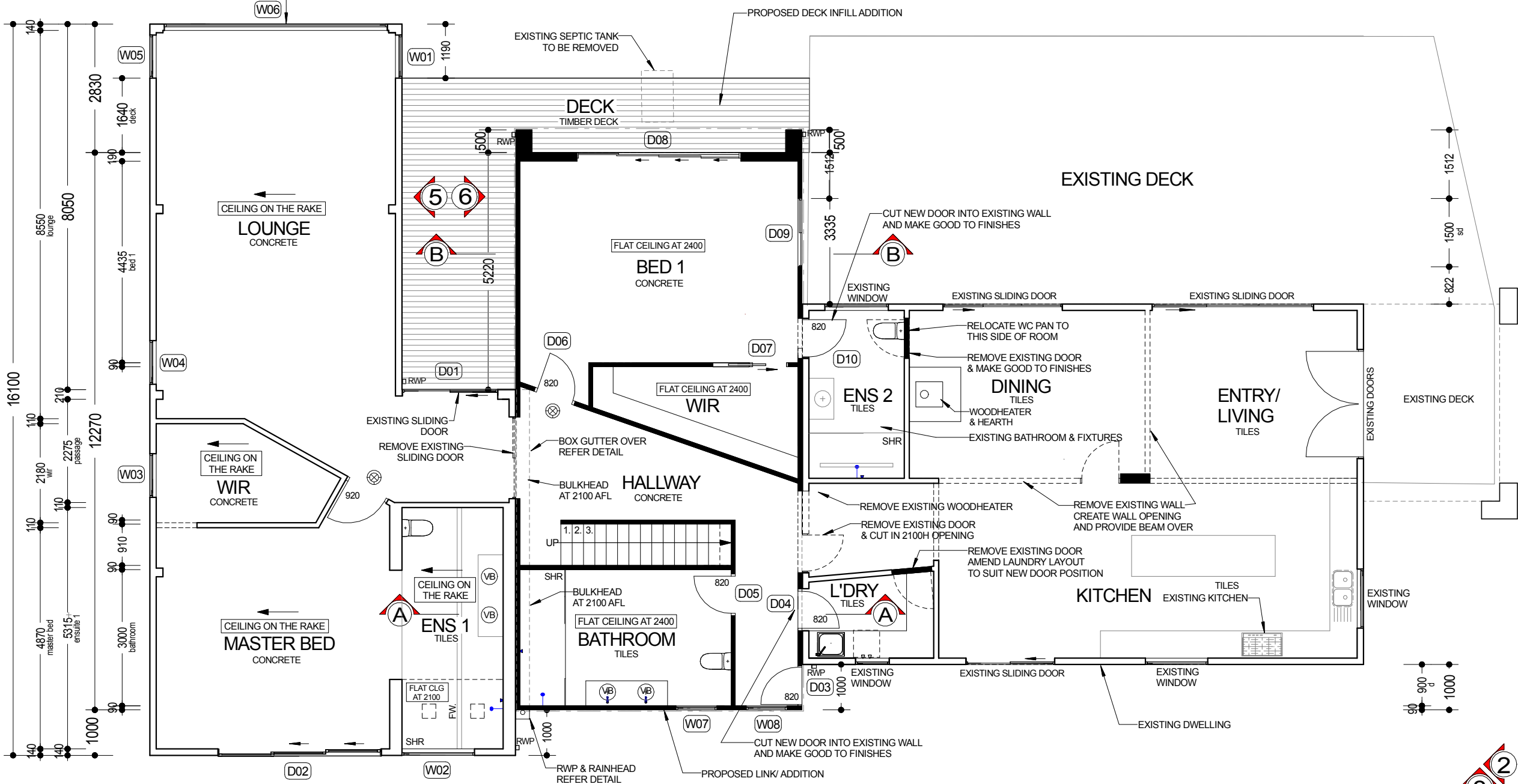
Proposed Ground Floor Plan

REV.	DESCRIPTION	DATE

job. no.	revision
345	-
sheet no.	date
A04	28/07/25



EXISTING SHED WITH AMENITIES:
PROPOSED CHANGE OF USE TO HABITABLE USE
TO CLASS 1A FROM CLASS 10



PROPOSED GROUND FLOOR PLAN

1:100 @ A3

NOTE: N2 WIND CLASSIFICATION

NOTE: SOIL CLASSIFICATION 'M'

PLUMBER NOTE:

- ALL PLUMBING TO COMPLY WITH AS/NZS 3500 AND SUBSEQUENT REVISIONS APPLICABLE

WOOD HEATER & HEARTH NOTE:

- SELECTED WOOD HEATER MUST BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CLEARANCES TO WALLS SPECIFIED IN NCC VOL2 MAY BE REDUCED IF THE APPLIANCE HAS A BUILT-IN HEAT SHIELD AND MANUFACTURER'S DOCUMENTATION CAN PROVE COMPLIANCE WITH AS/NZS 2918 (PROVIDE MANUFACTURER'S CERTIFICATION TO BUILDING SURVEYOR PRIOR TO INSTALLATION).
- MINIMUM 400mm CLEARANCE BETWEEN TRIPLE SKIN FLUE AND WALL BEHIND
- IF HEATER MANUFACTURER PERMITS, A PROPRIETARY TILE / SLATE HEARTH OVERLAY MAY BE USED. ALTERNATIVELY HEARTH CAN BE CONSTRUCTED AS FOLLOWS: 150mm HIGH HEARTH, WITH TILED TOP AND SIDE. HEIGHT ACHIEVED BY LAYING 9mm COMPRESSED SHEET OVER SHEET FLOORING, CONCRETE BLOCKS (OR BRICKS), MORTAR BED AND SELECTED TILES
- THE HEARTH MUST EXTEND A MINIMUM OF 400mm BEYOND THE FRONT AND SIDES OF THE HEATER

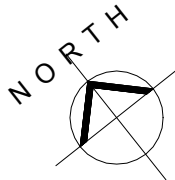
NOTE: ASBESTOS REMOVAL TO BE IN ACCORDANCE WITH WORKPLACE STANDARDS CODE OF PRACTICE

LEGEND

TIMBER FRAME

AREAS:

UPPER FLOOR (LINK ADDITION) : 75.12m²



GRANO WORKER NOTE:

- REINFORCED CONCRETE FOOTINGS & SLAB TO FOUNDATION DETAILS

CARPENTER NOTE:

- TIMBER/ STEEL BEAMS, JOISTS & LINTELS AS PER FRAMING PLANS

EARTHWORKER NOTES:

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Daniel Richards & Eve Geale

project:

Change of Use of Class 10
Structure to Class 1a & Proposed
Addition/ Link to Existing Dwelling

at:

23277 Tasman Highway,
Scamander, TAS 7215

drawing title:

Proposed First Floor Plan

REV.	DESCRIPTION	DATE
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job. no.	revision
345	-

sheet no.	date
A05	28/07/25

NOTE: N2 WIND CLASSIFICATION

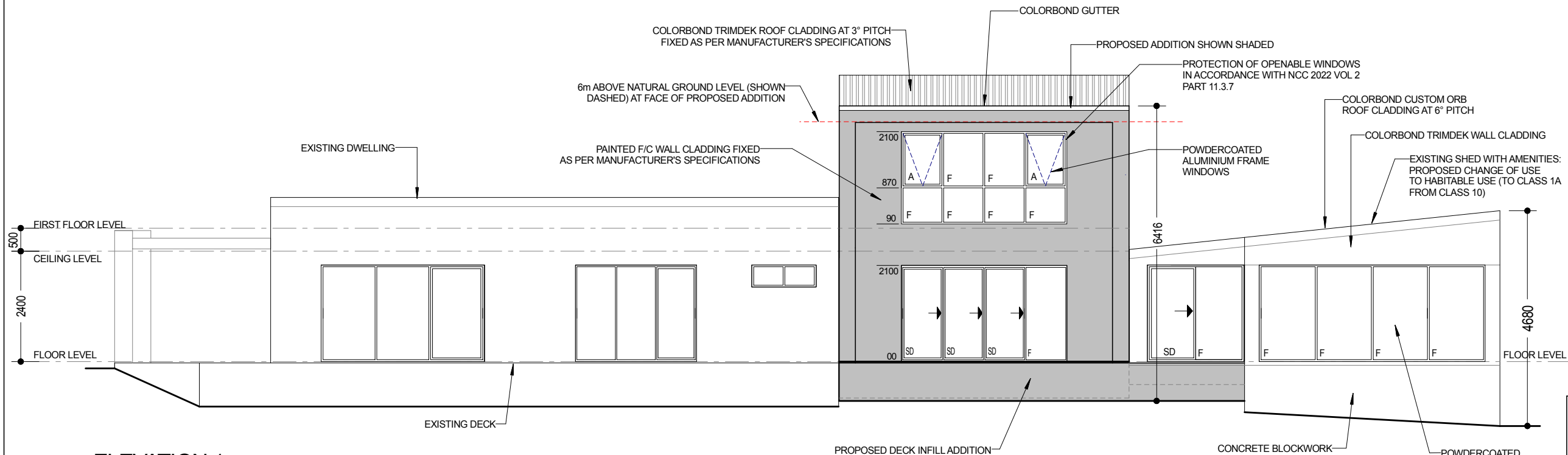
NOTE: SOIL CLASSIFICATION 'M'

PLUMBER NOTE:

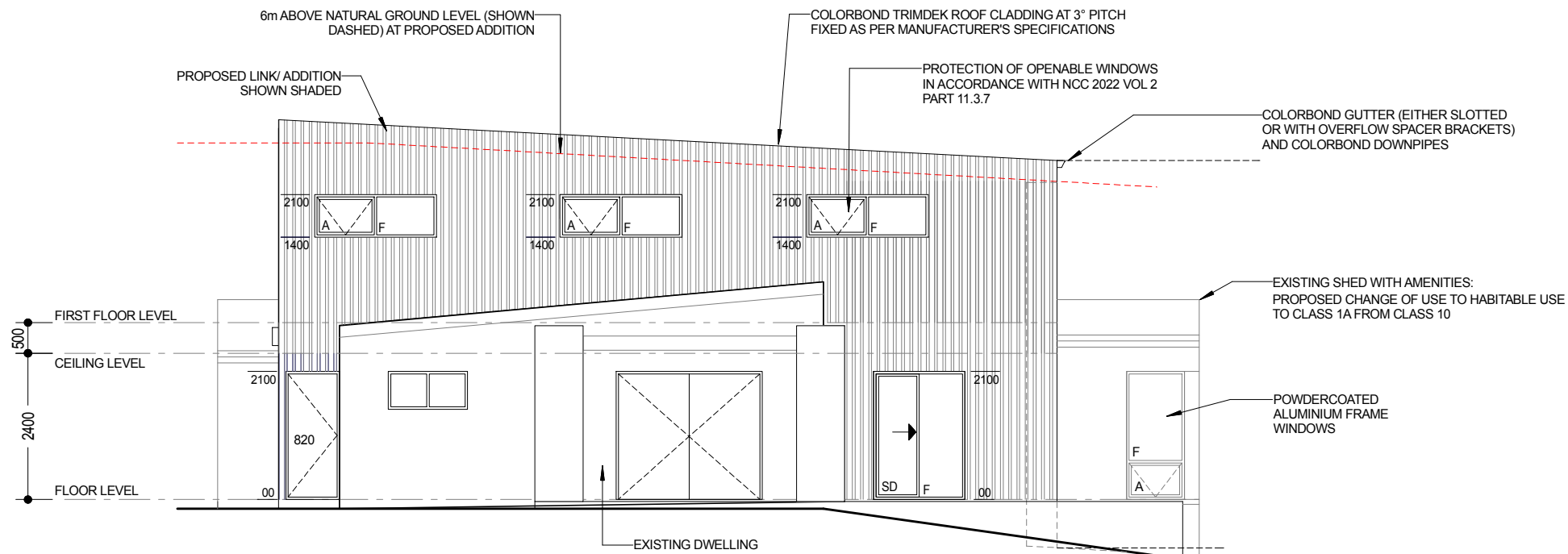
- ALL PLUMBING TO COMPLY WITH AS/NZS 3500 AND SUBSEQUENT REVISIONS APPLICABLE

PROPOSED FIRST FLOOR PLAN

1:100 @ A3



ELEVATION 1
1:100 @ A3



ELEVATION 2
1:100 @ A3

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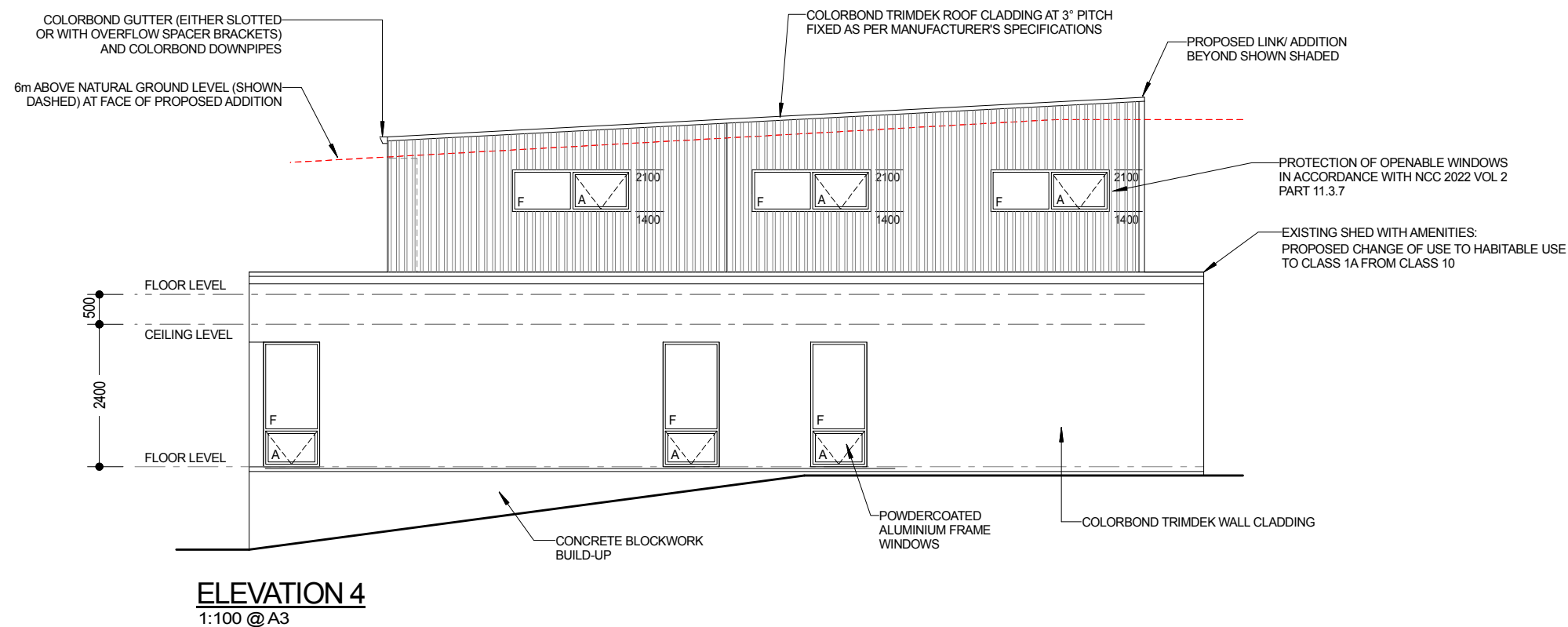
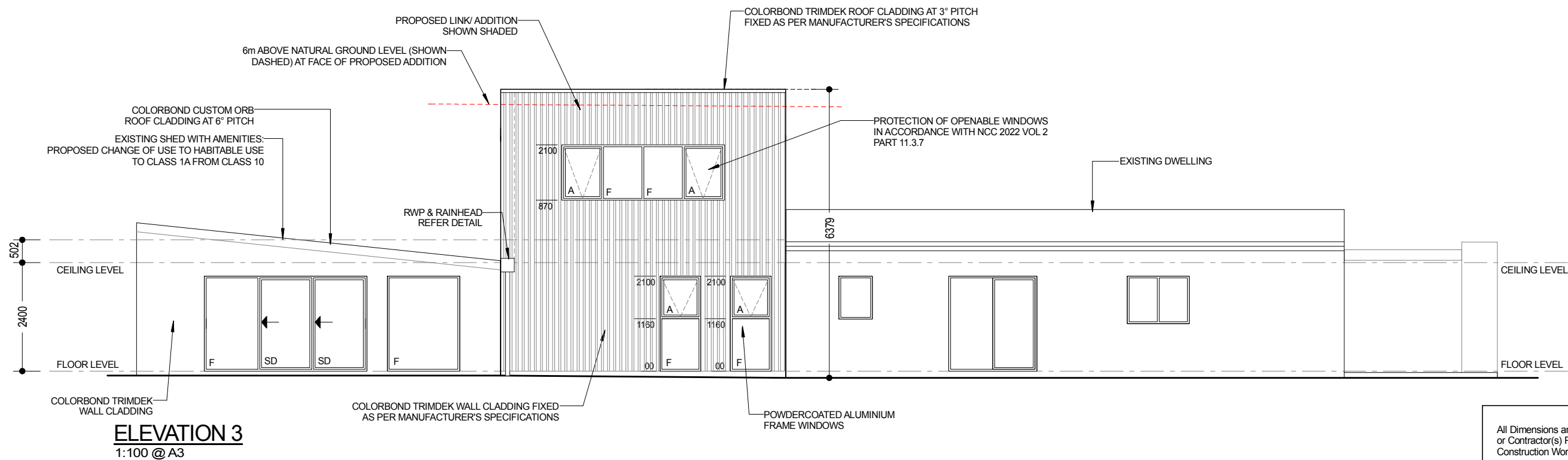
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at:
23277 Tasman Highway,
Scamander, TAS 7215

drawing title:
Proposed Elevations 1

REV.	DESCRIPTION	DATE
job. no.	revision	
345	-	
sheet no.	date	
A06	28/07/25	



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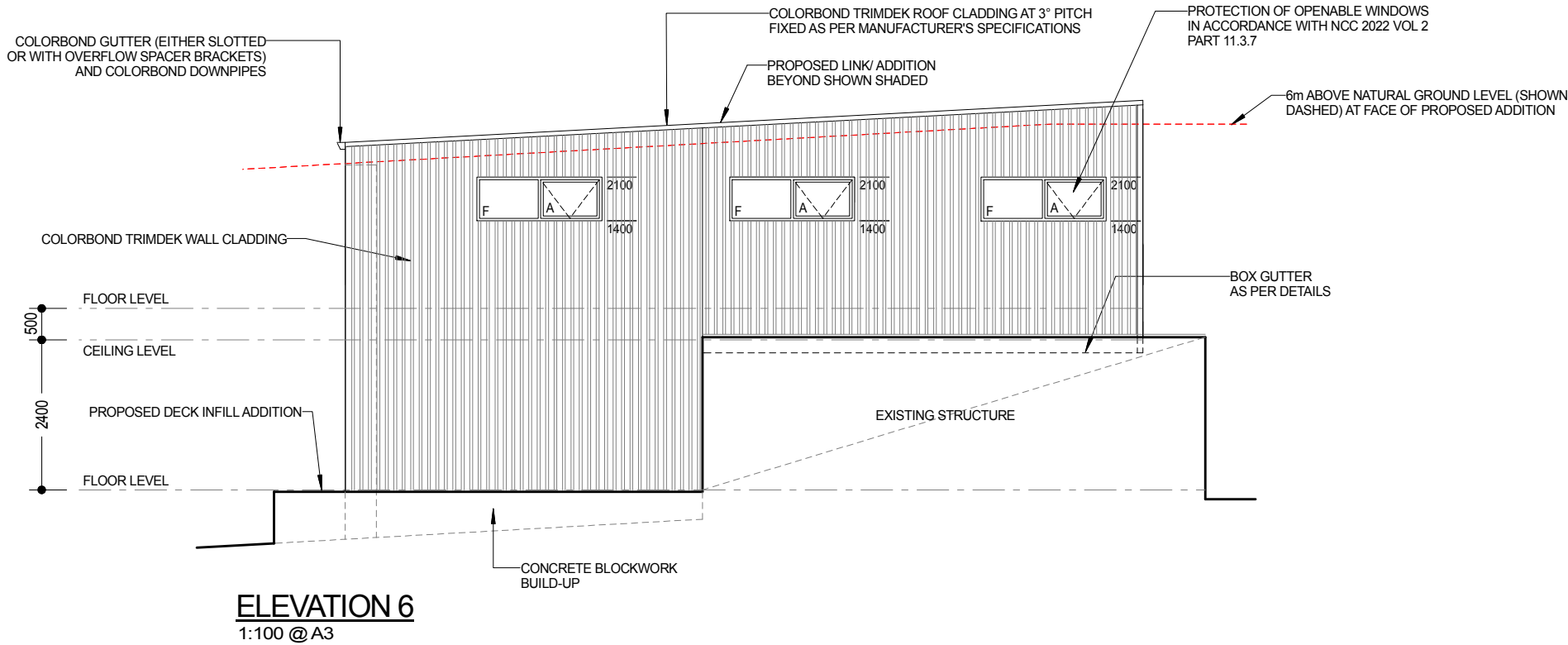
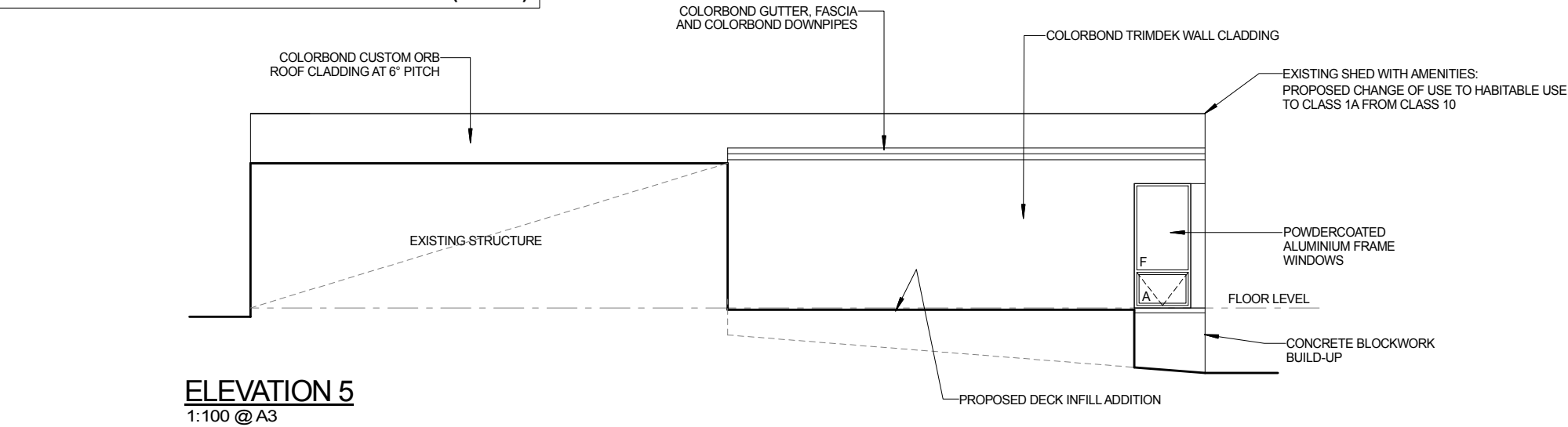
Change of Use of Class 10
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at:
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drawing title:

Proposed Elevations 2

REV.	DESCRIPTION	DATE
job. no.	revision	
345	-	
sheet no.	date	
A07	28/07/25	

REFER TO BUSHFIRE PROTECTION PLAN & BUSHFIRE RELATED NOTES (BAL-19)



DOOR SCHEDULE - GROUND FLOOR

NO.	LOCATION	WIDTH	HEIGHT	TYPE	FRAME	GLAZING
D01	LOUNGE	2100	2100	SLIDING DOOR & FIXED LITE	ALUMINIUM	DOUBLE CLEAR
D02	MASTER BED	3600	2100	STACKER SLIDING DOORS & FIXED LITE	ALUMINIUM	DOUBLE CLEAR
D03	HALLWAY	820	2100	EXTERNAL TIMBER GLAZED HINGED DOOR	METAL FRAME or BUSHFIRE RESISTING TIMBER or PROTECT DOOR AND FRAME	DOUBLE CLEAR
D04	LAUNDRY	820	2040	INTERNAL FLUSH PANEL	TIMBER	N/A
D05	BATHROOM	820	2040	INTERNAL FLUSH PANEL	TIMBER	N/A
D06	BED 1	820	2040	INTERNAL FLUSH PANEL	TIMBER	N/A
D07	WIR	820	2040	INTERNAL CAVITY SLIDING UNIT	TIMBER	N/A
D08	BED 1	3600	2100	STACKER SLIDING DOORS & FIXED LITE	ALUMINIUM	DOUBLE CLEAR
D09	BED 1	1500	2100	SLIDING DOOR & FIXED LITE	ALUMINIUM	DOUBLE CLEAR
D10	ENSUITE 2	820	2040	INTERNAL FLUSH PANEL	TIMBER	N/A
D11	BED 3	820	2040	INTERNAL FLUSH PANEL	TIMBER	N/A
D12	BED 4 / OFFICE	820	2040	INTERNAL FLUSH PANEL	TIMBER	N/A

WINDOW SCHEDULE - FIRST FLOOR

NO.	LOCATION	WIDTH	HEIGHT	TYPE	FRAME	GLAZING
W01	LOUNGE	950	2100	AWNING & FIXED LITE	ALUMINIUM	DOUBLE CLEAR
W02	ENSUITE 1	1600	2100	FIXED LITE	ALUMINIUM	DOUBLE CLEAR
W03	WIR	950	2100	AWNING & FIXED LITE	ALUMINIUM	DOUBLE CLEAR
W04	LOUNGE	950	2100	AWNING & FIXED LITE	ALUMINIUM	DOUBLE CLEAR
W05	LOUNGE	950	2100	AWNING & FIXED LITE	ALUMINIUM	DOUBLE CLEAR
W06	LOUNGE	4910	2100	FIXED LITES	ALUMINIUM	DOUBLE CLEAR
W07	BATHROOM	900	2100	AWNING & FIXED LITE	ALUMINIUM	DOUBLE CLEAR
W08	HALLWAY	900	2100	AWNING & FIXED LITE	ALUMINIUM	DOUBLE CLEAR
W09	BED 4 / OFFICE	3600	1230	AWNINGS & FIXED LITES	ALUMINIUM	DOUBLE CLEAR
W10	BED 4 / OFFICE	1800	700	AWNING & FIXED LITE	ALUMINIUM	DOUBLE CLEAR
W11	RUMPUS	1800	700	AWNING & FIXED LITE	ALUMINIUM	DOUBLE CLEAR
W12	BED 3	1800	700	AWNING & FIXED LITE	ALUMINIUM	DOUBLE CLEAR
W13	BED 3	3600	2010	AWNINGS & FIXED LITES	ALUMINIUM	DOUBLE CLEAR
W14	BED 3	1800	700	AWNING & FIXED LITE	ALUMINIUM	DOUBLE CLEAR
W15	RUMPUS	1800	700	AWNING & FIXED LITE	ALUMINIUM	DOUBLE CLEAR
W16	BED 4 / OFFICE	1800	700	AWNING & FIXED LITE	ALUMINIUM	DOUBLE CLEAR

GLAZING NOTE:

- ALL OPENINGS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCING MANUFACTURE OF WINDOWS AND DOORS
- ALL GLAZING TO COMPLY WITH AS 1288 & AS 2047 AND SUBSEQUENT REVISIONS APPLICABLE
- GLAZING TO BE IN ACCORDANCE WITH NCC VOL 2 PART 8.0
- POWDERCOAT FINISH TO ALL WINDOWS & SLIDING GLASS DOORS UNLESS NOTED OTHERWISE
- SIZES SHOWN ARE NOMINAL AND ARE TO OPENING SIZES
- ALL EXTERNAL WINDOWS AND DOORS TO HAVE INSECT SCREENS IN POWDERCOATED FRAMES
- **OPAQUE BANDS**
WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:
 - MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20MM IN HEIGHT;
 - THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR;
 - THE LOWER EDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR.
- **FLASHINGS TO WALL OPENINGS**
ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/ NZS 2904. FLASHINGS TO BE INSTALLED IN ACCORDANCE WITH WINDOW MANUFACTURER'S SPECIFICATIONS
- **PROTECTION OF OPENABLE WINDOWS**
A WINDOW OPENING, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH, PROTECT THE WINDOWS BY ONE OF THE FOLLOWING METHODS:
 - (a) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; or
 - (b) A SCREEN WITH SECURE FITTINGSTHE DEVICE OR SCREEN MUST:
 - (a) NOT PERMIT A 125mm SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; and
 - (b) RESIST AN OUTWARD HORIZONTAL ACTION OF 250kn AGAINST THE:
 - WINDOW RESTRAINED BY THE DEVICE; or
 - SCREEN PROTECTING THE OPENING; and
 - (c) HAVE A CHILD RESTRAINT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN
- EXTERNAL DOORS AND WINDOWS TO BE FITTED WITH SEALS TO RESTRICT AIR MOVEMENT

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project:

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Structure to Class 1a & Proposed
Addition/ Link to Existing Dwelling

at:

23277 Tasman Highway,
Scamander, TAS 7215

drawing title:

**Proposed Elevations 3 / Door &
Window Schedule**

REV.	DESCRIPTION	DATE

job. no.	revision
345	-
sheet no.	date
A08	28/07/25

DEVELOPMENT APPLICATION COMPLIANCE REPORT

July 2025

OWNER'S DETAILS

Daniel Richards & Eve Geale
23277 Tasman Highway
Scamander
TAS 7215

PROJECT DETAILS

Proposed Change of Use of Class 10 Structure to Class 1a
& Proposed Addition/ Link to Existing Dwelling at:
23277 Tasman Highway
Scamander
TAS 7215

PREPARED BY

Jon Pugh Home Design
0459 586 013

DEVELOPMENT SITE DETAILS

The property has a frontage onto the Tasman Highway. There is an existing dwelling, shed with amenities and associated outbuildings on the property.

The property has been partially cleared of vegetation. There is a slope on the property running from the southern western boundary down to the north eastern boundary.

DEVELOPMENT PROPOSAL

It is proposed to change the use of the existing shed with amenities from class 10 to class 1a habitable use. An addition linking the existing shed with amenities to the existing dwelling with an associated deck is proposed.

No new native vegetation removal is required as part of this development.

Storm water run off from the proposed link addition will be connected to a rainwater tank with overflow to be onto the existing site.

The proposed development relies on Acceptable solutions and Performance Solutions from the Tasmanian Planning Scheme to satisfy planning standards.

DEVELOPMENT DETAILS

The proposed development is a Change of Use of existing Class 10 Structure to Class 1a & Proposed Addition/ Link / Deck to Existing Dwelling.

Change of Use of Class 10 Structure to Class 1a:	109.48m ²
Proposed Addition Ground Floor Area:	77.30m ²
Proposed Addition First Floor Area:	75.12m ²
Proposed Deck Addition:	27.81m ²
<u>Total Area of Development</u>	<u>289.71m²</u>

PLANNING CODE

The proposed development is in the 'Residential' use category in the Landscape Conservation Zone and is a 'Permitted' use.

The following standards from the Tasmanian Planning Scheme are to be considered:

- **ZONE 22.0 Landscape Conservation Zone**
- **CODE 7.0 Natural Assets Code – Priority Vegetation**
- **CODE 8.0 Scenic Protection Code**
- **CODE 15.0 Landslip Hazard Code**

CODE 12.0 Flood Prone Areas Hazard Code is not addressed as the proposed development is not within the area mapped by BODC flood prone area mapping as being flood prone.

ZONE 22.0 Landscape Conservation Zone

22.3 Use Standards

22.3.1 Community Meeting and Entertainment, Food Services and General Retail & Hire Uses

- A1 Acceptable solution
 Not applicable.

22.3.2 Visitor Accommodation

- A1 Not applicable
 The proposed is a development not for a discretionary use.

22.3.3 Discretionary Use

- A1 Not applicable
 The proposed is a development not for a discretionary use.

22.4 Development Standards

22.4.1. Site Coverage

P1 Performance Criteria

The proposed development is only just slightly over the acceptable solution of 400sqm in that it is 410sqm.

- (a) The proposed development is compatible with the topography of the property.
- (b) There is an existing dam and wet area on the property which naturally collect and contain water on the property.
- (c) The size and shape of the property lends itself to a proposed development of this size.
- (d) The proposed addition are located to suit the existing dwelling position and the natural higher level of the dwelling site.
- (e) There is no need to remove vegetation for this proposed development.
- (f) The location of the proposed development sits within existing cleared area of the property.
- (g) The location of the proposed development sits within existing cleared area of the property which negates the natural bush fire hazard of this property.

22.4.2. Building Height, siting and exterior finishes

P1 Performance Criteria

The proposed development is only just slightly over the acceptable solution.

- (a) The height bulk and form of the proposed development is compatible with the landscape values of the site. The height of proposed two storey addition is only 400mm over the acceptable solution and is only just slightly over the acceptable solution.
- (b) The existing buildings are single storey. The proposed addition links the existing buildings together.
- (c) The existing buildings on the site are all located on the higher ground due to there being a low lying area in the middle of the property.
- (d) The proposed development is not visible from the Tasman Highway Road frontage. Existing vegetation along the Tasman Highway boundary provides screening of the proposed development.
- (e) The landscape values of the surrounding area are not affected by this proposal. The proposed addition sits within the existing footprint of the existing dwelling and outbuildings. There is no clearance of native vegetation proposed in this development.

A2 Acceptable solution

The proposed development is setback 96.23m from the front boundary.

P3 Performance Criteria

The proposed development is setback 12.9m from the boundary.

- (a) The proposed development is compatible with the topography of the property.
- (b) The size, shape and orientation of the property lends itself to a proposed development of this size in this position.
- (c) The side and rear setbacks of neighbouring properties are only slightly more than that proposed in this development.
- (d) The height bulk and form of existing and proposed buildings is domestic and within the scale of a property such as this.
- (e) There is no need to remove native vegetation for this proposed development.
- (f) The proposed development is screened from the Tasman Highway by the existing vegetation on the eastern boundary.
- (g) The proposed development is in keeping with existing landscape values of the surrounding area.

- A4 Acceptable solution
There are no agricultural uses on adjoining lots.
- A5 Acceptable solution
The proposed development will have light reflectance of not more than 40%.

22.4.3. Access to a road

- A1 Acceptable solution
The proposed development is for the addition to an existing dwelling.

22.4.4. Landscape Protection

- A1 Acceptable solution
Not applicable.
- A2 Acceptable solution
The proposed development is for the addition to an existing dwelling and will not include fill of greater than 1m in depth or be less than 10m in elevation below a skyline or ridgeline..

22.5 Development Standards for Subdivision

22.5.1. Lot Design

- A1 Acceptable solution
Not applicable.
- A2 Acceptable solution
Not applicable.
- A3 Acceptable solution
Not applicable.
- A4 Acceptable solution
Not applicable.

CODE C7.0 Scenic Protection Code

C7.5 Use Standards

C7.6 Development Standards for Buildings and Works

C7.6.1 Building and Works within a waterway and coastal protection area or a future coastal refugia area.

- A1 Acceptable Solution.
The proposed development is not within a waterway or coastal protection area.
- A2 Acceptable Solution.
The proposed development is not within a future coastal refugia area.
- A3 Acceptable Solution.
The proposed development is not within a waterway or coastal protection area.
- A4 Acceptable Solution.
The proposed development is not within a waterway or coastal protection area.
- A5 Acceptable Solution.
The proposed development is not within a waterway or coastal protection area or a future coastal refugia area.

C7.6.2 Clearance within a priority vegetation area

- A1 Acceptable Solution.
There is no clearance on native vegetation proposed as part of the development.
- A1 Acceptable Solution.
There is no clearance on native vegetation proposed as part of the development.

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

- A1 Acceptable Solution.
The proposed development is not a subdivision.

C7.7.21 Subdivision within a priority vegetation area

- A1 Acceptable Solution.
The proposed development is not a subdivision.

CODE C8.0 Scenic Protection Code

C8.6 Development Standards for Buildings and Works

C8.6.1 Development within a Scenic Protection Corridor

- A1 Acceptable Solution.
The proposed development does not remove existing vegetation.
- A2 Acceptable Solution.
The proposed development is not visible from the Tasman Highway Road frontage. Existing vegetation along the Tasman Highway boundary provides screening of the proposed development.

CODE C15.0 Landslip Hazard Code

C15.5 Development Standards for Buildings and Works

C15.5.1 Use within a landslip hazard area

- A1 Not applicable.
The proposed development is not within the landslip hazard area.
- A2 Not applicable.
The proposed development is not within the landslip hazard area.
- A3 Not applicable.
The proposed development is not within the landslip hazard area.
- A4 Not applicable.
The proposed development is not within the landslip hazard area.

C15.6 Development Standards for Buildings and Works

C15.6.1 Building and works within a landslip hazard area.

- A1 Not applicable.
 The proposed development is not within the landslip hazard area.

C15.7 Development Standards for Subdivision

C15.7.1 Subdivision within a landslip hazard area.

- A1 Not applicable.
 The proposed development is not within the landslip hazard area.

Bushfire Hazard Report

23277 Tasman Highway Scamander

Performance Solution

Tasmanian Planning Scheme

Property ID 6409229 Title Reference 6883/12

Alterations & Additions

E Geale & D Richards

August 2025

Roger Fenwick Bush Fire Consultant
PO Box 86B Kettering Tasmania 7155
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0411 609 906
Accreditation No. BFP - 162

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Executive summary

I am an Accredited person permitted to assess bushfire hazards and to define Hazard Management Areas and to prepare appropriate plans for their ongoing management. A summary of my *curriculum vitae* is Annexure A.

This report concerns proposed alterations and additions to a single family dwelling in a bushfire-prone area within a Tasmanian Planning Scheme area, assessed under the provisions of the *Director's Determination Bushfire Hazard Areas v 1.2* (DDBHA).

Vegetation in close proximity to the proposed building site necessitated preparation of a Performance Solution.

Roger Fenwick BFP 162 Scope 1, 2, 3A, 3B



View to west, vegetated boundary on left, then (clockwise) shed, infill space, house.

Purpose

I have been engaged to undertake a Bushfire Hazard Report for proposed alterations and additions to a single-family dwelling located at 23277 Tasman Highway, Scamander known as Property ID 6409229, Title Reference 6883/12.

An approved house already exists on the site, plus a non-adjacent shed which was built to BAL-19 specifications. The intention is to connect the house and the shed, so that the whole becomes a single, Class 1a, dwelling. All are sited in a Deemed to Satisfy setting of BAL-29.

This report provides an assessment of the bushfire risk as required by the provisions of the *Director's Determination Bushfire Hazard Areas v 1.2* (DDBHA). The DtS BAL-29 proximity of one of the existing BAL-19 construction buildings to unmanaged vegetation on adjacent land necessitated a Performance Solution.

Methodology

The assessment protocol relies on definitions and specifications in the Australian Standard *Construction of buildings in bushfire-prone area 2018* (AS 3959) or *Nash Standard – Steel Framed Construction in Bushfire Areas*, vegetation classification by Specht 1970, and in particular, State variations defined in the DDBHA. Those variations specify additional requirements for access, water supply, and a Hazard Management Area (HMA) plan.

For defined vegetation classes, litter and other flammable vegetation component standard values have been determined. These, slope values and standard weather conditions are used to calculate bushfire behaviour, including rate of forward spread, radiant heat output and flame height. When considered in conjunction with the distance between the edge of the fire and the point of measurement (eg the wall of a house), they show the intensity of the fire exposure.

Those combined values are expressed as a Bushfire Attack Level (BAL) plus a number which expresses the radiant heat output in kilowatts per square metre (kWm^{-2}). The BAL rating determines the required construction standard. As the setback distance increases, the BAL rating decreases.

Proximity to vegetation growing on adjoining land places the shed (to be incorporated) and the intended new structure to link the house and shed, closer to the retained vegetation on adjacent land than corresponds to an acceptable BAL-19 setback value in the Deemed to Satisfy (DtS) table in AS 3959.

The options are to re-build the shed, and build the new section, both to BAL-29 specifications, or to demonstrate that works at BAL-19 will satisfy a Performance Solution assessment. The cost of replacing a significant quantity of BAL-19 shed glass (in particular) exceeds the cost of using a performance analysis to justify a lower construction specification. The existing house is not subject to this analysis or the need for upgrade works, but upgrading (providing) the firefighting water supply is captured.

The approach requires a Performance Solution assessment using Method 2 (M2) as outlined in the Standard. That in turn required a Performance-Based Design Brief, defining how compliance with specified fire safety outcomes will be achieved.

Proposal

Plans showing the site and proposed development are attached at Annexure E. The application will be to build a BAL-19 specification house addition, an extended deck, plus the required infrastructure.

General site description

This 2.38ha more or less rectangular site is located on the west of the Highway, between the first two rows of coastal dunes and the major landform to the immediate west of the coast and Scamander. It is within a minor un-named drainage.

Vegetation

The gently sloping, east-facing lot supports *E sieberi* (Tasmanian ironbark) on its vegetated northern side; this is also the dominant vegetation type on the property to the south. The majority of the lot has been cleared since 2015 and is now maintained as mown grass.

Topography

The site generally slopes down to the east at about 1°, the northern side slopes up at about 7°, and the land to the south rises (for about 35m) at 2° above a 1.5m bank.



Close vegetation to south



and distant vegetation to north

Fire history

The LIST records bushfire over the site in 2006/07.

Bushfire Context

A bushfire prone area is defined as land so mapped, or land within 100m of bushfire prone vegetation equal to or exceeding 1 hectare in area. Bushfire prone vegetation includes areas of grasses and shrubs other than defined exceptions such as maintained lawns, gardens, some horticultural land and the like.

The slope used in Deemed to Satisfy bushfire assessments based on the Tables in AS 3959 is the gradient beneath unmanaged adjoining vegetation able to support fire movement towards structures. It varies from Upslope and Level (both defined as 0°) to groups of Downslope in 5° increments, maxing out at 20°. Downslope means that fire is travelling uphill when moving towards the structure. Specific slope values can be applied, by Method 2 as specified in AS 3959. When dealing with slopes exceeding 20°, method 2 has to be applied.

Setbacks are defined as the plan view (horizontal) distance between the edge of unmanaged vegetation and the nearest part of a structure subject to the assessment. This means to the nearest wall, or if there is no wall, to the nearest supporting post or column of a carport, deck, veranda, landing, stairs or ramps. Eaves and overhangs, tanks, chimneys, unroofed pergolas and sun blinds are excluded.

For planning purposes, it is assumed that the McArthur Forest Fire Danger Index (FDI) is 50. This defined FDI may not cover the worst case exposure at a site, and even strict adherence to the mandatory and other recommended specifications will not guarantee that structures will not be ignited by bushfire.

Site slopes

With respect to fire behaviour, the significant area in the immediate vicinity of the house site is upslope at 2° to the south.

Site vegetation

The vegetation type present to the south is Dry eucalypt forest dominated by *E sieberi* (Tasmanian ironbark). This type was described by Dr Marsden-Smedley et al¹ who quantified the associated surface and near-surface fuel loads as 15.4tha⁻¹ plus 1 tha⁻¹ for bark and 10tha⁻¹ for canopy. The only other vegetation type nearby is Grassland, actually managed as mown lawn.

Performance-Based Analysis

Objective

The intention is to ensure that adequate setback distances from fire in nearby unmanaged vegetation are provided so as to reduce the likelihood of ignition to an acceptable level, and ensure a tolerable risk to occupants and firefighters.

Table 2.6 in AS 3959 provides specifications for recognised vegetation types and slope classes, showing the combinations of setback distance and construction level generally regarded as providing acceptable levels of fire resistance. The Standard also specifies the methodology by which site-specific calculations can be made, mirroring that used to generate the Tables shown in the DtS section of the Standard.

This so-called Method 2 approach provides a basic radiant heat output, and allows calculation of the shielding effect of an obstruction such as an opaque fence between the flame front and the target building. Use of this will also be used in this setting, in the expectation that the available distance alone may not provide the acceptable BAL rating.

The approved PBDB protocol requires that the relevant stakeholders agree on the required outcome and the means by which proposed solutions will be assessed.

Relevant stakeholders

The relevant stakeholders in this case include the property owner, the building designer/planner (Jon Pugh), the building surveyor (Darrell Wright, Break-O-Day Council), the Tasmania Fire Service and the bushfire practitioner.

Agreed input data

The slopes to be used are as measured by me on site, and include one aspect with a 2° upslope.

The nearby Forest vegetation type was assessed by inspection, and by reference to the TASVEG mapping on The LIST. The published type is *E sieberi* (Tasmanian ironbark), confirmed by observation. According to Marsden-Smedley (*ibid*) the average fuel load value in this type is a surface & near-surface load of 15.4tha⁻¹, to which must be added 1tha⁻¹ for bark and 10tha⁻¹ for canopy vegetation. This gives w and W values of 16.4 & 26.4

¹ Marsden-Smedley, Anderson & Pyrke, Fuels in dry Tasmanian forests, Fire 2022, 5, 103 MDPI. Table 4

respectively to be used as inputs in the Method 2 calculations to be undertaken. The vegetation type in the M2 calculations is D, for Dry forest.

The vegetation & slope combinations beside the house site are:

Direction	Veg 1	Distance	Slope	Veg 2	Slope
N	Grass	52m	0	D	+5
NW	Grass	55m	+1	D	+7
W	Grass	50m	0	D	+2
SW	Grass	15m	0	D	+1
S	Grass	14m	0	D	+2
SE	Grass	20m	0	D	0
E	Grass	65m	-2	D	-3
NE	Grass	90m	-5	D	-1

DtS departures and relevant Performance Requirements

The applicable requirements are provided in the *Director's Determination Bushfire Hazard Areas v 1.2* (DDBHA).

DtS provision	DtS compliance	Relevant performance requirement
2.2(3) Design & Construction	Will comply with DtS	NCC H7P5 Design and construction to reduce risk of ignition from design bushfire
2.2(4)(a) Property Access	Will comply with DtS	-
2.2(4)(b) Water supply	Will comply with DtS	-
2.2(4)(c) Hazard Management Area	Will not comply with DtS in AS 3959 Table 2.6 & DDBHA Table 4	The setbacks required to correspond to an appropriate Design and Construction specification

Assessment Methods

In accordance with A2G2(1)(a) the Performance Solution demonstrates compliance with the Performance Requirements.

The relevant NCC Assessment Method under A2G2(2)(b)(ii) involves:

- Other Verification Method, being Method 2 in the Standard.

Acceptance Criteria

The proposed Acceptance Criteria are that

- Construction standards, and
- Siting (the extent of the Hazard Management Area)

provide an acceptable standard of safety for occupants and firefighters. Acceptable standard will be satisfied by meeting BAL-19 specifications for both the construction standard and siting (the size of the HMA).

Not all of the works can comply with DtS provisions, which do not apply to the non-standard vegetation type on site, but an indirect DtS comparison to Woodland (with close fuel load values) can be made. Under A2G2(2) the only applicable Assessment Method is Other Verification Method.

Documentation and evidence to be provided

The following documentation will be provided to the building surveyor:

- Bushfire hazard management plan;
- Bushfire hazard report that includes:
 - DtS assessment;
 - Method 2 assessment.
- Design documentation demonstrating compliance with the design BAL (to be provided by the designer).

BAL ratings

The combined assessment defines the extent of the HMA necessary to permit, and require, construction to BAL-19.

Access

Direct property access is from the Tasman Highway, a locally 7m wide sealed road. The house access (95m) is greater than 30m long in what is effectively a non-reticulated area and therefore must comply with the provisions of DDBHA Table 2 B.

Water

A reticulated water supply exists, but as there is no hydrant within 120m of all parts of the house, DDBHA Table 3B applies. A minimum 10kl capacity metal or concrete water tank and specified fittings will be provided within 3m of hardstanding and between 6m & 90m of the dwelling, located in the wide general turning area of the driveway.

Environmental & other constraints

Priority vegetation, Landslip, and Scenic road corridor overlays cover parts of the site. No vegetation management or earthworks for construction or creation of the HMA will require disturbance of tree canopy. No works will affect any of the protection overlay areas.

Assessment

Hazard Management Area

The Method 2 calculations applied show that beside the Dry Forest vegetation type present on a 2° upslope, the available setback of 13m gave a radiant heat flux of 21.59kWm^{-2} . A solid metal (or masonry) fence 1.2m high at the boundary would shield 2.69kWm^{-2} , so that the heat flux at the dwelling would be $21.59 - 2.69 = 18.90\text{kWm}^{-2}$, ie within the BAL-19 range.

The **limiting** vegetation/slope combinations and resultant setback requirements relative to the overall building site are as shown in the table below. The defined Forest vegetation type uses reduced Dry Forest fuel load for Method 2, and standard Forest values for the DtS assessment. Pasture grass is assumed between the designated HMA lawn area and the start of tree-based vegetation, notwithstanding it all being mown for lifestyle purposes in any case.

The slightly extended deck area on the north side of the house is of no consequence, requiring only a correspondingly wider HMA in that direction.

Direction	Vegetation 1	Distance 1	Slope 1	DtS 19	Vegetation 2	Slope 2	DtS 19	Method 2 19
N	Grass	52m	0	10m	Dry Forest	+5	23m	
NW	Grass	55m	+1	10m	Dry Forest	+7	23m	
W	Grass	50m	0	10m	Dry Forest	+2	23m	
SW	Grass	18m	0	10m	Dry Forest	+1	23m	13m + fence
S	Grass	13m	0	10m	Dry Forest	+2	23m	13m + fence
SE	Grass	20m	0	10m	Dry Forest	0	23m	13m + fence
E	Grass	65m	-2	12m	Dry Forest	-2	27m	
NE	Grass	90m	-5	12m	Dry Forest	-5	27m	

The HMA to the specifications in DDBHA Table 4 is shown on the plan at Annexure B. Within the area outlined only paved areas, managed lawn or garden, occasional garden shrubs and scattered trees to the management regime shown at Annexure C are permitted.

Construction specification

All works need to be built to BAL-19 specifications, as indicated on the plans.

A solid (metal or masonry) fence not less than 1.2m in height and sufficiently robust for the expected wind conditions (45kph) is required along the S-SW boundary for the entire width of the HMA in that area. In addition to the specifications within AS 3959, I recommend that non-combustible leaf guard be fitted to every roof gutter.

Property access

DDBHA Table 2 B requires an all-weather, 20 tonne, 2wd access with not less than 4m carriageway width from the Highway to the water supply point on site, and an adequate turning capability near hardstanding beside the water point. Being under 10° gradient, the existing unsealed driveway is adequate.

Water supply

10kl of water reserved for fire fighting will be provided in an above-ground metal tank fitted with a ball or gate valve and a 65mm Storz coupling plus captive cap, within 3m of a hardstanding area beside the access, not within 6m of the dwelling, and readily accessible to a tanker. Standard signage (Annexure C) will be fitted in a location clearly visible to approaching vehicles. Water supply will meet the requirements of DDBHA Table 3 B.

Conclusion

The hazard separation distances to be achieved **and maintained** in accordance with the plan for the Hazard Management Area, combined with construction of the new section plus the perimeter fence to the recommended specifications, will result in what I regard as an acceptably protected structure against the anticipated exposure to bushfire attack. Under bushfire weather conditions that exceed the design criteria, the probable survival of structures is less likely.

This report complies with the provisions of NCC Clause A2G2(4)(d) and BHAN 07

Summary of requirements

Initial checklist

1. Install and fill the fire-fighting water tank, outlet and signage (as prescribed in Annexure C) next to the hardstanding beside the access driveway.
2. Complete all house construction to BAL-19 specifications in s3 & s6 of AS 3959-2018.
3. Create the Hazard Management Area as prescribed in Annexure C, to the dimensions shown in Annexure B.
4. Construct a solid masonry or metal fence along the S-SW boundary of the HMA property between the house and the neighbouring forest vegetation.

Annual checklist

1. Maintain the Hazard Management Area as prescribed in Annexure C, to the dimensions shown in Annexure B.
2. Check that the fire fighting water tank is full and all fittings are in proper working order prior to each fire season.

Annexure A Curriculum vitae

Qualifications	<p>Graduate Certificate in Bushfire Protection, UWS, 2013</p> <p>Bachelor of Science (Forestry), ANU, 1969</p>
Work Experience	<p>Self-employed consultant – 1988 to present</p> <p>ACT Bush Fire Council</p> <p>Chief Fire Control Officer – 1986 to 1987</p> <p>Secretary – 1985</p> <p>Chief Fire Control Officer -1976 to 1978</p> <p>Deputy Chief Fire Control Officer – 1972 to 1975</p> <p>Assistant to Chief Fire Control Officer - 1970 to 1971</p> <p>CSIRO</p> <p>Experimental Officer, Project Aquarius 1982 to 1984</p> <p>Chemonics Industries USA 1979 to 1981</p> <p>Field Service Representative, chemical fire retardants</p>
Project Experience	<ul style="list-style-type: none"> • Responsible for all aspects of staff administration, finance, bush fire safety planning, fire management, training, and fire control operations in the ACT. • Attended approximately 2000 wildfires, experimental fires and controlled burns. • Attended to an additional approximately 1000 wildfires. • Personally prepared approximately 2800 compliance reports to accompany Development Applications for subdivisions, Special Purpose structures, houses, industrial buildings and Defence complexes. • Prepared assessments for 31 schools in the Nation-Building Program for the Dept of Education, Employment & Workplace Relations. • Gave evidence in the Land & Environment Court on contested DA matters. • Prepared Vegetation Management Plans for large (primarily Defence) estates throughout Australia. • Prepared training plans and the Bushfire Response Action Plan for Puckapunyal Base, Dept of Defence. • Provided studies of bush fire behaviour to assist planning and risk management by plantation insurance companies, Councils and other land management agencies. • As an Expert Witness, investigated, reported on and gave evidence in 47 matters involving fire causation and fire management activities, mainly in connection with civil litigation. • As Senior Research Officer, assisted in the experiment design and data analysis and responsible for all field operations for Project Aquarius, the major study of large aircraft assisted bush fire control by CSIRO Division of Forestry Research. • As a field representative for Chemonics Industries in the USA, maintained and oversaw the operation of all of the US Forest Service air tanker bases in Washington & Oregon, and introduced the use of fire retardants by ground application for fire management in the western states. • Lectured in bush fire behaviour and control principles at the ANU and the Canberra College of Advanced Education (now University of Canberra). • Wrote the bush fire training module for the ACT Fire Brigade. • Prepared the first urban-rural interface bush fire protection planning guidelines in the ACT for the National Capital Development Commission.

Annexure B Bushfire Hazard Management Plan

BUSHFIRE HAZARD MANAGEMENT PLAN

23227 Tasman Highway, Scamander

Property ID 6409229 Title 6883/12

Report 2505JON.SCA.TAS1.0

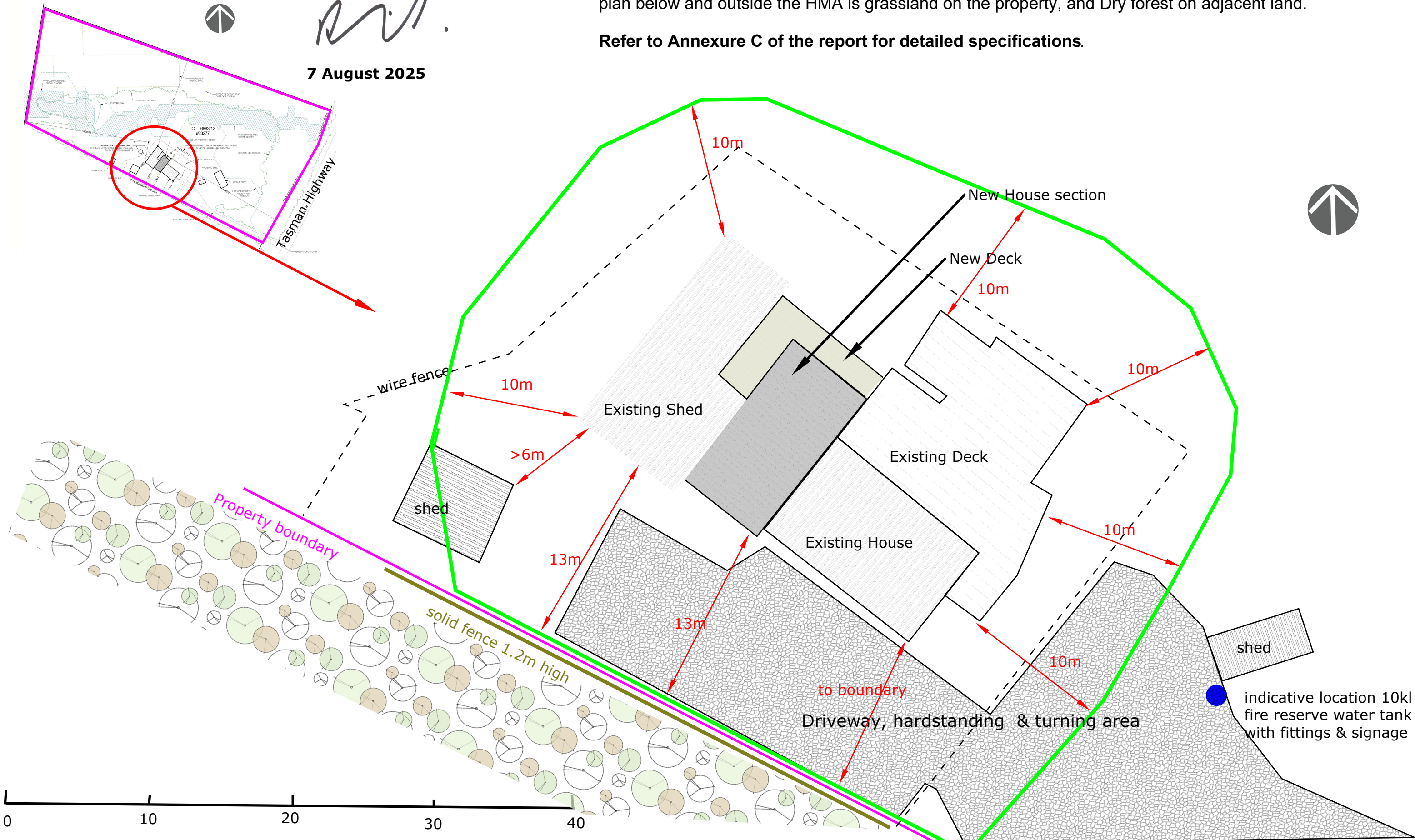
Roger Fenwick BFP 162 Scope 1, 2, 3A, 3B

The Hazard Management Area covers the part of the site outlined in green.

New construction must meet **BAL-19** specifications. Within the HMA maintain lawn to 50mm, kept green if possible, garden with only isolated trees and scattered shrubs at least 2m from walls & 5m from windows, or a paved/gravel surface. The specified outlet from a metal tank with 10kl reserved for fire fighting is to be installed in the approximate area shown, next to the hardstanding within 3m of parking for a fire tanker, and between 6 & 90m from the building. The solid metal or masonry fence 1.2m in height along the boundary as shown is an integral part of the protection measures. Vegetation in the plan below and outside the HMA is grassland on the property, and Dry forest on adjacent land.

Refer to Annexure C of the report for detailed specifications.

R.F.
7 August 2025



Annexure C Management specifications

Hazard Management Areas

The intent is to maintain the Hazard Management Area in a condition that will not allow the development or passage of fire able to ignite structures through radiant heat or flame contact. In addition, providing protection against ember attack is highly desirable. Much of the aim is to limit the intensity of the approaching fire to a level which can be absorbed without damage by the passive protection measures included in the house construction. The materials used have been chosen to (probably) not be ignited (eg walls) or be sufficiently heat-affected to break (eg windows) during the passage of the fire. It is assumed that nobody will necessarily be present during the passage of the fire, so that the structure will hopefully survive by itself. Heat from the head of the approaching fire will probably be at its peak for around 5 minutes, but embers, smoke and uncomfortably high heat will continue for around an hour or so. Attendance by suitably clothed, trained, fit and able-bodied people with appropriate equipment immediately after passage of the fire increases the likelihood of the structure surviving, particularly if small local patches have ignited.

Fire must be kept far enough away to limit the radiant heat which will threaten both structures and anyone (homeowners, fire-fighters) in the path of the fire. Basically, fire spreads rapidly in surface litter and low grassy growth, and develops tall flames in the shrub layer. That makes things difficult for fire-fighters trying to work the fire edge. With enough heat generated by vigorous fire in the shrubs and sapling (understorey) layers, the fire flame height will increase, and involve the crowns of the overstorey trees. Flames also run up the bark of many fibrous-barked eucalypt species, adding to the overall heat output but primarily creating showers of embers

Limiting fire behaviour is achieved by separating the various vegetation components both vertically and horizontally. Less surface litter will result in a slightly slower-moving fire, putting out less heat and therefore slower to ignite the shrub layer. Partial removal of the shrub layer significantly reduces the low-level flame height, making it easier for fire-fighters to work near the fire edge, and becoming less likely to ignite the sapling layer. Keeping the shrub and sapling layer fire intensity low means that fire is unlikely to move into the canopy of the overstorey. That is a crown fire, and is completely uncontrollable by any means.

Limiting ember production is best achieved by not having rough-barked species nearby, or by removing the loose outer bark layer before fire gets near. That can be done by intentionally (with appropriate permissions, after taking proper precautions, and under experienced supervision, and **not** during the fire season!) setting fire to the bark and having it run up the stem. That will leave a blackened stem for maybe 4 -5 years, but should dramatically reduce ember production for 15-20 years, depending on the species.

Protecting against ember attack relies largely on proper construction material selection and design that will not trap embers or the litter on which they may land and ignite. Properly screened openings are essential, but good plant selection and layout can create an ember shield, to deflect or trap embers approaching the house. Remember that embers will also accumulate in the sheltered side, in the eddy zone behind the house. Anywhere leaves accumulate, so will embers.

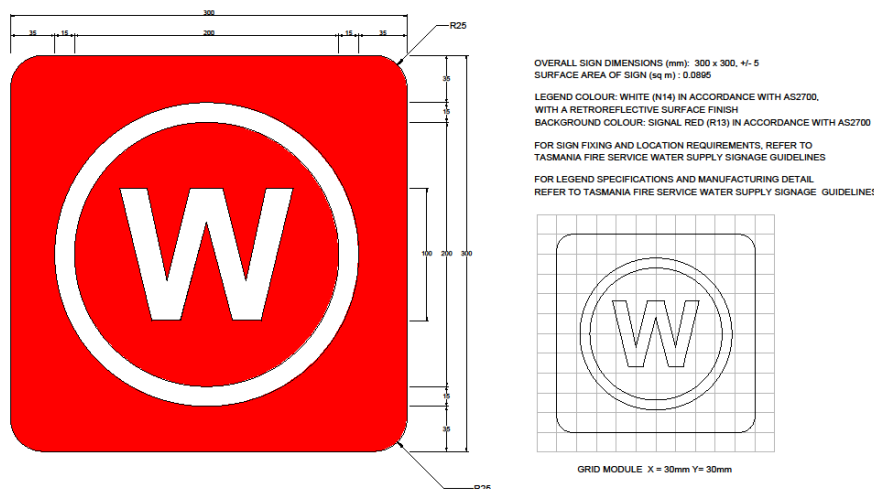
It is essential to keep even low creeping flames from contacting walls of the house. Maintain a path at least 30cm wide completely clear of all flammable material immediately between the garden/ lawn area – a concrete or gravel path, bare soil, whatever – and the house.

The HMA is to be kept in a substantially cleared condition, with a minimum of flammable material and plants.

Within the HMA, mown lawn and only occasional scattered low-flammability ornamental shrubs, garden plants and the like, plus the mature trees indicated for retention should be allowed.

- Immediately beside the house there must be a strip not less than 30cm wide which is kept bare of any combustible material.
- Grass must be kept mown to not more than 50mm in height, and should be kept watered and green within 5m of a wall.
- Shrubs should not be located within 2m of a wall, or within 5m of a window.
- Avoid using combustible mulch within 5m of a window and within 2m of a wall – use pebbles instead in these settings.
- Trees are to be kept well-spaced, with about one crown diameter between canopy crowns, and one shrub (or shrub cluster to 5m diameter) between shrubs or shrub clusters. (If trees have a 7m diameter canopy, there should be 7m between their canopies, ie 14m between trunks. Similarly, a 2m diameter cluster of shrubs should not be within 2m of other shrubs).
- Favour smooth-barked over rough-barked trees, and low-flammability species.
- Prune all tree branches to a height of 2m.
- Shrubs should not be located directly under trees.
- Don't have open woodpiles or locate rubbish heaps within the HMA.

Water tank signage meeting the requirements of AS 2304-2011 or as per the design below, is required. The sign must be within 1m of the location of the outlet, at least 400mm above ground level, located to be visible from an approaching vehicle, and not obstruct access to the outlet.



All above-ground components must be metal, or lagged with non-combustible material. Buried components must be not less than 300mm deep.

The (not less than 50mm bore) outlet and ball or gate valve must be

- on the water storage tank, or
- beside an approved remote takeoff point located in a protected position, 450-600mm above ground and supplied by a pipe not less than 50mm internal diameter, so that all parts of the building are within 90m of the outlet.

Water takeoff points must be fitted with a Storz 65mm coupling and suction washer, plus a blank cap on a chain at least 220mm long. They must not be within a parking area, and must be accessible from a hardstanding area located within 3m of the take-off point and not closer than 6m to the building.

The hardstanding area must be at least 3m in width, and connected to the general access driveway, and be constructed so that when occupied by a tanker, the tanker will not obstruct the passage of other vehicles. A tanker must have direct access from the hardstanding to a turning area with arms at least 4m in width and 8m in length.

Annexure D Form 55 Certificate

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM****Section 321**

To: Owner /Agent
 Address
 Suburb/postcode

Form **55****Qualified person details:**

Qualified person:
 Address: Phone No:
 Fax No:
 Licence No: Email address:

Qualifications and Insurance details:
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

Details of work:

Address: Lot No:
 Certificate of title No:
 The assessable item related to this certificate:
(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:
(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 items, at any stage, as part of – (*tick one*)

☒ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report dated August 2025 including Bushfire Hazard Management Plan dated August 2025 AS 3959-2018 <i>Construction of buildings in bushfire-prone areas</i> Plans by Jon Pugh
Relevant calculations:	Method 2 calculations appended to Report
References:	N/A

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

A bushfire assessment and management plan for proposed new construction, in accordance with BAL-19 construction standard of AS 3959-2018.

Approval of Performance Solution components requires a Form 47 from the TFS.

Scope and/or Limitations

A Bushfire Hazard Assessment was commissioned by the owner to identify the potential bushfire risk and BAL rating, and to recommend appropriate compliance and protection measures.

Limitations: The proposed measures comply with the guidelines. Full compliance with the requirements in this report and/or AS 3959-2018 does not guarantee survival of structures or persons.

I certify the matters described in this certificate.

Signed:



Certificate No:

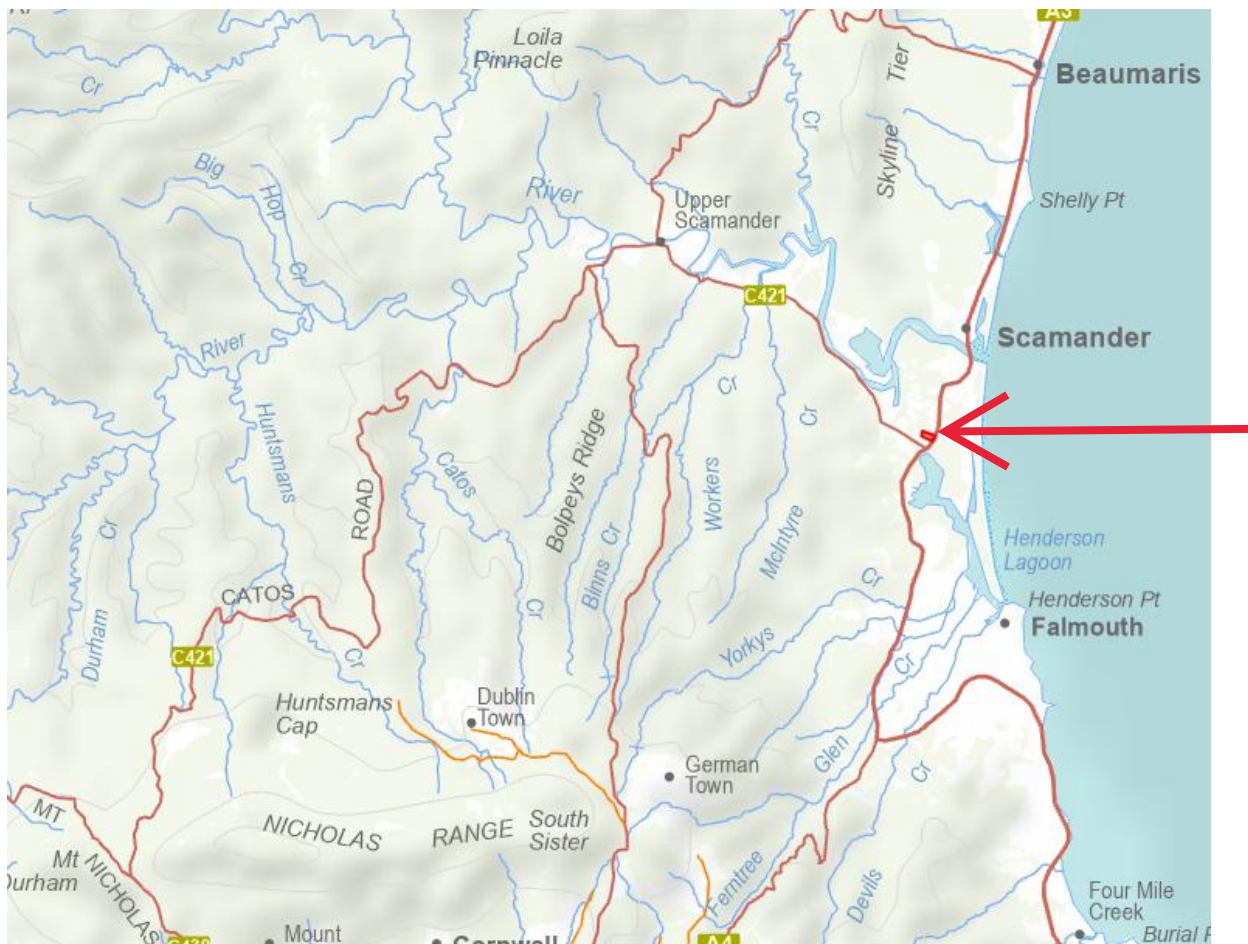
2505JON.SCA.TAS1.0

Date:

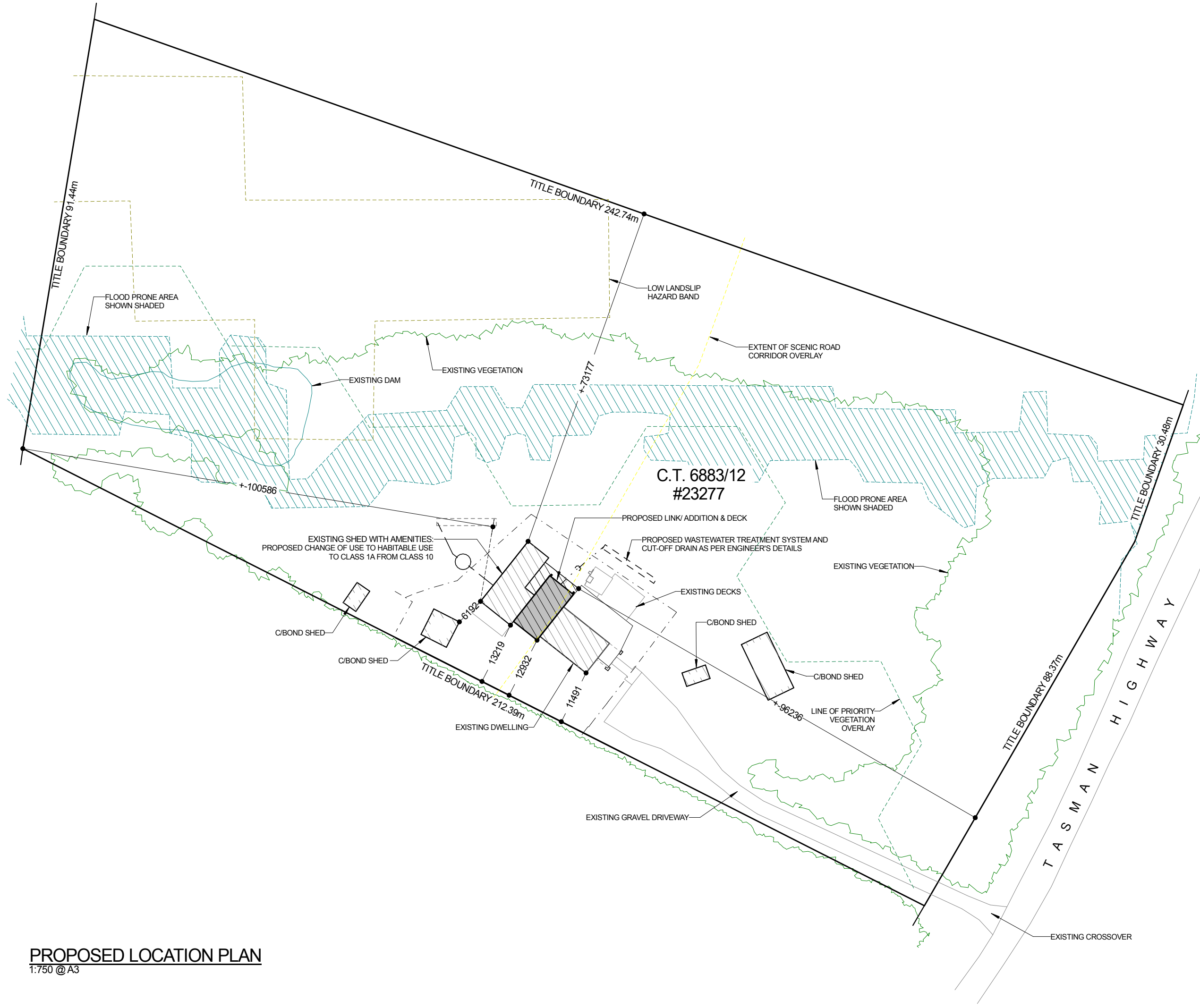
7 August 2025

Qualified person

Annexure E Site plans



23277 Tasman Highway, Scamander. General location, and aerial image of site



PROPOSED LOCATION PLAN

1:750 @ A3

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

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PO BOX 397 ST HELENS TAS 7216

client:

Daniel Richards & Eve Geale

project:

Change of Use of Class 10
Structure to Class 1a & Proposed
Addition/ Link to Existing Dwelling

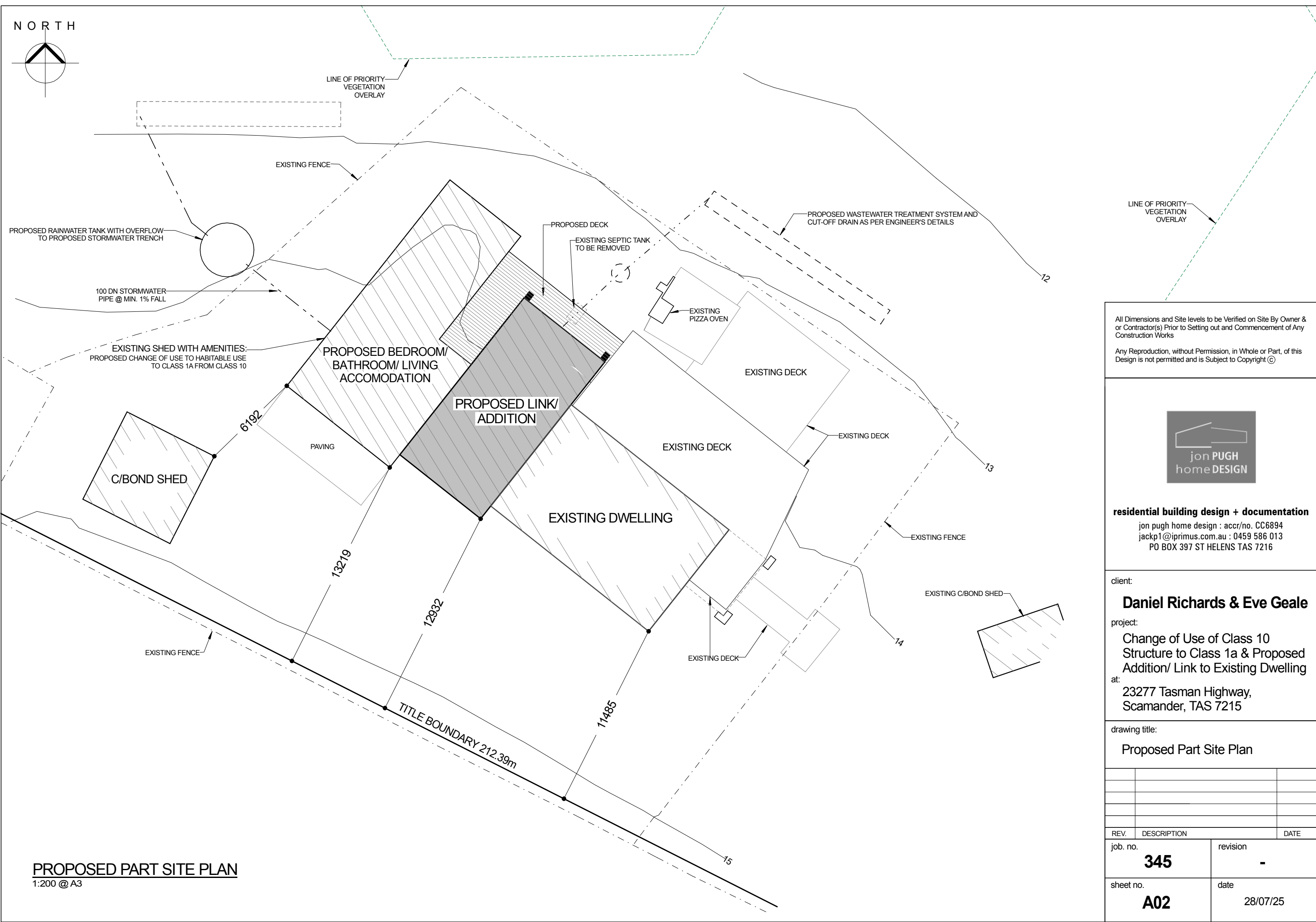
at:

23277 Tasman Highway,
Scamander, TAS 7215

drawing title:

Proposed Location Plan


REV.	DESCRIPTION	DATE
job. no.	revision	
345	-	
sheet no.	date	
A01	28/07/25	



PROPOSED PART SITE PLAN
1:200 @ A3

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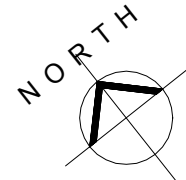
Change of Use of Class 10
Structure to Class 1a & Proposed
Addition/ Link to Existing Dwelling
at:
23277 Tasman Highway,
Scamander, TAS 7215

drawing title:

Proposed Part Site Plan

REV.	DESCRIPTION	DATE
job. no.	revision	
345	-	
sheet no.	date	
A02	28/07/25	

NOTE: ASBESTOS REMOVAL TO BE IN ACCORDANCE WITH WORKPLACE STANDARDS CODE OF PRACTICE



LEGEND	
	TIMBER FRAME
	EXISTING WALLS

AREAS:	
GROUND FLOOR (LINK ADDITION) :	77.30m²
UPPER FLOOR (LINK ADDITION) :	75.12m²
DECK (LINK ADDITION) :	27.81m²
FLOOR - CHANGE OF USE (SHED WITH AMENITIES) :	109.48m²
TOTAL :	387.71m²

GRANO WORKER NOTE:

- REINFORCED CONCRETE FOOTINGS & SLAB TO FOUNDATION DETAILS

CARPENTER NOTE:

- TIMBER/ STEEL BEAMS, JOISTS & LINTELS AS PER FRAMING PLANS

EARTHWORKER NOTES:

- PRIOR TO COMMENCEMENT OF ANY WORKS, REFER TO ENGINEER'S SITE CLASSIFICATION REPORT & DETAILS

GLAZING NOTE:

- ALL GLAZING TO COMPLY WITH AS 1288 & AS 2047 AND SUBSEQUENT REVISIONS APPLICABLE

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

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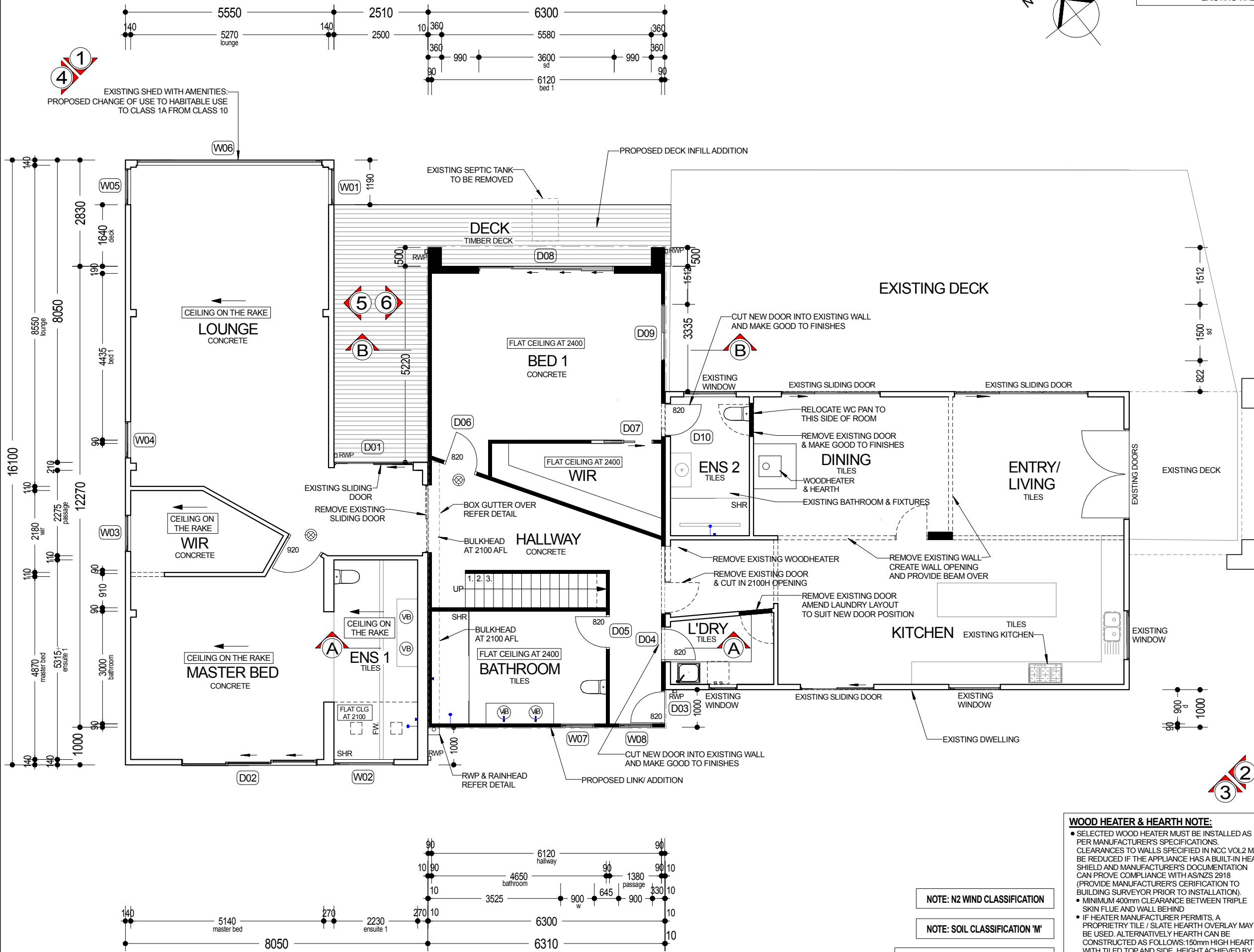
project:
Change of Use of Class 10
Structure to Class 1a & Proposed
Addition/ Link to Existing Dwelling
at:
23277 Tasman Highway,
Scamander, TAS 7215

drawing title:
Proposed Ground Floor Plan

REV.	DESCRIPTION	DATE

job. no.	revision
345	-
sheet no.	date
A04	28/07/25

EXISTING SHED WITH AMENITIES:
PROPOSED CHANGE OF USE TO HABITABLE USE
TO CLASS 1A FROM CLASS 10



PROPOSED GROUND FLOOR PLAN
1:100 @ A3

NOTE: N2 WIND CLASSIFICATION

NOTE: SOIL CLASSIFICATION 'M'

PLUMBER NOTE:

- ALL PLUMBING TO COMPLY WITH AS/NZS 3500 AND SUBSEQUENT REVISIONS APPLICABLE

WOOD HEATER & HEARTH NOTE:

- SELECTED WOOD HEATER MUST BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CLEARANCES TO WALLS SPECIFIED IN NCC VOL2 MAY BE REDUCED IF THE APPLIANCE HAS A BUILT-IN HEAT SHIELD AND MANUFACTURER'S DOCUMENTATION CAN PROVE COMPLIANCE WITH AS/NZS 2918 (PROVIDE MANUFACTURER'S CERTIFICATION TO BUILDING SURVEYOR PRIOR TO INSTALLATION).
- MINIMUM 400mm CLEARANCE BETWEEN TRIPLE SKIN FLUE AND WALL BEHIND
- IF HEATER MANUFACTURER PERMITS, A PROPRIETARY TILE / SLATE HEARTH OVERLAY MAY BE USED. ALTERNATIVELY HEARTH CAN BE CONSTRUCTED AS FOLLOWS: 150mm HIGH HEARTH, WITH TILED TOP AND SIDE. HEIGHT ACHIEVED BY LAYING 9mm COMPRESSED SHEET OVER SHEET FLOORING, CONCRETE BLOCKS (OR BRICKS), MORTAR BED AND SELECTED TILES
- THE HEARTH MUST EXTEND A MINIMUM OF 400mm BEYOND THE FRONT AND SIDES OF THE HEATER

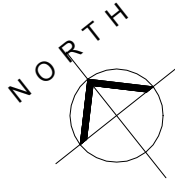
NOTE: ASBESTOS REMOVAL TO BE IN ACCORDANCE WITH WORKPLACE STANDARDS CODE OF PRACTICE

LEGEND

TIMBER FRAME

AREAS:

UPPER FLOOR (LINK ADDITION) : 75.12m²



GRANO WORKER NOTE:

- REINFORCED CONCRETE FOOTINGS & SLAB TO FOUNDATION DETAILS

CARPENTER NOTE:

- TIMBER/ STEEL BEAMS, JOISTS & LINTELS AS PER FRAMING PLANS

EARTHWORKER NOTES:

- PRIOR TO COMMENCEMENT OF ANY WORKS, REFER TO ENGINEER'S SITE CLASSIFICATION REPORT & DETAILS

GLAZING NOTE:

- ALL GLAZING TO COMPLY WITH AS 1288 & AS 2047 AND SUBSEQUENT REVISIONS APPLICABLE

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client:

Daniel Richards & Eve Geale

project:

Change of Use of Class 10
Structure to Class 1a & Proposed
Addition/ Link to Existing Dwelling
at:

23277 Tasman Highway,
Scamander, TAS 7215

drawing title:

Proposed First Floor Plan

REV.	DESCRIPTION	DATE
job. no.	revision	
345	-	
sheet no.	date	
A05	28/07/25	

NOTE: N2 WIND CLASSIFICATION

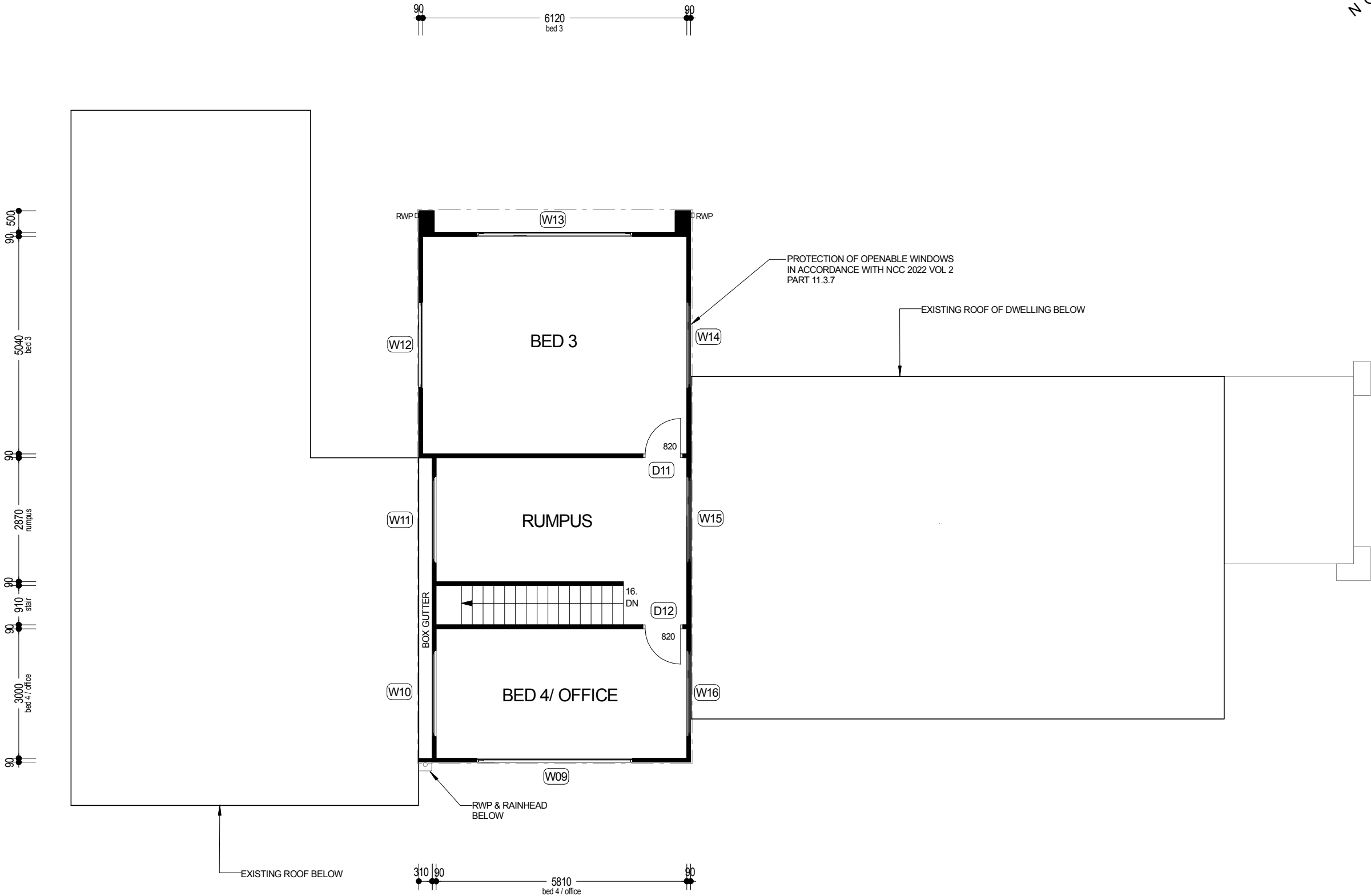
NOTE: SOIL CLASSIFICATION 'M'

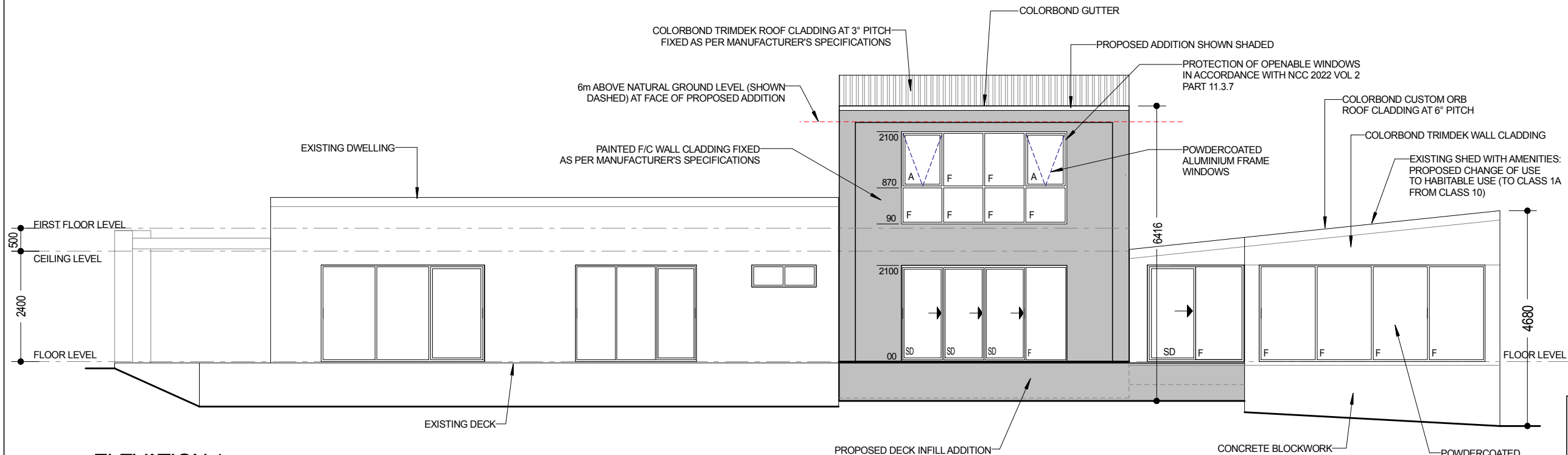
PLUMBER NOTE:

- ALL PLUMBING TO COMPLY WITH AS/NZS 3500 AND SUBSEQUENT REVISIONS APPLICABLE

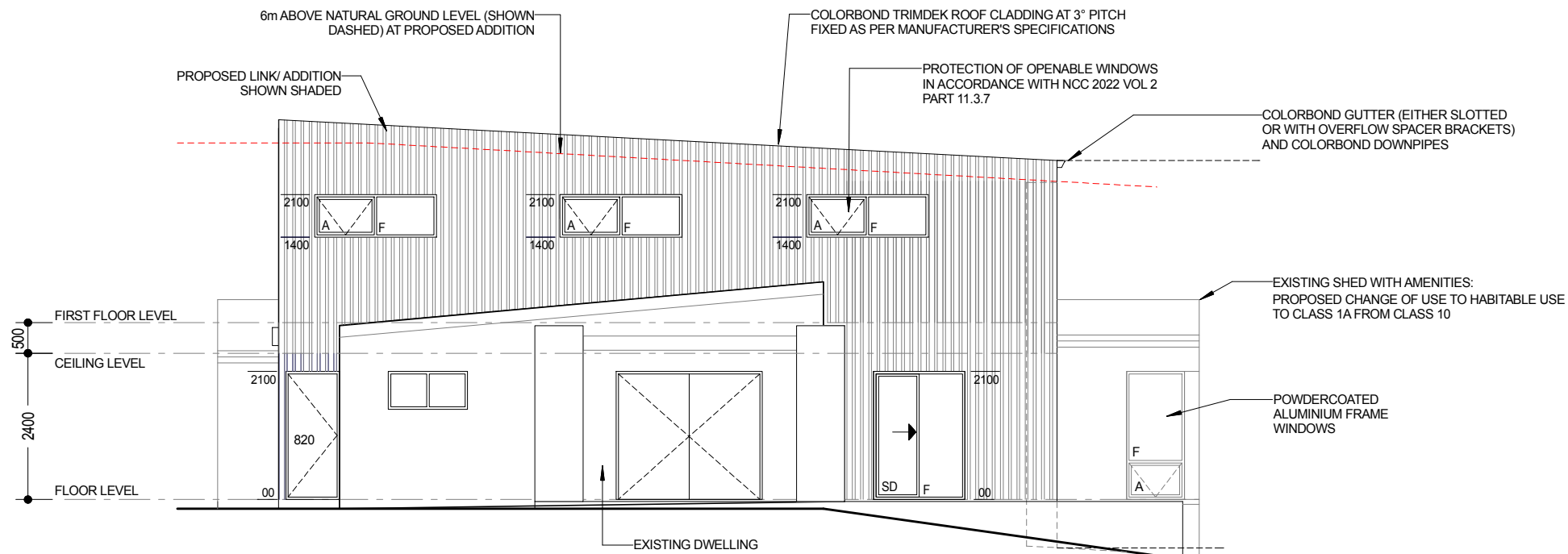
PROPOSED FIRST FLOOR PLAN

1:100 @ A3





ELEVATION 1
1:100 @ A3



ELEVATION 2
1:100 @ A3

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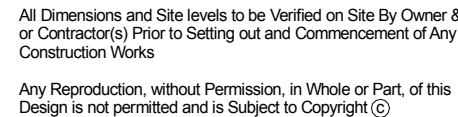
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project:
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Addition/ Link to Existing Dwelling
at:
23277 Tasman Highway,
Scamander, TAS 7215

drawing title:
Proposed Elevations 1

REV.	DESCRIPTION	DATE
job. no.	revision	
345	-	
sheet no.	date	
A06	28/07/25	



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Change of Use of Class 10
Structure to Class 1a & Proposed
Addition/ Link to Existing Dwelling

23277 Tasman Highway,
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Proposed Elevations 2

REV.	DESCRIPTION	DATE
job. no.	revision	
345	-	
sheet no.	date	
A07	28/07/25	

AS 3959 Method 2 calculations							
Address	23277 Tasman Highway, Scamander 7215						
PID	6409229		Title ref	6883/12			
	Inputs	derived figures	outputs				
FDI	50	w	ros				
Vegetation	D	16.4	1.0				
Veg Slope		derived figures		degrees	-2 Forest	F	
HMA slope		26.4	F length	degrees	0 Dry Tasmanian Forest	D	
HMA width	13	R slope	8.7		Rainforest	R	
		0.9	8.7	Elevation receiver	3 Woodland	W	
Flame width	100	W	8.7		Low heath	L	Shrubland
		26.4	8.7		Heath	H	Scrub
			8.7		Grass	G	
			8.7		forest wetland	fw	
			8.7				
		R (slope)	F length	Intensity		Radiation	21.59 kWm ⁻²
Forest & Woodland		0.86	8.74	11692			
Shrub, Heath, Scrub		0.86	6.1	13422	temp (1090, 1200)	1090	
Grass		0.86	4.1	11692			
flame angle	70						
The variable inputs to this spreadsheet appear in the yellow-highlighted boxes.							
The derived values w and W are as they appear in AS 3959, apart from individually allocated figures for D vegetation types, taken from Marsden-Smedley <i>et al</i> , Fuel in Tasmanian Dry Eucalypt Forests, Fire 2022, 5, 103. Table 4							
The usual output is Radiation in kWm ⁻² but the program can be forced to find input values matching a desired outcome.							
Simulations of the shielding effect of fences are made by manually adjusting the F length value						south	
If that has been done, the first column of F length values will show mis-matching numbers							

AS 3959 Method 2 calculations							
Address	23277 Tasman Highway, Scamander 7215						
PID	6409229		Title ref	6883/12			
	Inputs	derived figures	outputs				
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Vegetation	D	16.4	1.0				
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HMA slope		26.4	F length	degrees	0	Dry Tasmanian Forest	D
HMA width	13	R slope	1.2			Rainforest	R
		0.9	8.7	Elevation receiver	3	Woodland	W
Flame width	100	W	1.2			Low heath	L
		26.4	1.2			Heath	H
			1.2			Grass	G
			1.2			forest wetland	fw
			1.2				
			1.2				
			1.2				
		R (slope)	F length	Intensity		Radiation	2.69 kWm ⁻²
Forest & Woodland		0.86	8.74	11692			
Shrub, Heath, Scrub		0.86	6.1	13422		temp (1090, 1200)	1090
Grass		0.86	4.1	11692			
flame angle	70						
The variable inputs to this spreadsheet appear in the yellow-highlighted boxes.							
The derived values w and W are as they appear in AS 3959, apart from individually allocated figures for D vegetation types,							
taken from Marsden-Smedley <i>et al.</i> , Fuel in Tasmanian Dry Eucalypt Forests, Fire 2022, 5, 103, Table 4							
The usual output is Radiation in kWm ⁻² but the program can be forced to find input values matching a desired outcome.							
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If that has been done, the first column of F length values will show mis-matching numbers							