

Development Applications

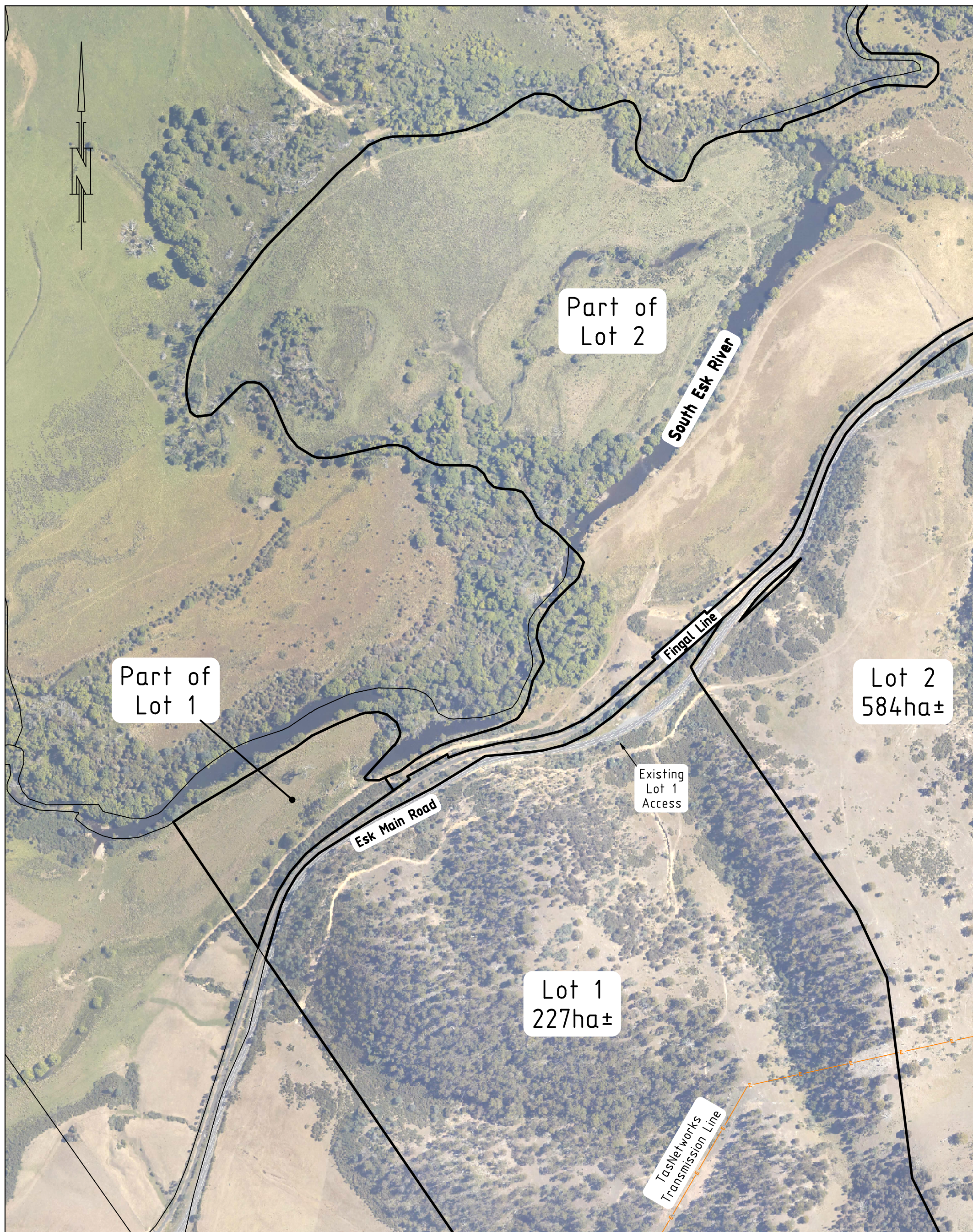
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2026 / 00138
Applicant	Cohen & Associates Pty Ltd
Proposal	Subdivision - Boundary Variation between Two Lots (Boundary Adjustment)
Location	4529 Esk Main Road, Fingal (CT 181574/2 and CT 121908/1)

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 15th August 2026 **until 5pm Friday 28th August 2026.**

John Brown
GENERAL MANAGER



2 OF 4

PLAN OF SUBDIVISION

No. 4529 ESK MAIN ROAD
FINGAL

REF 8946-01

1 Jul 2026

SCALE 1 : 5,000 @ A3

DRAWN ARFAIRFIELD

OWNER
TITLE REFERENCE(S)
ZONE
OVERLAYS

ROBERT DAVID MARSHALL
181574/2 and 121908/1
Agriculture and Utilities
Refer to Sheet 4.



COHEN & ASSOCIATES
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Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

4529 Esk Main Road, Fingal



Prepared for (Client)

Cohen & Associates

Land & Aerial Surveyors

PO Box 990

LAUNCESTON TAS 7250

Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

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Version 1

2 July 2026

Job No: RGA-B3158

Executive Summary

The proposed development at 4529 Esk Main Road, Fingal is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas.

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Schedule 1 – Bushfire Report

1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2016 & Regulations 2016*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the Tasmanian Planning Scheme – Break O’Day, the National Construction Code and Australian Standards, *AS 3959-2018, Construction of buildings in bushfire-prone areas*.

1.2 Limitations

The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

No action or reliance is to be placed on this report; other than for which it was commissioned.

1.3 Proposal

The proposal is for the development of a two lot subdivision. Two lots currently exist; no additional lots are proposed. Lot 1 is to have an area of 227ha, and Lot 2 is to have an area of 584ha. Each lot is provided with an existing vehicular access to Esk Main Road.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

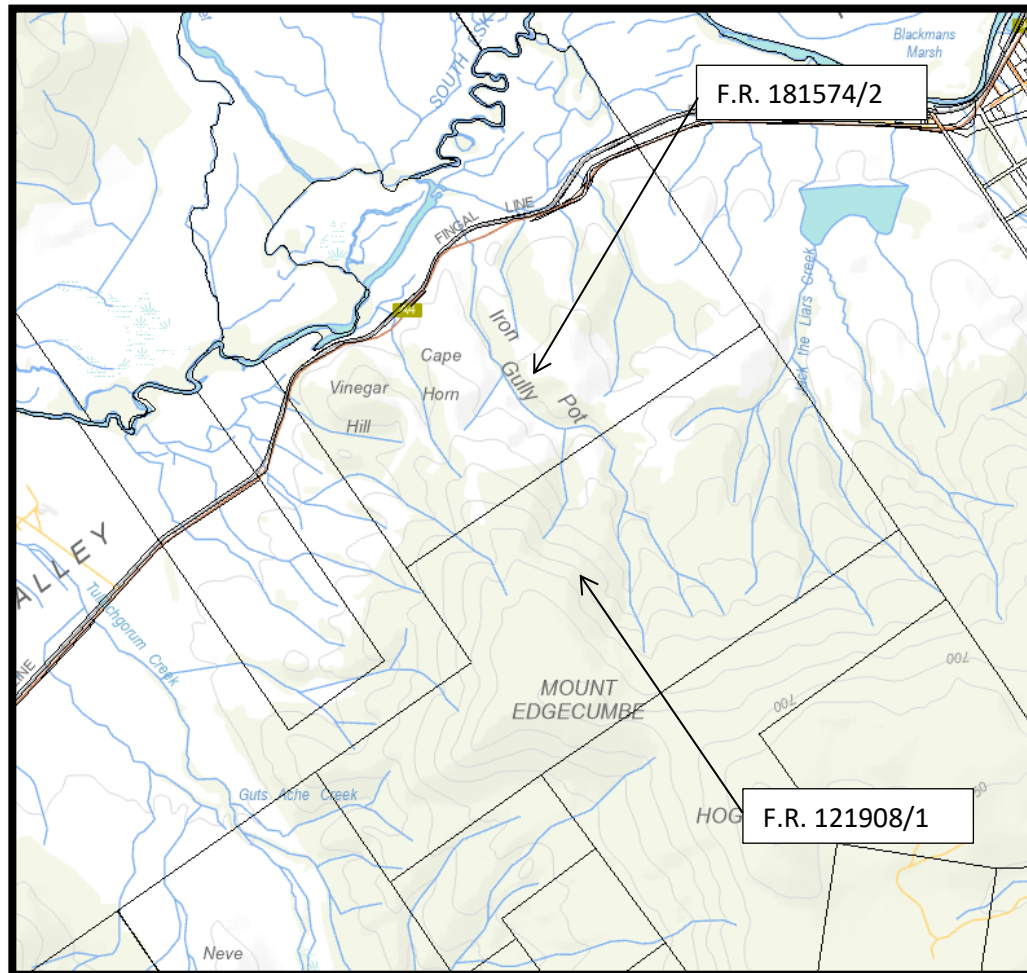


Figure 1: Location Plan of 4529 Esk Main Road, Fingal

2.2 Site Details

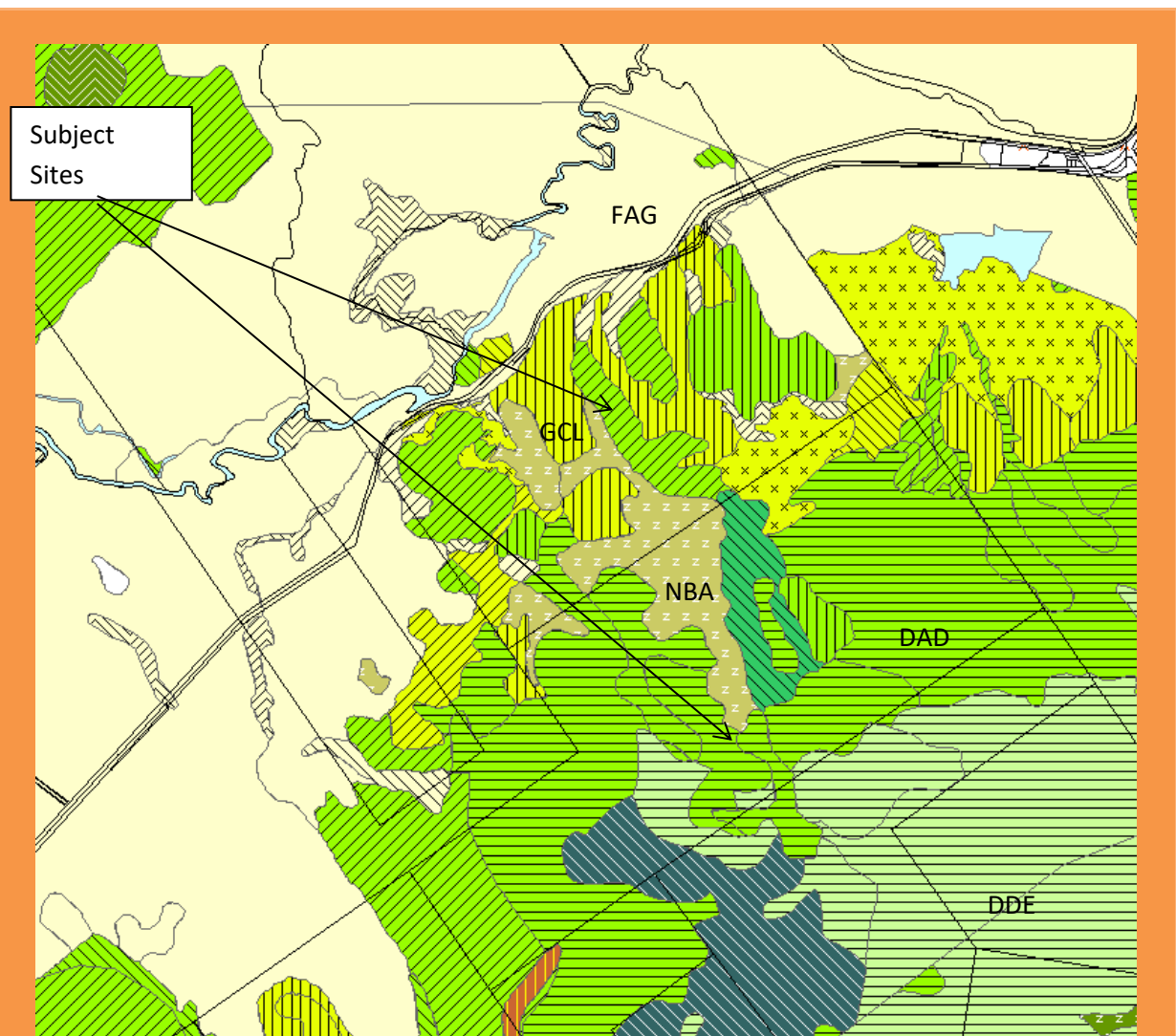
Property Address	4529 Esk Main Road, Fingal
Certificate of Title	Volume 181574 Folio 2 and Volume 121908 Folio 1
Owner	Robert David Marshall
Existing Use	Rural
Type of Proposed Work	Subdivision – boundary adjustment
Water Supply	On-site for fire fighting
Road Access	Esk Main Road

3.0 Bushfire Site Assessment

3.1 Vegetation Analysis

3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



Code	Species	Vegetation Group
GCL	Lowland grassland complex	Native grassland
DAD	Eucalyptus amygdalina forest and woodland on dolerite	Dry eucalypt forest and woodland
DDE	Eucalyptus tasmaniensis dry forest and woodland	Dry eucalypt forest and woodland
NBA	Bursaria – Acacia woodland	Non eucalypt forest and woodland
FAG	Agricultural land	Modified land

3.1.2 Site & Vegetation Photos



Lot 1 from Esk Main Road



Existing access – Lot 1



Existing access – Lot 2



Looking to northwest from Esk Main Road – Lot 2



Looking to northeast – Lot 2



Looking to southeast – Lot 2



Looking to southwest – Lot 2



Aerial imagery – Lot 1 looking to south



Aerial imagery – Lot 1 looking to southeast



Aerial imagery – Lot 1 looking to east



Aerial imagery – Lot 1 looking to southwest



Aerial imagery – Lot 1 looking to west



Aerial imagery – Lot 1 looking to northwest



Aerial imagery – Lot 1

3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 13.6.1, C13.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.6 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas for **BAL 19 (Lot 1) and BAL 19 (Lot 2)**

Lot 1

Vegetation classification AS3959	North ☒ North-East ☐	South ☒ South-West ☐	East ☒ South-East ☐	West ☒ North-West ☐
Group A	☒ Forest	☒ Forest	☒ Forest	☒ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☐ Grassland	☐ Grassland	☐ Grassland	☐ Grassland
	☒ Managed Land	☐ Managed Land	☐ Managed Land	☐ Managed Land
Effective slope (degrees)	☐ Up/0°	☒ Up/0°	☒ Up/0°	☒ Up/0°
	☐ >0-5°	☐ >0-5°	☐ >0-5°	☐ >0-5°
	☐ >5-10°	☐ >5-10°	☐ >5-10°	☐ >5-10°
	☐ >10-15°	☐ >10-15°	☐ >10-15°	☐ >10-15°
	☒ >15-20°	☐ >15-20°	☐ >15-20°	☐ >15-20°
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Distance to classified vegetation	0m to forest	0m to forest	0m to forest	0m to forest
REQUIRED Distance to classified vegetation for BAL 19	51-<67m	23-<32m	23-<32m	23-<32m

Lot 2

Vegetation classification AS3959	North ☒ North-East ☐	South ☒ South-West ☐	East ☒ South-East ☐	West ☒ North-West ☐
Group A	☐ Forest	☐ Forest	☐ Forest	☒ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☒ Grassland	☒ Grassland	☒ Grassland	☒ Grassland
	☒ Managed Land	☐ Managed Land	☐ Managed Land	☐ Managed Land
Effective slope (degrees)	☐ Up/0°	☒ Up/0°	☐ Up/0°	☐ Up/0°
	☒ >0-5°	☐ >0-5°	☒ >0-5°	☒ >0-5°
	☐ >5-10°	☐ >5-10°	☐ >5-10°	☐ >5-10°
	☐ >10-15°	☐ >10-15°	☐ >10-15°	☐ >10-15°
	☐ >15-20°	☐ >15-20°	☐ >15-20°	☐ >15-20°
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Distance to classified vegetation	0m to grassland	0m to grassland	0m to grassland	0m to grassland, then forest
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	10-<14m	11-<16m	27-<38m

3.3 Outbuildings

Not applicable.

3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be maintained from the entrance to the property cross over with the public road through to the buildings on the site.

Lot 1 & 2 (existing/ new)	Private access driveways are to be <u>constructed / maintained</u> from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2B/C (dependent on length).
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Table C13.2B: Standards for Property Access

The following design and construction requirements apply to property access length is 30 metres or greater, or access is required for a fire appliance to a fire fighting water point:

- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 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 10 metres;
- (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 10 metres;
 - ii) A property access encircling the building; or
 - iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

Table C13.2C: Standards for Property Access

The following design and construction requirements apply to property access length is 200 metres or greater:

- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 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 10 metres;
- (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 10 metres;
 - ii) A property access encircling the building; or
 - iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
- k) Passing bays of 2m additional carriageway width and 20m length provided every 200m.

3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (reticulated) or 90m long hose (static) (lay) connected to –

- (i) A fire hydrant system designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for fire fighting at all times which has the capacity of at least 10,000L for each separate building area to be protected.

Lot 1 and Lot 2 – Static Water Supply (new)	On-site water supply is required for any new habitable building. A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.
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Table C13.5: Static Water Supply for Fire Fighting

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres 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.
B.	Static Water Supplies	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 10,000 litres 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 AS 3959-2018 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 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	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 diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (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 from vehicles.
D.	Signage for static water connections	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 comply with: (a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (b) <i>Water Supply Signage Guideline</i> , version 1.0, Tasmanian Fire Service, February 2017.
E.	Hardstand	A hardstand area for fire appliances must be provided: (1) 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); (2) No closer than 6m from the building area to be protected; (3) a minimum width of 3m constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

4.0 Bushfire-Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

C13.4 – Exemptions – Not applicable.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas

	Comments
☒ A1 (a) & (b)	Specified distances for Hazard Management Areas for BAL 19 (Lot 1), and BAL 19 (Lot 2) as specified on the plan are in accordance with AS3959. The proposal complies.
☐ P1	

C13.6.2 Public and fire fighting access

	Comments
☐ A1 (a)	Note applicable.
☒ A1 (b)	The private driveway to Lot 1 and Lot 2 will be constructed/maintained in accordance with Table C13.2B/C (dependent on length) at the time of

future habitable building. Access is required to on-site dedicated firefighting water supply.		
☐ P1		
☒ A2	Not applicable.	
☐ P2	No PC	
C13.6.3 Provision of water supply for fire fighting purposes		
Comments		
☐ A1	(a)	Not applicable
	(b)	Not applicable.
☐ P1	No PC	
☒ A2	(a)	Not applicable.
	(b)	Any new habitable building on Lot 1 and Lot 2, at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.
☐ A2	(c)	Not applicable.
☐ P2	No PC	

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site generally and to provide sources of water supply dedicated for firefighting purposes and the construction and maintenance of a safe egress route.

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 19 (Lot 1) and BAL 19 (Lot 2) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

Access

The private driveway to Lot 1 and Lot 2 will be constructed in accordance with Table C13.2B/C (dependent on length) at the time of any future habitable building.

Water Supplies

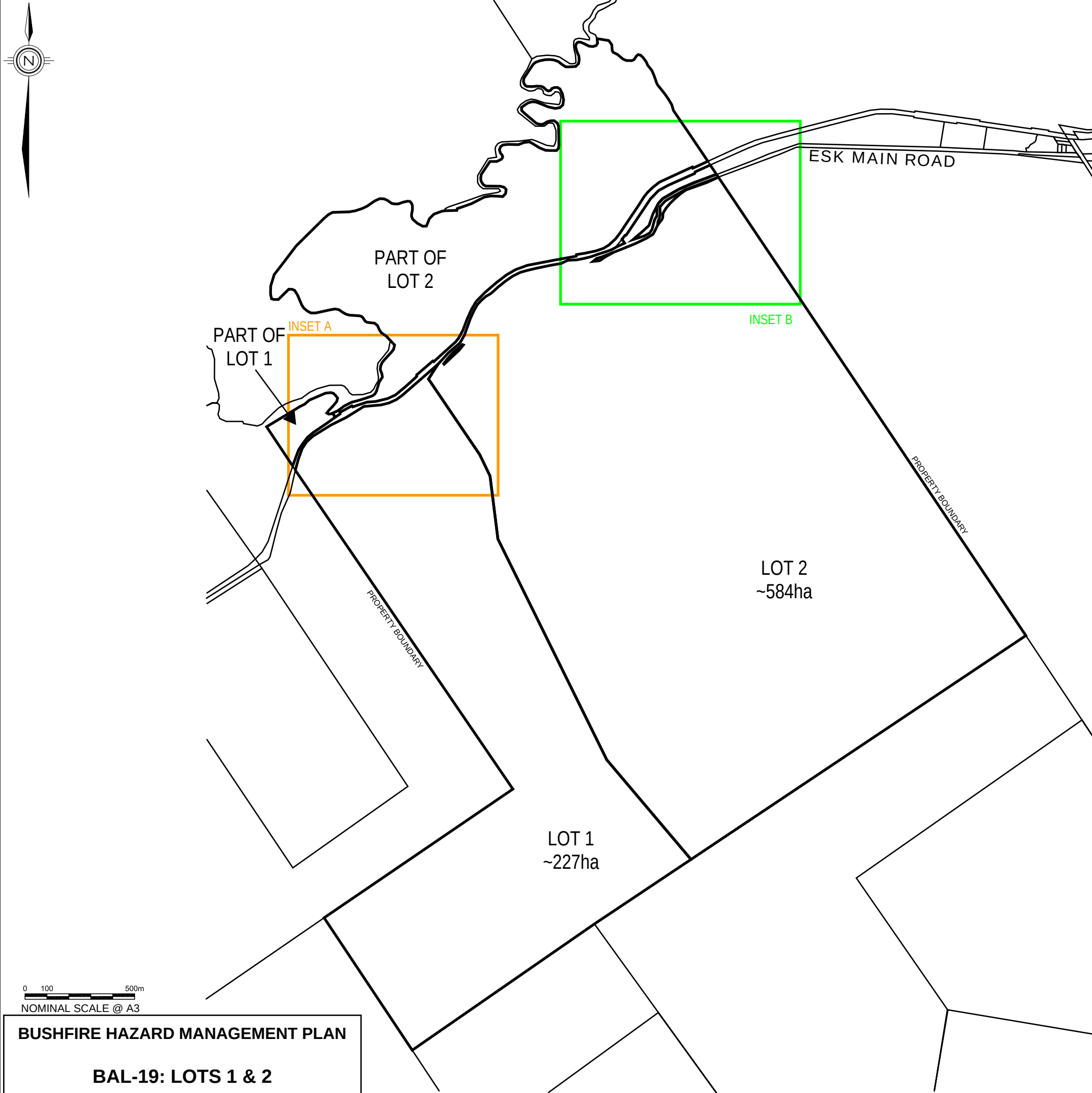
Any new habitable building on Lot 1 and Lot 2 at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2.

For Lot 1 and Lot 2, Hazard Management Area to be established and maintained prior to the construction of any habitable building on the lot and managed into perpetuity.

Schedule 2 – Bushfire Hazard Management Plan



0100500m

NOMINAL SCALE @ A3

BUSHFIRE HAZARD MANAGEMENT PLAN

BAL-19: LOTS 1 & 2

SCHEDULE OF REQUIREMENTS
1. BUILDING DESIGN & CONSTRUCTION • SPECIFIED SEPARATION DISTANCES SHOWN ON THIS PLAN PROVIDE FOR A BAL SOLUTION AS INDICATED. • HABITABLE BUILDINGS AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO COMPLY WITH AS 3959:2018 - SECTION 3 FOR GENERAL REQUIREMENTS AND RELEVANT SECTION FOR BAL RATING REQUIREMENTS. • NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS FIRE SEPARATED FROM THE HABITABLE BUILDINGS IN ACCORDANCE WITH AS 3959 CLAUSE 3.2 OR WITH GREATER THAN 6m SEPARATION FROM THE HABITABLE BUILDINGS. • NEW HABITABLE BUILDINGS MUST BE FULLY CONSTRUCTED TO BAL-19 IF ANY FACADE IS WITHIN THE BAL-19 BUILDING AREA
2. PROPERTY ACCESS • CONSTRUCT ALL WEATHER PROPERTY ACCESS WITH 4m WIDE CARRIAGEWAY FROM THE PUBLIC ROAD AND TO THE HARDSTAND LOCATED WITHIN <3m OF THE WATER CONNECTION POINT. • LOAD CAPACITY GREATER THAN 20 TONNES (INC. BRIDGES AND CULVERTS), CROSS FALL LESS THAN 3°, DIPS LESS THAN 7°, CURVES MIN.10m INNER RADIUS. 10° MAX. GRADIENT FOR UNSEALED ROADS AND 15° MAX. GRADIENT FOR SEALED ROADS. • TERMINATE IN A TURNING CIRCLE WITH A 10m MIN. OUTER RADIUS OR ALTERNATIVELY IN A HAMMERHEAD T' OR 'Y' TURNING AREA FOR FIRE APPLIANCES WITH TURNING HEADS 4m WIDE x 8m LONG. • KEEP CLEAR OF VEGETATION AND OTHER OBSTRUCTIONS 0.5m EITHER SIDE AND 4m ABOVE CARRIAGEWAY. • PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B/C13.2C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
3. STATIC WATER SUPPLY FOR FIREFIGHTING • FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT • INSTALL METAL OR CONCRETE FIREFIGHTING WATER TANK WITH A MINIMUM OF 10,000 LITRES STORED WATER DEDICATED TO FIREFIGHTING PURPOSE PER HABITABLE BUILDING TO BE PROTECTED. FITTED WITH A COMPLIANT STORZ WATER CONNECTION POINT LOCATED WITHIN <90m OF FURTHEST ELEMENT OF THE HABITABLE BUILDING, MEASURED AS A HOSE LAY, & ACCESSIBLE WITHIN <3m OF THE HARDSTAND. MAY HAVE REMOTE OFFTAKE CONNECTED TO THE STATIC WATER SUPPLY. • IDENTIFY THE FIREFIGHTING WATER POINT WITH PERMANENTLY FIXED COMPLIANT SIGNAGE COMPLYING WITH TFS GUIDELINES. KEEP CLEAR OF VEGETATION IMMEDIATELY ABOVE & AROUND THE CONNECTION POINT. • CONSTRUCT HARDSTAND AREA FOR FIRE APPLIANCE ACCESS TO THE FIREFIGHTING WATER POINT. MINIMUM 3m WIDE, CONSTRUCTED TO THE SAME STANDARD AS THE PROPERTY ACCESS AND LOCATED <3m FROM THE FIREFIGHTING WATER POINT AND >6m FROM THE BUILDING TO BE PROTECTED.
4. HAZARD MANAGEMENT AREA • HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT ESTABLISH HAZARD MANAGEMENT AREA AS DIMENSIONED ON THIS PLAN. • MAINTAIN IN A MINIMAL FUEL CONDITION IN PERPETUITY, ENSURING FUELS ARE REDUCED SUFFICIENTLY AND OTHER HAZARDS ARE REMOVED SUCH THAT THE FUELS & OTHER HAZARDS DO NOT SIGNIFICANTLY CONTRIBUTE TO THE BUSHFIRE ATTACK. • LIMITED AMOUNTS OF LOW FLAMMABILITY PLANTS ARE ACCEPTABLE WITHIN THE HMA; INCLUDING MAINTAINED LAWN, LOW GROWING PLANTS & GROUND COVERS, LOW FLAMMABILITY ORNAMENTAL GARDENS, VEGETABLE GARDENS AND THE LIKE. • DO NOT PLANT ADJACENT TO WALLS & DECKS OR DIRECTLY UNDER GLAZED ELEMENTS. • REGULARLY REMOVE GROUND FUELS SUCH AS FALLEN BRANCHES, STICKS, LEAVES, BARK, LAWN CLIPPINGS ETC. • MAINTAIN LAWN TO A HEIGHT LESS THAN 100mm. • DO NOT USE PINE BARK AND OTHER FLAMMABLE MULCH. • THIN-OUT UNDERSTORY VEGETATION AND PRUNE LOW-HANGING TREE BRANCHES. • PRUNE TREES TO MAINTAIN HORIZONTAL SEPARATION BETWEEN CANOPIES. • MINIMISE STORAGE OF FLAMMABLE MATERIALS SUCH AS FIREWOOD AND BUILDING MATERIALS. • CLEAR ACCUMULATED LEAVES AND OTHER DEBRIS FROM ROOF GUTTERS.

LEGEND

PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)

INDICATIVE 20m X 20m BUILDING AREA

HAZARD MANAGEMENT AREA BAL-19

THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3158, R.GREEN, 2 JULY 2026

THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - BREAK O'DAY (EFFECTIVE 23 AUGUST 2023)

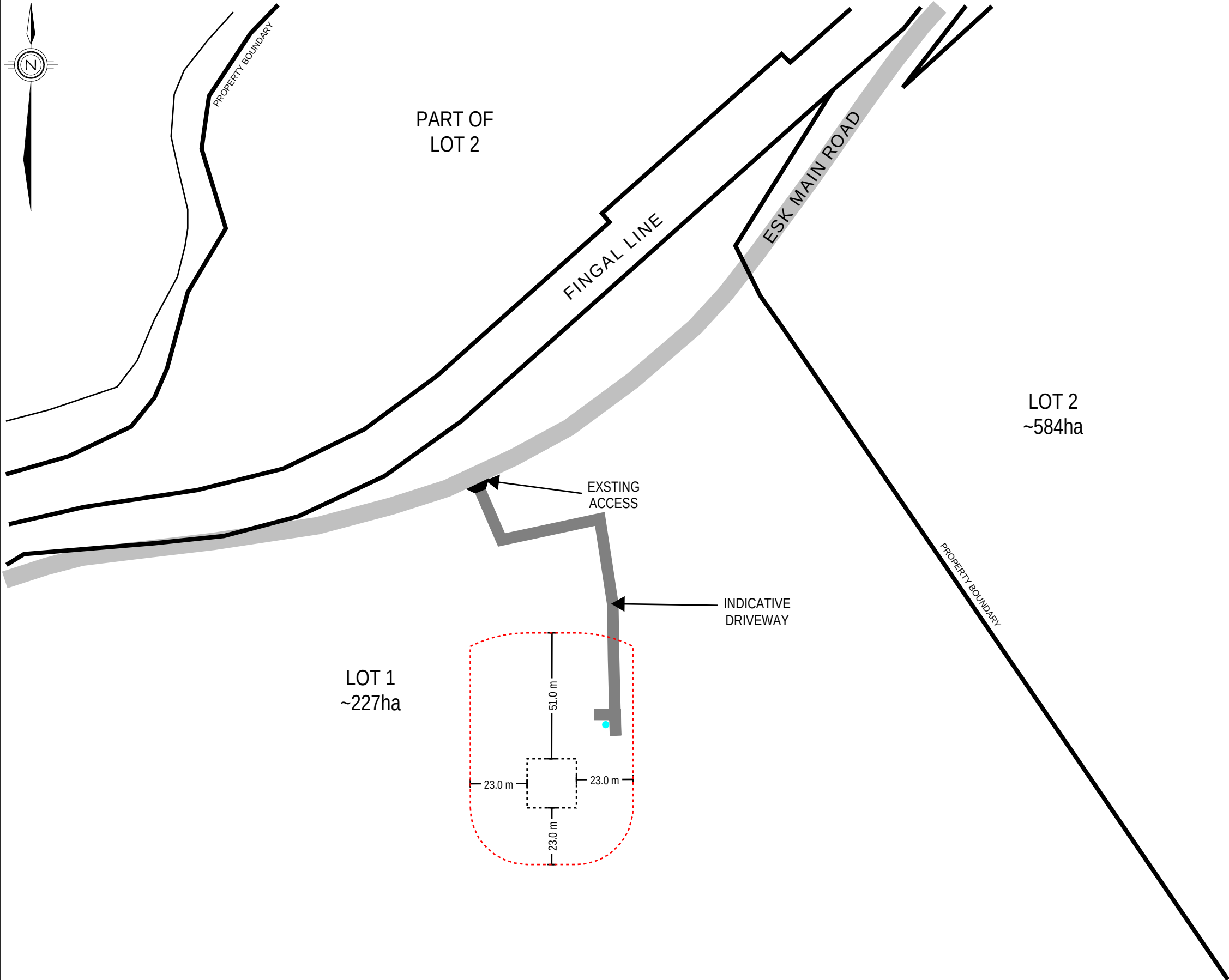
2 LOT SUBDIVISION - BOUNDARY ADJUSTMENT

4529 ESK MAIN ROAD, FINGAL
VOLUME 181574 FOLIO 2 & VOLUME 121908 FOLIO 1
PROPERTY ID 9211677

DATE: 2 JULY 2026
VERSION: 1
SHEET: 1

Rebecca Green & Associates

DRAWN: REBECCA GREEN
PHONE: 0409 284 422
EMAIL: ADMIN@RGASSOCIATES.COM.AU
BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C

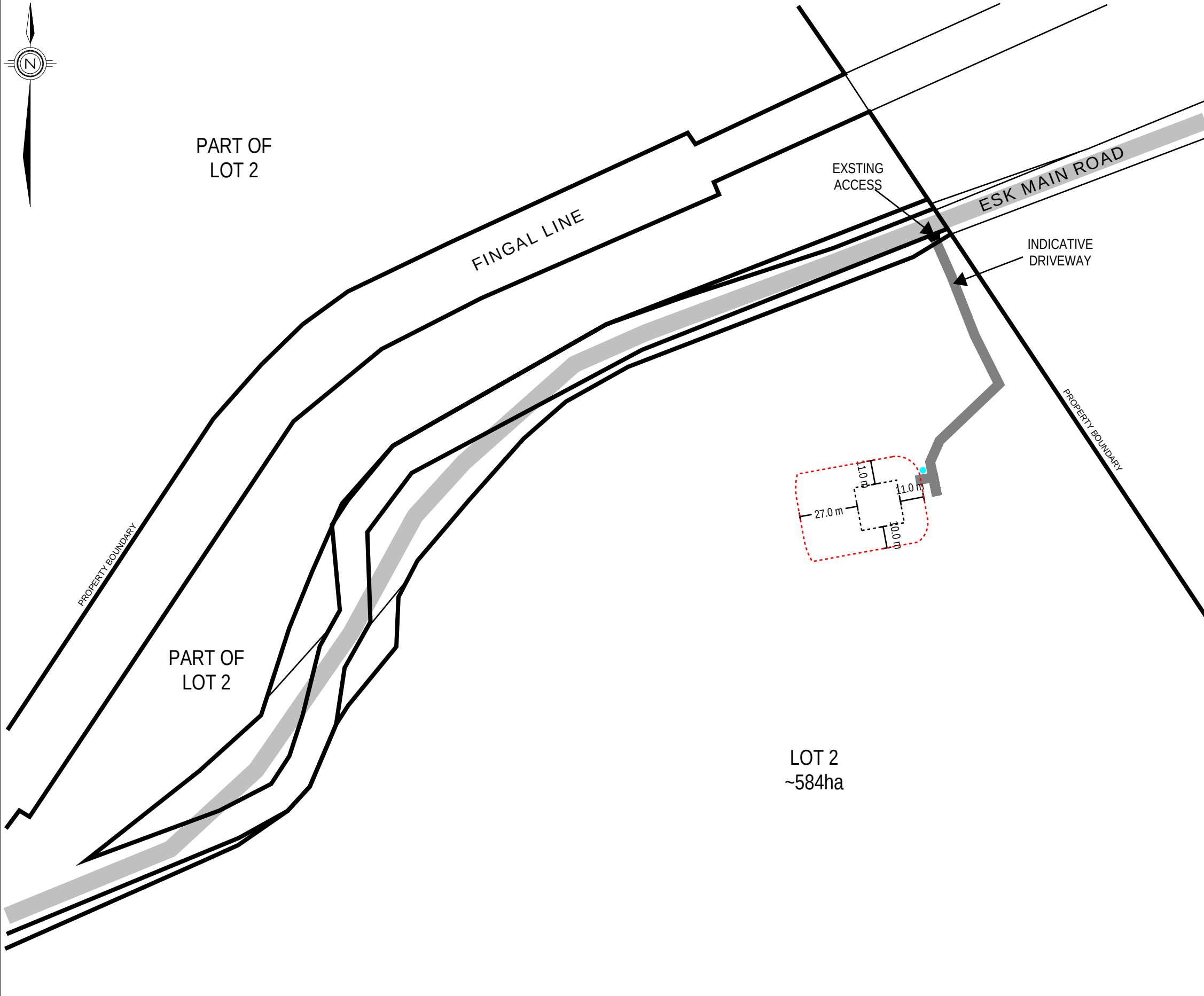


BUSHFIRE HAZARD MANAGEMENT PLAN

BAL-19: LOTS 1 & 2

SCHEDULE OF REQUIREMENTS
1. BUILDING DESIGN & CONSTRUCTION • SPECIFIED SEPARATION DISTANCES SHOWN ON THIS PLAN PROVIDE FOR A BAL SOLUTION AS INDICATED. • HABITABLE BUILDINGS AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO COMPLY WITH AS 3959:2018 - SECTION 3 FOR GENERAL REQUIREMENTS AND RELEVANT SECTION FOR BAL RATING REQUIREMENTS. • NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS FIRE SEPARATED FROM THE HABITABLE BUILDINGS IN ACCORDANCE WITH AS 3959 CLAUSE 3.2 OR WITH GREATER THAN 6m SEPARATION FROM THE HABITABLE BUILDINGS. • NEW HABITABLE BUILDINGS MUST BE FULLY CONSTRUCTED TO BAL-19 IF ANY FACADE IS WITHIN THE BAL-19 BUILDING AREA
2. PROPERTY ACCESS • CONSTRUCT ALL WEATHER PROPERTY ACCESS WITH 4m WIDE CARRIAGEWAY FROM THE PUBLIC ROAD AND TO THE HARDSTAND LOCATED WITHIN <3m OF THE WATER CONNECTION POINT. • LOAD CAPACITY GREATER THAN 20 TONNES (INC. BRIDGES AND CULVERTS), CROSS FALL LESS THAN 3°, DIPS LESS THAN 7°, CURVES MIN.10m INNER RADIUS. 10° MAX. GRADIENT FOR UNSEALED ROADS AND 15° MAX. GRADIENT FOR SEALED ROADS. • TERMINATE IN A TURNING CIRCLE WITH A 10m MIN. OUTER RADIUS OR ALTERNATIVELY IN A HAMMERHEAD T' OR 'Y' TURNING AREA FOR FIRE APPLIANCES WITH TURNING HEADS 4m WIDE x 8m LONG. • KEEP CLEAR OF VEGETATION AND OTHER OBSTRUCTIONS 0.5m EITHER SIDE AND 4m ABOVE CARRIAGEWAY. • PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B/C13.2C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
3. STATIC WATER SUPPLY FOR FIREFIGHTING • FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT • INSTALL METAL OR CONCRETE FIREFIGHTING WATER TANK WITH A MINIMUM OF 10,000 LITRES STORED WATER DEDICATED TO FIREFIGHTING PURPOSE PER HABITABLE BUILDING TO BE PROTECTED. FITTED WITH A COMPLIANT STORZ WATER CONNECTION POINT LOCATED WITHIN <90m OF FURTHEST ELEMENT OF THE HABITABLE BUILDING, MEASURED AS A HOSE LAY, & ACCESSIBLE WITHIN <3m OF THE HARDSTAND. MAY HAVE REMOTE OFFTAKE CONNECTED TO THE STATIC WATER SUPPLY. • IDENTIFY THE FIREFIGHTING WATER POINT WITH PERMANENTLY FIXED COMPLIANT SIGNAGE COMPLYING WITH TFS GUIDELINES. KEEP CLEAR OF VEGETATION IMMEDIATELY ABOVE & AROUND THE CONNECTION POINT. • CONSTRUCT HARDSTAND AREA FOR FIRE APPLIANCE ACCESS TO THE FIREFIGHTING WATER POINT. MINIMUM 3m WIDE, CONSTRUCTED TO THE SAME STANDARD AS THE PROPERTY ACCESS AND LOCATED <3m FROM THE FIREFIGHTING WATER POINT AND >6m FROM THE BUILDING TO BE PROTECTED.
4. HAZARD MANAGEMENT AREA • HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT ESTABLISH HAZARD MANAGEMENT AREA AS DIMENSIONED ON THIS PLAN. • MAINTAIN IN A MINIMAL FUEL CONDITION IN PERPETUITY, ENSURING FUELS ARE REDUCED SUFFICIENTLY AND OTHER HAZARDS ARE REMOVED SUCH THAT THE FUELS & OTHER HAZARDS DO NOT SIGNIFICANTLY CONTRIBUTE TO THE BUSHFIRE ATTACK. • LIMITED AMOUNTS OF LOW FLAMMABILITY PLANTS ARE ACCEPTABLE WITHIN THE HMA; INCLUDING MAINTAINED LAWN, LOW GROWING PLANTS & GROUND COVERS, LOW FLAMMABILITY ORNAMENTAL GARDENS, VEGETABLE GARDENS AND THE LIKE. • DO NOT PLANT ADJACENT TO WALLS & DECKS OR DIRECTLY UNDER GLAZED ELEMENTS. • REGULARLY REMOVE GROUND FUELS SUCH AS FALLEN BRANCHES, STICKS, LEAVES, BARK, LAWN CLIPPINGS ETC. • MAINTAIN LAWN TO A HEIGHT LESS THAN 100mm. • DO NOT USE PINE BARK AND OTHER FLAMMABLE MULCH. • THIN-OUT UNDERSTORY VEGETATION AND PRUNE LOW-HANGING TREE BRANCHES. • PRUNE TREES TO MAINTAIN HORIZONTAL SEPARATION BETWEEN CANOPIES. • MINIMISE STORAGE OF FLAMMABLE MATERIALS SUCH AS FIREWOOD AND BUILDING MATERIALS. • CLEAR ACCUMULATED LEAVES AND OTHER DEBRIS FROM ROOF GUTTERS.

LEGEND PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION) INDICATIVE 20m X 20m BUILDING AREA HAZARD MANAGEMENT AREA BAL-19	THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3158, R.GREEN, 2 JULY 2026 THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - BREAK O'DAY (EFFECTIVE 23 AUGUST 2023)
	2 LOT SUBDIVISION - BOUNDARY ADJUSTMENT INSET A 4529 ESK MAIN ROAD, FINGAL VOLUME 181574 FOLIO 2 & VOLUME 121908 FOLIO 1 PROPERTY ID 9211677 DATE: 2 JULY 2026 VERSION: 1 SHEET: 2
	DRAWN: REBECCA GREEN PHONE: 0409 284 422 EMAIL: ADMIN@RGASSOCIATES.COM.AU BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C



BUSHFIRE HAZARD MANAGEMENT PLAN

BAL-19: LOTS 1 & 2

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 - KEEP CLEAR OF VEGETATION AND OTHER OBSTRUCTIONS 0.5m EITHER SIDE AND 4m ABOVE CARRIAGEWAY.
 - PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B/C13.2C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
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- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
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 - MAINTAIN LAWN TO A HEIGHT LESS THAN 100mm.
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 - THIN-OUT UNDERSTORY VEGETATION AND PRUNE LOW-HANGING TREE BRANCHES.
 - PRUNE TREES TO MAINTAIN HORIZONTAL SEPARATION BETWEEN CANOPIES.
 - MINIMISE STORAGE OF FLAMMABLE MATERIALS SUCH AS FIREWOOD AND BUILDING MATERIALS.
 - CLEAR ACCUMULATED LEAVES AND OTHER DEBRIS FROM ROOF GUTTERS.

LEGEND

-  PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)
-  INDICATIVE 20m X 20m BUILDING AREA
-  HAZARD MANAGEMENT AREA BAL-19

THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3158, R.GREEN, 2 JULY 2026

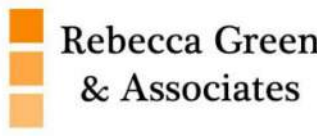
THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - BREAK O'DAY (EFFECTIVE 23 AUGUST 2023)



2 LOT SUBDIVISION - BOUNDARY ADJUSTMENT INSET B

4529 ESK MAIN ROAD, FINGAL
VOLUME 181574 FOLIO 2 & VOLUME 121908 FOLIO 1
PROPERTY ID 9211677

DATE: 2 JULY 2026
VERSION: 1
SHEET: 3



DRAWN: REBECCA GREEN
PHONE: 0409 284 422
EMAIL: ADMIN@RGASSOCIATES.COM.AU
BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C

Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:

Cohen & Associates Land & Aerial Surveyors	
PO Box 990	
LAUNCESTON TAS	7250

Owner /Agent
Address
Suburb/postcode

Qualified person details:

Qualified person:

Rebecca Green

Address:

PO Box 2108	
Launceston	7250

Phone No:

0409 284 422

Fax No:

--

Licence No:

BFP-116

Email address:

admin@rgassociates.com.au

Qualifications and Insurance details:

Accredited to report on bushfire hazards under Part IVA of the <i>Fire Services Act 1979</i>
--

(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:

4529 Esk Main Road	
FINGAL TAS	7214

Lot No:

2 & 1

Certificate of title No:

181574 & 121908

The assessable item related to this certificate:

Subdivision – Boundary Adjustment

(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:



or

a building, temporary structure or plumbing installation:



In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 2 July 2026, Version 1, Job No. RGA-B3158)
Relevant	N/A
References:	<i>Tasmanian Planning Scheme – Break O’Day, Bushfire-Prone Areas Code</i> <i>Australian Standard 3959-2018</i>

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

1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959-2018)
2. Bushfire Hazard Management Plan showing BAL-19 (Lot 1) and BAL-19 (Lot 2) solutions.

Scope and/or Limitations

Scope

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with *Tasmanian Planning Scheme – Break O’Day, Bushfire-Prone Areas Code C13.0*, the *Building Act 2016 & Regulations 2016*, *National Construction Code* and *Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas*.

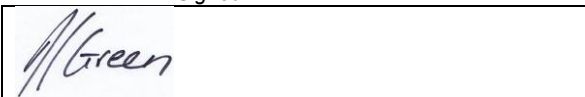
Limitations

The assessment has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.
2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.

No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.

I certify the matters described in this certificate.

Qualified person:	Signed: 	Certificate No: RG-120/2026	Date: 2 July 2026
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Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

4529 Esk Main Road, Fingal, TAS 7214

Certificate of Title / PID:

F.R. 181574/2, PID9211677

F.R. 121908/1, PID9211677

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision – Boundary Adjustment

Applicable Planning Scheme:

Tasmanian Planning Scheme – Break O'Day

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision Ref: 8946-01	Cohen & Associates Land & Aerial Surveyors	1 Jul 2026	2
Bushfire Hazard Assessment Report	Rebecca Green	2 July 2026	1
Bushfire Hazard Management Plan	Rebecca Green	2 July 2026	1

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
☐	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
☐	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
☐	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance') <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 2 July 2026</i>

		<i>demonstrating BAL 19 for Lot 1 and BAL 19 for Lot 2.</i>
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
☐	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management 2 July 2026 – Lot 1 and Lot 2.</i>

☒	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 2 July 2026 – Lot 1 and Lot 2.</i>
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name: Rebecca Green

Phone No: 0409 284 422

Postal Address: PO Box 2108
Launceston, Tas 7250

Email Address: admin@rgassociates.com.au

Accreditation No: BFP – 116

Scope: 1, 2, 3A, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name: Rebecca Green

Date: 2 July 2026

Certificate
Number: RGA-036/2026

(for Practitioner Use only)

Attachment 2 – AS3959-2018 Construction Requirements



BAL Assessments

Revised for 2018 edition

	BAL—LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL –FZ (FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh	Enclosure by external wall or by steel, bronze or aluminium mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed	If enclosed by external wall refer below “External Walls” section in table or non-combustible sub-floor supports, or tested for bushfire resistance to AS1530.8.1	Enclosure by external wall or non-combustible with an FRL of 30/-/- or to be tested for bushfire resistance to AS1530.8.2
FLOORS	No special construction requirements	No special construction requirements	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or to be tested for bushfire resistance to AS1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside 30 minute incipient spread of fire system or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	Parts less than 400mm above ground or decks etc to be of non-combustible material, 6mm fibre cement clad or bushfire resistant/ naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 6mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 9mm fibre cement sheeting or steel or to be tested for bushfire resistance to AS1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with a minimum thickness of 90mm or a FRL of -/30/30 when tested from outside or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WINDOWS	No special construction requirements	4mm grade A Safety Glass of glass blocks within 400m of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	5mm toughened glass or glass bricks within 400mm of the ground, deck etc with openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened	5mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resistant timber and portion within 400mm of ground, deck, screen etc screened	6mm toughened glass. Fixed and openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resistant timber framed for 400mm above ground, decking etc. tight-fitting with weather strips at base	Screened with steel, bronze or aluminium mesh or non-combustible, or 35mm solid timber for 400mm above threshold. Metal or bushfire resistant timber framed tight-fitting with weather strips at base	Non-combustible or 35mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and a FRL of -/30/-
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering, roof/wall junctions sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub floor space—no special requirements for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element	Enclosed sub floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire resistant timbers	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub floor space or non-combustible supports. Decking to have no gaps and be non-combustible

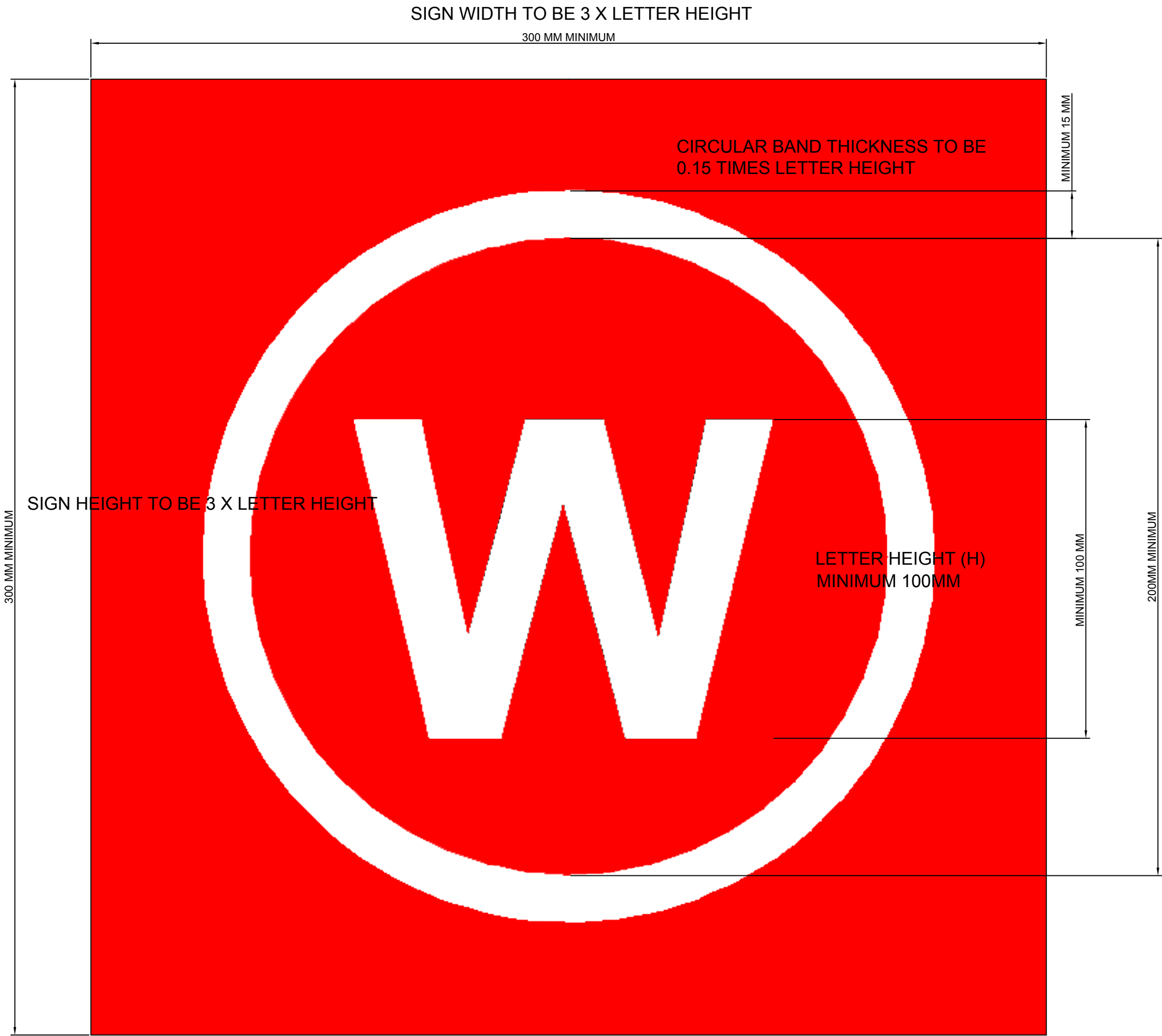
Please note: The information in the table is a summary of the construction requirements in the AS3959-2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details.

Attachment 3 – Proposal Plan

Cohen & Associates
Land & Aerial Surveyors

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



LETTERING TO BE UPPERCASE AND NOT LESS THAN 100MM IN HEIGHT

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

SIGN SIZE DIMENSIONS
3 X LETTER HEIGHT HIGH AND 3 X LETTER HEIGHT WIDE.

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

TEXT STYLE TO BE IN ACCORDANCE WITH AS1744.2015, SERIES F

SIGN TO BE IN FADE RESISTING MATERIAL WITH WHITE REFLECTIVE LETTERING AND CIRCLE ON A RED BACKGROUND

RED TO BE R-13 SIGNAL RED COLOUR CODE 1795U

WHITE SUBSTRATE COLOUR TO BE PMS 186C

SIGN TO BE CONSTRUCTED FROM UV STABILIZED, NON FLAMMABLE AND NON HEAT DEFORMING MATERIAL

SIGN TO BE PERMANENTLY FIXED



References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Flinders (Effective 23 August 2023)*, C13.0 Bushfire-Prone Areas Code, Tasmania.
- (b) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Conservation Division of the Department of Natural Resources and Environment Tasmania November 2025, TASVEG 5.0, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au