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

Break O'Day COUNCIL

Development Applications

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

DA Number	DA 2025 / 00158
Applicant	Woodbury Co Pty Ltd
Proposal	Residential - Construction of a Dwelling with attached Shed/Garage
Location	55 Leaside Drive, St Helens (CT 189409/1)

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 28th November 2026 **until 5pm Friday 11th December 2026.**

John Brown
GENERAL MANAGER

DEVELOPMENT APPLICATION

PROJECT INFORMATION 03/09/2025

RURAL ZONE
- Airport obstacle limitation area
- Bushfire-prone areas

BUILDING AREAS

AREA SCHEDULE (Gross Building)		
Name	**Area**	**Perimeter**
SHED	180.10	53200
PROPOSED DWELLING	199.59	77177
PATIO SURFACE	106.26	77065
TOTAL AREA	485.95	

SITE COVERAGE
TOTAL ROOFED AREA (DWELLING + SHED+ ENTRY) 380m2

TOTAL SITE AREA 22, 810m2

2.0 % SITE COVERAGE

BUILDING DESIGNER:	JO WOODBURY
ACCREDITATION No:	551573843
LAND TITLE REFERENCE NUMBER:	C.T. 11929/1
DESIGN WIND SPEED:	REFER ENG.
SOIL CLASSIFICATION:	REFER ENG.
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	19
ALPINE AREA:	NOT APPLICABLE
CORROSION ENVIRONMENT:	MED
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	UNKNOWN
MINE SUBSIDENCE:	NO
COASTAL INUNDATION:	NO
LANDFILL:	UNKNOWN
DATUM LEVEL AT KERB:	REFER DWGS
GROUND LEVEL:	REFER DWGS
FINISHED FLOOR LEVEL:	REFER DWGS
OVERFLOW RELIEF GULLY LEVEL:	MIN 150MM BELOW LOWEST FIXTURE

ASSOCIATED DOCUMENTS

SITE CLASSIFICATION REFER ENGINEER
WASTE WATER TREATMENT ASSESSMENT - Geo Solutions
BUSH FIRE RISK ASSESSMENT REPORT BY WOOLCOTTS
ENERGY EFFICIENCY REPORT BY TECHNISCH
ENGINEERING DWGS BYXXXXX ENGINEERING.
REFERENCED MANUFACTURERS SPECIFICATIONS

NOTES

these drawings are for permit approval purposes and additional information may be required to inform construction

drawings are subject to owner discretion.

contractors to verify all matters of specification, finish, selection and appearance with owner prior to commencing work and ensure work carried out is acceptable to owner, including design variation and alternatives.

drawings used for construction must carry building surveyor certification. Ensure there is only one version of construction dwgs being used.

contractors and prefabricators shall advise appropriately any omission, apparent error, anomaly or unclarity of all documents applicable to this construction.

builder and subcontractors to verify dimensions and levels on site prior to commencing work and ordering..

WOODBURY&CO
BUILDING DESIGN
Jo Woodbury.
Ph: 0407 319 437
Email: jo@woodburyco.com.au
www.woodburyco.com.au

55 LEASIDE DR ST HELENS TAS 7216
NEW DWELLING

MARCUS DOUGLAS



DRAWING SHEETS

Sheet	Drawing	Current Revision	Current Revision Date
A001	TITLE SHEET		
A002	MATERIAL NOTES		
A100	SITE PLAN A - VEGETATION		
A101	SITE PLAN B		
A102	FLOOR PLAN		
A201	ELEVATIONS		
A202	ELEVATIONS		
A301	3D VISUALS		
A301a	3D VISUALS		
A302	3D VISUALS		

MATERIAL NOTES
WALL CLADDINGS, INSULATION AND MEMBRANES - BAL 19

INSTALL ALL CLADDINGS, MEMBRANES AND LININGS IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND NCC RECOMMENDATIONS.

EXTERIOR WALL CLADDINGS

EC01 **LYSAGHT ENSEAM® 465** in Night Sky color.
installed in accordance with manufacturers techinal guide.

EC02 **SPOTTED GUM HARD WOOD 19MM shiplap profile** secret nailed to 35mm timber battens fixed to frame at 600crs max - TBC

EC03: **Selected Brick**

WINDOWS AND GLAZED DOORS

DOUBLE GLAZED UNITS U.O.N. (REFER WINDOW SCHEDULE)

FRAME TYPE: ALUMINIUM
COLOUR: Night Sky

FLOOR FINISHES

FF01: Overlay flooring confirm with owner.
FF02: Tiles. Contractor to allow for fully compliant waterproof membrane to AS3740 and laying of tiles.
FF03: Selected Carpet on underlay installed in accordance with manufacturers specification
FF04: Spotted gum timber decking or composite decking - confirm with owner.
FF05: Concrete slab STEEL trowel finish.
FF06: Compacted gravel FCR base on dampcoarse membrane

EXTERNAL PAVING BY OTHERS

ROOF CLADDING

R01: Lysaght Trimdeck, Colorbond 'Night Sky 'on 35mm timber roof battens @ 900crs typical. Roof membrane 'Proctor Group' High Tensile HT-R vapour permeable roofing underlay, shall be installed in accordance with AS/NZS 4200.2 Pliable Building Membranes and Underlays, Part 2 Installation in accordance with maunfacturers specifications, and with the printed face upwards.

GUTTERS & FASCIAS

G01: Metroll Hi-Front Quad Gutter OR SIMILAR- Colorbond 'Night Sky '
F01: Metroll Metroline Fascia system OR SIMILAR- Colorbond 'Night Sky '

MEMBRANES

Wall Membrane:
Class 4 'Proctor Group"ProctorWrap RW' Residential Wrap typical under all claddings installed to manufacturers spec in accordance with AS/NZS 4200.2. Supply refer Bradford Insulation Group

Roof Membrane:
Class 4 Bradford Enviroseal™ ProctorWrap™ HTS vapour permeable membrane, shall be installed in accordance with AS/NZS 4200.2 Pliable Building Membranes and Underlays, Part 2 Installation Requirements, and with the printed face upwards.

INSULATION

Typical External Wall Insulation:
'Bradford Gold' Hi- Performance batts' R2.7 90mm wall batts
typical throughout to all external walls unless specified otherwise.

Typical Ceiling Insulation:
'Bradford Gold' Hi- Performance batts' R5.0 240mm
OR 'Bradford Gold' Hi- Performance batts' R2.7.0 90mm where required to ensure min. 25mm ventilation to roof cavity

Typical Floor Insulation:
'Bradford' Optimo Underfloor batts' R2.5 90mm typical throughout to all suspended timber floors above unconditioned / externally exposed spaces.

Exposed Steel Work:
All exposed steelwork to be painted in accordance with the Australian Standard AS/NZS 2312, “Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings”

INTERNAL WALL LININGS:

10mm 'Knauf MastaShield' Plasterboard,
paint finish,Dulux Professional® envirO2 LowSheen Interior Acrylic colour to be specified

WET AREA LININGS

6mm Villaboard or 10mm 'Knauf MastaShield' Wet Area Plasterboard,
Dulux Professional® Wash & Wear Kitchen & Bathroom Low Sheen to be used in all wet areas Colours to be specified.

CEILINGS:

CL01
10mm 'Knauf MastaShield' Plasterboard,
Rondo '226' fixing clip' and 'Rondo '308' 16mm furring channel,

WET AREA CEILING LINING

CL02
10mm 'Knauf MastaShield' Wet Area Plasterboard
Dulux Professional® Wash & Wear Kitchen & Bathroom Ceiling Flat to all wet area ceilings

EXTERNAL CEILING / SOFFIT LININGS

CL03
4.5mm Cement sheet eaves lining with proprietry joining strips

CL04
6mm James Hardie™ Flex Sheet

MATERIAL FINISHS - PALETTE



EC01



EC02

EC02

WOODBURY&CO
BUILDING DESIGN
Phone 0407 319 437
28 Denison Road/ West Launceston TAS 7250
jo@woodburyco.com.au

REVISION:	DESCRIPTION:	DATE:

Client:	MARCUS DOUGLAS
Project:	NEW DWELLING + SHED
at	55 LEASIDE DR ST HELENS TAS 7216

Project No:	MD2025
Drawn By:	Jo Woodbury
Accreditation No.	551573843

Drawing Title	MATERIAL NOTES
Date:	05/2025
Scale:	

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Sheet No: **A002**

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AREA SCHEDULE (Gross Building)

Name	Area	Perimeter
SHED	180.10	54072
PROPOSED DWELLING	199.59	78321
PATIO SURFACE	106.26	77384
TOTAL AREA	485.95	

1 **SITE PLAN**
1 : 1000

WOODBURY&CO
BUILDING DESIGN
Phone 0407 319 437
28 Denison Road/ West Launceston TAS 7250
jo@woodburyco.com.au

REVISION:	DESCRIPTION:	DATE:
01	RFI SITE PLAN	201126

N

Client:	MARCUS GEORGE DOUGLAS
Project:	NEW DWELLING + GARAGE/SHED
at	55 LEASIDE DR ST HELENS TAS 7216

Project No: **MD2025**
Drawn By: Jo Woodbury
Accreditation No. 551573843

Drawing Title: **SITE PLAN A - VEGETATION**
Date: 17/10/2025
Scale: 1 : 1000

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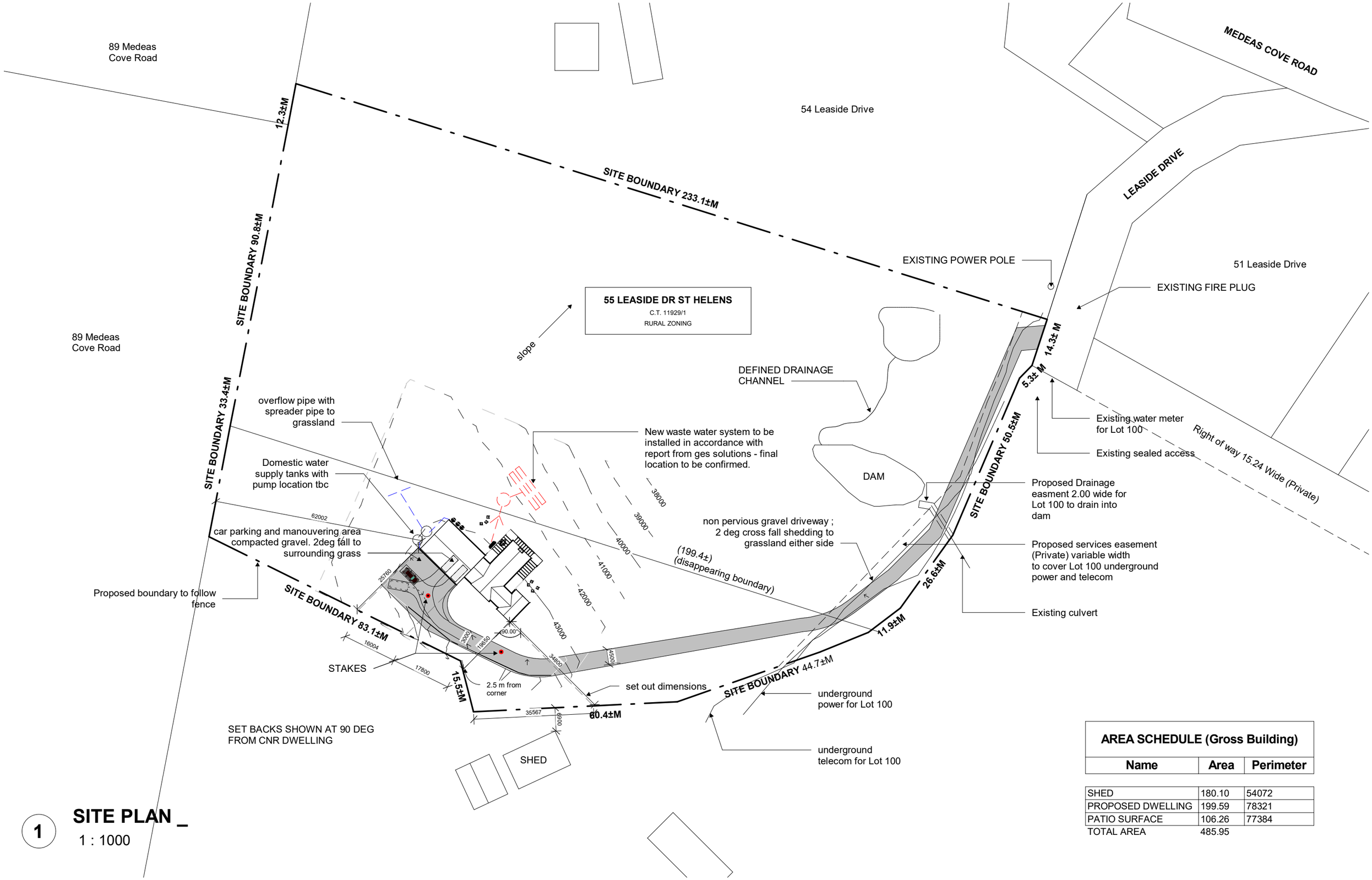

1

SITE PLAN _

1 : 1000

AREA SCHEDULE (Gross Building)

Name	Area	Perimeter
SHED	180.10	54072
PROPOSED DWELLING	199.59	78321
PATIO SURFACE	106.26	77384
TOTAL AREA	485.95	

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REVISION:	DESCRIPTION:	DATE:
01	RFI SITE PLAN	201126

N

Client:	MARCUS GEORGE DOUGLAS
Project:	NEW DWELLING + GARAGE/SHED
at	55 LEASIDE DR ST HELENS TAS 7216

Project No:	MD2025
Drawn By:	Jo Woodbury
Accreditation No.	551573843
Drawing Title	SITE PLAN B
Date:	17/10/2025
Scale:	1 : 1000

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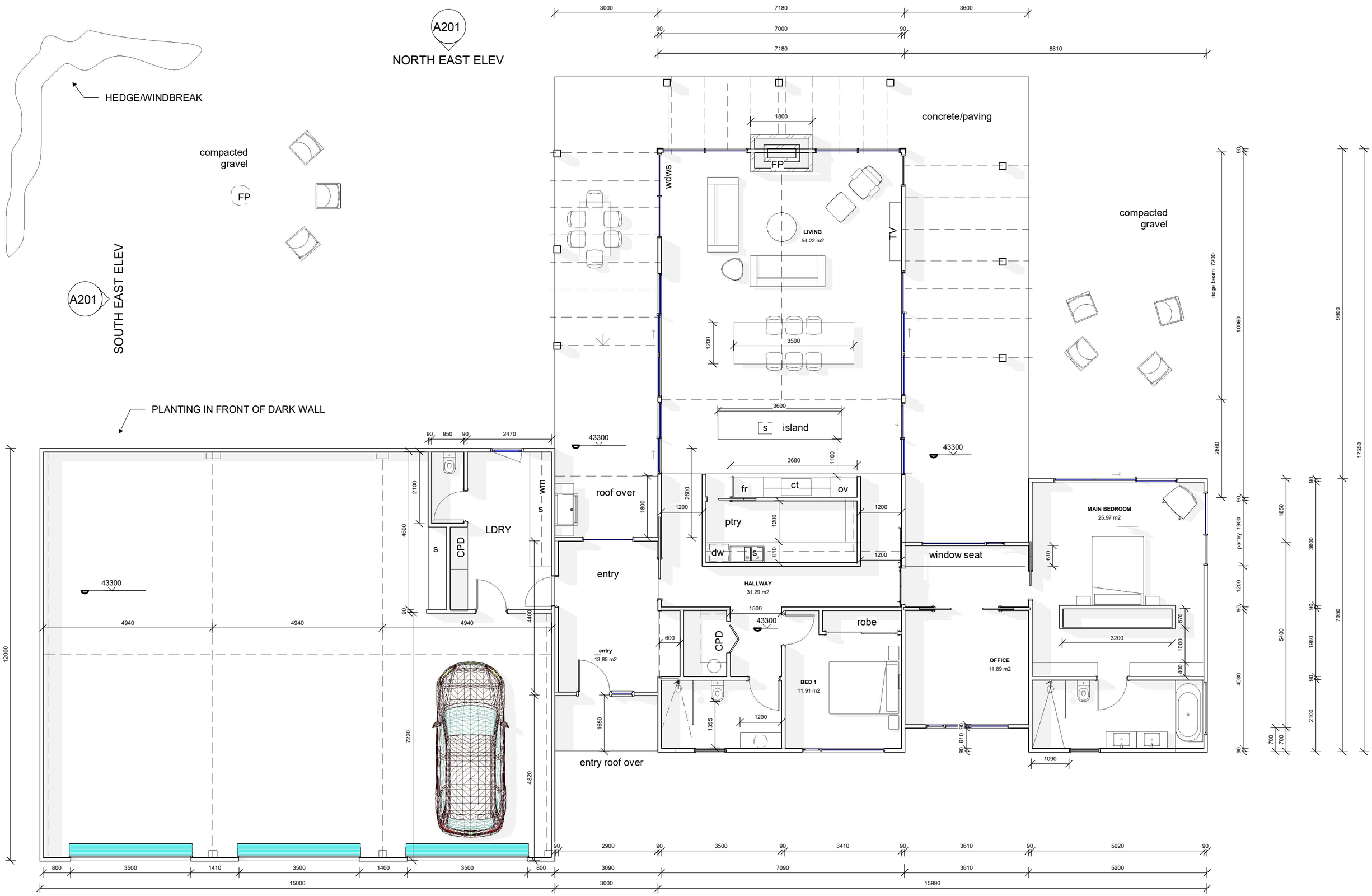


WOODBURY&CO BUILDING DESIGN Phone 0407 319 437 28 Denison Road/ West Launceston TAS 7250 jo@woodburyco.com.au	REVISION:	DESCRIPTION:	DATE:	Client: MARCUS DOUGLAS Project: NEW DWELLING + SHED at 55 LEASIDE DR ST HELENS TAS 7216	Project No: MD2025 Drawn By: Jo Woodbury Accreditation No. 551573843	Drawing Title FLOOR PLAN Date: 05/2025 Scale: 1 : 100	**COPYRIGHT:** This is the sole property of Woodbury & Co, and may not be used in whole, or in part without written or formal consent from Woodbury & Co. Legal action will be taken against any person/s infringing the copyright.	Sheet No: A102 4/09/2025 1:25:18 PM

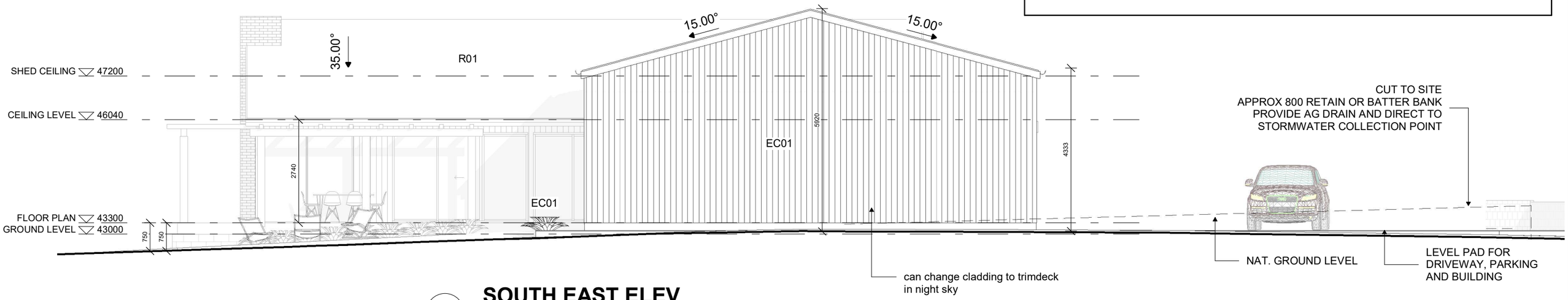
ELEVATION LEGEND

EC01	COLOURBOND MATT STEEL ENSEAM 'night sky' finish
EC02	**Spotted Gum** Timber Cladding
EC03	Selected Brick
R01	Lysaght Trimdeck - night sky finish
G01	Metroll Hi-Front Quad Gutter OR SIMILARColorbond 'night sky'
F01	Metroll Metroline Fascia system OR SIMILAR- Colorbond 'night sky'

All proprietry products to be installed in accordance with manufacturers specifaction

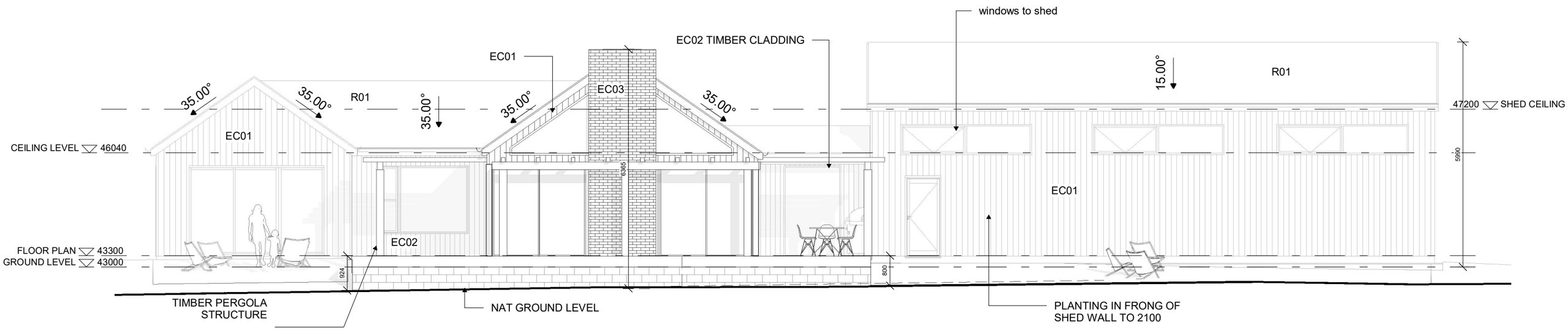
Refer material notes for detailed information

Windows & doors - refer schedules



1 SOUTH EAST ELEV

1 : 100



2 NORTH EAST ELEV

1 : 100

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REVISION:	DESCRIPTION:	DATE:

Client:	MARCUS DOUGLAS
Project:	NEW DWELLING + SHED
at	55 LEASIDE DR ST HELENS TAS 7216

Project No:	**MD2025**
Drawn By:	Jo Woodbury
Accreditation No.	551573843

Drawing Title	**ELEVATIONS**
Date:	05/2025
Scale:	1 : 100

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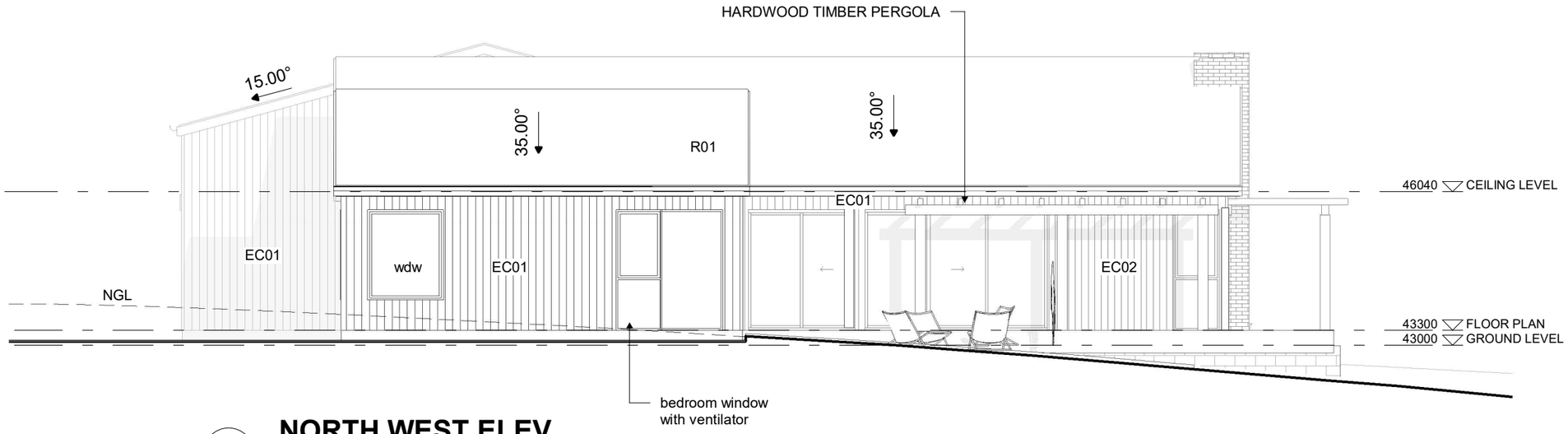


3 NORTH WEST ELEV

1 : 100

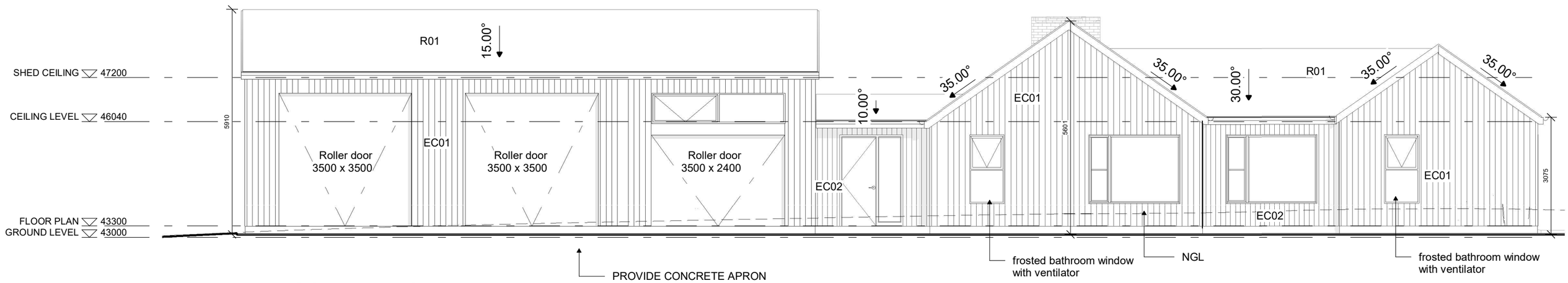
ELEVATION LEGEND

EC01	COLOURBOND MATT STEEL ENSEAM 'monument' finish
EC02	Timber Cladding
EC03	Selected Brick
R01	Lysaght Trimdeck - Night Sky
G01	Metroll Hi-Front Quad Gutter OR SIMILARColorbond 'Night Skyt'
F01	Metroll Metroline Fascia system OR SIMILAR- Colorbond 'Night Sky

All proprietry products to be installed in accordance with manufacturers specifaction

Refer material notes for detailed information

Windows & doors - refer schedules



4 SOUTH WEST ELEV

1 : 100

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REVISION:	DESCRIPTION:	DATE:

Client:	MARCUS DOUGLAS
Project:	NEW DWELLING + SHED
at	55 LEASIDE DR ST HELENS TAS 7216

Project No:	**MD2025**
Drawn By:	Jo Woodbury
Accreditation No.	551573843

Drawing Title	**ELEVATIONS**
Date:	05/2025
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REVISION:	DESCRIPTION:	DATE:

Client:	MARCUS DOUGLAS
Project:	NEW DWELLING + SHED
at	55 LEASIDE DR ST HELENS TAS 7216

Project No: **MD2025**

Drawing Title: **3D VISUALS**

Drawn By: Jo Woodbury

Accreditation No. 551573843

Date: 05/2025

Scale:

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jo@woodburyco.com.au

REVISION:	DESCRIPTION:	DATE:

Client:	MARCUS DOUGLAS
Project:	NEW DWELLING + SHED
at	55 LEASIDE DR ST HELENS TAS 7216

Project No:	**MD2025**
Drawn By:	Jo Woodbury
Accreditation No.	551573843

Drawing Title	**3D VISUALS**
Date:	05/2025
Scale:	

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RESPONSE TO BODC COUNCIL PLANNING RFI FOR

55A LEASIDE DRIVE, ST HELENS \ 20.11.2026

20.3 Use Standards

20.3.1 Discretionary use

Objective:	That the location, scale and intensity of a use listed as Discretionary: (a) is required for operational reasons; (b) does not unreasonably confine or restrain the operation of uses on adjoining properties; (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.
Acceptable Solutions	**Performance Criteria**
A1 A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if: (a) the gross floor area does not increase by more than 30% from that existing at the effective date; and (b) the development area does not increase by more than 30% from that existing at the effective date.	**P1 NA** A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to: (a) the nature, scale and intensity of the use; (b) the importance or significance of the proposed use for the local community; (c) whether the use supports an existing agricultural use; (d) whether the use requires close proximity to infrastructure or natural resources; and (e) whether the use requires separation from other uses to minimise impacts.
A2 No Acceptable Solution.	**P2** A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:

	(a) the location of the proposed use; The residential use is located on a rural zoned allotment that also borders rural living , environment and residential zones . Res use is suited to rural areas, and non-disruptive to adjacent properties . The adjoining rural property is used for minor grazing only. (b) the nature, scale and intensity of the use; The nature of the use is residential and small in scale and intensity. The proposed residence is located on a small area of the allotment – less than 2% of the total area. (c) the likelihood and nature of any adverse impacts on adjoining uses; Due to the proximity of the proposed residence, there is no likelihood that the residential use will have any adverse impacts on the adjoining uses. It will not fetter any farming activity on neighbouring properties. The adjoining rural property is used for minor grazing only. (d) whether the proposed use is required to support a use for security or operational reasons; and The res use is required so the owners can care for and manage a small number of cattle. They also need to manage the vegetation and control weeds. Their presence on site will assist in the security of farm machinery that will be stored on site used to manage the land. (e) any off site impacts from adjoining uses. There are no known off site impacts from adjoining uses which include rural, rural living , environment and residential

A3 No Acceptable Solution.	**P3** A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to: (a) the nature, scale and intensity of the use; The nature of the use and scale of the development is residential and the intensity of the use is low (b) the local or regional significance of the agricultural land; and The local significance of the agricultural land in this instance is low. The surrounding rural allotments are not intensively farmed or primary producers and the landholdings are largely developed as residential/rural lifestyle properties. (c) whether agricultural use on adjoining properties will be confined or restrained. The location of the proposed dwelling will not confide or restrain any agricultural use on surrounding properties. The surrounding properties also include residential and rural living and environment management zoning. 

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective:	That parking areas are constructed to an appropriate standard.
Acceptable Solutions	
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and ~~(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.NA~~	Complies refer to site plan The parking areas are constructed with an argonaut compacted base and compacted gravel; On site stormwater -see site plan. The roof water will be directed to two large detention storage tanks and the overflow will then be dispersed via a surface spreader pipe to surrounding grassland. This is a large property with generous offsets to boundaries and so any dispersion will easily be absorbed and not create a nuisance to neighbouring properties. This method is common practice on rural properties

C2.6.2 Design and layout of parking areas

Objective:	That parking areas are designed and laid out to provide convenient, safe and efficient parking.
Acceptable Solutions	**Complies**
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following:	Refer to site plan

(i) have a gradient in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*;	Complies - The gradient is less than 2 degrees across the proposed parking and manoeuvring area
(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;	2 parking spaces are provided in association with the residential use in the garage and cars can enter and exit the site in a forward direction
(iii) have an access width not less than the requirements in Table C2.2;	Complies
(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;	Complies – see site plan
(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;	The 2 parking spaces associated with residential use are provided in the garage
(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and	Complies
(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or	NA
(b) comply with *Australian Standard AS 2890- Parking facilities, Parts 1-6*.	

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Objective:	That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.
Acceptable Solutions	**Performance Criteria**
A1 Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	**P1.1** Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff; there are no impacts from the driveway works to the watercourse/drain. The defined channel that is an overflow drain from Dam to Dam (refer site plan) appears to be in a different location than what is defined on the mapping. There is no defined channel in this location; it is located on the western side of the dam and is greater than 10 from the driveway. See photos and site plan (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;

	(e) the need to avoid significantly impeding natural flow and drainage; The driveway will not impede the natural flow in the watercourse/drain – see photos. The defined channel that is an overflow drain from Dam to Dam (refer site plan) appears to be in a different location than what is defined on the mapping. There is no defined channel in this location; it is located on the western side of the dam and is greater than 10 from the driveway. See photos and site plan (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the *Wetlands and Waterways Works Manual*; and (n) the guidelines in the *Tasmanian Coastal Works Manual*.

C7.6 Development Standards for Buildings and Works

C7.6.2 Clearance within a priority vegetation area

Objective:	That clearance of native vegetation within a priority vegetation area: (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities..
Acceptable Solutions	**Performance Criteria**
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	**P1.1** Clearance of native vegetation within a priority vegetation area must be for: (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; An area of pasture/grass will be removed at the house site as part of this application. The proposed dwelling is sited on an area of pasture with surrounding gum trees. This area will be managed to meet the recommendations of the Bushfire Hazard Management plan in the BAL report prepared by GPM. It is noted that one tree was removed last year by an arborist - following due to dropping large limbs in high winds. This is shown in the photos and report prepared last year by the BF assessor. (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;

	(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. **P1.2** Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of buildings and works and any constraints such as topography or land hazards; The house is sited higher on the allotment in a natural clearing where there are less trees with little to no undergrowth. The proposed site is primarily pasture/grass (b) any particular requirements for the buildings and works; NA (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; The house is sited higher on the allotment in a natural clearing where there are less trees with little to no undergrowth. The proposed site is primarily pasture/grass (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; the driveway and proposed dwelling are located close to boundaries so as to minimise the impacts of work on the site (e) any on-site biodiversity offsets; and NA (f) any existing cleared areas on the site. The house is sited in an existing area that is pasture/grass

PHOTOS OF DAM AT 55 LEASIDE DRIVE, ST HELENS



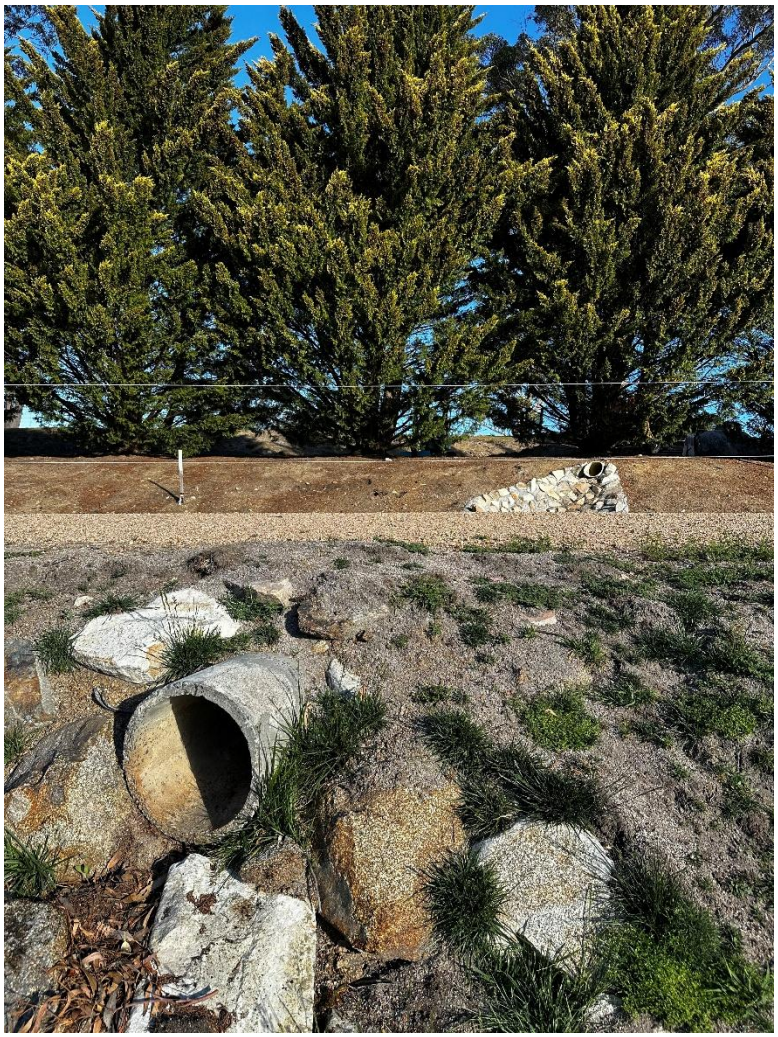
EXISTING CULVERT - RECEIVEING RUN OFF FROM NEIGHBOURING PROPERTY. REFER DRAINAGE EASEMENT ON TITLE PLAN



ROAD LEVEL RELATIVE TO DAM



DRAIN TO WESTERN SIDE OF DAM THAT CARRIES OVERFLOW BETWEEN DAMS. GREATER THAN 10 M FROM DRIVEWAY

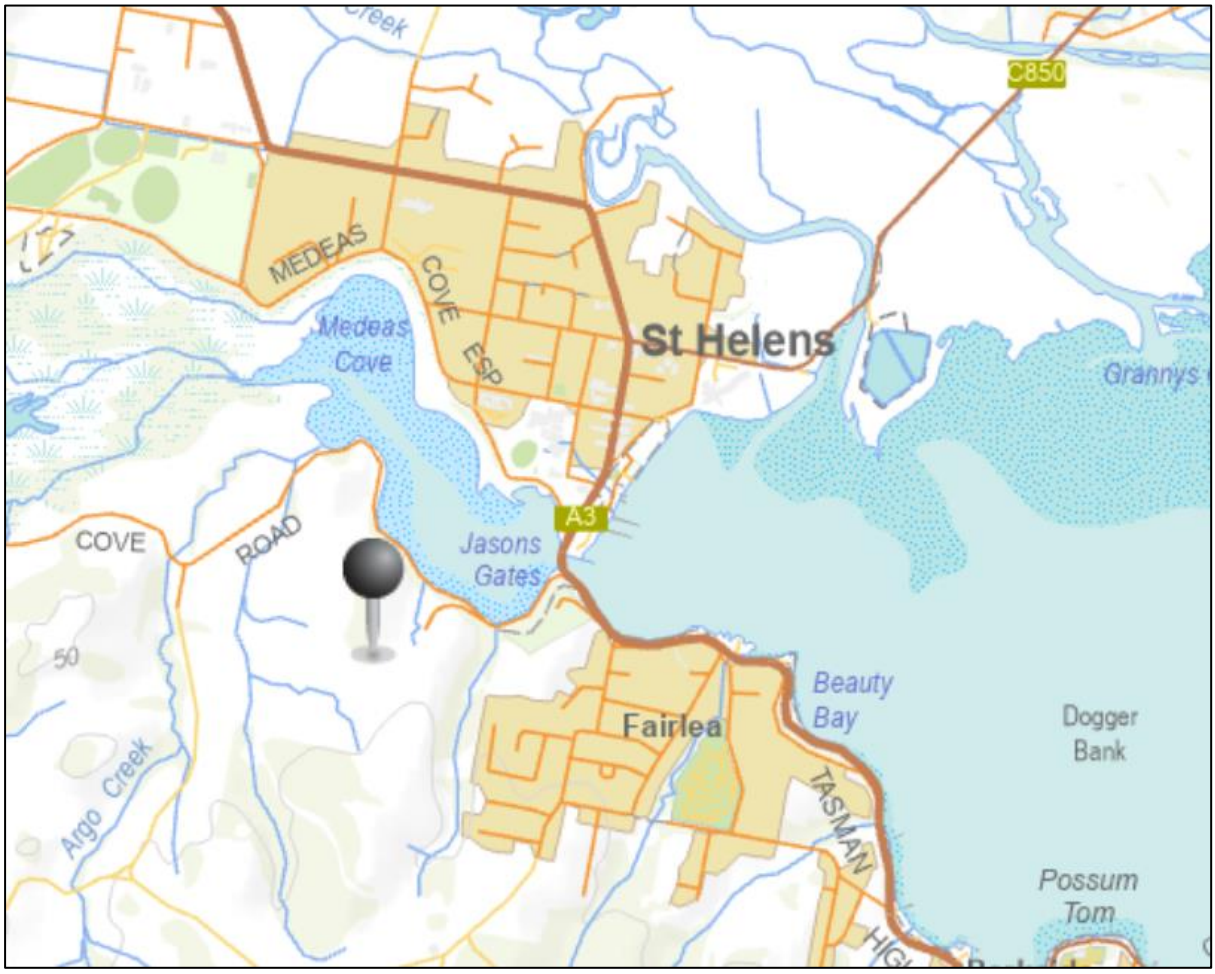


EXISTING PIPE UNDER DRIVEWAY TO DAM

BUSH FIRE HAZARD ASSESSMENT REPORT

NEW CLASS 1A DWELLING – 55 LEASIDE DRIVE ST HELENS

28TH OCTOBER 2025



Disclaimer: The information in this report is ensuring compliance with the Tasmanian Planning Scheme, Break 'O' Day Local Provision Schedule, and consistent with, the Director's Determination 16th July 2024 – Bushfire Hazard Areas V1.2, *Building Act 2016* & *Building Regulations 2016* (Part 5 Division 6). The information stated within this report is also based on the instructions of *AS 3959 – 20018* – Construction of buildings in bush fire-prone areas. The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

"It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions."

GPM P/L has taken all reasonable steps to ensure that the information and data collected in the preparation of this assessment is accurate and reflects the conditions on and adjoining the site and allotment on the date of assessment. GPM P/L do not warrant or represent that the information contained within this assessment report is free from errors or omissions and accepts no responsibility for any loss, damage, cost or expense (direct or indirect) incurred as result of a person taking action in respect to any representation, statement or advice referred to in this report. This report is only to be used for the purpose of which it was commissioned.

Document Version: 01 – 28th October 2025

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The development consists of a new Class 1A Dwelling. The development site is on the outskirts of St Helens, on the urban/rural interface. The building site is surrounded by grassland in all directions. Leaside Drive adjoins the northeastern boundary of the subject allotment.

Assessment of the allotment has concluded that there is a risk of bushfire associated with the development due to the location of the bushfire prone grassland vegetation community that exists within 100m of the development, as listed above.

The proposed development is located within an area of Rural Zoning. The lot size is ±3.01ha. The development site is accessed via ±250m of proposed private driveway that runs off Leaside Drive.

Using ASA3959 – 2018 Simplified procedure (Method 1), the Bushfire Attack Level of the site and the associated construction requirements will be classified as BAL 12.5. BAL – 12.5 is described as being exposed to "Ember and radiant heat below 12.5 kW/m².”

The BAL classification provided provides specifications for construction standards and the determination of the hazard management area defined in the Bushfire Hazard Management Plan (BHMP). A BAL 12.5 solution has been designated and the development does not require the clearing of vegetation from neighbouring properties as acceptable distances for the proposed hazard management area can be met within the property boundaries or by utilising adjoining managed ground.

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared under the *Building Act 2016 & Building Regulations 2016 (Part 5 Division 6)* and Director's Determination 16th July 2024 – Bushfire Hazard Areas V1.2.



Client(s): M. Douglas

Development Type / BCA Classification: New Class 1A Dwelling

Building Floor Plans: As per attachments.

Construction Materials:

- Will be required to achieve BAL 12.5 rating standard.
- As per attached drawings.

Date of Site Inspection: JOctober2025

Inspected by: Justin Cashion – Ground Proof Mapping P/L

This proposal will ensure that "use and development is appropriately designed, located, serviced and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires."

This Bushfire Risk assessment report will define the sites Bushfire Attack Level classification and determine its compliance with the requirements of the National Construction Code (NCC), 2022 and AS3959 Construction of Buildings in Bushfire Prone Areas 2018.

This report will satisfy associated Council Building Requirements.

Proposal: New Class 1A Dwelling

Applicants Name(s): M. Douglass

Location: Lot 1 Leaside Drive – St Helens

Property ID: TBC

Title Reference: TBC/1

Area Schedule:

AREA SCHEDULE (Gross Building)		
Name	**Area**	**Perimeter**
SHED	180.10	53200
PROPOSED DWELLING	199.59	77177
PATIO SURFACE	106.26	77065
TOTAL AREA	485.95	

Lot Size: ±3.01ha

Zoning: Rural

Code Overlay:

Bushfire Prone Areas Code

Natural Assets Code

Safeguarding of Airports Code

Council: Georgetown

Defendable Space – Maintain the vegetation in a "low fuel" state within the required distance set out in this report (as shown on the Bushfire Hazard Management Plan) to satisfy ongoing compliance. This must be continually managed in perpetuity.

Access – Proposed & Existing (already constructed) access is onto Leaside Drive (Council maintained street/road) via ±250m of private access driveway. Further requirements are needed to satisfy access and egress as outlined further in this report.

Water Supply – No existing firefighting water supply. Further requirements to satisfy water supply as outlined further in this report.

Construction – Construct and maintain the proposed dwelling to a minimum specification complying with BAL – 12.5 in accordance with AS3959 2018, Sections 3 and 5.

Surrounding Area - The subject allotment is surrounded by generally larger sized allotments consisting of forest, woodland and grassland, interspersed with managed ground associated with existing residential development.

Predominant Fire Direction – The predominant fire direction during the summer period is from the North and North West. The vegetation that triggers the assessment provides a slight fire threat under predominant fire weather conditions. It is important to note that as this is a coastal site, it is often subject to coastal sea breeze from an easterly direction during the summer months.

Vegetation

Classifiable bushfire prone vegetation within 100m of the site of development consists of Agricultural grassland (FAG). Further vegetation clearing and or modification or maintenance is required for this development to comply with hazard management area specifications, and the ongoing maintenance of this hazard management area should continue in perpetuity. The maintenance management requirements are specified further in this report.

Slope / Aspect

The slope class across the development site is within the 0 - 5° range, whilst the surrounding areas within 100m of the development are also within the 0 - 10° range. The aspect is predominantly north, north easterly. The altitude for the proposed building is at ±45m.

Distances to Vegetation

Appropriate distances to assessable flammable vegetation from the all façades, allows for the construction standards for the dwelling to be classified within those required for a BAL rating of 12.5, if proposed hazard management areas are maintained in perpetuity. The required HMA for BAL 12.5 rating is shown on the attached BHMP map.

Assessment and HMA

The proposed development is located in a forested interface and the risk of bushfire attack is considered to be a realistic threat. Using AS3959-2018 Simplified Procedure (Method 1) the Bushfire Attack Level of the site and the associated construction requirements will be classified as BAL – 19.

Bushfire Attack Level (BAL) – Steps 1 to 5 Summary Results

For calculations based on Tasmania's FDI of 50, please refer to Table 1 below:

	Northwest	Northeast	Southeast	Southwest
Vegetation to 100m	Grassland	Grassland	Grassland	Grassland
Vegetation Classification	G	G	G	G
Slope	Downslope 0 - 5°	Downslope 5 - 10°	Level/Upslope	Downslope 0 - 5°
Current BAL	BAL FZ	BAL FZ	BAL FZ	BAL FZ
Proposed BAL	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5
HMA for BAL 12.5	16m+	19m+	14m+	16m+

*2.2.3.2:

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

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

HMA Requirements

As per Director's Determination – Bushfire Hazard Areas, Table 4, Requirements for Hazard Management Area:

Element B: Hazard management areas for new buildings on lots not provided with a BAL at the time of subdivision

Requirement: A new building must:

a) Be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and
b) Have a HMA established in accordance with a certified bushfire hazard management plan (BHMP).

HMA Guidelines

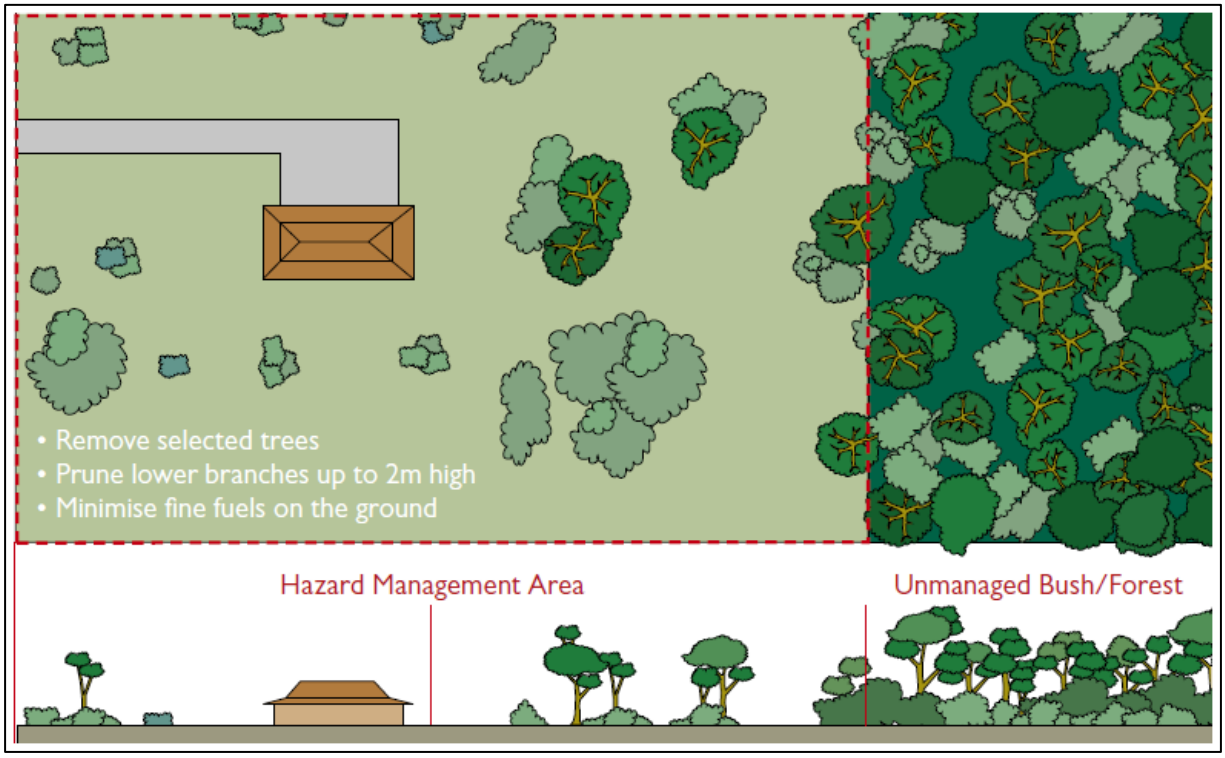
Please note that the implementation of the HMA must comply prior to occupancy certification.

The HMA requirements listed in Table 1 are the minimum distances required to achieve a compliance rating of BAL – 12.5. The HMA (defendable space area), should have significant fuel reduction carried out to ensure compliance with low threat vegetation classification. This single zone hazard management area must be managed and kept in a minimum fuel condition at all times "where fine fuels are minimised to the extent that the passage of fire will be restricted, e.g. short green lawns, paths, driveways etc." All grassed areas within this zone need to be short cropped and kept to a nominal height of 100mm.

The four design principles for this area are to:

(1) Create space
(2) Remove flammable objects or materials
(3) Separate fuel
(4) Selection, location and maintenance of trees

The diagram below explains this requirement.



Other recommendations Include:

- Trees and large shrubs should be pruned to remove branches within 2 m of the ground.
- Use only mown lawn, bare ground (driveways, paths etc.) or non-flammable native succulent ground cover plants immediately adjacent to buildings (within 2 metres).
- Total understorey canopy cover should be less than 20%.
- Total eucalypt overstorey to be <5%.
- Separate tree crowns by four metres.
- Shrubs should be isolated or in small clumps; avoid continuous canopies.
- New trees should not be planted closer to buildings than their expected full height.
- Avoid planting or retaining trees and shrubs with rough fibrous bark, or which retain shed bark in long strips (ribbon bark) (e.g. any of the stringy bark group of eucalypts).
- Avoid planting or retaining trees and shrubs that retain dead material in their canopies (e.g. most conifers, and most *Melaleuca* and *Leptospermum* species).
- Avoid planting or retaining shrubs under trees.
- Canopies of trees and shrubs should not touch walls or overhang buildings.
- Avoid planting or retaining trees and shrubs that deposit large quantities of litter in a short period, particularly in spring and summer.
- Combustible mulches should not be used, except in very limited quantities around the base of shrubs; use non-combustible mulches, such as pebble, scoria or gravel, or mown grass.
- Shrubs should not be allowed to grow to within 2 m of windows with annealed (standard) glass, or within 1 m of windows with heat toughened glass or walls with timber cladding.
- Locate any combustible materials, such as woodpiles, flammable fuel stores etc., outside the Hazard Management Area.



Figure 1: This photo illustrates a maintained hazard management zone in the foreground with unmanaged vegetetation in the background.

Some thought should be given to other landscaping alternatives using such plants as described in the "Fire Resisting Garden Plants" booklet produced by the Tasmania Fire Service (TFS) available on the website @ www.fire.tas.gov.au

Access/Egress

The primary principles for specifications in regards to access and egress, is to provide safe access to properties for residents, and to allow emergency service vehicles access to assist with firefighting and protection of buildings. This also enables emergency personnel to evacuate residents when required and provide access to the water supply for firefighting purposes. Proposed and partly constructed access to the dwelling is via a private driveway accessed off Leaside Drive (Council maintained street/road) and is ±250m in length. As per Director's Determination – Bushfire Hazard Areas, Table 2 Requirements for Property Access:

To the Static Water Supply

Element B: Property access length is 30m or greater; or access is for a fire appliance to a firefighting water point.

Requirement: The following design and construction requirements apply to property access:

a) All weather construction;
b) Load capacity of at least 20 tonnes, including for bridges and culverts;
c) Minimum carriageway width of 4 metres;
d) Minimum vertical clearance of 4 metres;
e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
f) Cross falls of less than 3 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 inner 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.

And

Element C: Property access length is 200 metres or greater.

Requirement: The following design and construction requirements apply to property access:

a) complies with requirements for B above; and
b) passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Thus, there is a requirement for 1 Passing Bays to be installed. An indicative location for this is shown on the attached BHMP.

Please note that access must comply with the specifications above and must be implemented prior to Certificate of Occupancy.

Water Supply

A new building constructed in a bushfire-prone area, must be provided with a water supply dedicated for firefighting purposes.

Reticulated Water Supply for Firefighting: **Not Applicable.**

Static Water Supply for Firefighting: **Applicable as per below.**

Please note that the implementation of the static water supply to specification must comply prior to occupancy certification.

As per Director's Determination – Requirements for Building in Bushfire-Prone Area, Table 3B, Requirements for Static Water Supply for Firefighting:

Element A: Distance between building area to be protected and water supply

Requirement: The following requirements apply:

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

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

Element B: Static Water Supplies

Requirement: A static water supply:

(a) May have a remotely located offtake connected to the static water supply;

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

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

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

(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:

(i) metal;
(ii) non-combustible material; or
(iii) fibre-cement a minimum of 6 mm thickness.

Element C**:** Fittings, pipework and accessories (including stands and tank supports)

Requirement: Fittings and pipework associated with a water connection point for a static water supply must:

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

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

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

(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);

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

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

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

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

(i) Where a remote offtake is installed, ensure the offtake is in a position that is:

(i) Visible;
(ii) Accessible to allow connection by firefighting equipment;

(iii) At a working height of 450 – 600mm above ground level; and
(iv) Protected from possible damage, including damage by vehicles.

Element D: Signage for static water connections

Requirement: The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmanian Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

This document is attached as an appendix to this report.

Element E: Hardstand

Requirement: A hardstand area for fire appliances must be provided:

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

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

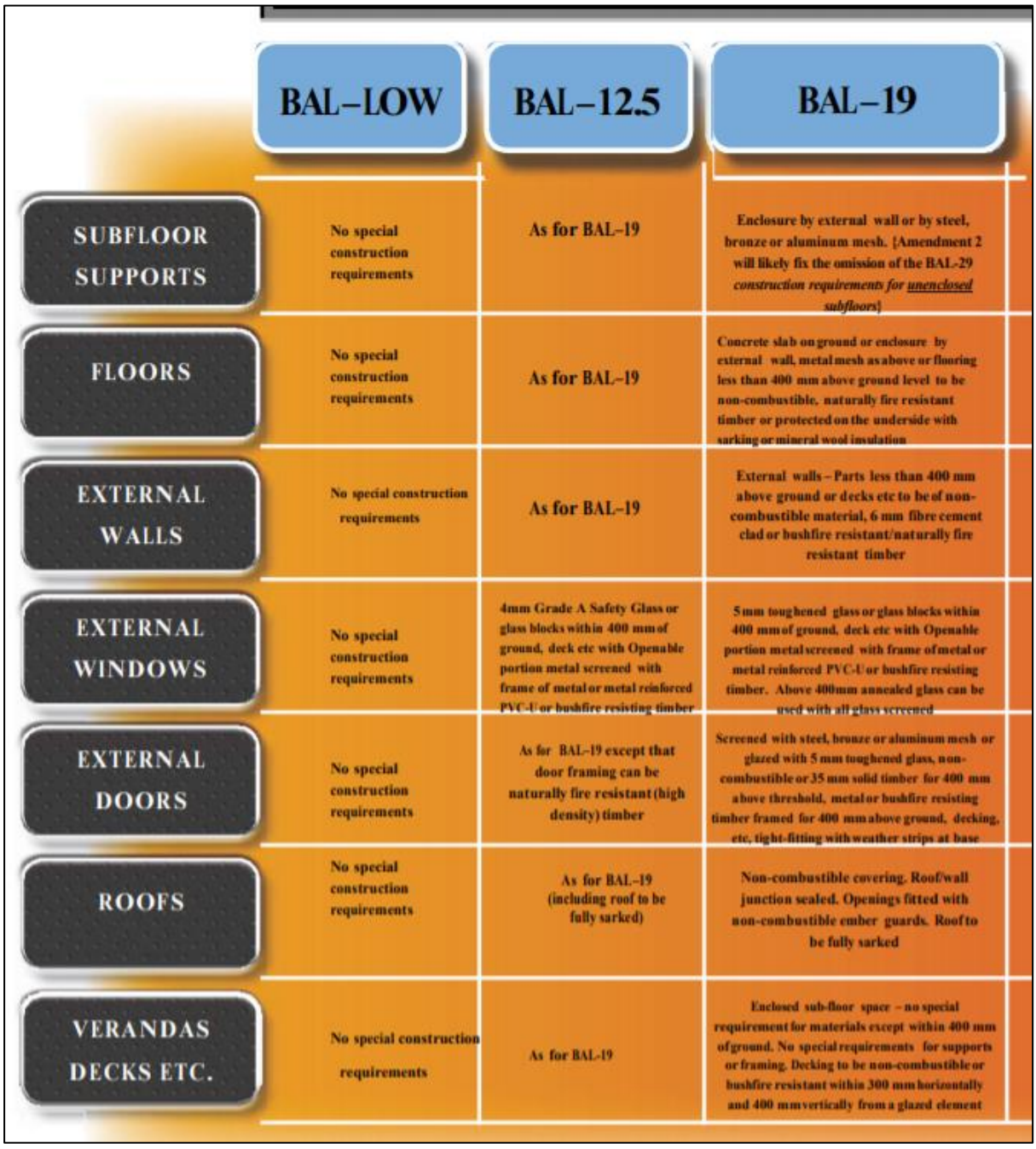
(c) With a minimum width of three metres constructed to the same standard as the carriageway; and

(d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Please note that an indicative location for the new static water supply is shown on the attached BHMP map.

Construction

The buildings and elements shall be designed, constructed, and maintained in accordance with Construction Sections 3 and 5 of AS 3959-2018 *Construction of Buildings in Bushfire Prone Areas* for BAL – 12.5.



	BAL–LOW	BAL–12.5	BAL–19
SUBFLOOR SUPPORTS	No special construction requirements	As for BAL–19	Enclosure by external wall or by steel, bronze or aluminum mesh. {Amendment 2 will likely fix the omission of the BAL-29 *construction requirements for unenclosed subfloors*}
FLOORS	No special construction requirements	As for BAL–19	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation
EXTERNAL WALLS	No special construction requirements	As for BAL–19	External walls – Parts less than 400 mm above ground or decks etc to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber
EXTERNAL WINDOWS	No special construction requirements	4mm Grade A Safety Glass or glass blocks within 400 mm of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	5 mm toughened glass or glass blocks within 400 mm of 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
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 aluminum mesh or glazed with 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc, tight-fitting with weather strips at base
ROOFS	No special construction requirements	As for BAL–19 (including roof to be fully sarked)	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element

Natural and Cultural Values

Please note that TasVeg 4.0 shows an area of *Eucalyptus obliqua* dry forest and woodland (DOB) to the northwest. Some of these trees have been removed and what is left can be considered as paddock trees and will act as ember traps. No natural or cultural values were identified on site or through desktop assessments, which would prevent the clearing and or maintenance of vegetation communities within the Hazard Management Area for achieving BAL – 12.5 classification. The following resources were checked as part of the desktop assessment;

- Natural Values Atlas – DPIPWE 2025
- TasVeg 4.0 – Tasmanian Government / DPIPWE 2025
- The List – DPIPWE 2025

Other Environmental or Planning Issues

No environmental or planning issues (other than that the DOB vegetation classification has a Natural Assets Code – Priority Vegetation Area – however see comments above) were identified on site or through desktop assessments, including review of the Tasmanian Planning Scheme – Break 'O' Day Local Provision Schedule.

This assessment covers the minimum requirements for the construction of a new Class 1A Dwelling. It is important to note that the assessment covers only the requirements from a bushfire perspective and not any other building regulations.

The development site is located in an urban/rural interface setting, within 100m of a potentially flammable grassland vegetation community. The risk of bushfire attack needed to be considered as the site is classified as being in a Bushfire Prone Area and may be susceptible to bushfires in the future.

By building to construction standards of a BAL – 12.5 rating, the hazard management area distances are specified. The management and ongoing maintenance of this hazard management area in a low fuel state, in perpetuity, as prescribed in this plan is of upmost priority in regards to bushfire risk. Private access and egress requirements have been specified. A static firefighting water supply has also been specified. When the development is built following the construction guidelines of AS3959 – 2018 and other recommendations outlined in this report, it will ensure compliance with the *Building Act 2016* & *Building Regulations 2016.*

This report should be considered in conjunction with all other planning documents for this proposed development in case of conflict. It is the client's responsibility to provide this report to all relevant parties that are involved with the planning, development or construction of this proposed extension. Any changes in relation to these functions that may alter the proposed BAL rating, need to be addressed with GPM P/L as there may be a necessity for a new assessment to be undertaken.

Other valuable resources in regards to bushfires and planning and preparation are available on the Tasmania Fire Service (TFS) website @ www.fire.tas.gov.au

This Bushfire Risk Assessment Report was prepared by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: Justin Cashion Date: 28/10/2025

This Bushfire Risk Assessment Report is certified by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: Justin Cashion Date: 28/10/2025

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation No: **BFP-112**

Certificate: **GPM 25 - 041**

Term	Definition
accredited person	Means as defined in the act
BAL	A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per square metre, which is the basis for establishing the requirements for construction to improve protection of building elements from attack by a bushfire (AS 3959-2018).
BAL ratings	Used as the basis for establishing the requirements for construction to improve protection of a (proposed) building from bushfire attack. There are 6 BAL ratings; low, 12.5, 19, 29, 40 and FZ.
bushfire hazard management plan	Means as defined in the Act
bushfire-prone area	Means: land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.
bushfire-prone vegetation	Means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
contiguous	Means separated by less than 20m.
defendable space	An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with a bushfire.
hazard management zone / area	Means the zone / area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.
Part 5 agreement	Means as defined in the Act.
TFS	Means the Tasmanian Fire Service.
slope	The slope under the classified vegetation in relation to the (proposed) building.
static water supply	Means water stored in a tank, swimming pool, dam, or lake that is available for firefighting purposes at all times.
vegetation	The vegetation that presents a bushfire hazard within 100 metres of the development and is classified in accordance with Clause 2.2.3 of AS 3959-2018.

REFERENCES

- Standards Australia Limited. (2011). AS *3959 – 2018 – Construction of buildings in bush fire-prone areas.*
- Tasmanian Planning Scheme, Break 'O' Day Local Provision Schedule.
- Australian Building Codes Board. (2022). *National Construction Code* - ABCB.
- Director's Determination 16th July 2024 – Bushfire Hazard Areas V1.2.
- *Building Act 2016 & Building Regulations 2016* (Part 5 Division 6).
- UTS:CLG / TFS. Development and Building in Bushfire Prone Areas course resources.
- Woodbury & Co Drawings, Project No. MD 2025, 05/2025.

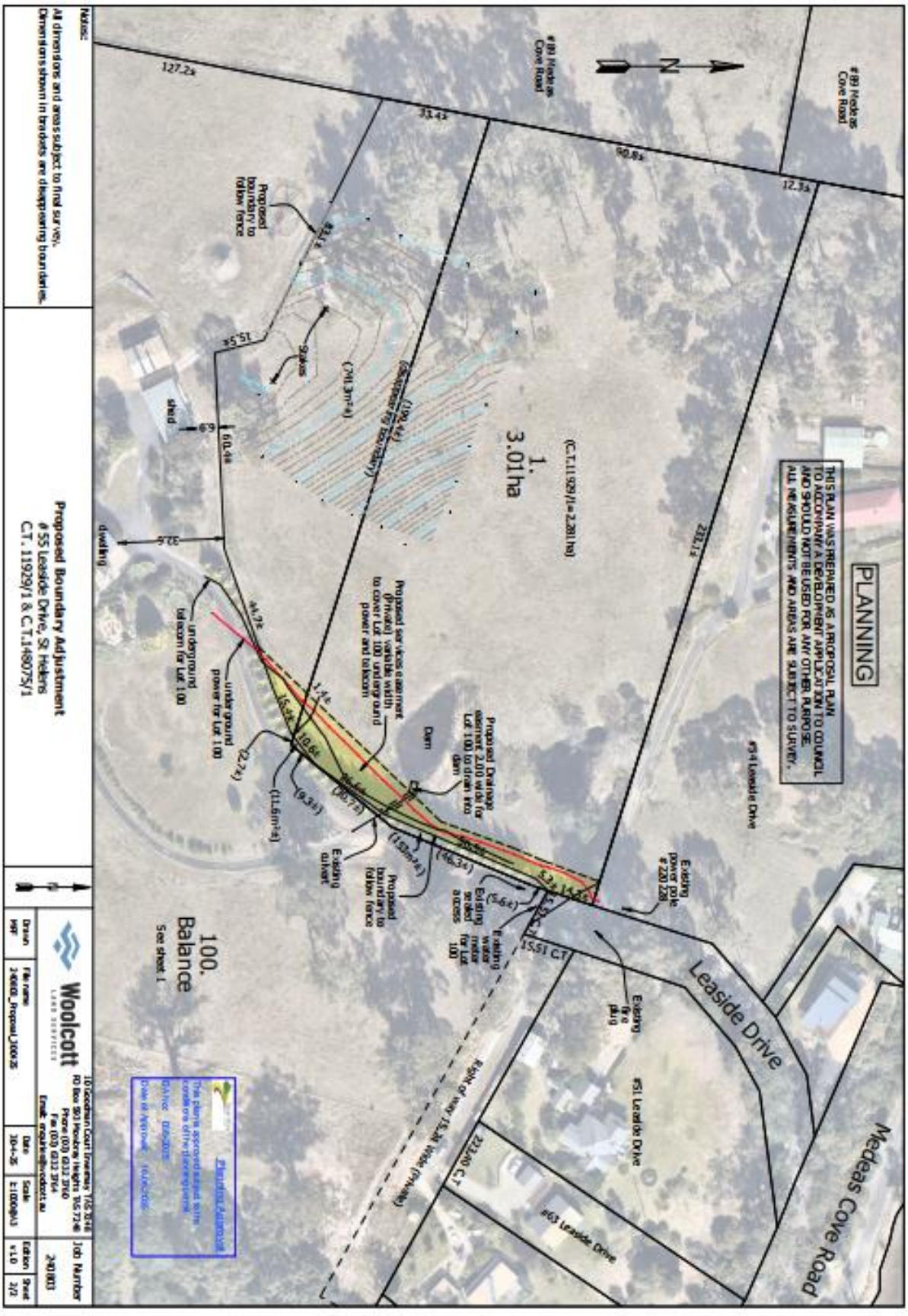
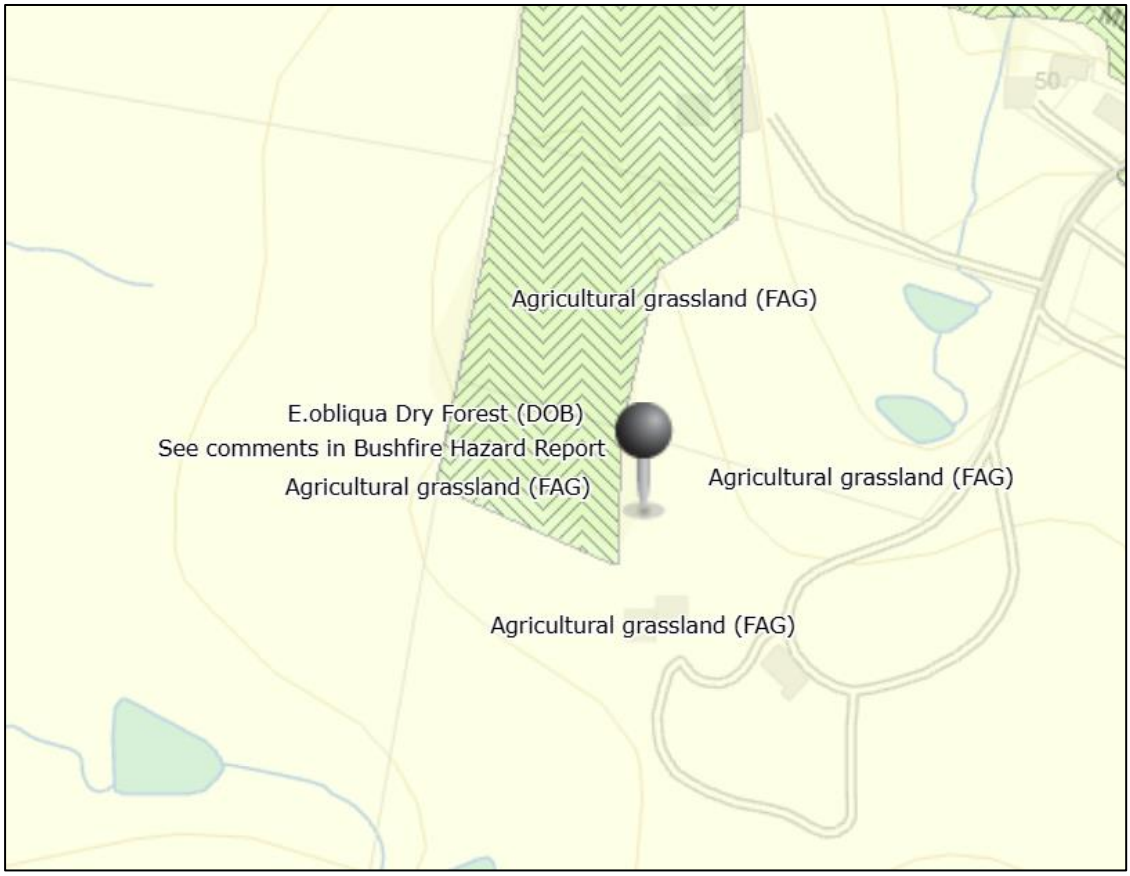
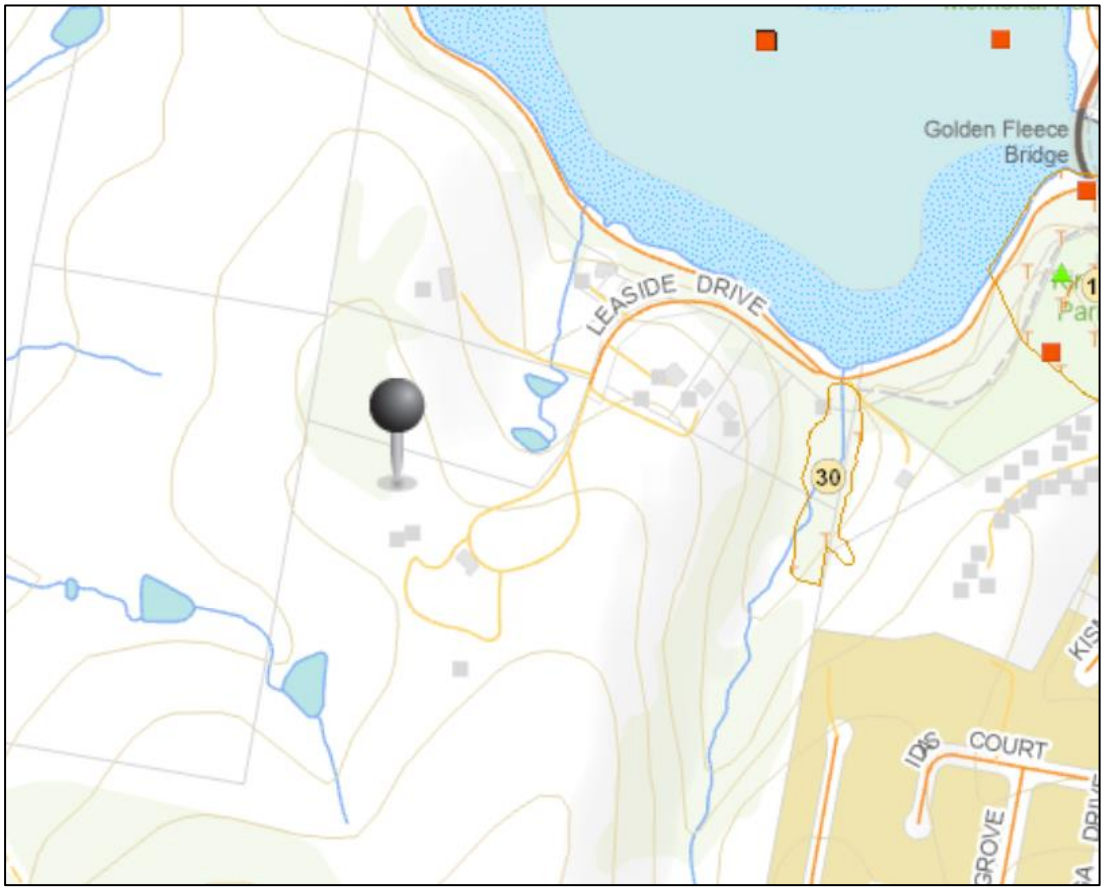


Figure 1: Boundary Plan (Lot 1).



Figure 2: Aerial View of allotment.





Figures 3a & 3b: TasVeg 4.0 & Natural & Cultural Values Maps.



Figure 4: Photo of development site.



Figure 5: Photo to the northwest.



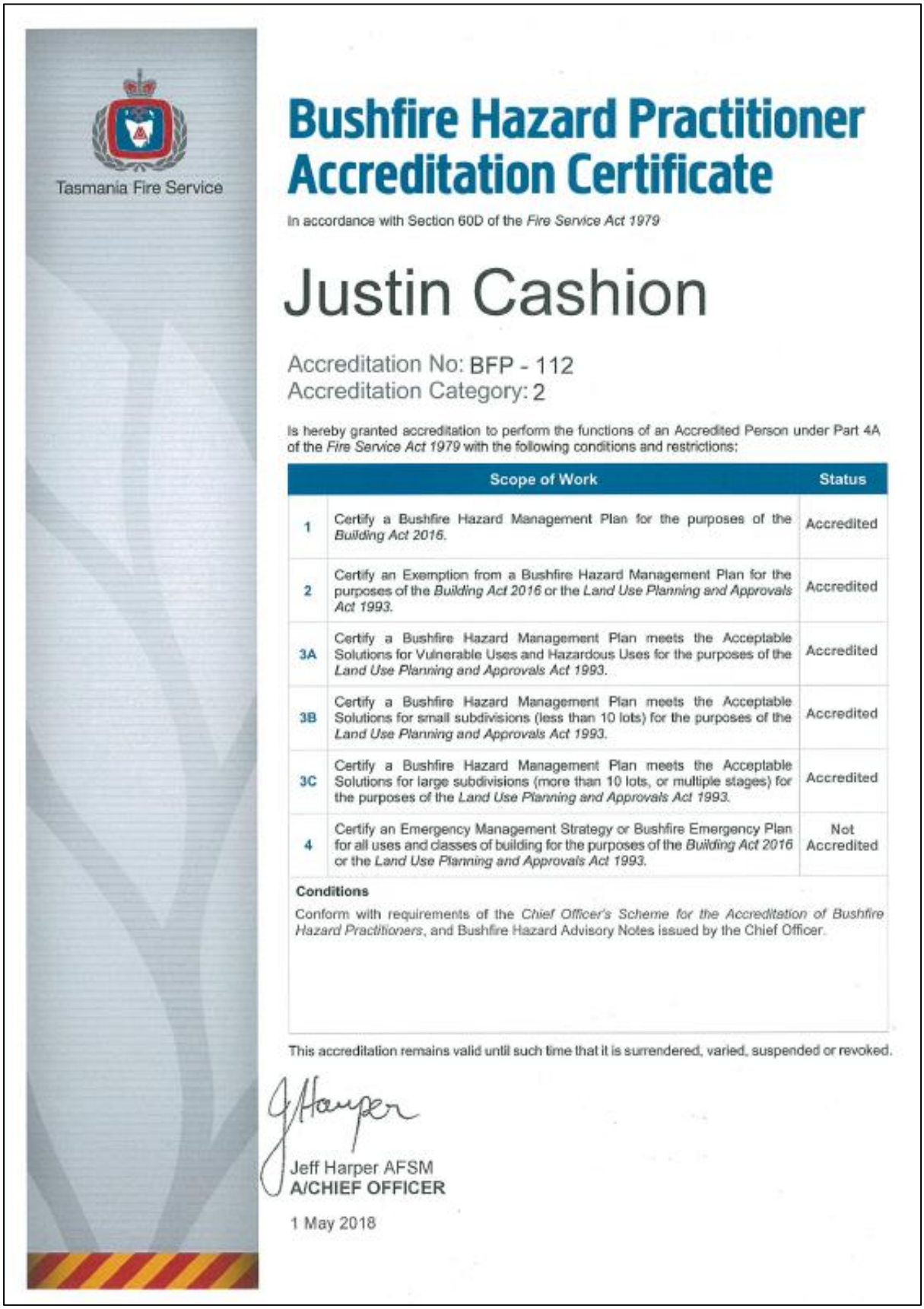
Figure 6: Photo to the northeast.



Figure 7: Photo to the southeast.



Figure 8: Photo to the southwest.



Tasmania Fire Service

Bushfire Hazard Practitioner Accreditation Certificate

In accordance with Section 60D of the *Fire Service Act 1979*

Justin Cashion

Accreditation No: BFP - 112
Accreditation Category: 2

Is hereby granted accreditation to perform the functions of an Accredited Person under Part 4A of the *Fire Service Act 1979* with the following conditions and restrictions:

	Scope of Work	Status
1	Certify a Bushfire Hazard Management Plan for the purposes of the *Building Act 2016*.	Accredited
2	Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the *Building Act 2016* or the *Land Use Planning and Approvals Act 1993*.	Accredited
3A	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the *Land Use Planning and Approvals Act 1993*.	Accredited
3B	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions (less than 10 lots) for the purposes of the *Land Use Planning and Approvals Act 1993*.	Accredited
3C	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for large subdivisions (more than 10 lots, or multiple stages) for the purposes of the *Land Use Planning and Approvals Act 1993*.	Accredited
4	Certify an Emergency Management Strategy or Bushfire Emergency Plan for all uses and classes of building for the purposes of the *Building Act 2016* or the *Land Use Planning and Approvals Act 1993*.	Not Accredited

Conditions

Conform with requirements of the *Chief Officer's Scheme for the Accreditation of Bushfire Hazard Practitioners*, and Bushfire Hazard Advisory Notes issued by the Chief Officer.

This accreditation remains valid until such time that it is surrendered, varied, suspended or revoked.

Jeff Harper AFSM
A/CHIEF OFFICER

1 May 2018

Figure 9: Accreditation Documentation.

Marsh

Michael Sims
Senior Account Executive

Marsh Pty Ltd
ABN 86 004 651 512
Ground Floor,
93 Cimitiere Street,
Launceston, Tasmania 7250
Tel: (03) 63333214
Michael.Sims@marsh.com

Justin Cashion
Ground Proof Mapping Pty Ltd
81 Elizabeth Street
Norwood TAS 7250

5 August 2025

Dear Justin,

Confirmation of Cover
Ground Proof Mapping Pty Ltd

INSURANCE CLASS	INSURER	POLICY NO	COVERAGE	POLICY PERIOD
Public Liability	Lloyd's of London through CFC Underwriting Ltd	3290298	$20,000,000 any one claim	31/08/2025 - 31/08/2026
Professional Indemnity	Lloyd's of London through CFC Underwriting Ltd	3290298	$1,000,000 any one claim $2,000,000 in the aggregate	31/08/2025 - 31/08/2026
Motor Vehicle	Allianz Australia Insurance Ltd - GC	138RN00066V8D	Section 1 – Market Value or Sum Insured whichever is the lesser Section 2 - $35,000,000	01/04/2025 - 01/04/2026
Workers' Compensation	Allianz Australia Insurance Ltd	LWL0016802	Liability at Common Law - Unlimited	01/04/2025 - 01/04/2026

*Inclusive of FSL/ESL, Statutory Charges and Fees.

Occupation including but not limited to:

- Bushfire Management & Mitigation Planning
- Bushfire Attack Level (BAL), Bushfire Hazard Management Plans (BHMP's), Bushfire Emergency Plans, Bushfire Evacuation & Action Plans
- Planning and Supervision of Low & High Intensity Burn Programs
- Unplanned Bushfire Suppression under direction/supervision of one of Tasmania's 3 Fire Agency bodies; Tasmanian Fire Service (TFS), Sustainable Timber Tasmania (STT) and Parks and Wildlife Service/DPIPWE (PWS).
- Providing Nationally Accredited Fire Training under qualification for specific fire management modules
- Vegetation assessments & plans
- Ecological assessments & plans
- Post Fire Regeneration and Rehabilitation Plans

THANK YOU

We are here to assist you with all your insurance needs, so please call us if you have any questions or visit our website for information about other products/services at www.marsh.com.au.

Yours faithfully,

Michael Sims
Senior Account Executive
Michael.Sims@marsh.com

Our Ref: 070-GROPRO 211- 05/08/2025 - SIMSM

Confirmation of Cover

Figure 10: Copy of Insurance.

603700 603800 603900

5423900 5423800 5423700

Trees Cleared
Paddock Trees Only

16m 19m 16m 14m

Boundary Removed

Leaside Drive

Creative Commons BY-NC-ND 3.0 AU © State of Tasmania

GPM GROUND PROOF MAPPING

Important:

PROJECTION: Universal Transverse Mercator (UTM).

HORIZONTAL DATUM: Geocentric Datum of Australia 1994(GDA94)

MAP GRID: Mapping Grid of Australia (MGA94)

GDA

Disclaimer:

Whilst GPM (and its agents) make every reasonable effort to locate and identify features on the land which is the subject of this map not all features either above or below the surface have been located. Users are advised to independently verify all data for accuracy and completeness prior to use.

Bushfire Hazard Management Plan Map

PID Number: 2733582

Client: Marcus Douglas

Address: 55 Leaside Drive
St Helens 7216

Production Date: 28/10/2025

Assessor: Justin Cashion

Accreditation No.: BFP - 112 (1, 2, 3a & 3b)

Notes:

Class 1A Dwelling
BAL 12.5 Solution

*BHMP should be read in conjunction with Bushfire Hazard Report GPM 25 - 041

Base data from theLIST (www.thelist.tas.gov.au), © State of Tasmania

Legend

- Cadastre Parcel Boundaries
- 55 Leaside Drive
- Proposed Dwelling Footprint
- Proposed Access & Hardstand
- Hazard Management Area
- Static Water Supply
- Indicative Passing Bay Location
- 10m Contours Statewide
- Hydrology Lines

0 5 10 20 30 40 50 Metres

SCALE 1:1000 (at A3 Print Size)

N

State Overview Map

Property Overview Map