

Development Applications

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

DA Number	DA 2024 / 00188
Applicant	N J Sebire, G Woldendorp
Proposal	Residential – Construction of a Dwelling
Location	326 Elephant Pass Road, St Marys

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 11th January, 2025 **until 5pm Friday 24th January, 2025.**

John Brown
GENERAL MANAGER

Proposed House
Address: 326 Elephant
Pass Road, St Marys

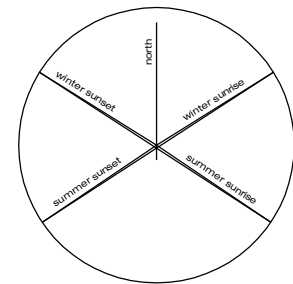
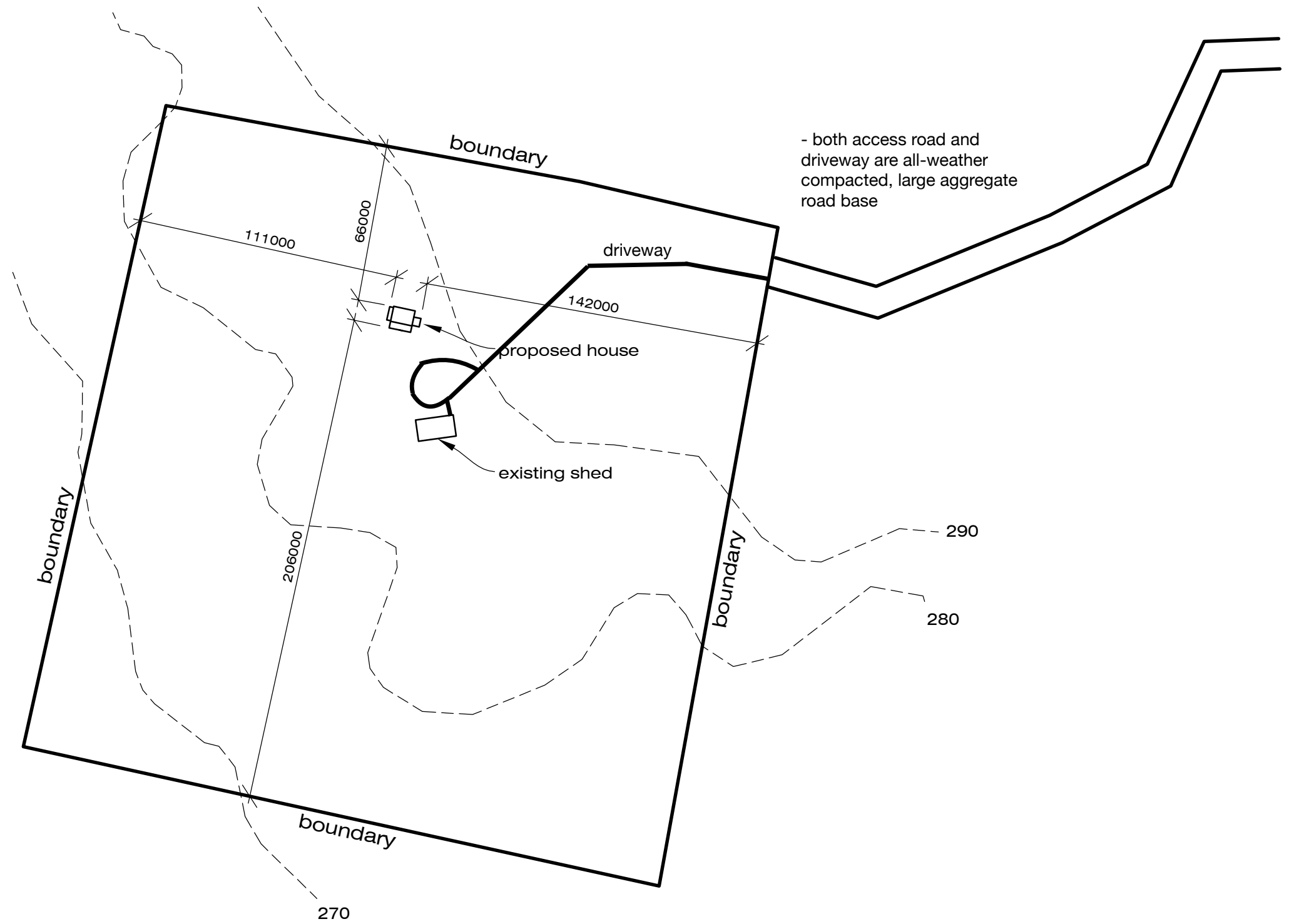
Owners: Natasha Sebire
& Gemma Woldendorp

Land Title: 209844/1

Architect: Green Design
CC5431 B

AREAS:
Land: 190076m²
House: 98.8m²
Deck: 10.6m²

DRAWING INDEX:
DA01 Cover Page
DA02 Site Plan
DA03 Floor Plan
DA04 Elevations



GREEN DESIGN

207a Strickland Ave. South Hobart, 6224 6810
green@greendesign.net.au

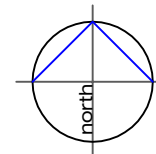
St Marys House 2403

326 Elephant Pass Road, St. Marys
for Gemma Woldendorp and Natasha Sebire

cover page - DA01

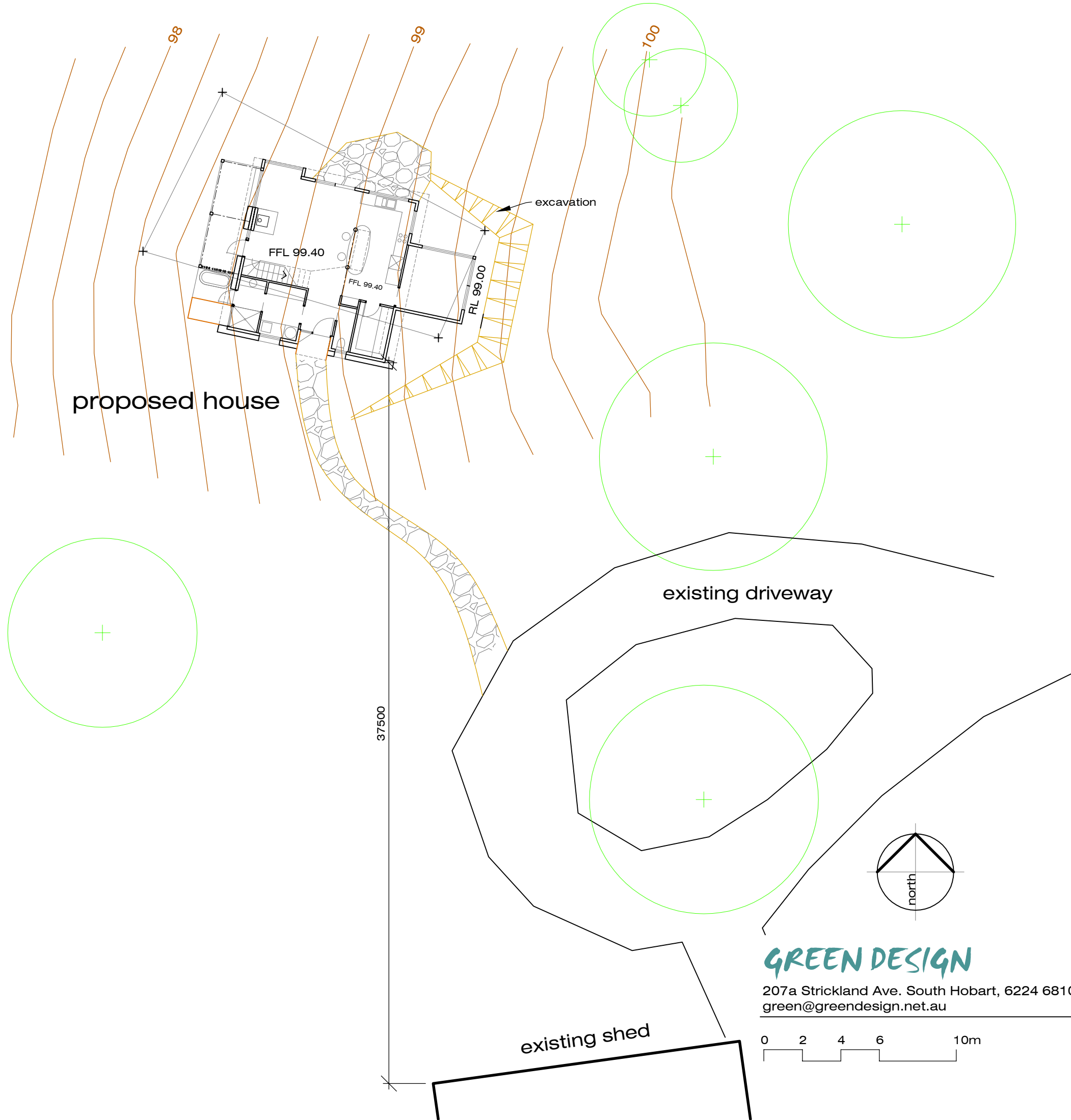
scale 1:2000 25 Sept 2024

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0 20 40 60 80 100m





proposed house

excavation

FFL 99.40

FFL 99.40

RL 99.00

existing driveway

37500

existing shed

GREEN DESIGN

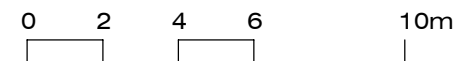
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green@greendesign.net.au

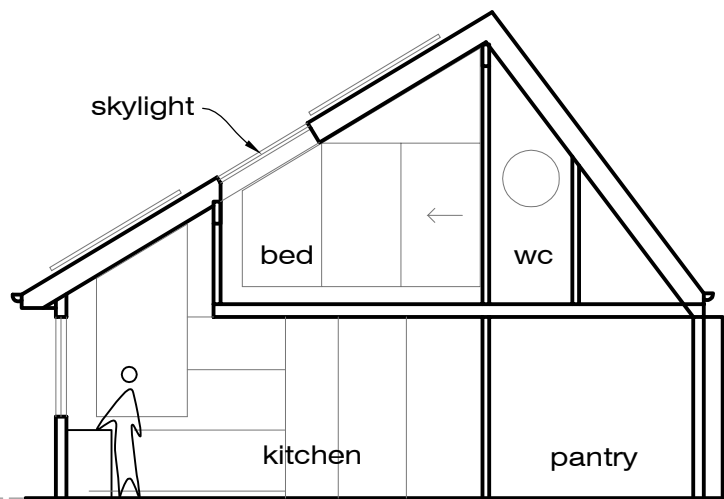
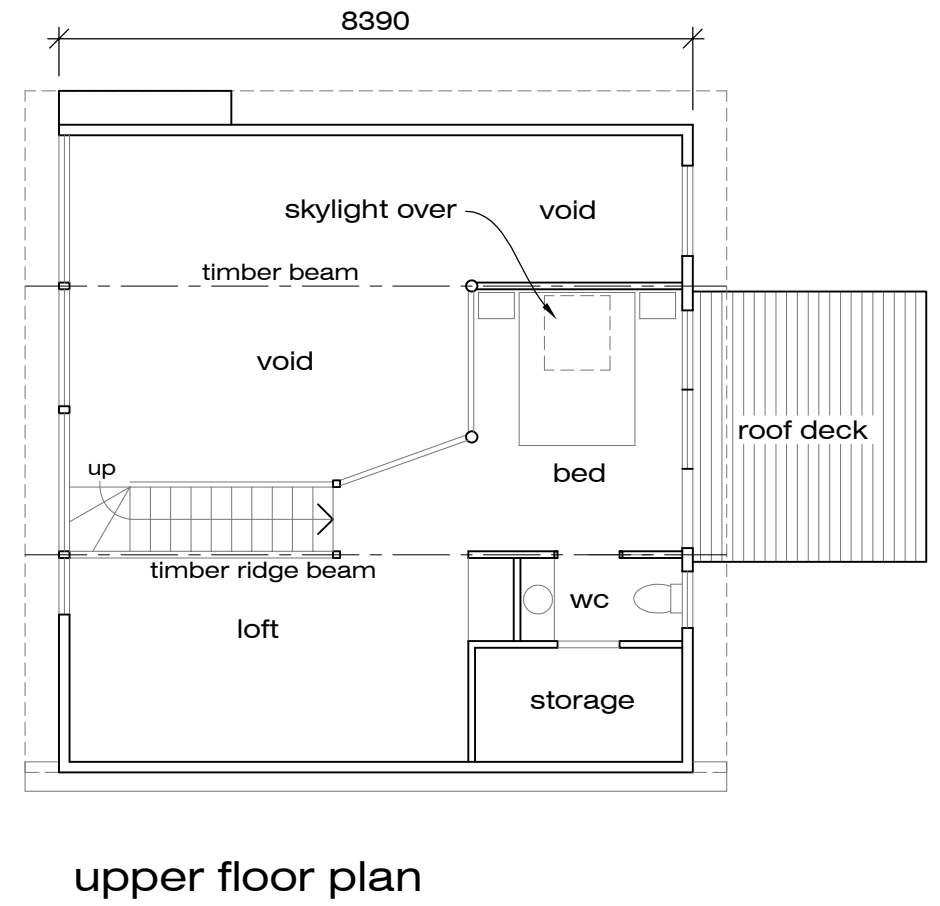
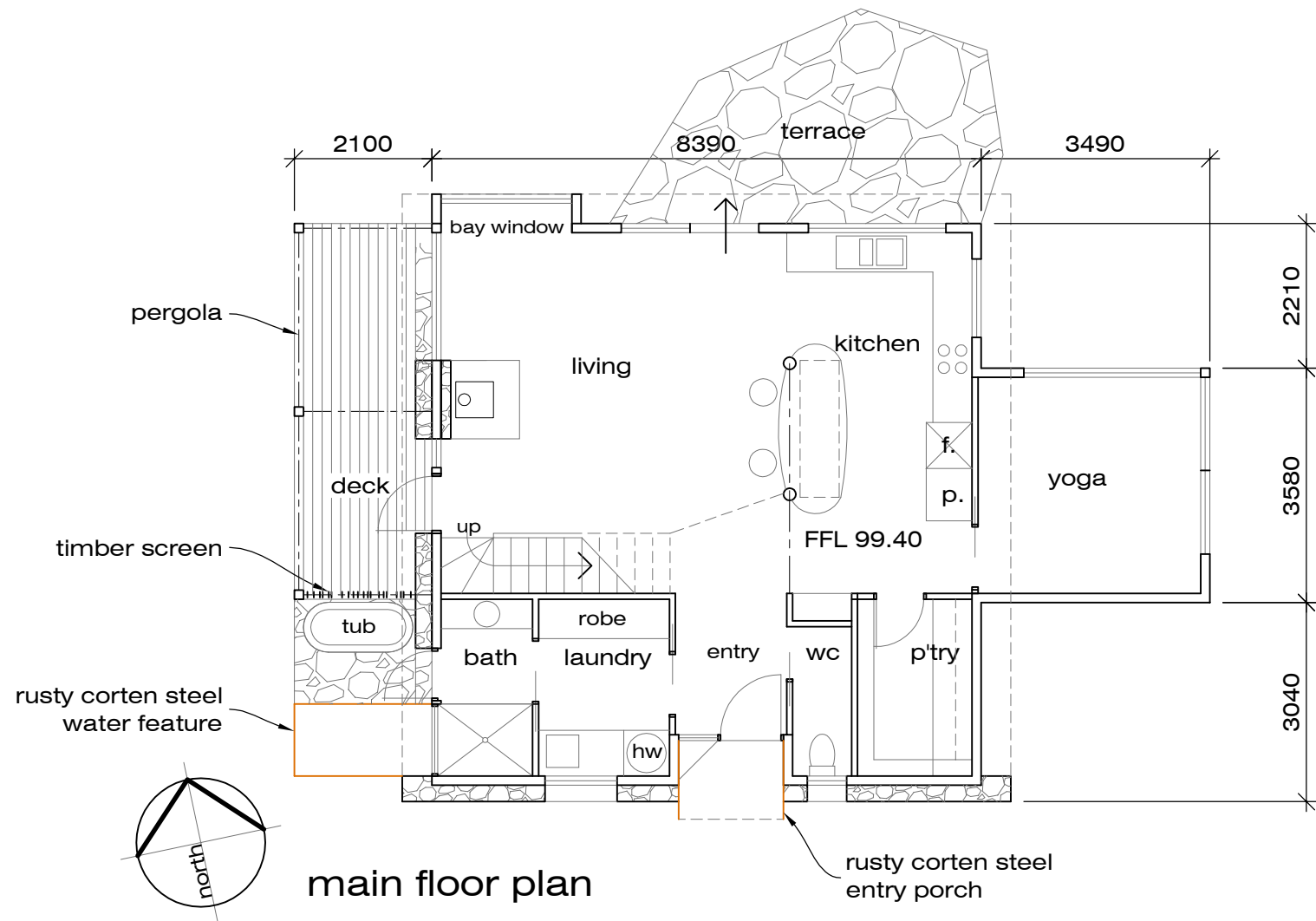
St Marys House 2403

326 Elephant Pass Road, St. Marys
for Gemma Woldendorp and Natasha Sebire

site plan - DA02

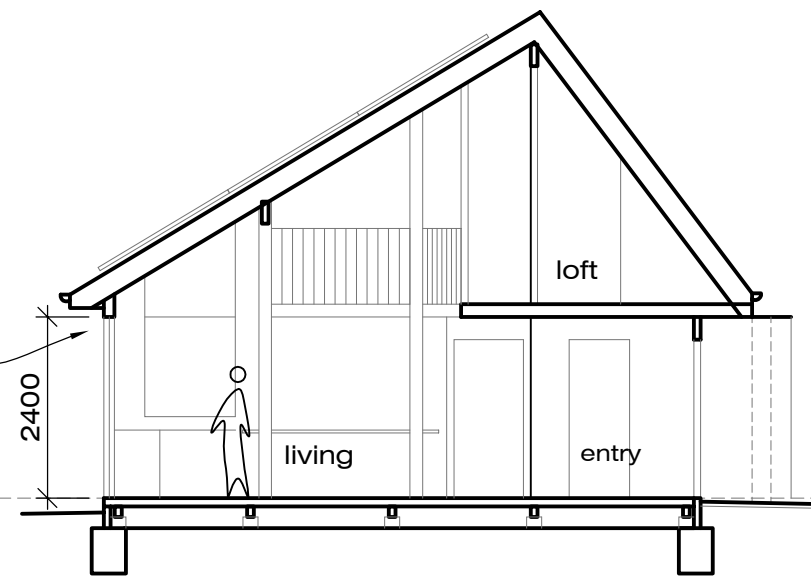
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section thru kitchen

2400 high window head allowing some upward view to tree-tops



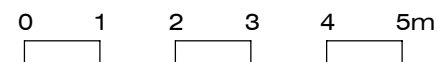
section thru living

GREEN DESIGN

207a Strickland Ave. South Hobart, 6224 6810
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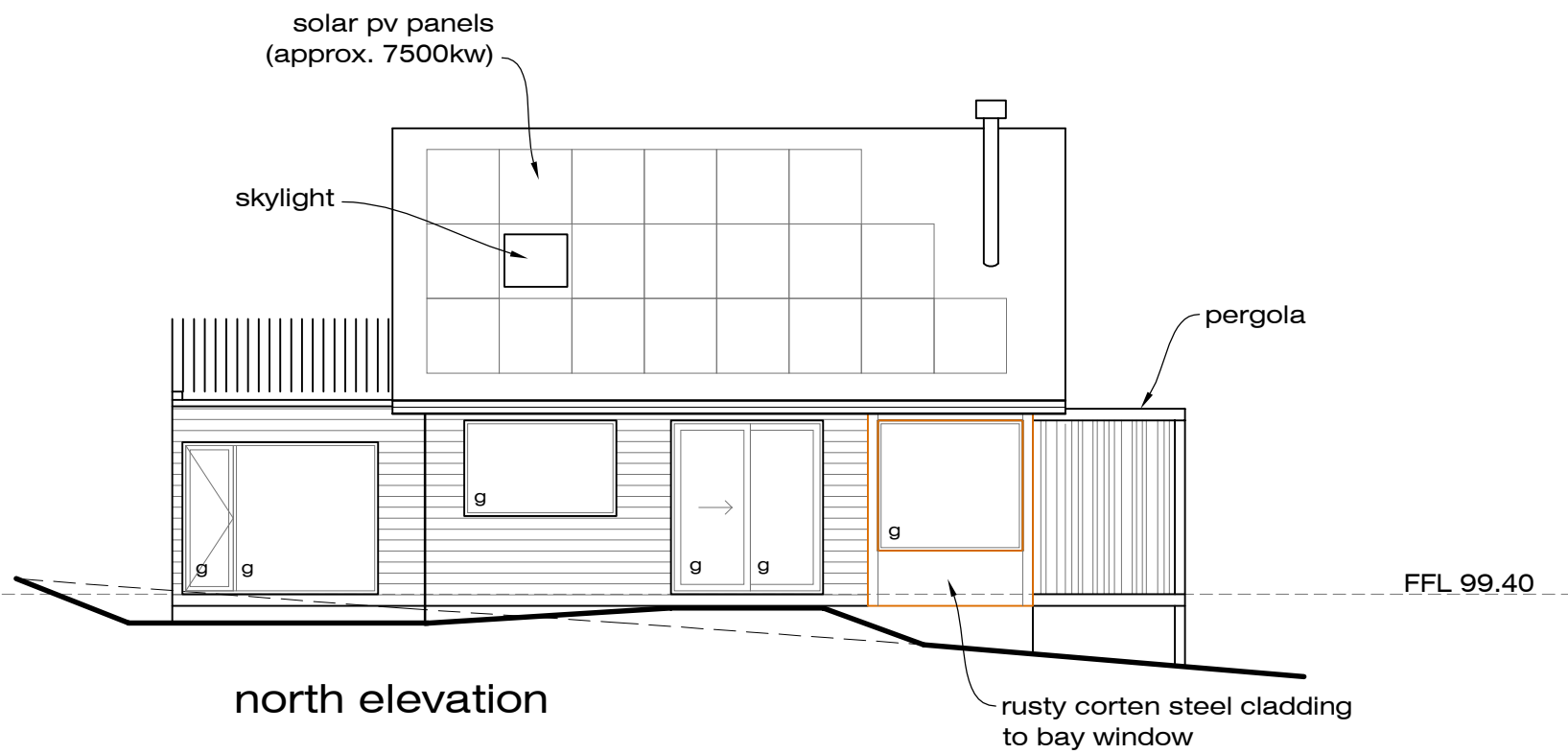
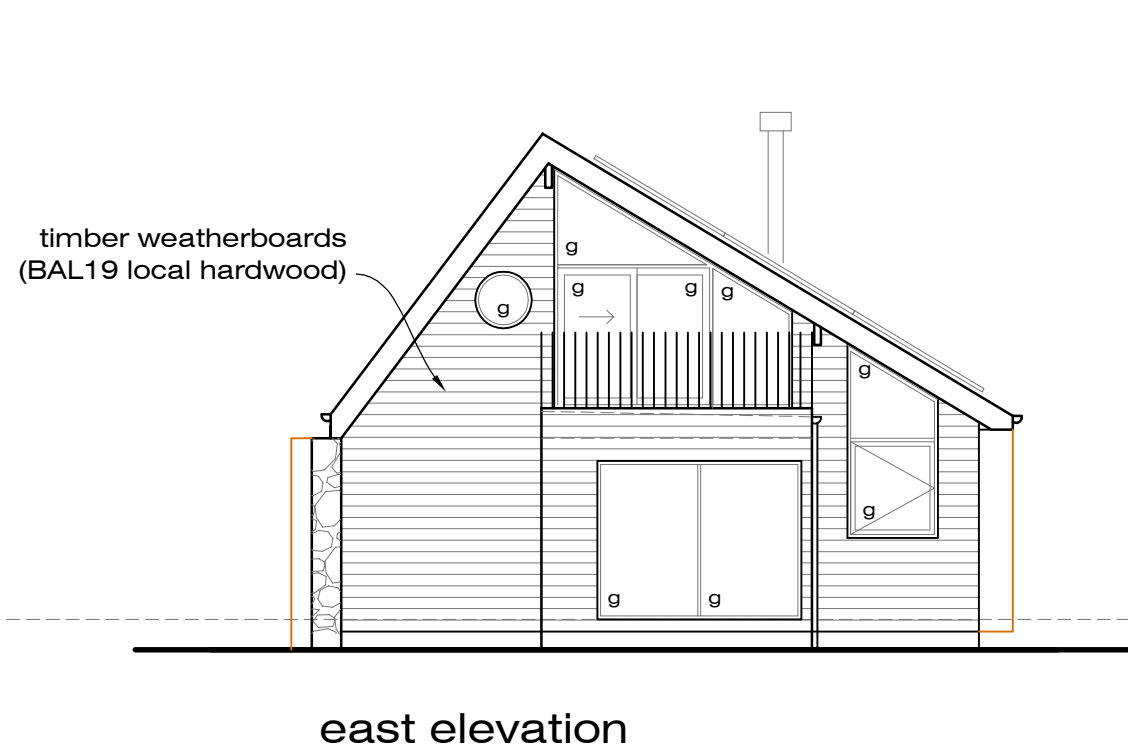
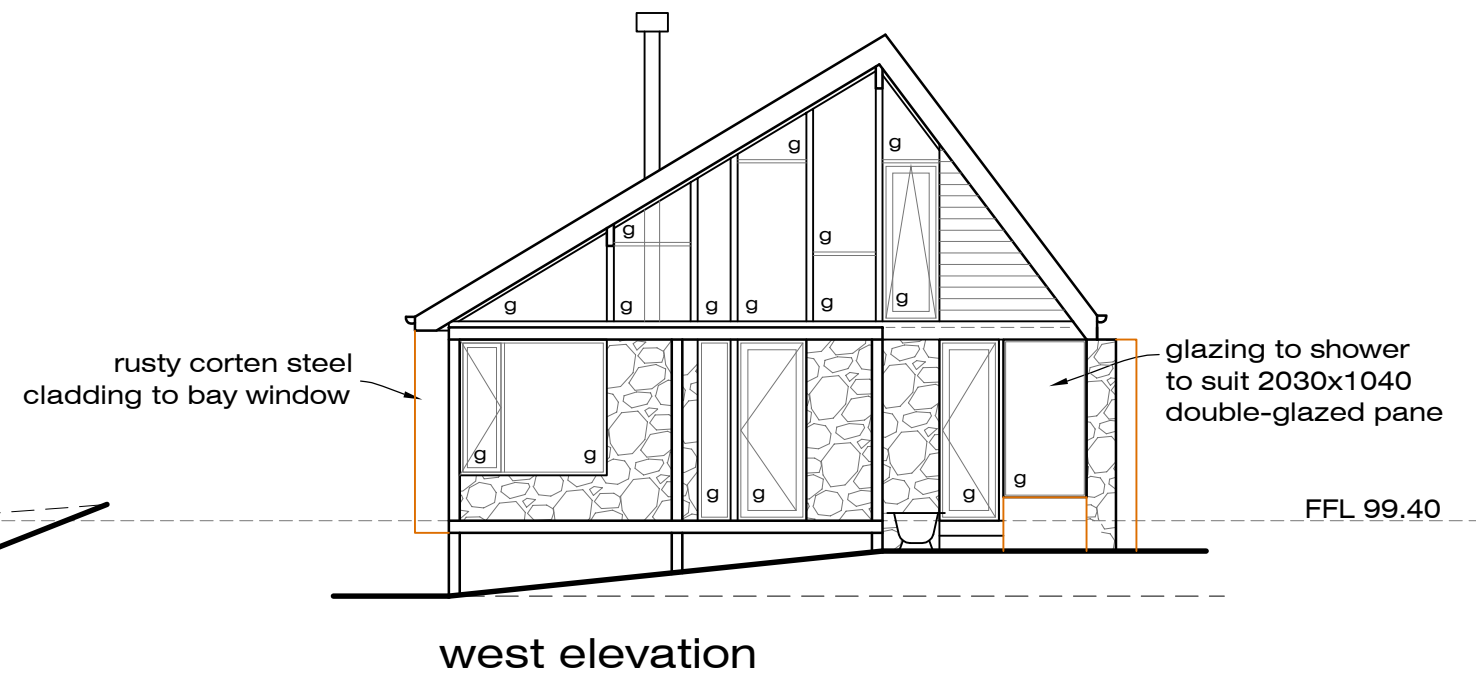
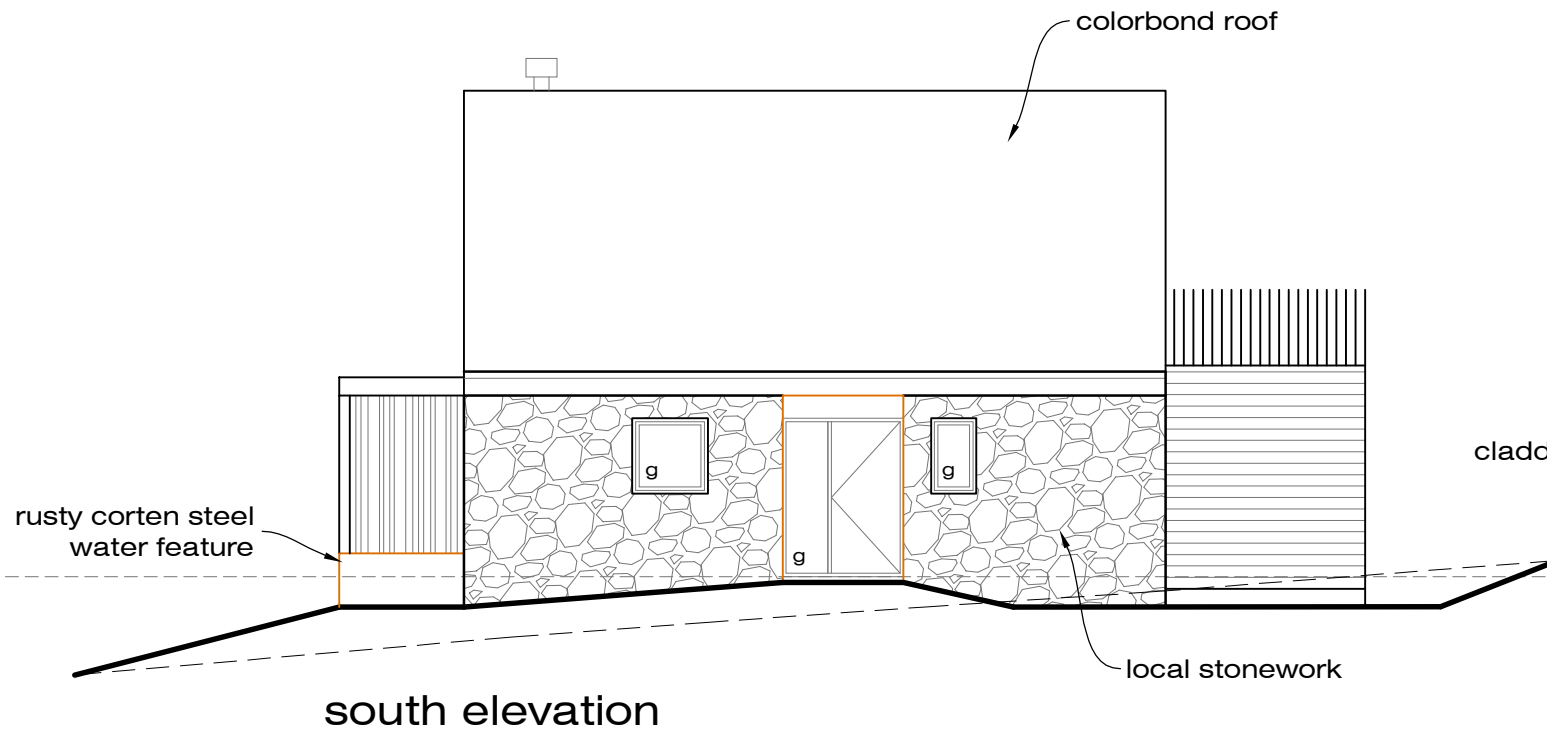
St Marys House 2403

326 Elephant Pass Road, St. Marys
for Gemma Woldendorp and Natasha Sebire



floor plans/ sections - DA03

scale 1:100 25 Sept 2024

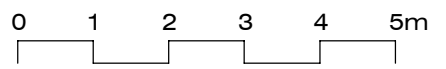


GREEN DESIGN

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green@greendesign.net.au

St Marys House 2403

326 Elephant Pass Road, St. Marys
for Gemma Woldendorp and Natasha Sebire



elevations - DA04

scale 1:100 25 Sept 2024



Autumn Leaves Consulting

Bushfire Hazard Assessment & Management Plans

leanne.a.jordan@gmail.com

Mobile 0417 313 029

20 Richings Drive YOUNGTOWN TAS 7249

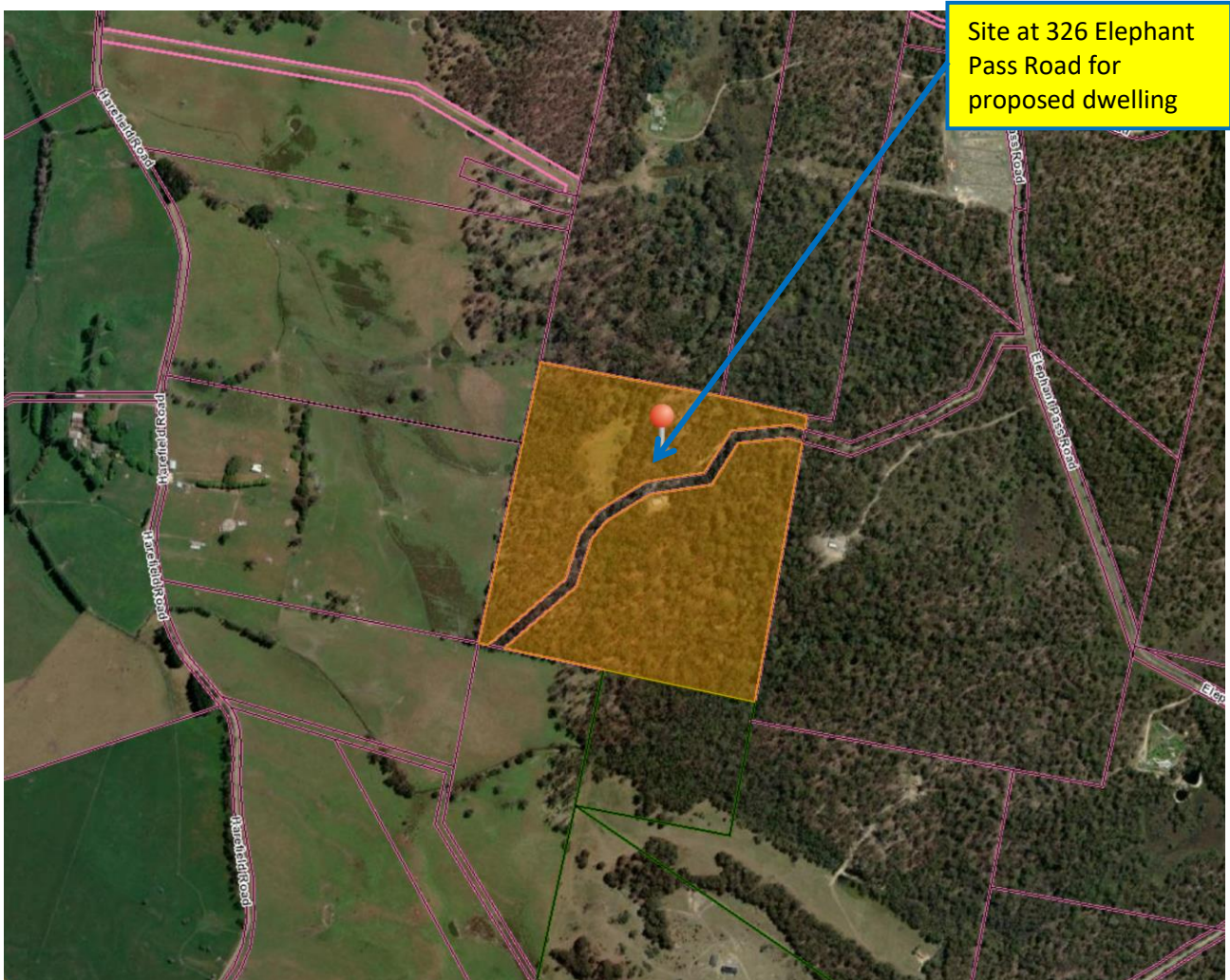
ABN 46286311768

Bushfire Report

326 Elephant Pass Road ST MARYS TAS 7215

(Volume 209844 Folio 01)

PID: 6408496



Report prepared for:

Client: Gemma WOLDENDORP & Natasha SEBIRE
326 Elephant Pass Road
ST MARYS TAS 7215

Report prepared by: Leanne Jordan

Accreditation Number: BFP - 141

Report Reference: ALC-BFM 2024/47

Report Date: 24th August 2024

Version: 1.0

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1. Summary:

Client:	Gemma WOLDENDORP & Natasha SEBIRE 326 Elephant Pass Road ST MARYS TAS 7215
Property Location:	326 Elephant Pass Road ST MARYS TAS 7215
Property ID:	PID: 6408496 (Volume 209844 Folio 01)
Lot Size:	Approximately 19.01 ha
Council:	Break O' Day Council
Planning Zone	Rural
Surrounding Zones	Rural & Agriculture zones surround this property
Type of building work:	Class 1a Building
Description of the building work:	Proposed dwelling
Assessed BAL	Bushfire Attack Level: BAL- 12.5

2. Introduction

This Bushfire Attack Level (BAL) assessment is for a proposed dwelling at 326 Elephant Pass Road, ST MARYS TAS 7215 PID: 6408496 (Volume 209844 Folio 01). The existing shed is greater than 6 metres from the dwelling, being some 36 metres away. This Bushfire Attack Level (BAL) Report and Bushfire Management Plan (BHMP) have been prepared for submission with a Building Permit Application under the Building Act 2016, *Building Regulations 2016 (Part 5 Division 6)*, and the *Director's Determination – Bushfire Hazard Areas Version 1.2, 16 July 2024*.

3. Purpose

The purpose of this bushfire assessment report is to identify the Bushfire Attack Level (BAL) in accordance with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas.

The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas. Building specifications for BAL-12.5 are detailed in AS3595-2018.

An assessment and comments in relation to the *Building Act 2016*, the *Building Regulations 2016 (Part 5 Division 6)*, and the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024* will be provided for the proposal.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack and Exposure Level
BAL-LOW	<i>Insufficient risk to warrant specific construction requirements</i>
BAL-12.5	<i>Ember Attack</i>
BAL-19	<i>Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5 and 19 kW m² (kilowatts per square metre)</i>
BAL-29	<i>Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19 and 29 kW m²</i>
BAL-40	<i>Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of exposure to flames</i>
BAL FZ (Flame Zone)	<i>Direct exposure to flames from fire front in addition to heat flux and ember attack</i>

4. Assessment

A desktop and onsite assessment were carried out on the 24th August 2024. The referenced documents are appended, these include aerial topography images from Listmap, onsite photos and design plans from Green Design, dated 30.07.24.

5. Vehicular Access:

Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024.

Clause 2.3.2. Property Access

- (1) *The following building work must be provided with property access to the building and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4) below:*
 - (a) *A new habitable building; or*
 - (b) *A new Class 10a Building to which this Division applies, if not accessible using an existing property access*
- (2) *For an addition or alteration to an existing building in a bushfire-prone area, if there is no property access available, property access must be provided to the building and the firefighting water point accessible by a carriageway as specified in subclause (4).*
- (3) *An addition or alteration to an existing building in a bushfire-prone area must not restrict any existing property access to the building or the water supply for firefighting.*
- (4) *Vehicular access from a public road to a building must:*
 - (a) *comply with the property access requirements specified in Table 2;*
 - (b) *include access from a public road to a hardstand within 90 metres of the furthest part of the building measured as a hose lay; and*
 - (c) *include access to the hardstand area for the firefighting water point.*
- (5) *Certain Class 9 Buildings have additional property access requirements as specified in Table 2.*

Table 2 (B) Property access length is 30 metres or greater, or access is required for a fire appliance to access a firefighting water point.

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, excluding gate posts;
- (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 2 (C) Property access length is 200 metres or greater.

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.*

On site:

The property access is off Elephant Pass Road and will be approximately 717 metres in length (including the circular turning area), of which 427 metres is a road reserve on the adjoining neighbouring lot, to the proposed dwelling and the existing shed. In addition, it will provide access to the static firefighting water point. Therefore, the design, construction and ongoing maintenance of the property access, for this proposal, needs to comply with the requirements from Table 2(B) & (C) of the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024*.

By fully implementing these design and construction requirements, an all-weather road, access to proposed dwelling and static firefighting water supply will exist, which also provides a suitable turning area and 3 passing bays (there must be no stretch of access greater than 200 metres between each passing bay or turning area), allowing safe access to the property. There is currently a small section of the driveway just going down towards the house site, which has a slope of greater than 10 degrees, this needs to be graded to reduce the slope, or sealed.

The driveway and water supply access need to be regularly maintained, including maintenance of vegetation to ensure both vertical and horizontal clearance are managed to ensure ongoing compliance. Safe access for emergency services including firefighting appliances, is crucial for effective firefighting.



Entrance to lot from Elephant Pass Road



Beginning of gravelled driveway



Possible area for passing bays along driveway





Middle section of access road



Driveway is a well constructed gravel access road



Beginning of private access road on lot



Road is newly upgraded



The top part of this section is greater than 10° and will need to be sealed for this small section



Driveway terminates in a circular driveway loop



6. Water Supply Details:

Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024.

Clause 2.3.3. Water Supply for Firefighting

- (1) *The following building work must be provided with a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B:*
 - (a) *a new habitable building; or*
 - (b) *a new Class 10a Building to which this Division applies, if not protected by an existing firefighting water supply.*
- (2) *For an addition or alteration to an existing building in a bushfire-prone area, if there is no water supply for firefighting available, the building must be provided with a water supply dedicated for firefighting purposes with complies with the requirements specified in Table 3A or Table 3B.*
- (3) *Certain Class 9 Buildings have specific requirements for water supply for firefighting as specified in Table 3A or Table 3B.*

This proposal will need to comply with **Table 3B Requirements for Static Water Supply for Firefighting** of the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024*, as there are no fire hydrants in the area, hence a static water supply is required for firefighting.

Table 3B Requirements for Static Water Supply for Firefighting of the *Director's Determination – Bushfire Hazard Areas Version 1.2, 16 July 2024*, states:

(A) Distance between building to be protected and water supply

The following requirements apply:

- (a) *the building to be protected must be located within 90 metres of the firefighting water point of a static water supply; and*
- (b) *the distance must be measured as a hose lay between the firefighting water point and the furthest part of the building.*

(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 (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 including associated Class 10 Building or deck 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, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:*
 - (i) *metal;*
 - (ii) *non-combustible material; or*
 - (iii) *fibre-cement a minimum of 6 mm thickness*

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

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

- (a) *have a minimum nominal internal diameter of 50mm;*
- (b) *be fitted with a valve with a minimum nominal internal diameter of 50mm;*
- (c) *be metal or lagged by non-combustible materials if above ground;*
- (d) *if buried, have a minimum depth of 300mm;*

- (e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;
- (f) ensure the coupling is accessible and available for connection at all times;
- (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); and
- (h) ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
- (i) where a remote offtake is installed, ensure the offtake is in a position that is:
 - (i) visible;
 - (ii) accessible to allow connection by firefighting equipment;
 - (iii) at a working height of 450 – 600mm above ground level; and
 - (iv) protected from possible damage, including damage by vehicles.

(D) Signage for static water connections

The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

- (a) comply with water tank signage requirements within AS 2304; or
- (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

(E) Hardstand

A hardstand area for fire appliances must be provided:

- (a) no more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- (b) no closer than six metres from the building to be protected;
- (c) with a minimum width of three metres and a minimum length of six 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.

(F) Additional requirements for Certain Class 9 Buildings

Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.

On Site:

A 10,000 litre static firefighting water supply is to be provided onsite for the proposed dwelling. The tank is proposed to be located on the western side of the existing shed, which provides easy access from the driveway to the hardstand area.

The water tank, water connections, fittings, pipework and accessories, hardstand area and signage need to comply with the requirements of *Table 3B Requirements for Static Water Supply for Firefighting* of the *Director’s Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024*, as outlined above. Adequate and available water supply is critical for effective firefighting.



Potential location for the firefighting static water supply – western side of existing shed

7. Bushfire Attack Level Assessment

7.1. Fire Danger Index (FDI):

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of spread, intensity and difficulty of suppression according to various combinations of temperature, relative humidity, wind speed and estimate of fuel state, all of which is influenced by daily rainfall and the time elapsed since the last rainfall. *The FDI as per Table 2.1 AS3959-2018 for Tasmania is 50.*

7.2. Site Vegetation Type:

Vegetation surrounding the site to a distance of 100m from the proposed building has been considered.

- North: Assessed as managed for 22 metres, then woodlands, then forest;
- South: Assessed as managed for 26 metres, then woodlands, then forest
- East: Assessed as managed for 22 metres, then woodlands, then forest;
- West: Assessed as managed for 26 metres, then woodlands, then grasslands, then forest;

7.3. Distance to the Vegetation

Measured horizontally from the edge of the vegetation (closest to the building site) to the external wall of the proposed building, or for parts of the building that do not have external walls (including carports, verandas, decks, landings, deck ramps) to the supporting posts or columns.

- North: Assessed as managed for 22 metres, then woodlands for 10 metres, then forest for 68+ metres;
- South: Assessed as managed for 26 metres, then woodlands for 12 metres, then forest for 62+ metres;
- East: Assessed as managed for 22 metres, then woodlands for 10 metres, then forest for 68+ metres;
- West: Assessed as managed for 26 metres, then woodlands for 9 metres, then grasslands for 54 metres, then forest for 11+ metres;

7.4. Slope of the land under the vegetation

The slope of the land under the vegetation has a direct influence on the severity of a bushfire and consequently is considered in assessing your site's BAL. Bushfires have a tendency to move up more rapidly than down hills. In determining the slope, it is the slope under the classified vegetation in relation to the building that is measured, not the slope between the classified vegetation and the building.

- North: Upslope
- South: Downslope >0-5°;
- East: Upslope;
- West: Downslope >0-5°;

7.5. Bushfire Attack Level (BAL):

The BAL takes into consideration a number of factors including the Fire Danger Index (FDI), the slope of the land, types of surrounding vegetation and its proximity to any building.

- North: BAL- 12.5
- South: BAL- 12.5
- East: BAL- 12.5
- West: BAL- 12.5

7.6. Overall Bushfire Attack Level (BAL):

BAL Level as per Table 2.6 AS3959-2018

The assessed Bushfire Attack Level (BAL):

Once the Bushfire Hazard Management Area (BHMA) stipulated is implemented and maintained, ensuring both initial and ongoing compliance = **BAL- 12.5**

The construction requirements are set out in Section 3 & 5 of the Australian Standard AS3959-2018 Construction of Buildings in Bushfire-Prone Areas for Bushfire Attack Level 12.5 (BAL – 12.5).

BAL–12.5 As per AS 3959-2018 Bal-12.5 there are increasing levels of ember attack.

Proposed HMA around proposed dwelling:

Bushfire Attack Level (BAL)				
Step 1: Relevant fire danger index: (see clause 2.2.2) FDI 50 <input checked="" type="checkbox"/>				
Step 2: Assess the vegetation within 100m in all directions (tick relevant group)				
Note 1: Refer to Table 2.3 and Figures 2.3 & 2.4 for description and classification of vegetation.				
Note 2: If there is no classified vegetation within 100m of the site then the BAL is LOW for that part of the site.				
Vegetation classification (see Table 2.3)	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A Forest	32 metres to forest	38 metres to forest	32 metres to forest	89 metres to forest
Group B Woodland	22 metres to woodlands	26 metres to woodlands	22 metres to woodlands	26 metres to woodlands
Group C Shrub-land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland				35 metres to grasslands
Group H Managed Land				
Exclusions (where applicable)	Strikeout relevant paragraph descriptor from clause 2.2.3.2.			
	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)
Step 3: Distance of the site from classified vegetation (see clause 2.2.4)				
Distance to classified vegetation	Show distances in metres			
	22 metres to woodlands	26 metres to woodlands	22 metres to woodlands	26 metres to woodlands
Step 4: Determine the effective slope of land under the classified vegetation				
Effective slope	Upslope			
Slope under the classified vegetation	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>
	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
	Downslope			
	>0 to 5 <input type="checkbox"/>	>0 to 5 <input checked="" type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input checked="" type="checkbox"/>
	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>
	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>
	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>
BAL value for each side of the site	BAL-12.5	BAL-12.5	BAL-12.5	BAL-12.5
ASSESSED BAL LEVEL	The assessed Bushfire Attack Level (BAL) for the site is BAL-12.5			

8. Assessment

The building site has been assessed as per the standards of AS3959-2018 Construction of Buildings in Bushfire-prone Areas. A desktop and onsite assessment were conducted on the 24th August 2024. The proposed dwelling has been rated at **BAL-12.5** when recommendations in the Bushfire Hazard Management Plan are implemented.

Date of assessment: 24th August 2024

Assessor's Name: Leanne Jordan

Assessor's Accreditation: BFP - 141 Scope: 1, 2, 3A & 3B

Assessor's contact number: Office: (03) 6343 2183– Mobile: 0417 313 029

9. References

- Standards Australia (2018) AS 3959 – *Construction of Buildings in Bushfire Prone Areas*, Standards Australia International Ltd, Sydney.
- *Building Act 2016*
- *Building Regulations 2016 (Part 5 Division 6)*
- *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024*
- Aerial photos, LISTmap, Australia, viewed 24th August 2024
<http://maps.thelist.tas.gov.au/listmap/app/list/map>

Disclaimer:

This report only deals with potential bushfire risk and all other statutory assessments are outside this report. All information provided was as at the time of the inspection of the site. This report is not to be used for further or future development of the site other than what has been provided by the plans attached. This assessment and management plan do not guarantee the building will survive a bushfire.

Signed:



Date: 24th August 2024

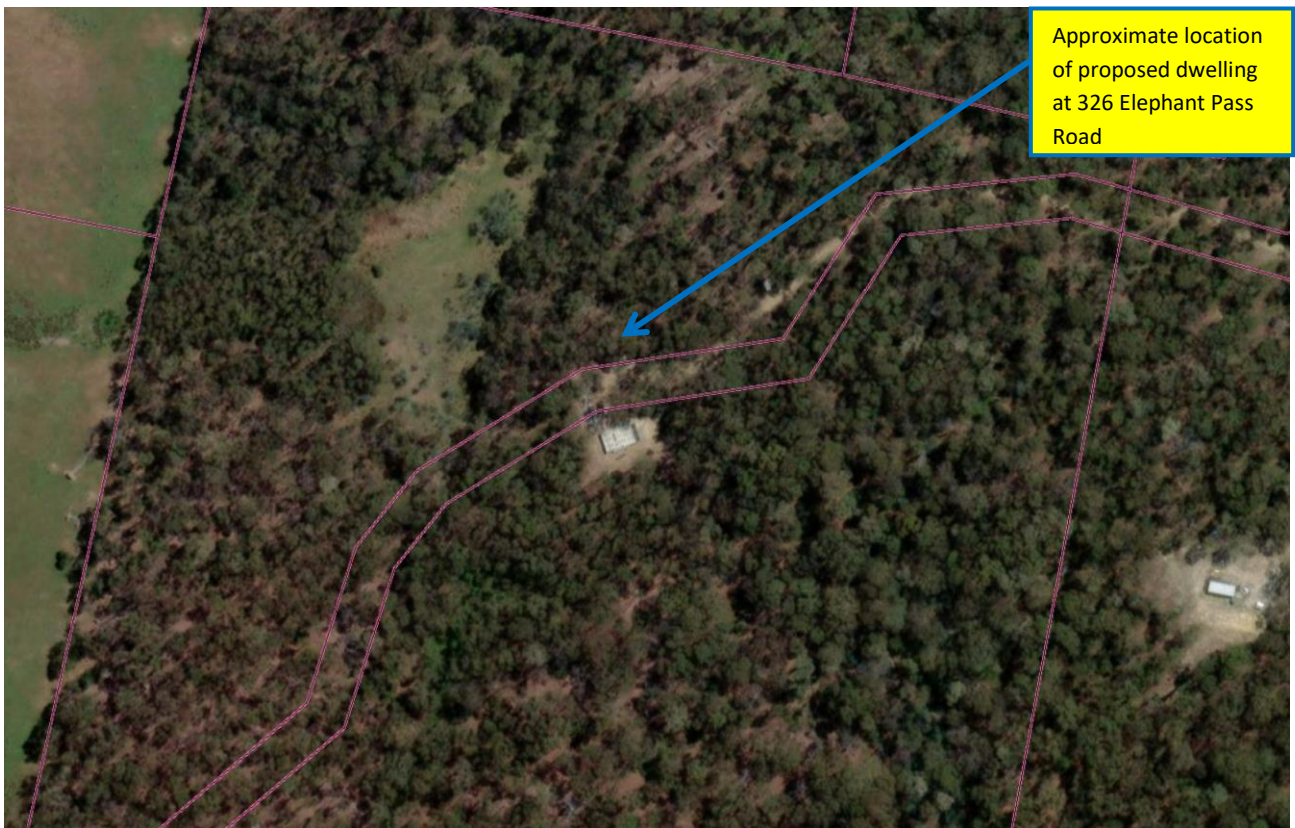
Certificate Number ALC-BFM 2024/47

10. Appendix 1: LISTMap

326 Elephant Pass Road ST MARYS TAS 7215 PID: 6408496 (Volume 209844 Folio 1)



Forest predominantly surrounds the building area on this lot



Close up of building area on lot

11. Appendix 2: Photos of onsite Vegetation



1 - View to the North



5 – Close up of vegetation to the North



3 - View to the South



7 - Close up of vegetation to the South



2 - View to the East



6 – Close up of vegetation to the East



4 - View to the West



8 - Close up of vegetation to the West

Vegetation Assessment

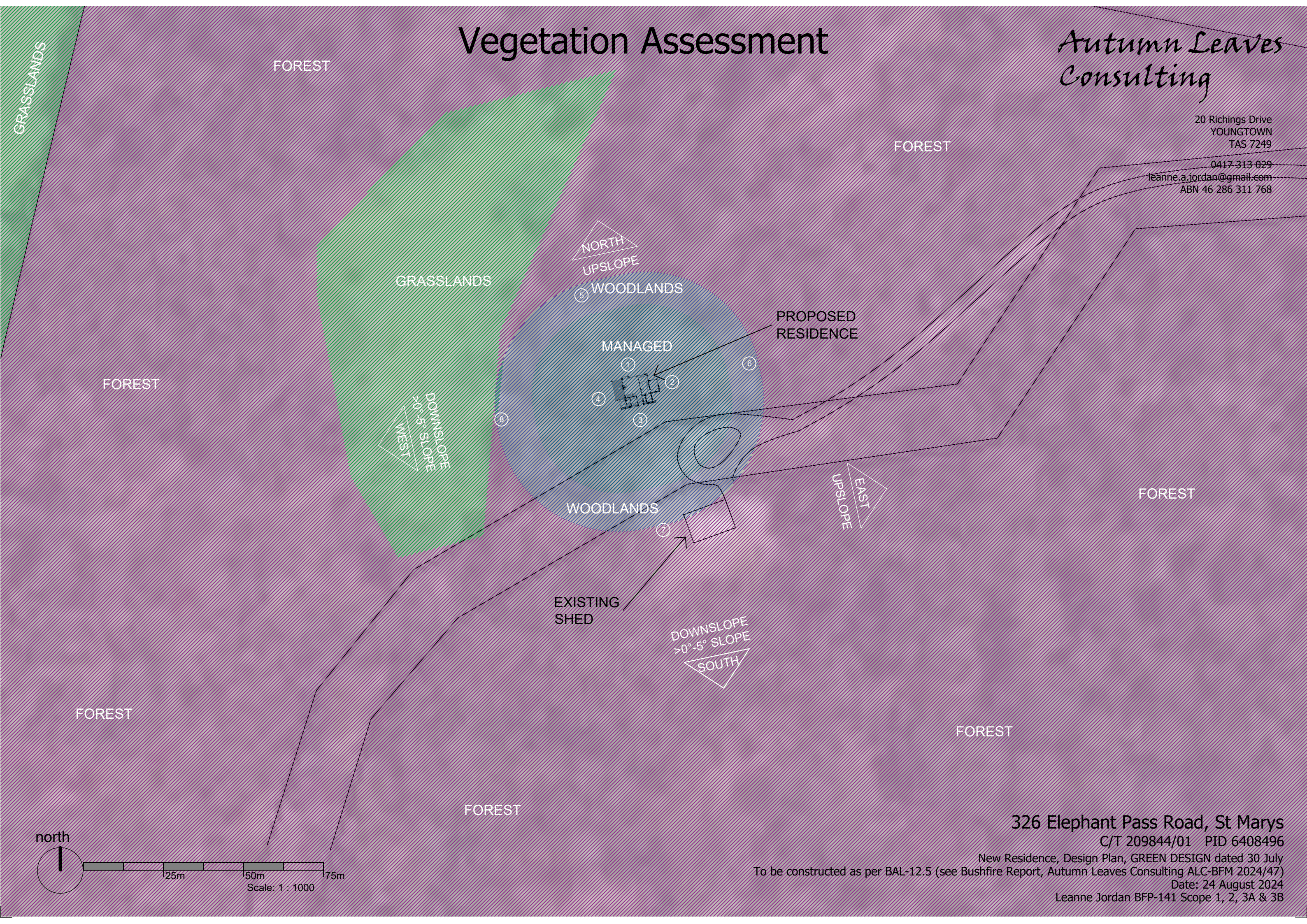
Autumn Leaves Consulting

20 Richings Drive
YOUNGTOWN
TAS 7249

0417 313 029

leanne.a.jordan@gmail.com

ABN 46 286 311 768



FOREST

FOREST

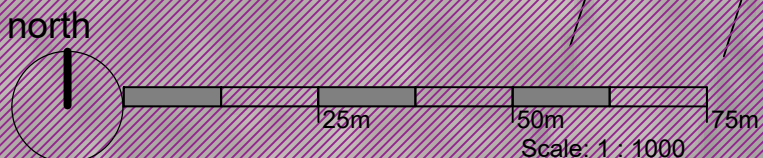
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326 Elephant Pass Road, St Marys
C/T 209844/01 PID 6408496

New Residence, Design Plan, GREEN DESIGN dated 30 July

To be constructed as per BAL-12.5 (see Bushfire Report, Autumn Leaves Consulting ALC-BFM 2024/47)

Date: 24 August 2024

Leanne Jordan BFP-141 Scope 1, 2, 3A & 3B

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
 Address: Phone No:
 Fax No:
 Licence No: Email address:
 Qualifications and Insurance details: *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*
 Speciality area of expertise: *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work:

Address: Lot No:
 Certificate of title No:
 The assessable item related to this certificate: *(description of the assessable item being certified)*
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable items, at any stage, as part of – *(tick one)*

building work, plumbing work or plumbing installation or demolition work

OR

a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Attack Level (BAL) Assessment Report - ALC-BFM 2024/47 v 1.0 Bushfire Hazard Management Plan (BHMP) – 24 August 2024 Green Design, dated 30/07/2024
Relevant calculations:	Calculations are as per AS 3959:2018 - Method 1 BAL assessment
References:	

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

The Bushfire Hazard Management Plan shows the building work for the proposed dwelling needs to comply with a BAL 12.5. In addition, suitable access and water supply for firefighting needs to be provided.


Scope and/or Limitations

Leanne Jordan has been engaged to identify the bushfire attack level (BAL) for the building works in accordance with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas, the Building Act 2016, the Building Regulations 2016 (Part 5 Division 6) and the Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024. The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS3959-2018 Construction of Buildings in Bushfire- Prone Areas and the Guidelines for Development in Bushfire Prone Areas of Tasmania. An assessment and comments will be provided towards the proposal in relation to the Building Act 2016, the Building Regulations 2016 (Part 5 Division 6), and the Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024.

Limitations:

- I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.
- Impacts of future development and vegetation growth have not been considered.
- 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.
- Only the potential bushfire risk has been dealt with in this report and all other statutory assessments are outside the scope of this certificate.
- No warranty for any buildings constructed on the property is offered or inferred in the event of a bushfire.
- This certificate or report is valid only for the purpose for which it was commissioned.

I certify the matters described in this certificate.

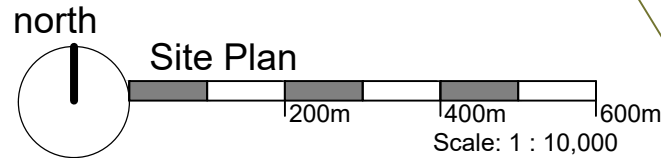
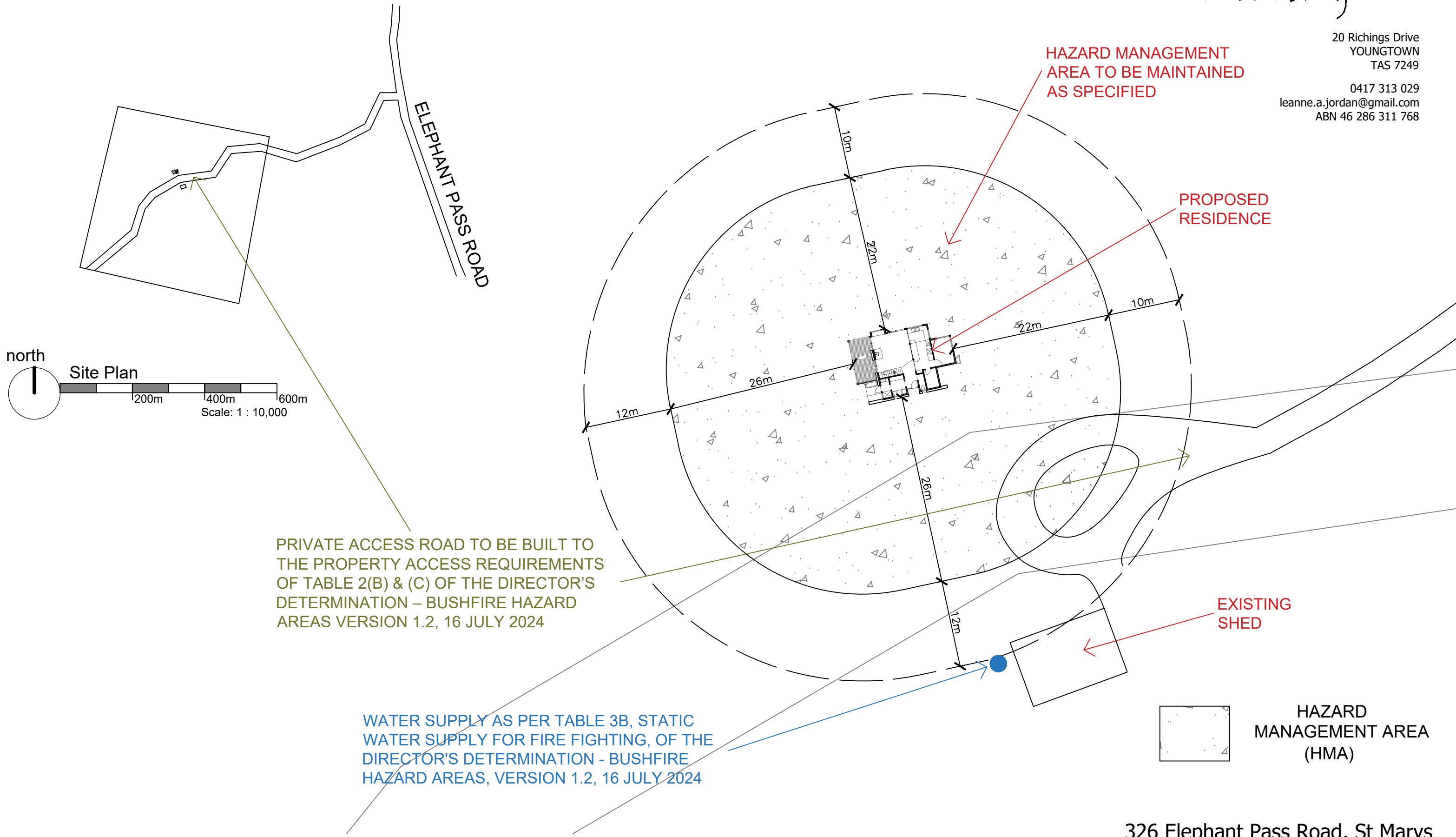
Qualified person:	<i>Signed:</i>  BFP – 141 Scope: 1, 2, 3A & 3B	<i>Certificate No:</i> ALC-BFM/2024/47	<i>Date:</i> 24/08/2024
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Bushfire Hazard Management Plan

Autumn Leaves Consulting

20 Richings Drive
YOUNGTOWN
TAS 7249

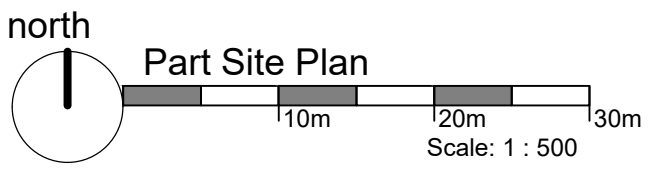
0417 313 029
leanne.a.jordan@gmail.com
ABN 46 286 311 768



PRIVATE ACCESS ROAD TO BE BUILT TO THE PROPERTY ACCESS REQUIREMENTS OF TABLE 2(B) & (C) OF THE DIRECTOR'S DETERMINATION – BUSHFIRE HAZARD AREAS VERSION 1.2, 16 JULY 2024

WATER SUPPLY AS PER TABLE 3B, STATIC WATER SUPPLY FOR FIRE FIGHTING, OF THE DIRECTOR'S DETERMINATION - BUSHFIRE HAZARD AREAS, VERSION 1.2, 16 JULY 2024

HAZARD MANAGEMENT AREA (HMA)



326 Elephant Pass Road, St Marys
C/T 209844/01 PID 6408496

New Residence, Design Plan, GREEN DESIGN dated 30 July
To be constructed as per BAL-12.5 (see Bushfire Report, Autumn Leaves Consulting ALC-BFM 2024/47)
Date: 24 August 2024
Leanne Jordan BFP-141 Scope 1, 2, 3A & 3B

15. Bushfire Hazard Management Plan Notes

A Bushfire Hazard Management Area will be developed within and up to the property boundaries. Existing vegetation needs to be strategically modified and then maintained within this area in accordance with the Bushfire Hazard Management Plan to achieve the following outcomes:

- to reduce the quantity of windborne sparks and embers reaching buildings;
- to reduce radiant heat at the building; and
- to halt or check direct flame attack.

It is a requirement of the Break O'Day Council that a Bushfire assessment is undertaken as per the *Building Act 2016*, the *Building Regulations 2016 (Part 5 Division 6)* and the *Director's Determination – Bushfire Hazard Areas Version 1.2, 16 July 2024* to provide a Bushfire Hazard Management Plan for the proposed development.

A Hazard Management Area (HMA) will be developed within and up to the property boundaries to provide access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present that will significantly contribute to the spread of a bushfire. The HMA includes the area from the external wall and up to the title boundaries on all elevations.

The assessable vegetation greater than 1 hectare and within 100 metres of the development will be managed within the boundary at the minimum point for greater than:

- 22 metres to the North (fully managed), then a further 10 metres of management to woodlands vegetation,
- 26 metres to the South (fully managed), then a further 12 metres of management to woodlands vegetation,
- 22 metres to the East (fully managed), then a further 10 metres of management to woodlands vegetation,
- 26 metres to the West (fully managed), then a further 12 metres of management to woodlands vegetation.

This is measured horizontally from the proposed external walls and within the property boundaries.

The HMA will be achieved by adoption of the following strategies:

15.1. Maintenance of Fuel Management Area:

It is the responsibility of the property owner to maintain and manage the landscaping in accordance with the Bushfire Hazard Management Plan and the current Guidelines for Development in Bushfire-Prone Areas of Tasmania.

This area is to be regularly managed and maintained. Landscaping in this area will be minimised:

- grass maintained to a height of a maximum 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- pathways to 1 metre surrounding the dwelling, and landscaping material, will be non-combustible (stone, pebbles etc.).
- the total shrub cover will be a maximum of 20% of the available area.
- there will be a clear space from the dwelling of at least four (4) times the mature height of any shrubs planted.
- shrubs will not be planted in clumps, this to avoid build-up of debris and dead vegetation materials.

15.2. Landscaping:

- all paths and area within 1 metre of the proposed development is to be of a non-combustible landscaping design (paving, stone, pebbles, concrete, etc.)
- vegetation along the pathways to comprise non-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which is easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of

bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)

- allow clear space from the dwelling of at least 4 times the mature height of any shrubs planted
- total shrub cover to be a maximum of 20% of the available area
- shrubs not to be planted in clumps
- timber woodchip and flammable mulches cannot be used, and brush and timber fencing should be avoided where possible
- woodpiles, garden sheds and other combustible materials should be located downslope and well away from the house

15.3. Maintenance:

- grass to be maintained to a height of a maximum of 100mm
- fuel loads kept to less than 2 tonnes per hectare
- fine fuels to be minimised at ground level (mowing, slashing, raking, etc.)
- remove fuel between the ground and the bottom of the tree canopy or to a height of at least 2 metres (pruning lower branches, shrubs and all scrub) when trees are planted
- ensure the firefighting water supply is available and all hoses, hose reels and connections are in good condition
- guttering on all roofs will require annual removal of debris prior to the onset of each fire season
- the valley and the wall/roof junction will require all debris to be removed prior to the onset of each fire season
- check roof sheet for damage or dislodged roofing materials
- ensure painted surfaces are in good condition with decaying timbers being given particular attention to prevent the lodging of embers within gaps
- check screens on windows and doors are in good condition without breaks or holes in the flyscreen material and frames are well fitting into sills and window frames
- door mats should be of a non-combustible material.

15.4. Vehicular Access:

Access is off Elephant Pass Road and then over an existing gravel driveway, which is approximately 717 metres in length and will provide access to an onsite firefighting water point. The access including 3 passing bays (must be no greater than 200 metres between passing bays) and a suitable turning area to the proposed dwelling and firefighting water supply needs to be constructed and maintained to the specifications as per Table 2(B) & (C) of the *Director's Determination – Bushfire Hazard Areas Version 1.2, 16 July 2024*.

15.5. Water Supplies:

The property is to comply with the requirements of *Table 3B Requirements for Static Water Supply for Fire fighting* of the *Director's Determination – Bushfire Hazard Areas Version 1.2, 16 July 2024*.

A static fire fighting water supply is to be provided for the proposed dwelling. The firefighting water supply needs to provide 10,000 litres for this site. The standards outlined in *Table 3B Requirements for Static Water Supply for Fire fighting* of *Director's Determination – Bushfire Hazard Areas Version 1.2, 16 July 2024*, need to be met, including suitable access. In addition, it needs to be adequately identifiable by a sign.

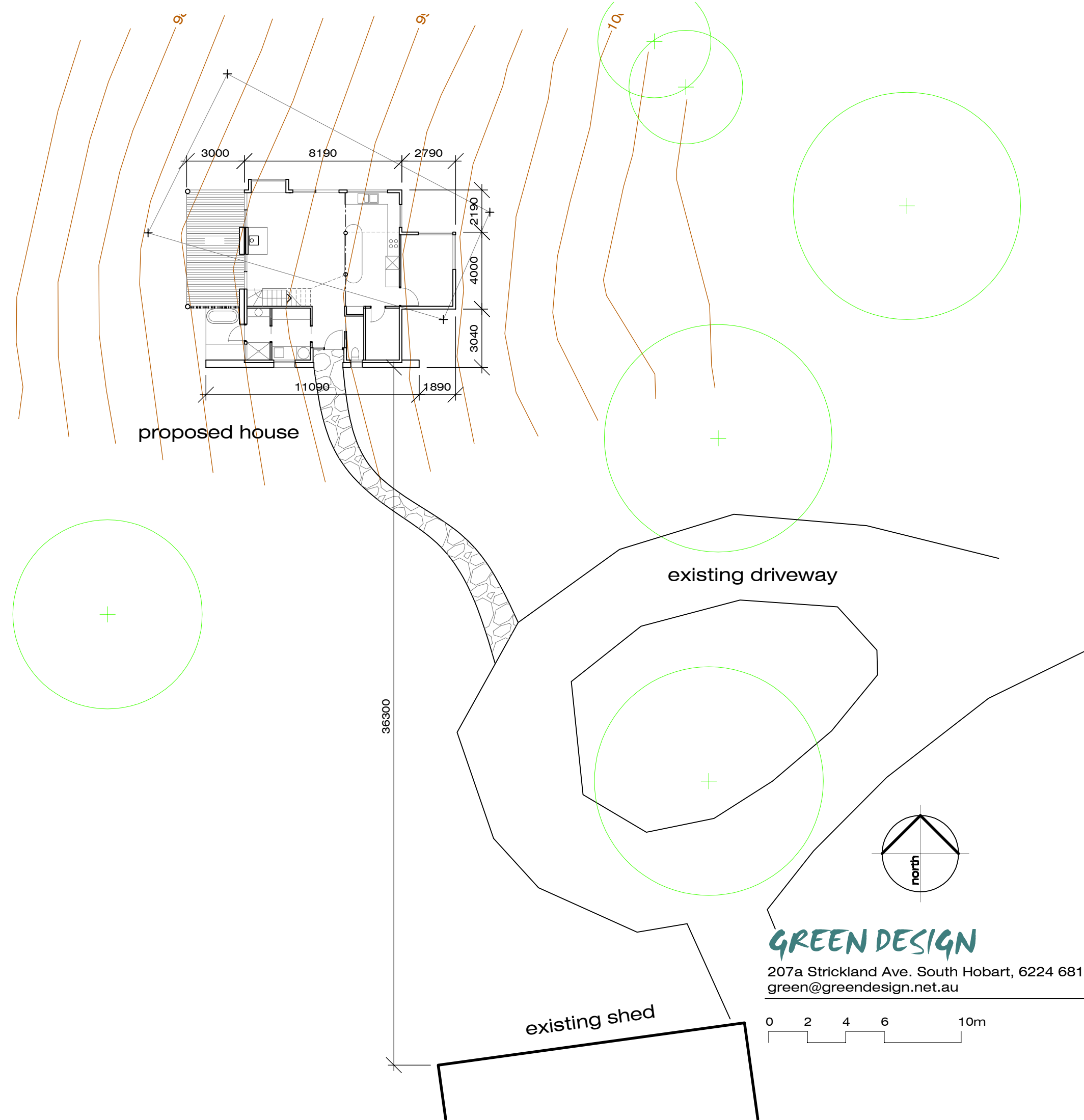
The static water supply must be identified by a sign permanently fixed near the assembly in a visible location. This sign must comply with: Water tank signage requirements within AS 2304-2019 *Water storage tanks for fire protection systems*; or meet the following requirements:

- a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height;
- b) Be in fade-resistant material with white reflective lettering and circle on a red background;

- c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and
- d) Be no less than 400 mm above the ground.



Example of water connection point signage required for firefighting.



proposed house

existing driveway

existing shed

GREEN DESIGN

207a Strickland Ave. South Hobart, 6224 6810
green@greendesign.net.au

St Marys House 2403

326 Elephant Pass Road, St. Marys
for Gemma and Natasha

site plan - DD01

scale 1:200 30 July 2024

