

# **BUSHFIRE ASSESSMENT REPORT**

For S.M. Woodford  
Proposed Dwelling Addition  
51 Draper Road,  
Howden, 7054



Prepared by Gary Williams  
Accreditation No BFP-109 (Category 2)  
Scope of Work 1, 2 & 3A  
9<sup>th</sup> October 2024 Our Ref: 758W

## **G J WILLIAMS DRAFTING SERVICE**

ABN 87 756 789 831

**ARCHITECTURAL - HOME DESIGN. PLANS. APPROVALS.**

**SURVEY & GENERAL DRAFTING,**

**BUSHFIRE RISK ASSESSMENTS**

Homes, Units, Extensions  
Sale Plans  
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Council Approvals  
Title Searches

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## 1.Executive Summary

This report has been prepared to assess any Bushfire risks associated with an addition to an existing dwelling at 51 Draper Road, Howden and to provide measures to achieve an acceptable residual risk for the building. (Refer Appendix A)

The proposed building works are in a Bushfire-prone Area as defined by the Director's Determination – Application of Requirements for Building in Bushfire-prone Areas (transitional) version 1.3 and the Building Regulations. The site is also covered by the Bushfire-prone Areas overlay of the Kingborough Interim Planning Scheme 2015.

The development is on a 2.636ha lot in a rural area. (Refer Appendix B & D)

The assessment is:

**BAL-12.5 for all elevations.**

**This assessment is based on creating & maintaining a Hazard Management Area to at least the dimensions shown on the Bushfire Hazard Management Plan (BHMP).** (Refer Appendix C)

The new building works are to be compliant with the construction requirements of AS 3959:2018 for BAL-12.5, Building Regulations, and the Director's Determination-Requirements for Building in Bushfire-prone Areas (transitional) (Director's Determination).

A water supply for firefighting purposes is to be provided that is compliant with the requirements of the Director's Determination. (Refer Appendix C).

Vehicular Access to a water supply for firefighting is to be compliant with the Director's Determination, including a hardstand and vehicle turning area. (Refer Appendix C)

## 2.Introduction

Owners: S.M. Woodford (as per Certificate of Title)

This report has been prepared to provide an assessment of any bushfire risk issues associated with an addition to an existing dwelling at 51 Draper Road, Howden. Review of LIST shows the proposal as being within a Bushfire-prone Area on the Kingborough Interim Planning Scheme 2015 (the Scheme) Codes overlay. Therefore, as defined by Code E1.3 of the Scheme, the Building Regulations, and the Director's Determination– Application of Requirements for Building in Bushfire-prone Areas (transitional) version 1.3, the proposed building works are within a Bushfire-prone Area. A site inspection was conducted on the 9<sup>th</sup> of October 2024.

## 3. Proposal

The proposal is for the construction of a two storey extension to an existing dwelling. The construction is of 190 masonry block for the majority of the lower level with the remainder clad with rendered fibre-cement sheet. It is to have Colorbond steel sheet roofing. (Refer Appendix A)

There is an existing garage, shed & shipping container to the southeast, all of which are more than 6m from the existing dwelling and hence are not included in this assessment.

#### **4. Site Description**

The property is the land contained within **Certificates of Title Volume 128490 Folio 28 (PID-1818891)** which describes the land as being **Lot 28 (2.636ha) on Sealed Plan 128490** in the **Land District of Buckingham, Parish of Kingborough** and is zoned **Rural Living** under the **Scheme**. (Refer to Appendix D)

The lot fronts onto and sits to the southeast of Draper Road with a southwesterly aspect. The surrounding area consists of generally well maintained large rural living allotments.

Draper Road forms a loop road with Isabel Road back to Brightwater Road which are all fully constructed sealed roads.

There is no reticulated TasWater water supply to the land. There are two large and one small poly water storage tanks existing on site.

The vehicular access is via an asphalt driveway. The asphalt seal is only 2.7 to 2.9m wide in places, but with the existing gravel shoulders it is considered compliant with the Director's Determination. Some additional widening will be required for vehicle turning. (Refer to Appendix C)

#### **5. Bushfire Attack Level Assessment. (Refer to Appendix B & Appendix E for Photographs)**

The BAL has been determined by using the simplified procedure described in Clause 2.2 (Method 1) of AS 3959:2018.

As per Table 2.1 AS 3959:2018 the relevant Fire Danger Index (FDI) for Tasmania is noted as 50 & thus Table 2.6 AS 3959:2018 applies for determining the Bushfire Attack Levels (BALs).

The vegetation has been classified as per AS 3959:2018 Table 2.3 and Figures 2.4 (A)-(H) The assessed vegetation is that out to the 100m offset.

Slopes are measured perpendicular to the building's walls.

To the Northeast on an upslope was low cropped grass to out past the 100m assessed area at the time of the site inspection, but for best practice it is considered as Grassland for this assessment.

To the Southwest was low cropped grass on a down slope of around 5 degrees to a grassy embankment, at around the 30m offset, that runs down at around 15 degrees.

From there the land levels back to around the 5 degree downslope. Although there are some scattered shrubs and trees, including acacia and conifer trees from the 30m offset, this vegetation is assessed as Grassland.

To the Southeast the land runs level/up with Grassland vegetation to the 100m offset. From there is forest vegetation on a down slope.

To the Northwest was low cropped grass on a 3 degree downslope to the title boundary at 50m+, and then the maintained gardens of the neighbouring property.

TABLE OF ASSESSMENT					
		NORTHEAST	SOUTHWEST	SOUTHEAST	NORTHWEST
SLOPE		LEVEL/UP	DN 10-15'	LEVEL/UP	DN 3'
VEGETATION CLASSIFICATION		GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
DEFENDABLE SPACE REQUIRED (m)	BAL 19	10-<14	15-<22	10-<14	11-<16
	BAL 12.5	14-<50	22-<50	14-<50	16-<50
DEFENDABLE SPACE ACHIEVED (m)		15	25	15	18

From Table 2.6 AS 3959:2018 the BAL for the building works is:  
**BAL-12.5 for all Elevations**

**This assessment is based on creating & maintaining a Hazard Management Area to at least the dimensions shown on the Bushfire Hazard Management Plan. (Refer Appendix C)**

## 6. Construction Requirements

AS 3959:2018 Construction of buildings in bushfire-prone areas provides for construction requirements for buildings.

Sections 3 and 5 provides for BAL-12.5

The new building works are to be compliant with the construction requirements of AS 3959:2018 for BAL-12.5 or higher, Building Regulations, and the Director's Determination.

## 7. Recommendations

A Hazard Management Area (HMA) is to be created & maintained all year round, for the life of the buildings to at least the dimensions shown on the Bushfire Hazard Management Plan.

Also refer to Guide to Hazard Management Areas attached. (Refer Appendix C)

Some common maintenance includes:

- remove selected small trees to create clumps separated by open areas, rather than continuous strips of vegetation,
- prune shrubs & lower branches of trees to a height of at least 2m to separate the ground from any tree canopy

- minimize fine fuels at ground level (mow, slash & rake)
- remove any trees likely to fall or drop debris on the building (NB permits may be required)
- regular cleaning of roof gutters.

The creation of the HMA and maintenance is the responsibility of the developer and the owner at the time.

A clear pathway for a hose lay from the water access point to all parts of the building to be protected is to be maintained at all times.

It is important that a bushfire survival plan be developed in accordance with Tasmania Fire Service "Bushfire Survival Plan" guidelines available at [www.fire.tas.gov.au](http://www.fire.tas.gov.au) or ph 1800 000 699.

## **8.Disclaimer**

This report deals solely with the potential bushfire risk. All other assessments, statutory or otherwise, are outside the scope of this report. All commentary within this report is to be interpreted in relation to the bushfire risk/mitigation only.

This report is based on the status of the vegetation and other criteria at the time the site inspection was undertaken and cannot be relied upon for any future or altered development. The impact of future development and vegetation growth has not been considered.

This report and recommendations are an attempt to reduce the potential damage or loss caused by a bushfire as per legislation and regulations current at this time. No responsibility can be accepted for any such damage or loss.

As per AS 3959, it should be noted that the acceptable standards against which this has been assessed cannot guarantee to prevent damage or loss from a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature & behavior of fire & extreme weather conditions.



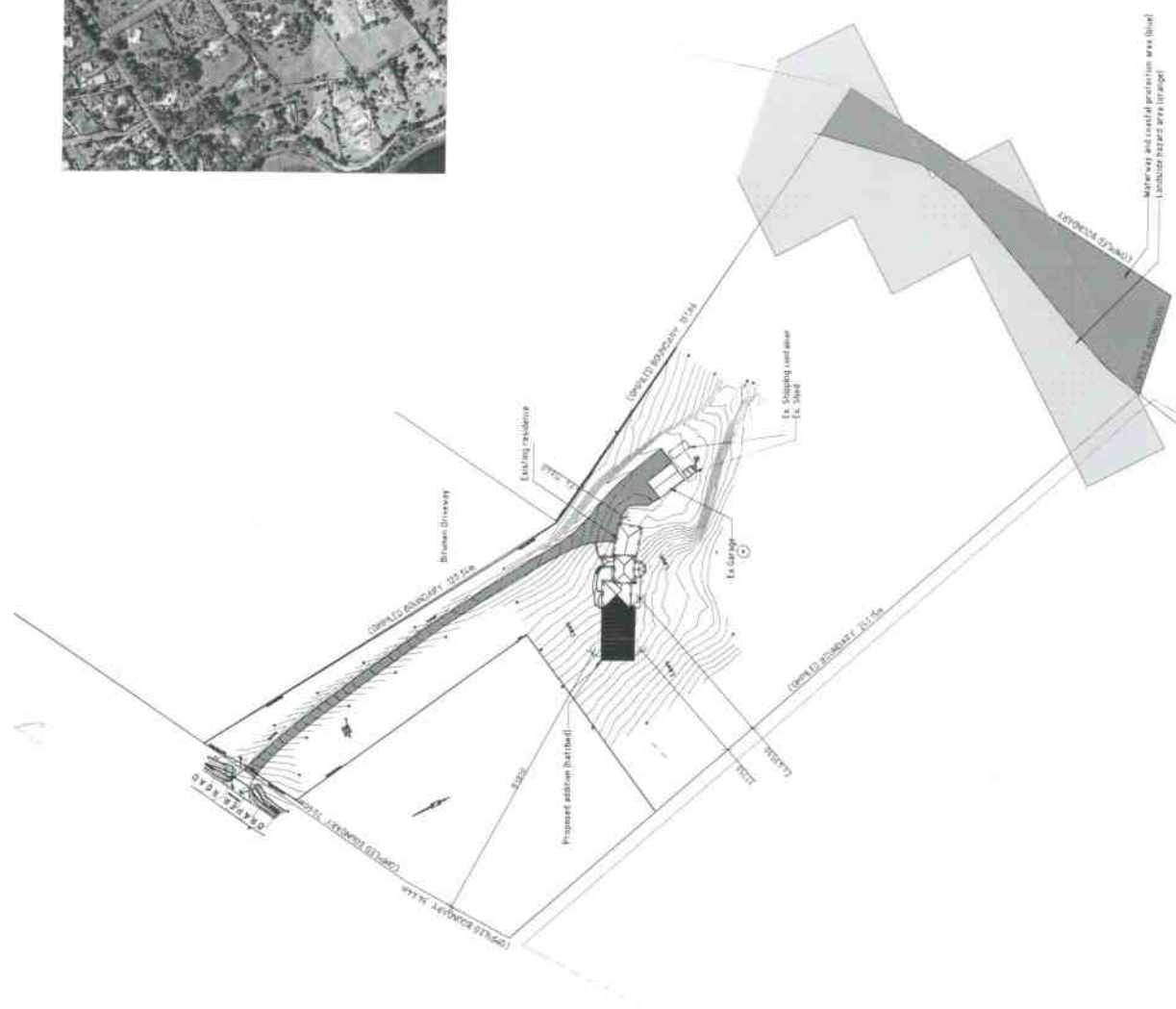


- CONTENTS**
- 1. Site Plan
  - 2. Plot Plan
  - 3. Pipe, Lower Level
  - 4. Erections
  - 5. General Site Location Plan
  - 6. General Site Location Plan - 2
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  - 9. Existing Piping
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  - 11. Existing Elevation
  - 12. Existing Elevation 2

**PLANNING SOURCE OVERLAYS**

- 1. Industrial Use
- 2. Medium Density Residential
- 3. Highway & Local Protection Area
- 4. Landscape Hazard Area

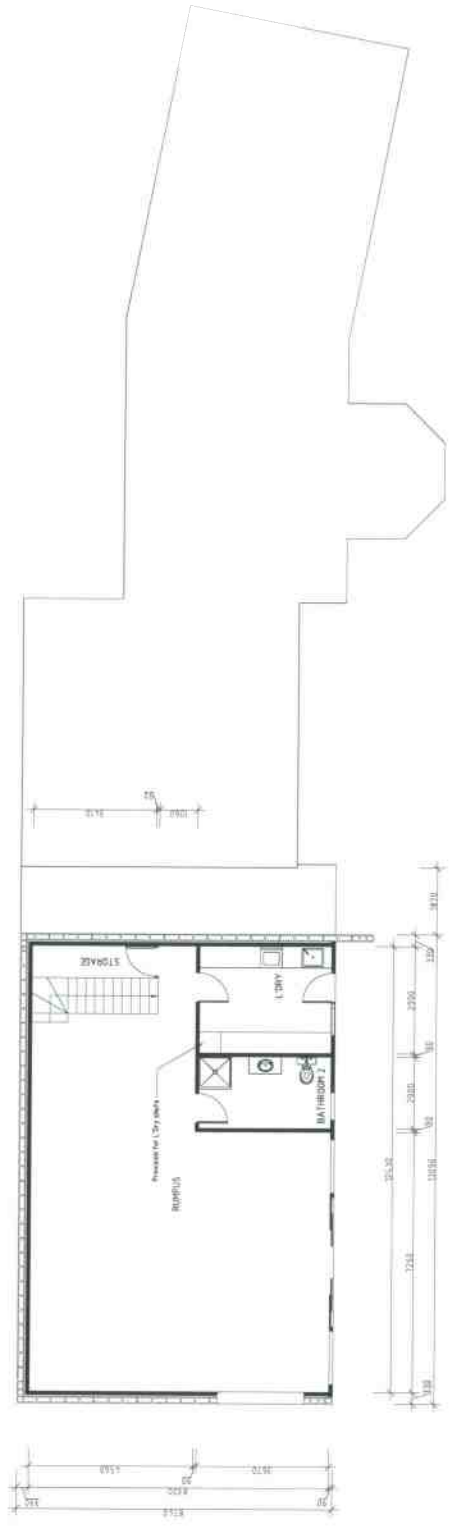
Sheet No. 2-001 (10/24)



DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROJECT ADDRESS: 1874 A STREET, WILSON, BC V7R 2C6		DATE: 17/07/24	PROJECT NO: 24-0000-02
PROJECT NO: 24-0000-02		REVISIONS: 03 OF 12	SCALE: 1:1000
PROJECT NO: 24-0000-02		REVISIONS: 03 OF 12	SCALE: 1:1000
PROJECT NO: 24-0000-02		REVISIONS: 03 OF 12	SCALE: 1:1000

# Appendix 'A' (2 of 4)



EXISTING  
PROPOSED

Area	
Ex. Cover Level	16.00m <sup>2</sup>
Proposed Level	202.0m <sup>2</sup>
Ex. Deck	28.70m <sup>2</sup>

Area	
Existing Total	222.0m <sup>2</sup>
Proposed Level Addition	202.0m <sup>2</sup>
Proposed Total	424.0m <sup>2</sup>

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROPOSED ADDITION AND ALTERATIONS FOR  
STAFF/WORKER HOMES

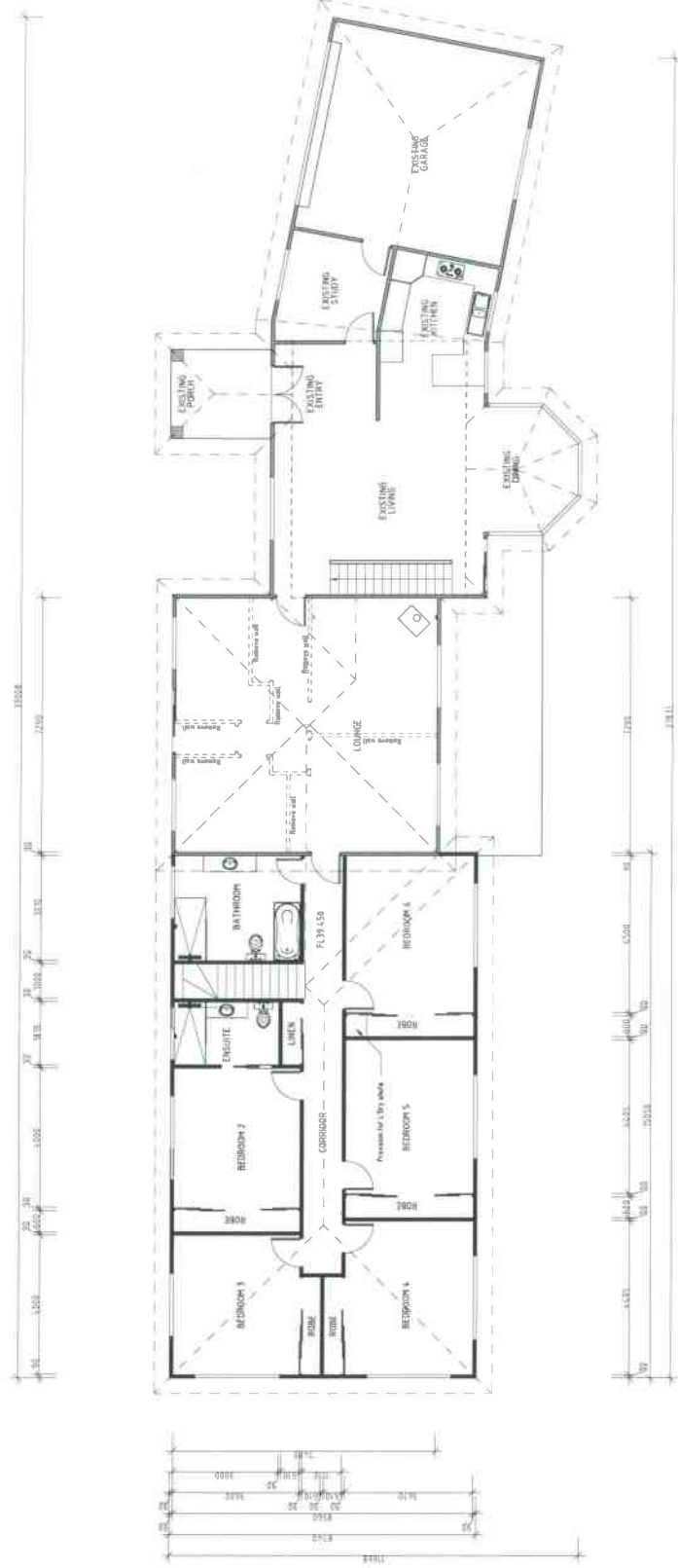
PROPOSED DEVELOPMENT PLAN  
SCALE: 1:100 - A2  
0 100 200

DWG: 17/01/24  
REVISIONS:  
ISS. OF 1/1

PREPARED BY: S. King  
DRAWN BY: S. King  
CHECKED BY: S. King  
DATE: 17/01/24  
PROJECT: 17/01/24



# Appendix 'A' (3 of 4)



**Area:**  
 Total Area: 486.62 m<sup>2</sup>  
 Existing Area: 188.84 m<sup>2</sup>  
 Proposed Area: 297.78 m<sup>2</sup>  
 Proposed Total: 486.62 m<sup>2</sup>

**Area:**  
 Total Area: 486.62 m<sup>2</sup>  
 Existing Area: 188.84 m<sup>2</sup>  
 Proposed Area: 297.78 m<sup>2</sup>  
 Proposed Total: 486.62 m<sup>2</sup>

===== EXISTING  
 ----- PROPOSED

DEVELOPMENT DRAWINGS ONLY  
 NOT FOR CONSTRUCTION

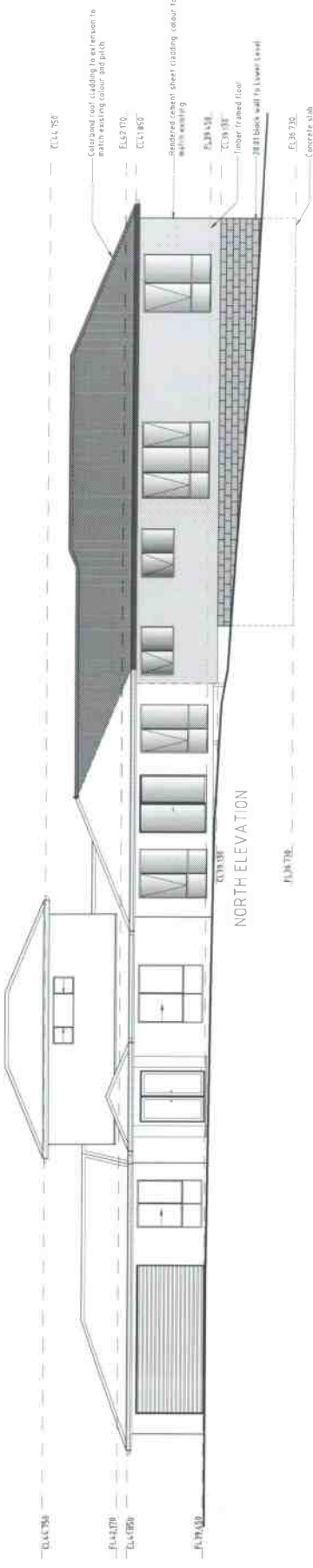
PREPARED, LAYOUT AND ALBERDORCK-FOR  
 ST. PETERS-ROOP, KANZEN

PROPOSED PLAN  
 SCALE: 1:500 A2  
 0 1000 2000

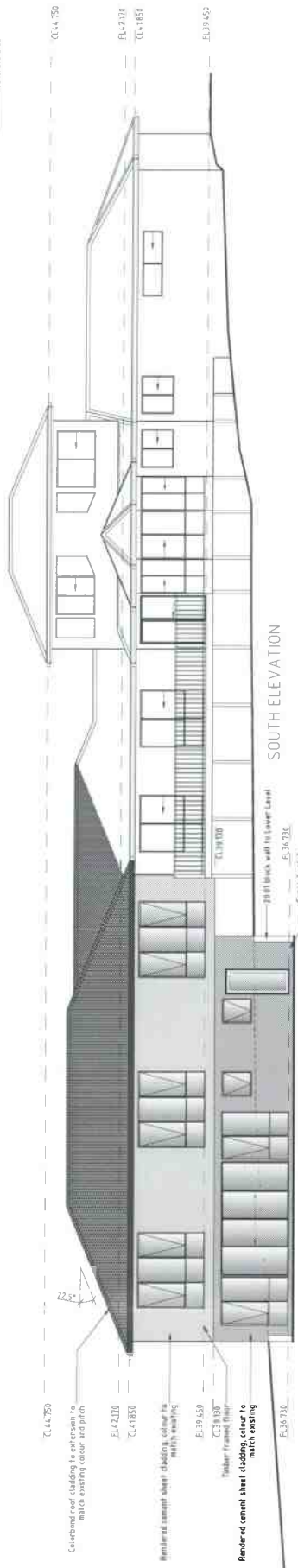
DATE: 17/09/24  
 DRAWING NO: 027/24/12

DRAWN BY: G. THOMAS  
 CHECKED BY: A. H. H. H. H.  
 PROJECT ADDRESS: 188.84 m<sup>2</sup>  
 CLIENT: G. THOMAS ARCHITECTS P.L.C.  
 PROJECT NO: 2024\_0024

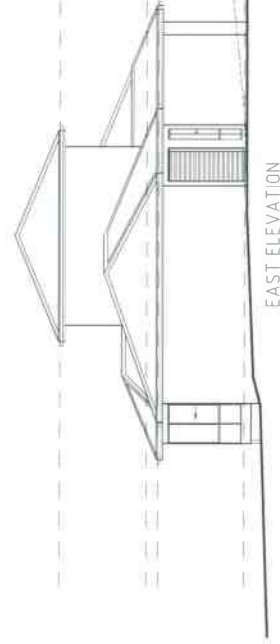
# Appendix 'A' (4 of 4)



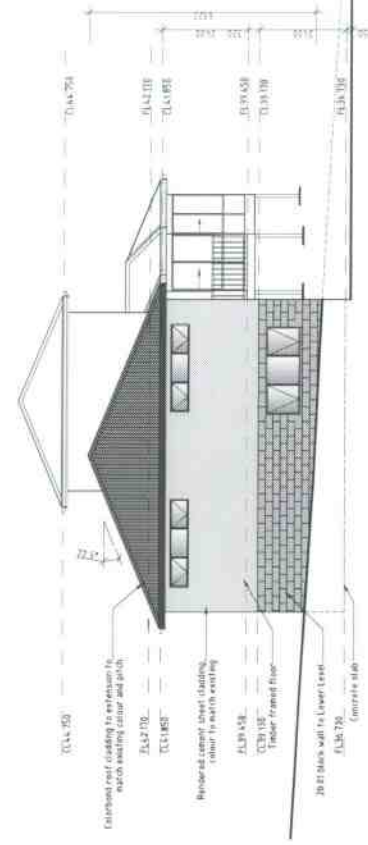
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROPOSED ALTERATIONS FOR  
MRS S. HODGSON AT  
11 RIVER ROAD, HORNBY

PROPOSED ELEVATIONS  
SCALE: 1:100 A2  
DATE: 2024

DATE: 17/09/24  
DRAWING NO: 04/21/

ISSUED BY: J. HAY  
AND A. HODGSON  
DATE: 17/09/24  
PROJECT NO: 04/21/



# Appendix 'B' (1 of 1)



100 m

GDA94 MGA55 : 524380E, 5236080N 1:1,693 Disclaimer and Copyright Notice

Document Set ID: 4529806

Version: 1, Version Date: 25/10/2024



BUILDING TO BE CONSTRUCTED TO REQUIREMENTS OF  
AS 3959:2018 BAL-12.5  
(OR HIGHER FOR POTENTIAL BETTER PROTECTION)

 HAZARD MANAGEMENT AREA (MINIMUM REQUIRED)  
(REFER TO GUIDE TO HAZARD  
MANAGEMENT AREA ATTACHED)  
(BETTER PROTECTION CAN BE ACHIEVED BY INCREASING THE HMA)

THIS AREA TO BE CREATED & MAINTAINED TO, AT  
LEAST, THE DIMENSIONS SHOWN SO THAT IT IS KEPT  
IN A MINIMAL FUEL CONDITION TO TASMANIA FIRE  
SERVICE (TFS) REQUIREMENTS AS DESCRIBED IN  
TFS "Building for Bushfire" (AVAILABLE AT  
www.fire.tas.gov.au) AND DIRECTOR OF BUILDING  
CONTROL DETERMINATION "Requirements for Building  
In Bushfire-Prone Areas" (AVAILABLE AT  
www.justice.tas.gov.au)

**CONSTRUCTION**

TO COMPLY WITH THE PROVISIONS OF NCC H7D4,  
BUILDING REGULATIONS & DIRECTOR OF BUILDING CONTROL'S  
DETERMINATION-"Requirements for Building in Bushfire-Prone Areas"

**VEHICULAR ACCESS**

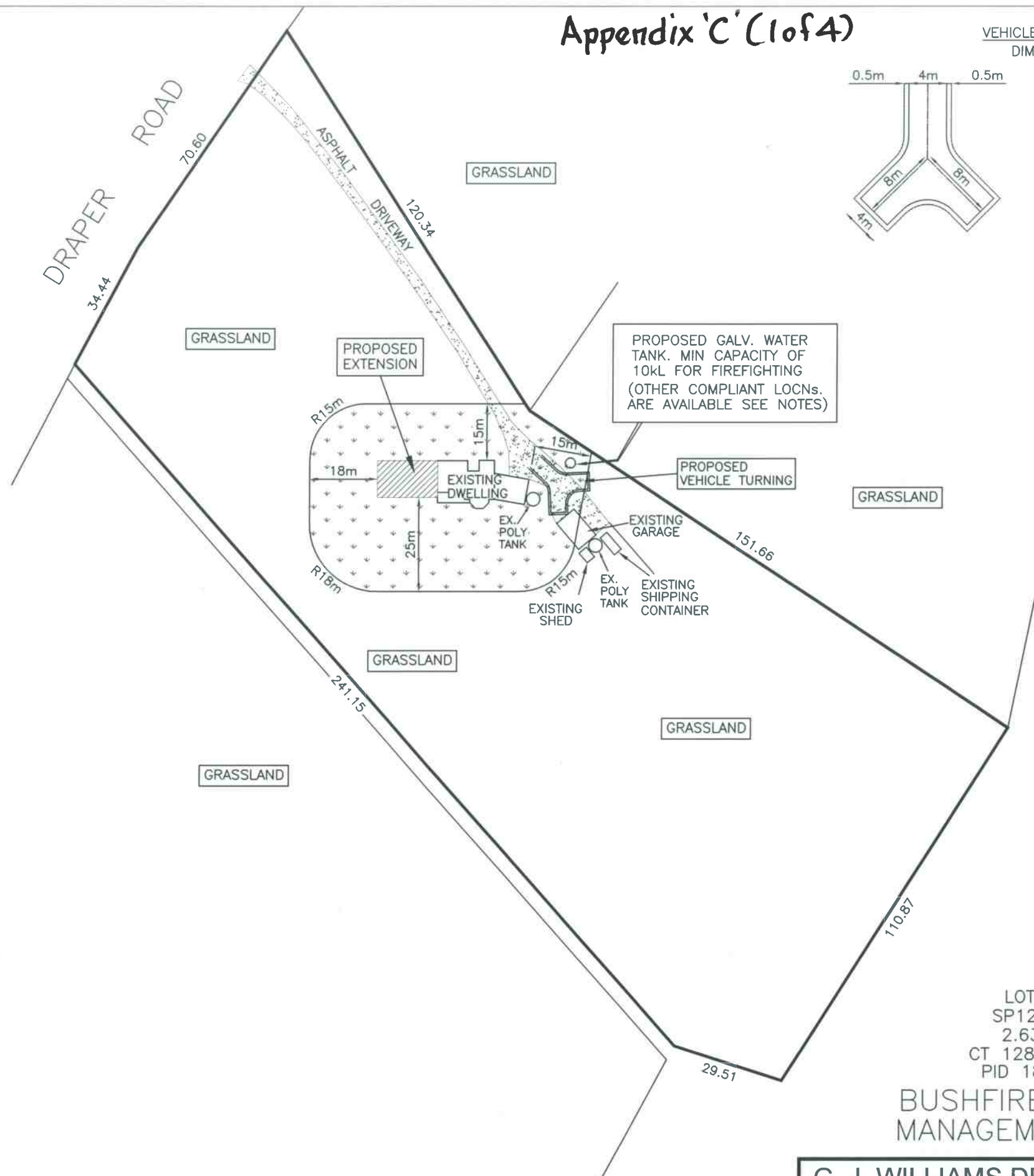
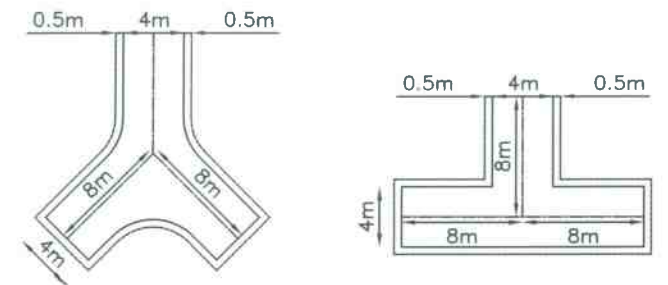
BUILDING REGULATIONS & DIRECTOR OF BUILDING  
CONTROL DETERMINATION.)  
TO BE TO WITHIN 90m FROM THE FURTHEST PART OF THE BUILDING AS  
A HOSE LAY.  
THERE ARE NO SPECIFIC ACCESS REQUIREMENTS WHERE ACCESS LENGTH IS  
<30m or ACCESS IS NOT REQUIRED FOR A FIRE APPLIANCE TO ACCESS A  
FIREFIGHTING WATER POINT.  
WHERE ≥30m, IN LENGTH or ACCESS IS FOR A FIRE APPLIANCE TO A  
FIREFIGHTING WATER POINT, ACCESS TO BE:  
-ALL WEATHER CONSTRUCTION  
-LOAD CAPACITY OF MIN. 20 TONNES, INCL BRIDGES & CULVERTS  
-MIN. CARRIAGEWAY WIDTH OF 4m (TRAFFIC LANE WIDTH OF 3m +  
SHOULDER WIDTH OF 0.5m EA. SIDE)  
-MIN. VERTICAL CLEARANCE OF 4m.  
-MIN. HORIZONTAL CLEARANCE OF 0.5m FROM THE EDGE OF CARRIAGEWAY.  
-MAX. CROSSFALL OF 5%  
-DIPS MAX. OF 12.5% ENTRY & EXIT ANGLES.  
-MIN. CURVE INNER RADIUS OF 10m.  
-MAX. GRADIENT OF 15%/28% FOR SEALED & 10%/18% FOR UNSEALED &  
-END WITH A TURNING AREA FOR FIRE APPLIANCES OF A MIN. 10m OUTER  
RADIUS TURNING CIRCLE, ACCESS ENCIRCLING THE BUILDING OR A  
"T" or "Y" TURNING HEAD 4m WIDE & 8m LONG.

**WATER SUPPLY (for FIREFIGHTING)**

(BUILDING REGULATIONS & DIRECTOR OF BUILDING  
CONTROL DETERMINATION.)  
THE FURTHEST PART OF THE BUILDING AREA TO BE PROTECTED MUST BE  
WITHIN 90m (HOSE LAY) OF A  
CONNECTION TO A STORED WATER SUPPLY IN A TANK, SWIMMING POOL, DAM  
OR LAKE AVAILABLE FOR FIREFIGHTING PURPOSES AT ALL TIMES WHICH HAS  
A CAPACITY OF AT LEAST 10,000L FOR EACH SEPARATE BUILDING AREA.  
THIS 10,000L IS NOT TO BE USED FOR FIREFIGHTING SPRINKLER SYSTEMS.  
TANKS ARE TO BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTIBLE  
MATERIAL IF ABOVE GROUND UNLESS SHIELDED IN ALL DIRECTIONS PER  
SECn.3.5 AS 3959 WITH THE LOWEST 400mm EXTERIOR OF THE TANK PROTECTED  
BY METAL, NON-COMBUSTIBLE MATERIAL OR MIN. 6mm FIBRE-CEMENT.  
FITTINGS, PIPEWORK & ACCESSORIES, INC. STAND & SUPPORTS:  
FITTINGS & PIPEWORK MUST BE BURIED TO A MIN. DEPTH OF 300mm PER  
5.23 AS/NZS 3500.1 2003 OR BE METAL OR LAGGED WITH A NON-  
COMBUSTIBLE MATERIAL IF ABOVE GROUND, HAVE A MIN NOMINAL INTERNAL  
DIA. OF 50mm, BE FITTED WITH A VALVE OF MIN. INTERNAL DIA. OF 50mm  
& BE PROVIDED WITH A DIN or STANDARD FORGED STORZ 65 COUPLING  
WITH A SUCTION WASHER. THE COUPLING MUST BE ACCESSIBLE AT ALL  
TIMES & BE FITTED WITH A BLANK CAP & SECURING CHAIN OF MIN.  
220mm LONG. ALTERNATIVELY, UNDERGROUND TANKS MAY HAVE AN  
OPENING IN THE TOP OF MIN 250mm DIA.  
REMOTE OFFTAKES ARE TO BE VISIBLE, ACCESSIBLE, AT A HEIGHT OF  
450-600mm ABOVE GROUND & BE PROTECTED FROM POSSIBLE DAMAGE.  
SIGNAGE FOR STATIC WATER CONNECTIONS ARE TO BE PERMANENTLY FIXED  
IN A VISIBLE LOCATION & COMPLIANT WITH: AS 2304-2011 Water storage  
tanks for fire protection systems; OR  
BE MARKED WITH THE LETTER "W", MIN 100mm HIGH IN UPPER CASE  
WITHIN A CIRCLE, BE OF FADE RESISTANT MATERIAL WITH WHITE REFLECTIVE  
"W" & CIRCLE ON A RED BACKGROUND. THE SIGN IS TO BE MIN. 400mm  
HIGH, WITHIN 1m OF THE CONNECTION & NOT IMPEDE ACCESS OR OPERATION.  
IT IS PREFERABLE THAT REMOTE OFFTAKES BE FROM A CHARGED LINE.  
A HARDSTAND AREA FOR FIRE APPLIANCES OF MIN 3m WIDE OF THE SAME  
STANDARD AS, & CONNECTED TO THE ACCESS CARRIAGEWAY IS TO BE  
PROVIDED. IT IS TO BE MAX. 3m HOSE LAY FROM THE WATER CONNECTION,  
INCLUDING THE MINIMUM LEVEL OF DAMS, SWIMMING POOLS ETC.  
& MIN. 6m FROM THE BUILDING AREA TO BE PROTECTED.

Appendix 'C' (1 of 4)

VEHICLE TURNING  
DIMENSIONS



LOT 28  
SP128490  
2.636ha  
CT 128490-28  
PID 1818891  
**BUSHFIRE HAZARD  
MANAGEMENT PLAN**

THIS FORMS AN INTEGRAL PART OF THE  
BUILDING PERMIT DOCUMENTATION  
TO BE READ IN CONJUNCTION WITH  
BUSHFIRE ASSESSMENT REPORT  
BY G J WILLIAMS DRAFTING SERVICE  
DATED 9th OCTOBER 2024 REF. No 758W

ALTHOUGH A COMPLIANT WATER SUPPLY  
FOR FIREFIGHTING, VEHICLE HARDSTAND  
AREA, VEHICLE TURNING & PASSING BAY  
LOCATIONS HAVE BEEN SHOWN, OTHER  
LOCATIONS & CONFIGURATIONS MAY BE  
AVAILABLE FOR COMPLIANCE. (REFER TO  
NOTES FOR COMPLIANCE REQUIREMENTS)  
ANY ALTERNATIVE SOLUTION MUST BE  
CHECKED WITH THE BUILDING SURVEYOR  
BEFORE PROCEEDING.

**G. J. WILLIAMS DRAFTING SERVICE**  
ARCHITECTURAL, SURVEY & GENERAL DRAFTING  
BUILDING DESIGNER & BUSHFIRE HAZARD PRACTITIONER  
Gary Williams - Accreditation No.1110E & BFP-109 CATEGORY 2/SCOPE OF WORK: 1, 2 & 3A  
995 PELVERATA RD. PELVERATA. 7150 gjwdrafting@outlook.com.au  
MOBILE 0428 396 159 ABN: 87 756 789 831

**PROPOSED DWELLING EXTENSION  
FOR S.M. WOODFORD  
51 DRAPER ROAD  
HOWDEN**

DRAWING No:  
758W-BHMP  
DATE:  
9 OCTOBER 2024  
SCALE: @A3  
1:1,250

## **GUIDE TO HAZARD MANAGEMENT AREA (HMA)**

(THIS IS AN INTEGRAL PART OF THE BUILDING PERMIT DOCUMENTATION)

As per the Directors determination titled "Determination – Requirements for Building in Bushfire-Prone Areas", the HMA

*"means the 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."*

It is to provide a defensible space for the building from bushfires.

The potential outcome is to reduce the amount of sparks and embers reaching the building, reduce radiant heat and protect from direct flame attack.

The creation and maintenance of a HMA does not necessarily require the total removal of or lack of vegetation.

The HMA may be considered as two zones, being a Building Protection Zone (BPZ) and a Fuel Modified Buffer Zone (FMBZ).

The BPZ is that adjacent to the building that has little or no material available to burn. This can be achieved by non-flammable areas such as paths, driveways and low cropped lawns. It may include dams, vegetable gardens, wastewater treatment system (eg septic tank) effluent disposal areas plus radiant heat shields, ember traps and windbreaks such as masonry/stone walls or non-combustible fences.

Fire hazards such as wood/rubbish heaps and stored fuel should be removed from this area. Regular cleaning of roof gutters is required (installation of no-combustible leaf gutter guards should be considered).

A non-combustible perimeter path around the building should be considered. Avoid planting shrubs against the building walls and decks or near windows and glass doors. Avoid high flammability plants and consider low-flammability plants (refer Tasmania Fire Service [www.fire.tas.gov.au](http://www.fire.tas.gov.au) or phone 1800 000 699).

The FMBZ, still being part of the HMA, is an area further out from the building than the BPZ and is such that fine fuels are removed and larger fuels are strategically modified to reduce the intensity of an approaching bushfire.

This can potentially be achieved by separation of vegetation, both vertically and horizontally. Clumps of vegetation should be separated by open areas with minimal ground litter and fine fuels, rather than a continuous wall.

## Appendix 'C' (3 of 4)

Trees should be such that there are areas of separation between the crowns. Retaining established trees can trap embers and reduce wind speed. Also create vertical separation by removing fine fuels between the ground and the tree canopy to at least 2 metres by pruning lower branches and shrubs and minimise ground litter.

Trees with smooth bark are less likely to catch fire and allow the fire to travel up the trunk to the canopy.

Trees that are likely to fall or drop debris on the building should be removed. Generally, trees should not be closer to the building than 1.5 times their mature height. The FMBZ can include low cropped grass and cultivated areas such as orchard, vineyards etc.

The slope of the land of the HMA (being the BPZ and FMBZ) has a bearing on its design and layout as fire tends to travel faster up slopes.

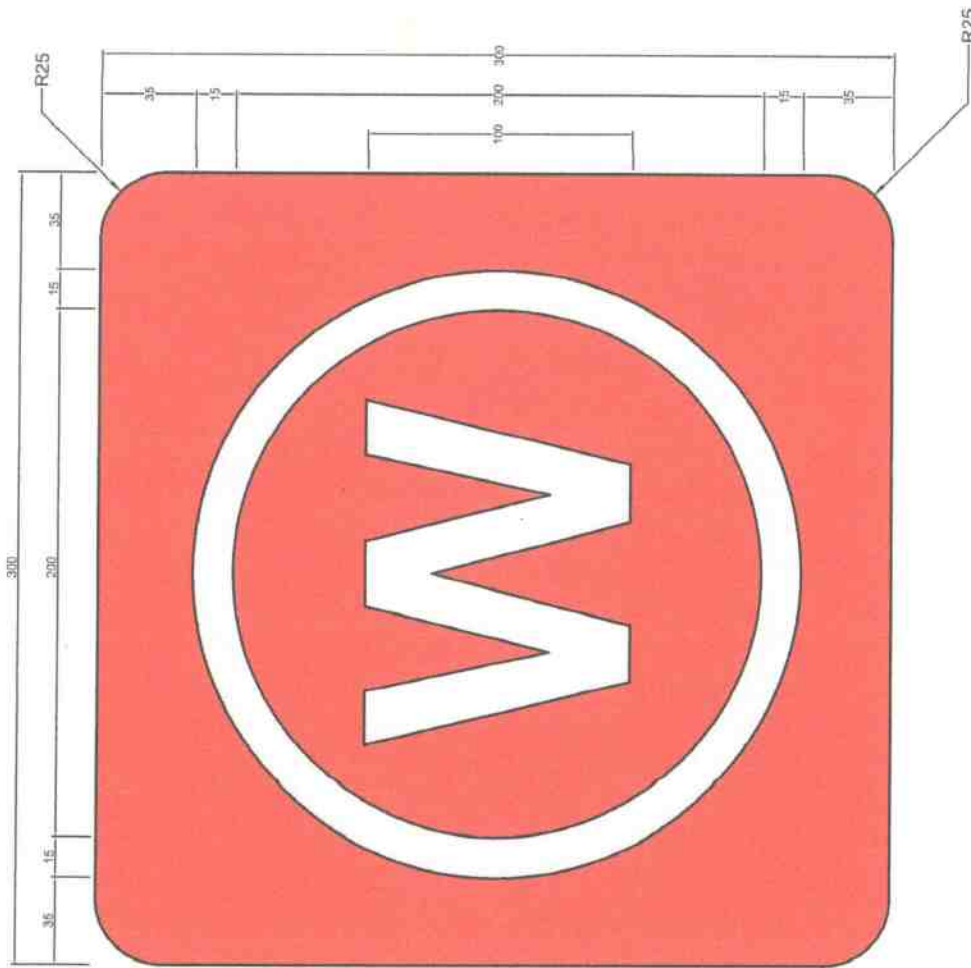
Consideration should also be given to the location of Class 10 buildings (non-habitable buildings such as sheds, detached garages and carports etc). These need to be positioned at an absolute minimum of 6 m from the habitable building unless built to the same assessed Bushfire Attack Level (BAL) construction requirements as that of the habitable building as prescribed in AS 3959. The HMA/BPZ may need to be extended accordingly.

The HMA should be created and maintained all year round for the life of the development. This is the responsibility of the developer/owner at the time.

Further information may be obtained from Tasmania Fire Service (TFS) at [www.fire.tas.gov.au](http://www.fire.tas.gov.au) or ph 1800 000 699.



Appendix C'  
(4 of 4)



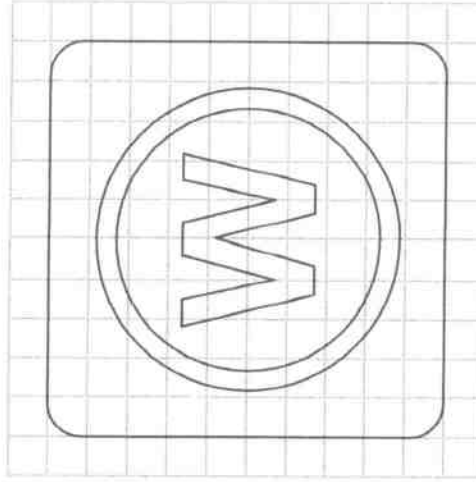
OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5  
SURFACE AREA OF SIGN (sq m) : 0.0895


LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH AS2700,  
WITH A RETROREFLECTIVE SURFACE FINISH

BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCORDANCE WITH AS2700

FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO  
TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL  
REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES



		<b>TITLE</b> <b>TASMANIA FIRE SERVICE</b> <b>WATER SUPPLY SIGN</b>		FILE BPP	DWG NO. TFS-WS01	SCALE 1:2
<b>ISSUE</b> A B C D		<b>AMENDMENT</b>		<b>NOTES</b> - all dimensions are in mm - written dimensions take precedence over scaled measurements		
<b>APPRD</b>		<b>DATE</b>		<b>DRWIN</b> WH	<b>APPRD</b> CC	<b>DATE</b> 2/2/2017

SEARCH OF TORRENS TITLE

VOLUME 128490	FOLIO 28
EDITION 7	DATE OF ISSUE 27-Jun-2024

SEARCH DATE : 09-Oct-2024

SEARCH TIME : 08.14 AM

DESCRIPTION OF LAND

Parish of KINGBOROUGH, Land District of BUCKINGHAM  
 Lot 28 on Sealed Plan 128490  
 Derivation : Part of Lot 29095 Gtd to C Hazell  
 Prior CT 122858/50

SCHEDULE 1

M544833 & N196605 TRANSFER to SONIA MELITA WOODFORD  
 Registered 27-Jun-2024 at noon

SCHEDULE 2

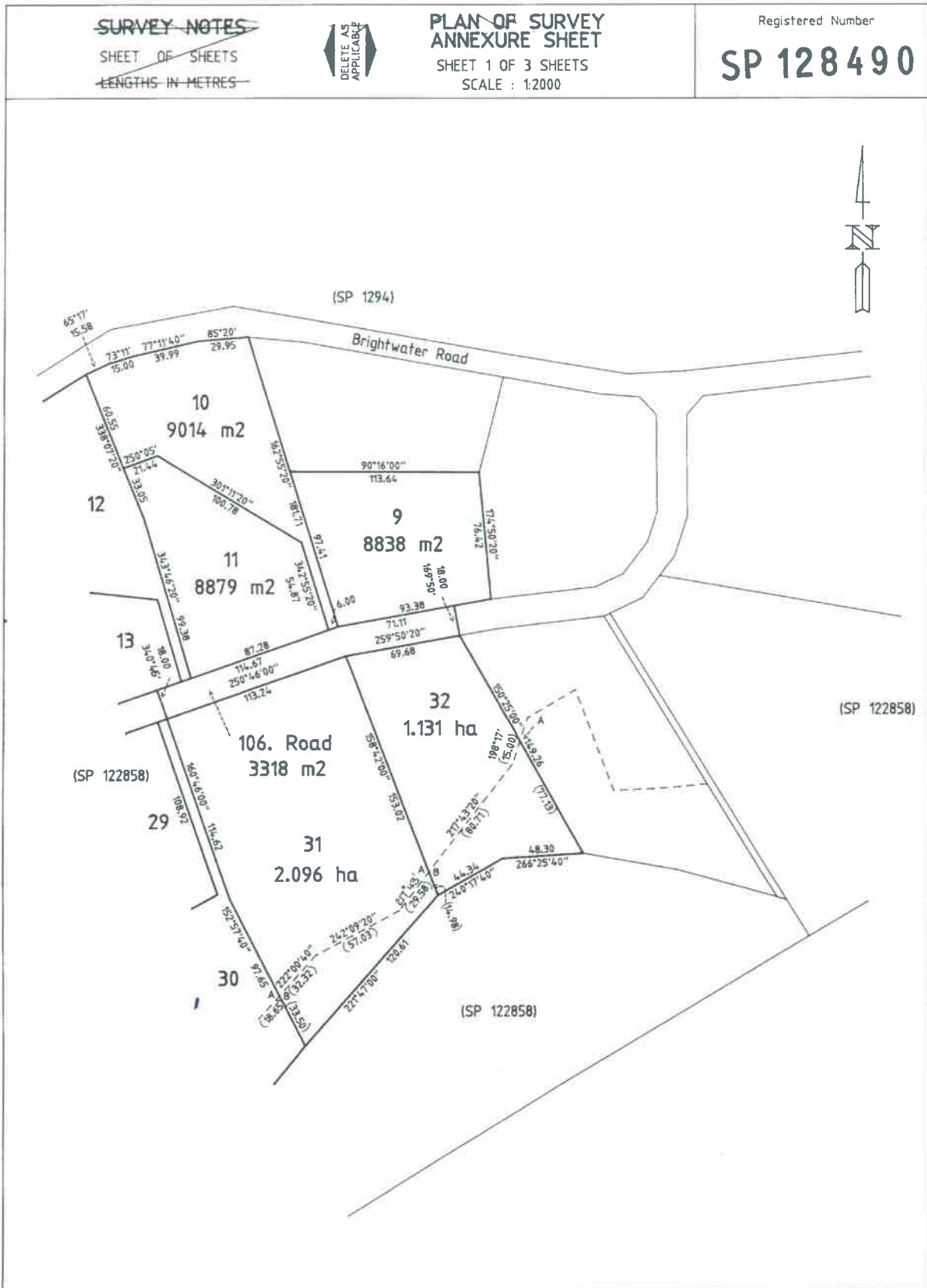
Reservations and conditions in the Crown Grant if any  
 SP 122858, SP 128490 COVENANTS in Schedule of Easements  
 SP 122858, SP 128490 FENCING COVENANT in Schedule of Easements  
 SP 122858, SP 128490 WATER SUPPLY RESTRICTION  
 SP 122858, SP 128490 SEWERAGE AND/OR DRAINAGE RESTRICTION  
 E30169 MORTGAGE to Commonwealth Bank of Australia  
 Registered 04-Jan-2016 at 12.01 PM

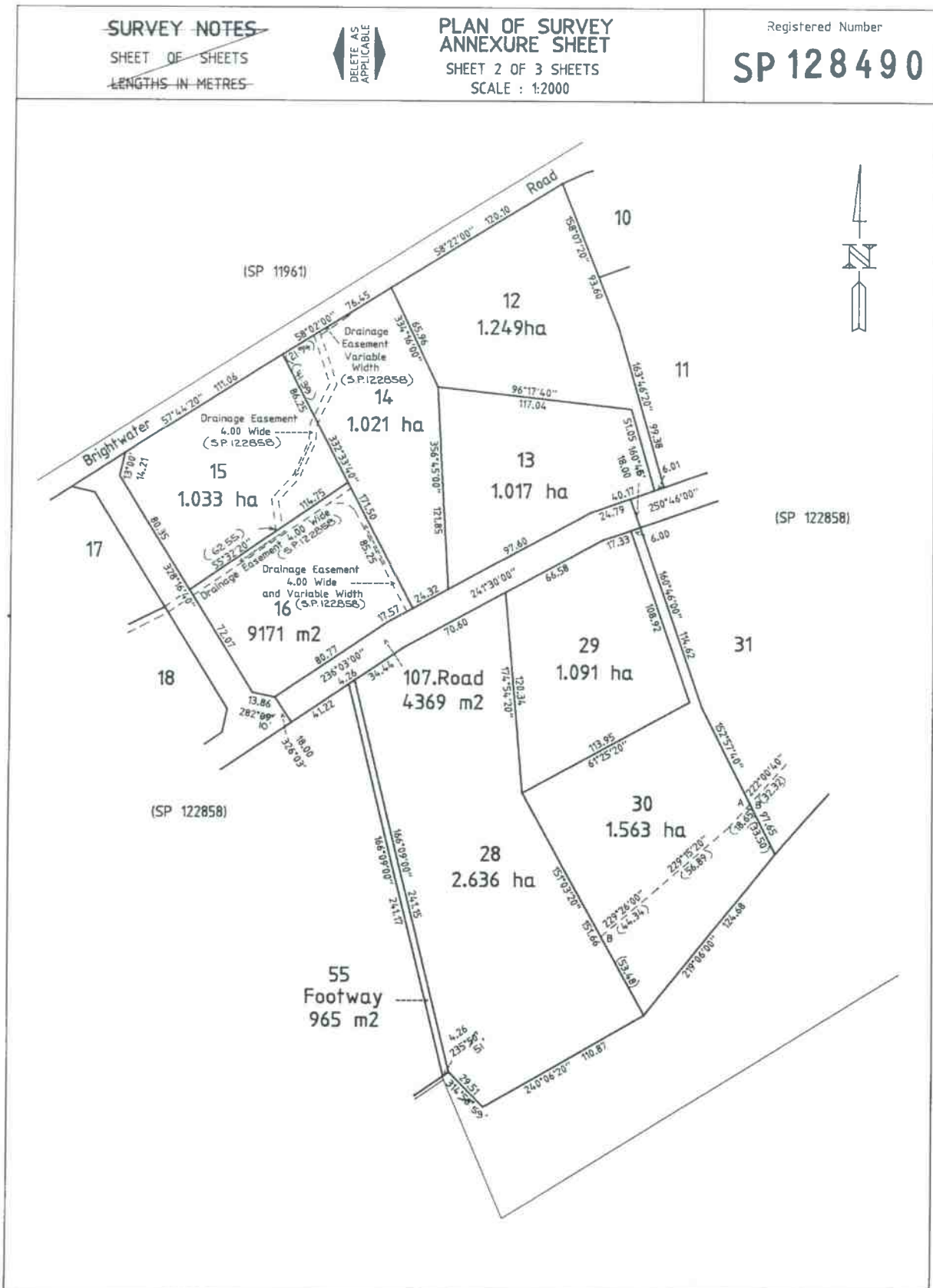
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

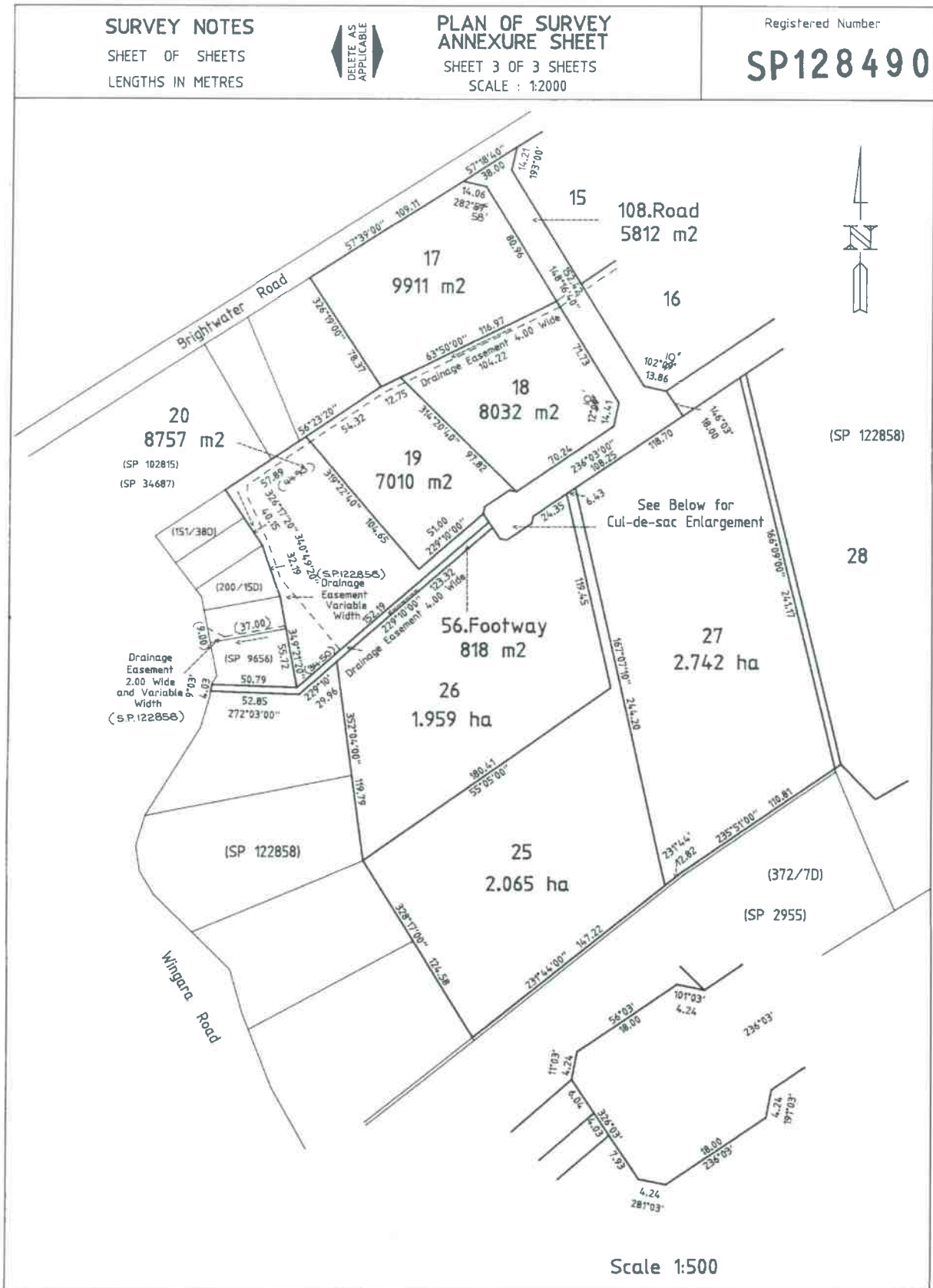
OWNER Hazzell Brothers Civil Contracting Pty Ltd	PLAN OF SURVEY	REGISTERED NUMBER
FOLIO REFERENCE C.T. 122858/50		SP128490
GRANTEE Part of Lot 29095, 193 - 2 - 15 Granted to Clara Isabel Hazzell	BY SURVEYOR Anthony Owen Carrick Brooks Lark & Carrick, Surveyors 7 Despard Street Hobart	APPROVED EFFECTIVE FROM 15 OCT 1997
	LOCATION Land District of Buckingham Parish of Kingborough	<i>Michael J. Carrick</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 117 (5223-21, 22, 31 & 32)	SCALE 1: 4000 LENGTHS IN METRES	
LAST UPI No. 2408462 FDF 14	LAST PLAN No. SP 122858	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN













<b>SCHEDULE OF EASEMENTS</b>	REGISTERED NUMBER
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP128490

PAGE 1 OF 4 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 14 to 16, 18 to 20, 56 and 108 on the plan are each subject to a right of drainage for Kingborough Council over the drainage easements shown on the plan passing through such lot.

NO PROFITS A PRENDRE are created to benefit or burden the lots shown on the plan.

FENCING COVENANT

The Owner or Owners of the lots shown on the plan covenant with the Vendor Hazell Bros Civil Contracting Pty Ltd that the Vendor shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Hazell Bros Civil Contracting Pty Ltd FOLIO REF: Vol. 122858 Fol. 50 SOLICITOR & REFERENCE: DOBSON MITCHELL & ALLPORT C Perriman	PLAN SEALED BY: <i>Kingborough Council</i> DATE: <i>22nd September 1997</i> REF NO. <i>00195005</i>  Council Delegate GENERAL MANAGER
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 2 OF 4 PAGE/S	Registered Number  <b>SP 128490</b>
SUBDIVIDER: Hazell Bros Civil Contracting Pty Ltd FOLIO REFERENCE: Vol. 122858 Fol. 50	

Each lot on the plan which formerly comprised part of Lot 50 on Sealed Plan No. 122858 is burdened by the restrictive covenants more fully set forth in Sealed Plan No. 122858.

COVENANTS

The Owner or Owners of lots 10, 12, 14, 15 and 17 on the plan covenant with Hazell Bros Civil Contracting Pty Ltd and the Owners for the time being of each and every other lot shown on the plan and with the Kingborough Council to the intent that the burden of this covenant may run with and bind the covenants lot and every party thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan and with the Kingborough Council to observe the following stipulation: -

1. Not to construct or permit to be constructed any vehicular access to Brightwater Road.

Witnesses to the Common Seal )

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 4 PAGE/S	Registered Number <b>SP 128490</b>
SUBDIVIDER: Hazell Bros Civil Contracting Pty Ltd FOLIO REFERENCE: Vol. 122858 Fol. 50	

The Owner or Owners of each lot shown on the plan covenant with Hazell Bros Civil Contracting Pty Ltd and the Owners for the time being of each and every other lot shown on the plan and with the Kingborough Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every party thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan and with the Kingborough Council to observe the following stipulations: -

1. No trees shall be ringbarked, cut down, topped, lopped or removed from any lot without Council approval.
2. Not to re-subdivide the said lot at any time.
3. Not to construct any dwelling or building on the lot without first installing a static water supply for fire protection. Such supply to be a minimum of 5000 litres and accessible to fire fighting appliances for pumping operations. Where water is in a tank a 64mm male fitting should be fitted to the base of the tank.

Witnesses to the Common Seal )





**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 4 OF 4 PAGE/S	Registered Number  <b>SP 128490</b>
SUBDIVIDER: Hazell Bros Civil Contracting Pty Ltd FOLIO REFERENCE: Vol. 122858 Fol. 50	

The Owner or Owners of lots 30, 31 and 32 shown on the plan covenant with the Kingborough Council to the intent that the burden of this covenant may run with and bind the covenantor's lot, and every part thereof, and that the benefit thereof may be created in favour of the Kingborough Council to observe the following stipulations: -

- That the Owner of these lots shall not without the written approval of the Kingborough Council fell, lop, remove, ringbark or otherwise injure or destroy any tree shrub or other vegetation outside the area designated and being south of the line marked A B on each lot.

THE COMMON SEAL of HAZELL BROS CIVIL CONTRACTING PTY LTD (ACN 009 531 346) as registered proprietor of the land in Certificate of Title Volume 122858 Folio 50 was hereunto affixed in the presence of:



SIGNED for and on behalf of COMMONWEALTH BANK OF AUSTRALIA by its duly constituted Attorney

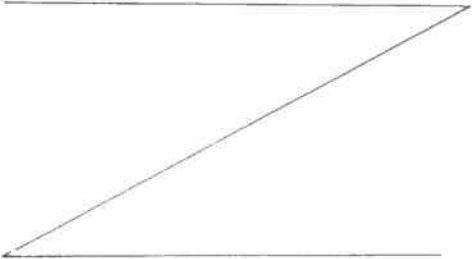



**GARTH CAMERON SLADE**  
 under Power of Attorney No. 6915658 who hereby certifies that he has received no notice of revocation of the said Power and in the presence of:

*[Signature]*  
 "C.D." Bank Loans Office

COMMONWEALTH BANK OF AUSTRALIA  
 by its Attorney  
 as mortgagee under mortgage  
 no. 8882772

*[Signature]*  
 SENIOR CONVEYANCING OFFICER

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p><b>COUNCIL APPROVAL</b></p> <p>(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government ( Building &amp; Miscellaneous Provisions ) Act 1993 )</p> <p>The subdivision shown in this plan is approved subject to the effect that: Council cannot provide a supply of water nor a means of connection to a sewage system to the lots on the plan.</p> <div style="text-align: center; margin: 20px 0;">  </div> <p>In witness whereof the common seal of <u>KINGBOROUGH COUNCIL</u> has been affixed, pursuant to a resolution of the Council of the said municipality passed the <u>07th</u> day of <u>September</u> 1997, in the presence of us</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%; border: none;"> <p><u>Mayor</u> Member</p> <p><u>Councillor</u> Member</p> <p>General Manager</p> </td> <td style="width: 40%; border: none; text-align: center;">  </td> <td style="width: 30%; border: none;"> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> </td> </tr> </table> <p style="text-align: right; margin-top: 10px;">Council Reference <u>24/12/05</u></p>	<p><u>Mayor</u> Member</p> <p><u>Councillor</u> Member</p> <p>General Manager</p>		<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Registered Number</p> <p style="font-size: 24pt; font-weight: bold; text-align: center;">SP 128490</p>
<p><u>Mayor</u> Member</p> <p><u>Councillor</u> Member</p> <p>General Manager</p>		<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>		
<p><b>NOMINATIONS</b></p> <p>For the purpose of section 88 of the <u>Local Government ( Building &amp; Miscellaneous Provisions ) Act 1993</u> the owner has nominated</p> <table style="width: 100%; border: none; margin-top: 20px;"> <tr> <td style="width: 60%; border: none;"> <p>_____ <u>Dobson Mitchell &amp; Allport</u></p> <p>_____ <u>Brooks Lark &amp; Carrick</u></p> </td> <td style="width: 40%; border: none; vertical-align: top;"> <p>Solicitor to act for the owner</p> <p>Surveyor to act for the owner</p> </td> </tr> </table>		<p>_____ <u>Dobson Mitchell &amp; Allport</u></p> <p>_____ <u>Brooks Lark &amp; Carrick</u></p>	<p>Solicitor to act for the owner</p> <p>Surveyor to act for the owner</p>	
<p>_____ <u>Dobson Mitchell &amp; Allport</u></p> <p>_____ <u>Brooks Lark &amp; Carrick</u></p>	<p>Solicitor to act for the owner</p> <p>Surveyor to act for the owner</p>			
<p><b>TO BE COMPLETED WHEN ADDITIONAL PLAN OF SURVEY SHEETS ARE ANNEXED</b></p> <p>Detailed drawings of the lots shown in this plan are contained in the additional sheet(s) annexed and signed by us</p> <table style="width: 100%; border: none; margin-top: 20px;"> <tr> <td style="width: 60%; border: none;"> <p>_____ <u>Buy Brock</u></p> <p>_____</p> </td> <td style="width: 40%; border: none; vertical-align: top;"> <p>Surveyor</p> <p>General Manager</p> </td> </tr> </table>		<p>_____ <u>Buy Brock</u></p> <p>_____</p>	<p>Surveyor</p> <p>General Manager</p>	
<p>_____ <u>Buy Brock</u></p> <p>_____</p>	<p>Surveyor</p> <p>General Manager</p>			
<p>OFFICE EXAMINATION:      Indexed .....      Computed <u>10/9/97</u>      Examined <u>26/9/97</u></p>				



Appendix 'E'  
(1 of 3)

Looking Northeast



Looking East





Appendix E'  
(2 of 3)

Looking Southwest



Looking Southeast





Appendix E'  
(3 of 3)

Looking Northwest



Driveway



# 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 of Building Control's Determination)

Speciality area of expertise:  (description from Column 4 of the Director of Building Control's Determination)

## 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 of Building Control's Determination)

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

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Hazard Management Plan by G.J. Williams Drafting Service dated 9<sup>th</sup> October 2024

Relevant calculations:

AS 3959:2018 – Method 1 BAL Assessment

References:

Building Regulations 2014/2016,  
AS 3959:2018 Construction of Buildings in Bushfire-prone Areas  
Director's Determination – Requirements for Building in Bushfire-Prone Areas & National Construction Code H7D4.

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

The proposed building work – if designed & constructed in accordance with the Bushfire Hazard Management Plan referred to in this certificate, will comply with the acceptable Deemed-to-Satisfy requirements of the Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) v2.2.

The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design & construction is – BAL-12.5

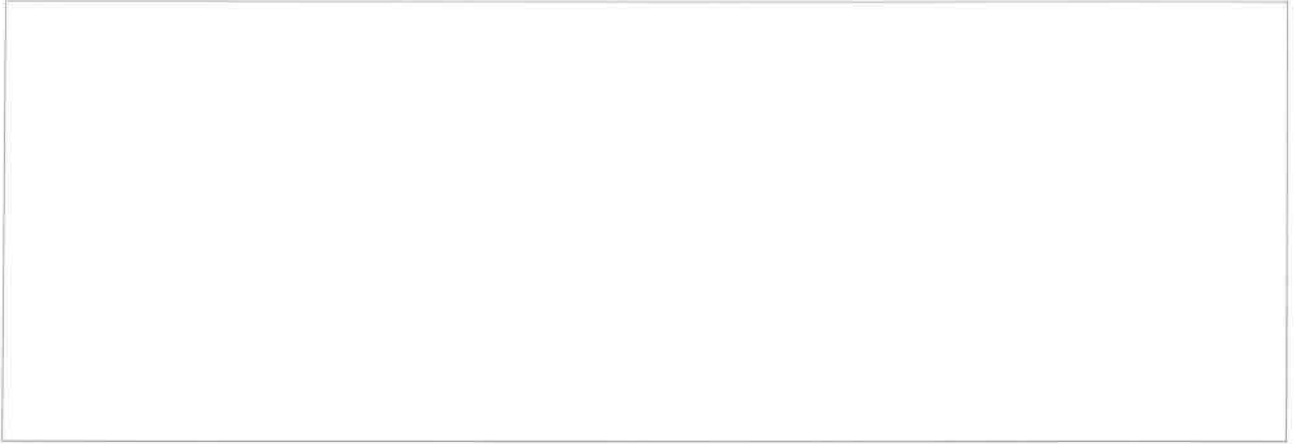
*Scope and/or Limitations*

1. The scope of this certification is limited to compliance with the requirements of the Director's Determination- Requirements for Building in Bushfire-Prone Areas (transitional) v2.2.
2. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependant of their correct implementation and maintenance for the life of the development.
3. No guarantee can be provided that the building work will survive every bushfire event.

The assessment only deals with the potential bushfire risk. All other assessments, statutory or otherwise are outside the scope of this evaluation.

The assessment is relevant at the time it was undertaken and cannot be relied upon for future development.

Impacts of land rezoning, future development & vegetation growth have not been considered.



**I certify the matters described in this certificate.**

Qualified person: Signed:  Certificate No:  
758W Date:  
9/10/2024