Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/118

LOCATION OF AFFECTED AREA

380 BOYER ROAD, DROMEDARY

DESCRIPTION OF DEVELOPMENT PROPOSAL

VISITOR ACCOMMODATION & DOMESTIC ANIMAL BOARDING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **06/11/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer

SCAN ME

Brighton
going places

N

PLANNING APPLICATION

NOT TO BE USED
FOR CONSTRUCTION PURPOSES

0 10000 20000

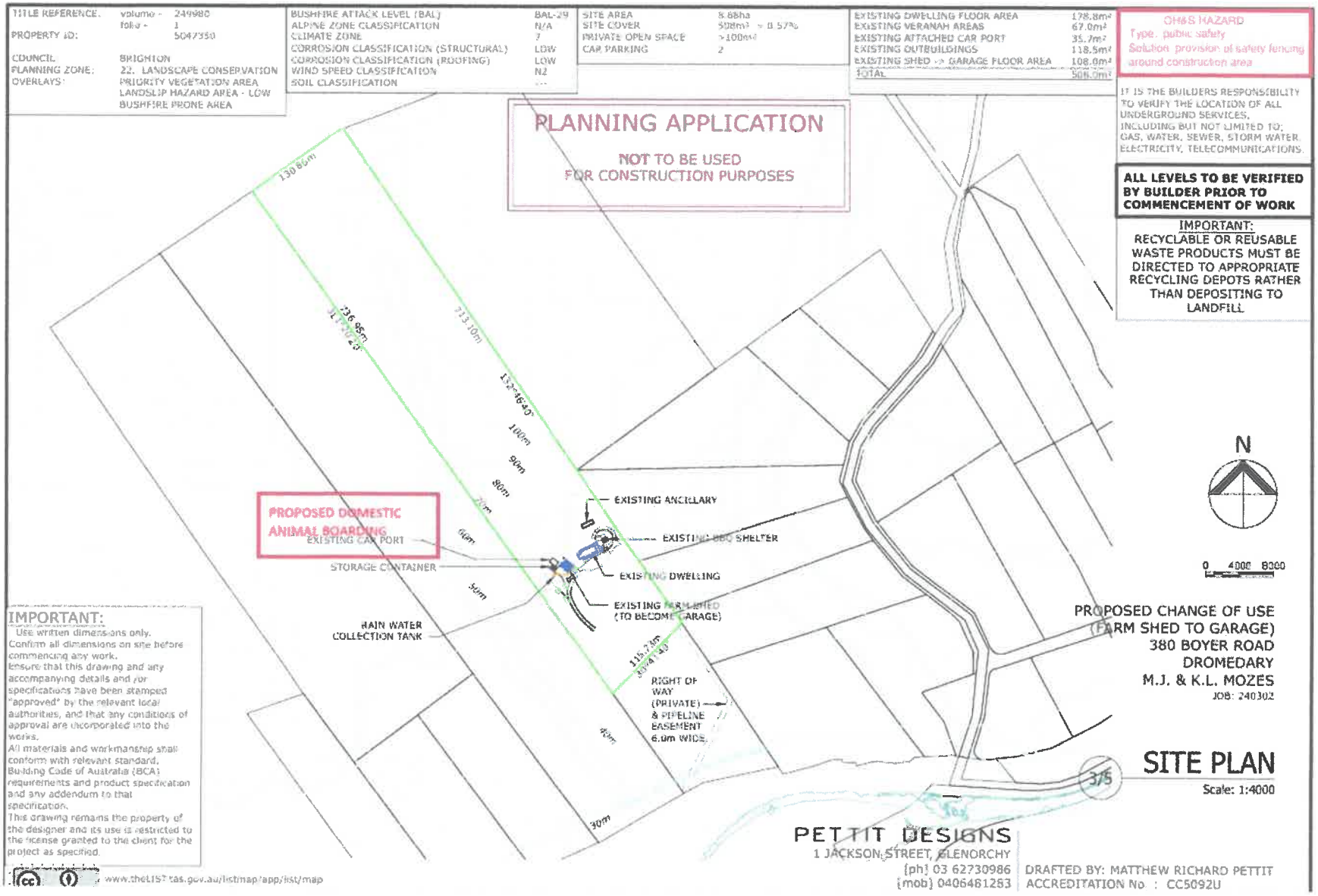
1/5 LOCATION PLAN

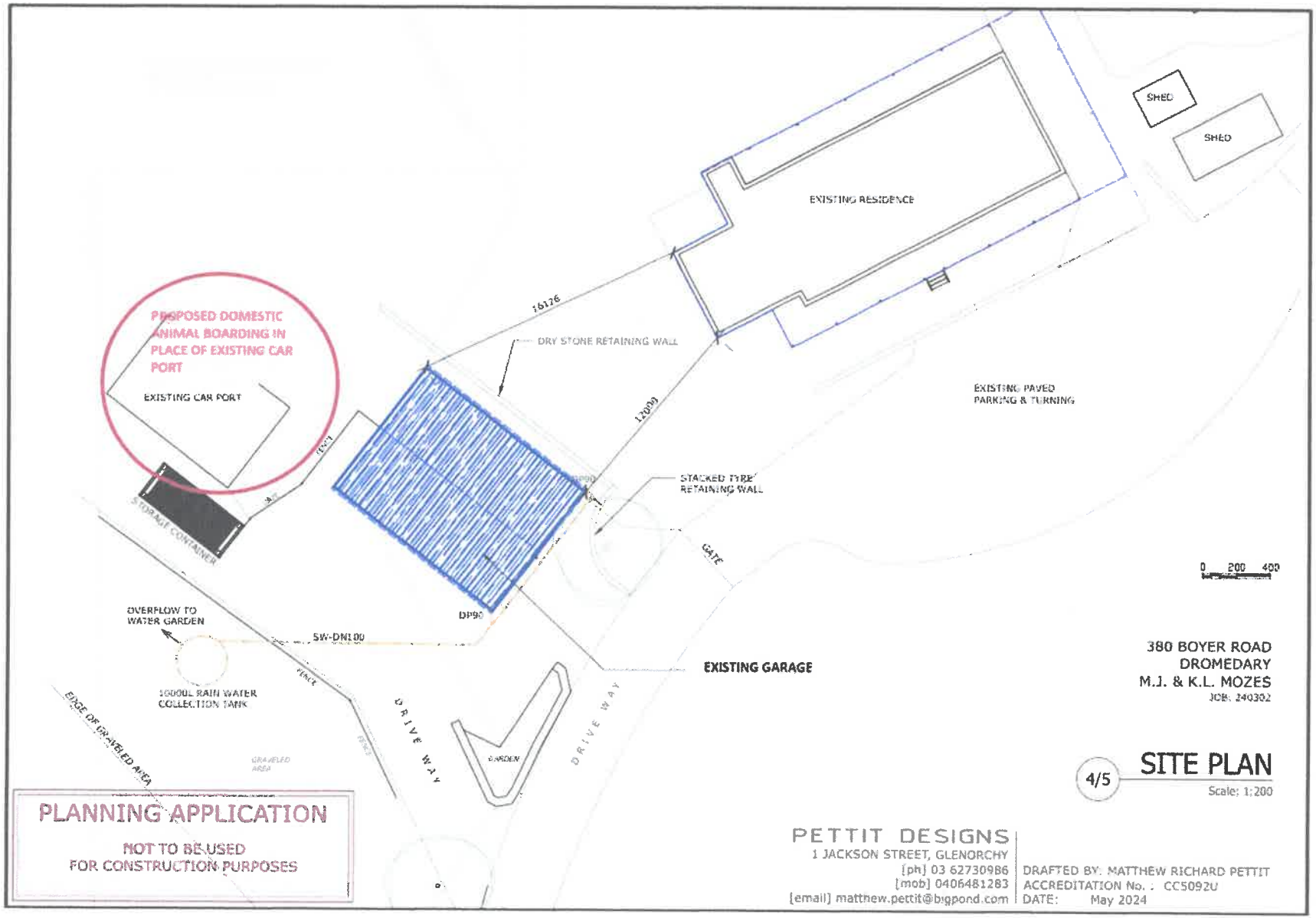
Scale: 1:10000

PROPOSED CHANGE OF USE
(FARM SHED TO GARAGE)
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: May 2024


TITLE REFERENCE: volume - 249980 folio - 1
PROPERTY ID: 5047350
COUNCIL: BRIGHTON
PLANNING ZONE: 22. LANDSCAPE CONSERVATION
OVERLAYS: PRIORITY VEGETATION AREA
LANDSLIP HAZARD AREA - LOW
BUSHFIRE PRONE AREA
BUSHFIRE ATTACK LEVEL (BAL) BAL-29
ALPINE ZONE CLASSIFICATION N/A
CLIMATE ZONE 7
CORROSION CLASSIFICATION (STRUCTURAL) LOW
CORROSION CLASSIFICATION (ROOFING) LOW
WIND SPEED CLASSIFICATION N2
SOIL CLASSIFICATION ---
SITE AREA 8.88ha
SITE COVER 508m² = 0.57%
PRIVATE OPEN SPACE >100m²
CAR PARKING 2
EXISTING DWELLING FLOOR AREA 178.8m²
EXISTING VERANAH AREAS 67.0m²
EXISTING ATTACHED CAR PORT 35.7m²
EXISTING OUTBUILDINGS 118.5m²
EXISTING SHED -> GARAGE FLOOR AREA 108.0m²
TOTAL 506.0m²
OH&S HAZARD
Type: public safety
Solution: provision of safety fencing around construction area
IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES, INCLUDING BUT NOT LIMITED TO; GAS, WATER, SEWER, STORM WATER, ELECTRICITY, TELECOMMUNICATIONS.
ALL LEVELS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK
IMPORTANT:
RECYCLABLE OR REUSABLE WASTE PRODUCTS MUST BE DIRECTED TO APPROPRIATE RECYCLING DEPOTS RATHER THAN DEPOSITING TO LANDFILL
PLANNING APPLICATION
NOT TO BE USED FOR CONSTRUCTION PURPOSES
130.86m
236.95m
213.10m
100m
90m
80m
70m
60m
50m
40m
30m
PROPOSED DOMESTIC ANIMAL BOARDING
EXISTING CAR PORT
STORAGE CONTAINER
RAIN WATER COLLECTION TANK
EXISTING ANCILLARY
EXISTING BBQ SHELTER
EXISTING DWELLING
EXISTING FARM SHED (TO BECOME GARAGE)
115.74m
RIGHT OF WAY (PRIVATE) & PIPELINE EASEMENT 6.0m WIDE
N
0 4000 8000
PROPOSED CHANGE OF USE (FARM SHED TO GARAGE)
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302
SITE PLAN
Scale: 1:4000
3/5
IMPORTANT:
Use written dimensions only.
Confirm all dimensions on site before commencing any work.
Ensure that this drawing and any accompanying details and /or specifications have been stamped "approved" by the relevant local authorities, and that any conditions of approval are incorporated into the works.
All materials and workmanship shall conform with relevant standard, Building Code of Australia (BCA) requirements and product specification and any addendum to that specification.
This drawing remains the property of the designer and its use is restricted to the license granted to the client for the project as specified.
www.thelist.tas.gov.au/listmap/app/list/map
PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
(ph) 03 62730986
(mob) 0406461283
DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U


PROPOSED DOMESTIC ANIMAL BOARDING IN PLACE OF EXISTING CAR PORT
EXISTING CAR PORT
STORAGE CONTAINER
15176
DRY STONE RETAINING WALL
12000
STACKED TYRE RETAINING WALL
EXISTING RESIDENCE
SHED
SHED
EXISTING PAVED PARKING & TURNING
GATE
0 200 400
OVERFLOW TO WATER GARDEN
SW-DN100
DP90
EXISTING GARAGE
16000L RAIN WATER COLLECTION TANK
FENCE
EDGE OF GRAVELED AREA
GRAVELED AREA
DRIVE WAY
GARDEN
DRIVE WAY
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302
4/5
SITE PLAN
Scale: 1:200
PLANNING APPLICATION
NOT TO BE USED
FOR CONSTRUCTION PURPOSES
PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com
DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: May 2024

TITLE REFERENCE:	volume	249980
	folio	1
PROPERTY ID:		5047350
COUNCIL:		BRIGHTON
PLANNING ZONE:		22. LANDSCAPE CONSERVATION
OVERLAYS:		PRIORITY VEGETATION AREA LANDSLIP HAZARD AREA - LOW BUSHFIRE PRONE AREA

BUSHFIRE ATTACK LEVEL (BAL)	BAL-29
ALPINE ZONE CLASSIFICATION	N/A
CLIMATE ZONE	7
CORROSION CLASSIFICATION (STRUCTURAL)	LOW
CORROSION CLASSIFICATION (ROOFING)	LOW
WIND SPEED CLASSIFICATION	N2
SOIL CLASSIFICATION	...

SITE AREA	8.86ha
SITE COVER	508m² = 0.57%
PRIVATE OPEN SPACE	>100m²
CAR PARKING	2

EXISTING DWELLING FLOOR AREA	178.8m²
EXISTING VERANAH AREAS	67.0m²
EXISTING ATTACHED CAR PORT	35.7m²
EXISTING OUTBUILDINGS	118.5m²
EXISTING SHED -> GARAGE FLOOR AREA	108.0m²
TOTAL	508.0m²

OH&S HAZARD
Type: public safety
Solution: provision of safety fencing around construction area

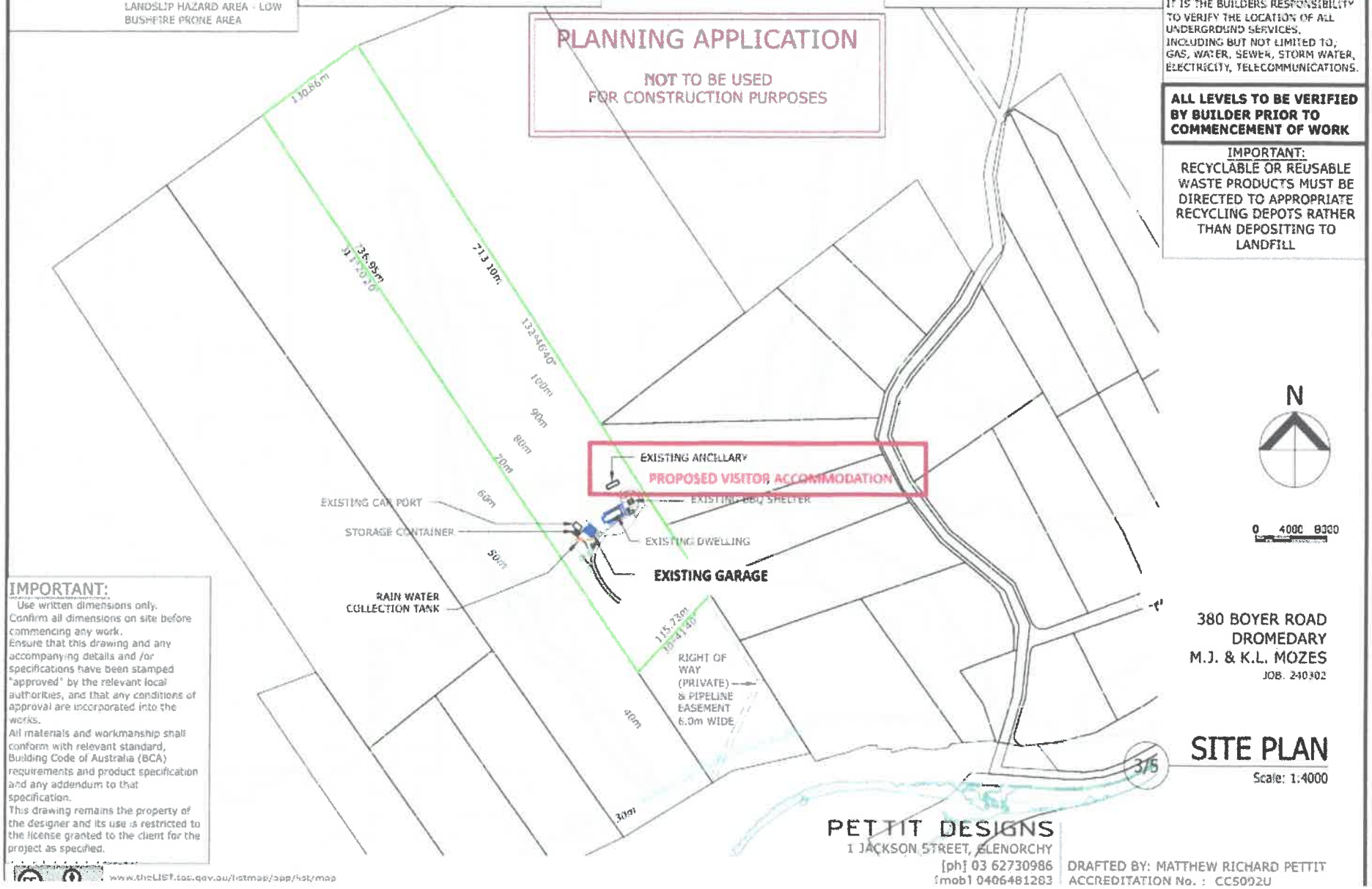
IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES, INCLUDING BUT NOT LIMITED TO, GAS, WATER, SEWER, STORM WATER, ELECTRICITY, TELECOMMUNICATIONS.

ALL LEVELS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK

IMPORTANT:
RECYCLABLE OR REUSABLE WASTE PRODUCTS MUST BE DIRECTED TO APPROPRIATE RECYCLING DEPOTS RATHER THAN DEPOSITING TO LANDFILL

PLANNING APPLICATION

NOT TO BE USED
FOR CONSTRUCTION PURPOSES



IMPORTANT:
Use written dimensions only.
Confirm all dimensions on site before commencing any work.
Ensure that this drawing and any accompanying details and /or specifications have been stamped "approved" by the relevant local authorities, and that any conditions of approval are incorporated into the works.
All materials and workmanship shall conform with relevant standard, Building Code of Australia (BCA) requirements and product specification and any addendum to that specification.
This drawing remains the property of the designer and its use is restricted to the license granted to the client for the project as specified.

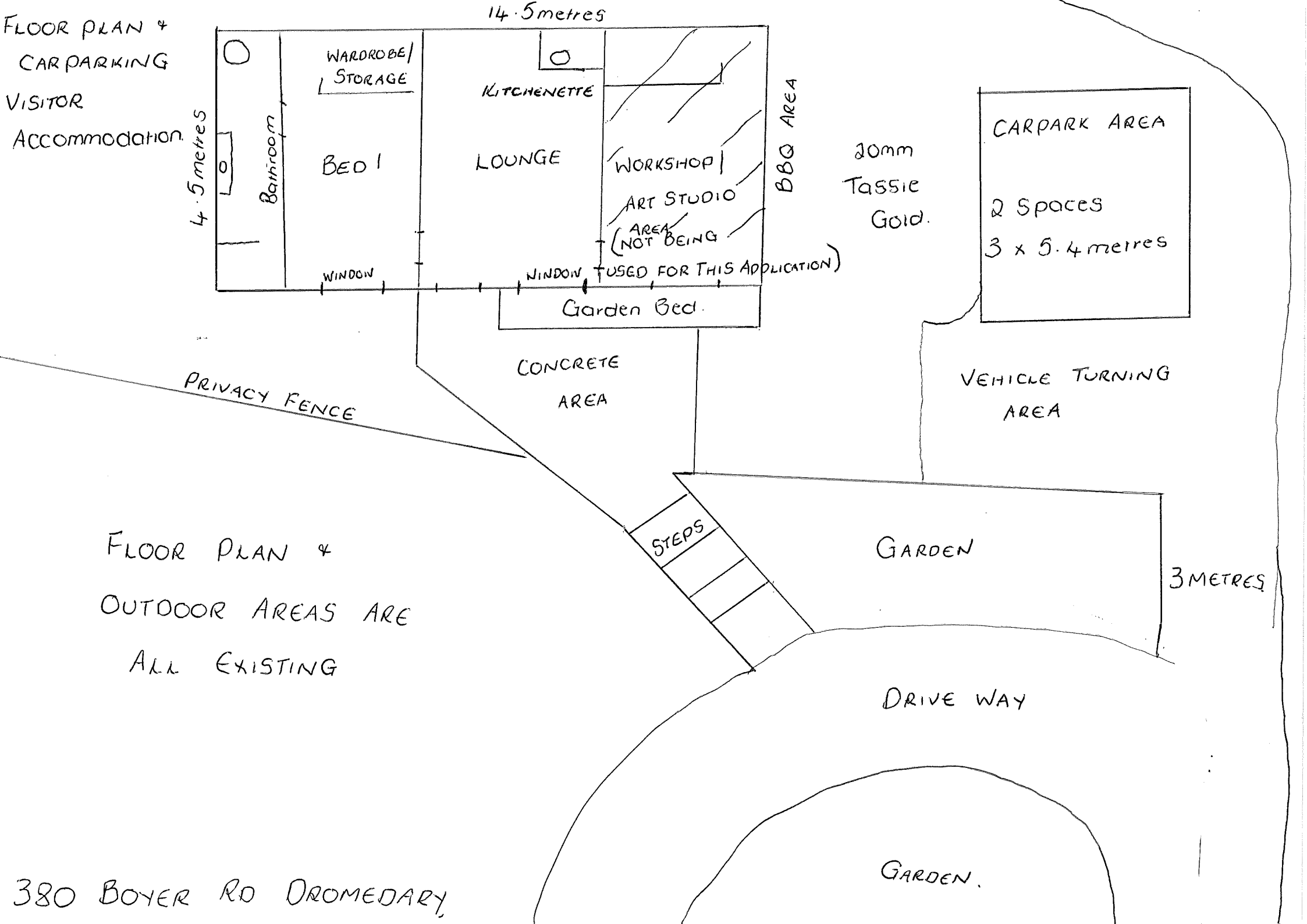
www.theLIST.tas.gov.au/listmap/app/list/map

380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB. 240302

SITE PLAN

Scale: 1:4000

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U


FLOOR PLAN & CARPARKING VISITOR ACCOMMODATION.
14.5metres
4.5metres
WARDROBE/ STORAGE
KITCHENETTE
Bathroom
BED 1
LOUNGE
WORKSHOP/ ART STUDIO
BBQ AREA
AREA NOT BEING USED FOR THIS APPLICATION
WINDOW
WINDOW
Garden Bed
20mm Tassie Gold.
CARPARK AREA
2 Spaces
3 x 5.4metres
CONCRETE AREA
VEHICLE TURNING AREA
PRIVACY FENCE
STEPS
GARDEN
3METRES
DRIVE WAY
GARDEN.
FLOOR PLAN & OUTDOOR AREAS ARE ALL EXISTING
380 BOYER RD DROMEDARY

Good afternoon,

Please see attached floor plan and car parking for the Visitor's Accommodation. The building and car parking are all existing and it is accessed from our main driveway.

The accommodation is for up to 2 guests (1 bedroom). The other bedroom is locked off and is currently used as an art studio/workshop area.

No guest activities are planned.

In regard to the Domestic Animal Boarding, we are having a draughtsman draw up plans so it may be a few weeks to submit the floorplan and other relevant information requested.

Kind regards,
Michael Mozes

Proposed Change of Use
(Ancillary Dwelling to Visitor Accommodation)
Demolition of Carport
Proposed New Shed for Domestic Animal Boarding
for
M.J. & K.L. Mozes
at
380 Boyer Road
Dromedary

Job No. 250703

0/24 COVER

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

PETTIT DESIGNS

A.B.N. 87 667 918 807

Phone: (03) 62730986
Mobile: 0406 481283
Email: matthew.pettit@bigpond.com

Matthew Pettit
Accredited Building
Practitioner

Licence No. CC5092U
(Building Designer - Domestic)

NOTES TO PLANS: To be read in conjunction with plans and specifications

1. Figured dimensions to be used. Do not scale drawings.
2. It is recommended that all levels, set outs and dimensions be verified by a registered Surveyor.
3. All materials to be in accordance with the relevant SAA Code, NCC and/or Manufacturers specifications.
4. All work to be carried out in accordance with relevant SAA Code, Manufacturers specifications and NCC
5. Pettit Designs hereby guarantee that the plans and specifications will meet requirements of the Permit Authority.
   Although every care is taken no responsibility is accepted for misinterpretation error or omission. It is the Contractors responsibility at all times to verify dimensions and levels etc. prior to and during constructions.
6. These drawings to be read in conjunction with Engineers reports and associated details thereof.
7. All plumbing and drainage to Local Authority specifications and NCC where applicable.

CONTENTS

PAGE	DRAWING	SCALE
0.	Cover	
1.	Contents	
2.	Location plan	1:10000
3.	Bush fire hazard analysis	1:1000
4.	Site plan	1:4000
5.	Site plan	1:200
6.	Parking plan	1:500
7.	Elevations	1:100
8.	Floor plan & elevations	1:100
9.	Foundation & slab standards	
10.	Roof plan	1:100
11.	Section A	1:50
12.	Drainage plan (site)	1:500
13.	Drainage plan	1:100
14.	Drainage details	
15.	Window flashing details	
16.	Wet area waterproofing	1:30
17.	Waterproofing details	1:5
18.	Wet area specification	
19.	BAL-29 Construction Specification (1)	
20.	BAL-29 Construction Specification (2)	
21.	BAL-29 Construction Specification (3)	
22.	AS3959:2018 Appendix E - Table 1	
23.	AS3959:2018 Appendix E - Table 2	
24.	Specification to NCC	

ADDENDUM

The following attachments must be read by the builder in conjunction with the plans and form part of the documentation for the project.

* Title - including Folio Text, Folio Plan & Council Certificates
* James Hardie Best Practice Guide - Working Safely with Fibre Cement Products
* Your Guide to Managing Safety in Housing and Construction by WorkSafe TAS.
* An Industry Guide to the Correct Installation of Windows and Doors by the Australian Glass and Window Association
* Super-structure plans from Rainbow Bilding Solutions p/l

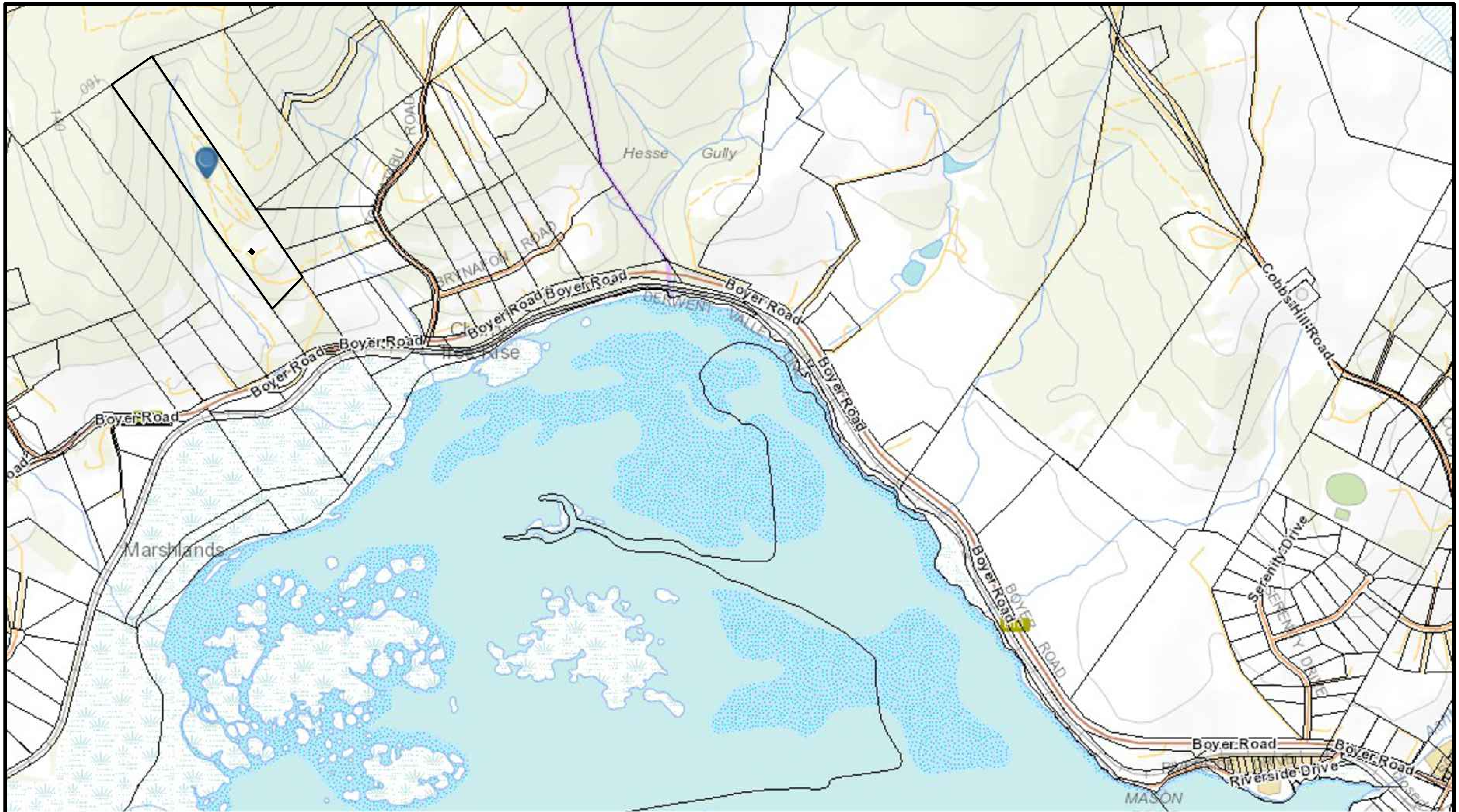
NOTE: DOCUMENTATION BY OTHERS PERTAINS TO CHANGE OF USE FOR ANCILLARY DWELLING TO VISITOR ACCOMMODATION AND IS PART OF THIS SAME PLANNING SUBMISSION

PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

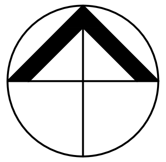
1/24 CONTENTS

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025



N



0 10000 20000

LOCATION PLAN

2/24

Scale: 1:10000

PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

BUSH FIRE ATTACK LEVEL DETERMINATION:
THREAT PERCEIVED AS BAL-29 AS THE PROPERTY IS WITHIN 100m OF UNMANAGED BUSH OR GRASSLAND
PROPERTY AT 380 BOYER ROAD, DROMEDARY IS WITHIN A DESIGNATED BUSHFIRE PRONE AREA AS PRESCRIBED BY THE TASMANIAN PLANNING SCHEME - BRIGHTON LOCAL PROVISIONS SCHEDULE

NOTE: DEPICTED CIRCLE IS NOT A MANAGEMENT PLAN BOUNDARY BUT AN INDICATION OF THE DISTANCE 100m FROM THE BUILDING TO WHICH A BAL ASSESSMENT MAY RELATE.

N

PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

3/24

BUSH FIRE HAZARD PLAN

Scale 1:1000

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

TITLE REFERENCE:	volume -	249980
	folio -	1
PROPERTY ID:		5047350
COUNCIL:	BRIGHTON	
PLANNING ZONE:	22. LANDSCAPE CONSERVATION	
OVERLAYS:	PRIORITY VEGETATION AREA	
	LANDSLIP HAZARD AREA - LOW	
	BUSHFIRE PRONE AREA	

BUSHFIRE ATTACK LEVEL (BAL)	BAL-29
ALPINE ZONE CLASSIFICATION	N/A
CLIMATE ZONE	7
CORROSION CLASSIFICATION (STRUCTURAL)	LOW
CORROSION CLASSIFICATION (ROOFING)	LOW
WIND SPEED CLASSIFICATION	N2
SOIL CLASSIFICATION	---

SITE AREA	8.88ha
SITE COVER	603.3m² = 0.68%
PRIVATE OPEN SPACE	>100m²
CAR PARKING	2

EXISTING DWELLING FLOOR AREA	178.8m²
EXISTING VERANAH AREAS	67.0m²
EXISTING ATTACHED CAR PORT	35.7m²
EXISTING OUTBUILDINGS	49.5m²
EXISTING GARAGE FLOOR AREA	108.0m²
EXISTING ANCILLARY FLOOR AREA (CHANGE TO VISITOR ACCOMODATION)	63.0m²
EXISTING CAR PORT FLOOR AREA (TO BE DEMOLISHED)	-54.6m²
PROPOSED SHED FLOOR AREA (ANIMAL BOARDING FACILITY)	101.3m²
TOTAL	603.3m²

OH&S HAZARD
Type: public safety
Solution: provision of safety fencing around construction area

IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES, INCLUDING BUT NOT LIMITED TO; GAS, WATER, SEWER, STORM WATER, ELECTRICITY, TELECOMMUNICATIONS.

ALL LEVELS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK

IMPORTANT:
RECYCLABLE OR REUSABLE WASTE PRODUCTS MUST BE DIRECTED TO APPROPRIATE RECYCLING DEPOTS RATHER THAN DEPOSITING TO LANDFILL

130.86m
736.95m
311°20'20"
713.10m
132°46'40"
100m
90m
80m
70m
60m
50m
40m
30m
RELOCATED STORAGE CONTAINER
RELOCATED CAR PORT
DOG EXERICSE AREA
EXISTING CAR PORT TO BE REMOVED & RELOCATED
REPLACE WITH NEW SHED 13.5m x 7.5m FOR
DOMESTIC ANIMAL BOARDING
(SHED PLANS BY RAINBOW BUILDING SOLUTIONS)
STORAGE CONTAINER
TO BE RELOCATED
RAIN WATER
COLLECTION TANK
CHANGE OF USE OF EXISTING ANCILLARY
TO VISITOR ACCOMODATION
EXISTING BBQ SHELTER
EXISTING DWELLING
EXISTING GARAGE
33387±
115.73m
30°41'40"
RIGHT OF
WAY
(PRIVATE)
& PIPELINE
EASEMENT
6.0m WIDE
LAND SLIP HAZARD (LOW)
PRIORITY VEGETATION LINE
WATERWAY AND COASTAL PROTECTION AREA
COASTAL INUNDATION LINE

N

0 4000 8000

PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

SITE PLAN

4/24

Scale: 1:4000

IMPORTANT:
Use written dimensions only.
Confirm all dimensions on site before commencing any work.
Ensure that this drawing and any accompanying details and /or specifications have been stamped "approved" by the relevant local authorities, and that any conditions of approval are incorporated into the works.
All materials and workmanship shall conform with relevant standard, Building Code of Australia (BCA) requirements and product specification and any addendum to that specification.
This drawing remains the property of the designer and its use is restricted to the license granted to the client for the project as specified.

www.theLIST.tas.gov.au/listmap/app/list/map

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

(DGL) Eucalyptus Globulous dry forest
and woodland
(Pre-TasVeg DPIPWE 2005)

PRIORITY VEGETATION LINE

LAND SLIP HAZARD

LAND SLIP HAZARD

FENCE

NEW LOCATION OF STORAGE CONTAINER

TREE TO BE REMOVED

DOG EXERCISE AREA

EXISTING

EXISTING CAR PORT TO BE REMOVED AND RELOCATED

PROPOSED SHED
(DOMESTIC ANIMAL BOARDING)

NEW LOCATION OF RESERVED CAR PORT
(9100x6000)

SUBMERSIBLE MACERATOR
PUMP TO CONNECT TO EXISTING
SEPTIC TANK SYSTEM
PUMP TO BE LOCATED IN PIT
WITH SEALED LID

27720 ± TO BOUNDARY

29576 ± TO BOUNDARY

ROCK RETAINING WALL ~600 HIGH

GATE

1524

2834

EXISTING
GARAGE

12000

EXISTING RESIDENCE

EXISTING PAVED
PARKING & TURNING

GATE

0 200 400

FENCE

STRAGE
CONTAINER TO
BE RELOCATED

33387 ± TO
BOUNDARY

EDGE OF GRAVELED AREA

EXISTING 10000L RAIN
WATER COLLECTION
TANK

FENCE

GRAVELED
AREA

DRIVE WAY

GARDEN

DRIVE WAY

COLOUR SCHEME OF PROPOSED SHED TO
MATCH EXISTING GARAGE (ADJACENT)
WALLS: COLORBOND SURFMIST (SRV=81)
ROOF: COLORBOND SURFMIST (SRV=81)
ROLLER DOORS: COLORBOND MONUMENT (SRV=27)
GUTTER & BARGE: COLORBOND MONUMENT (SRV=27)

PLANNING SCHEME REQUIREMENT 22.4.2
Acceptable Solution - A5:
Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.
Design Comment:
Colorbond Surfmist has a higher light reflectance than 40% and does not comply with Acceptable Solution - A5.
Performance Solution - P5:
Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoiing properies or detract from the landscape value of the site or surrounding area, have regard to: (a) the appearance of the buildings when viewed from roads or public places in the surrounding area; (b) any screeing vegetation; and (c) the nature of exterior finishes.
Design Comment:
Colorbond Surfmist is an appropriate selection of colour as it matches the existing garage adjacent to the proposed building. It also reflects the trunk colour of the surounding eucalypts.
The selected colour will not impact on or cause loss of amenity to neighbouring properties as they are considerable distance away, with the distance between covered with trees of between 5m and 20m in height.
The proposed building location is not visible from Boyer Road.
Nearest neighbouring dwelling ~210m SE downslope through bush, with no line of sight.

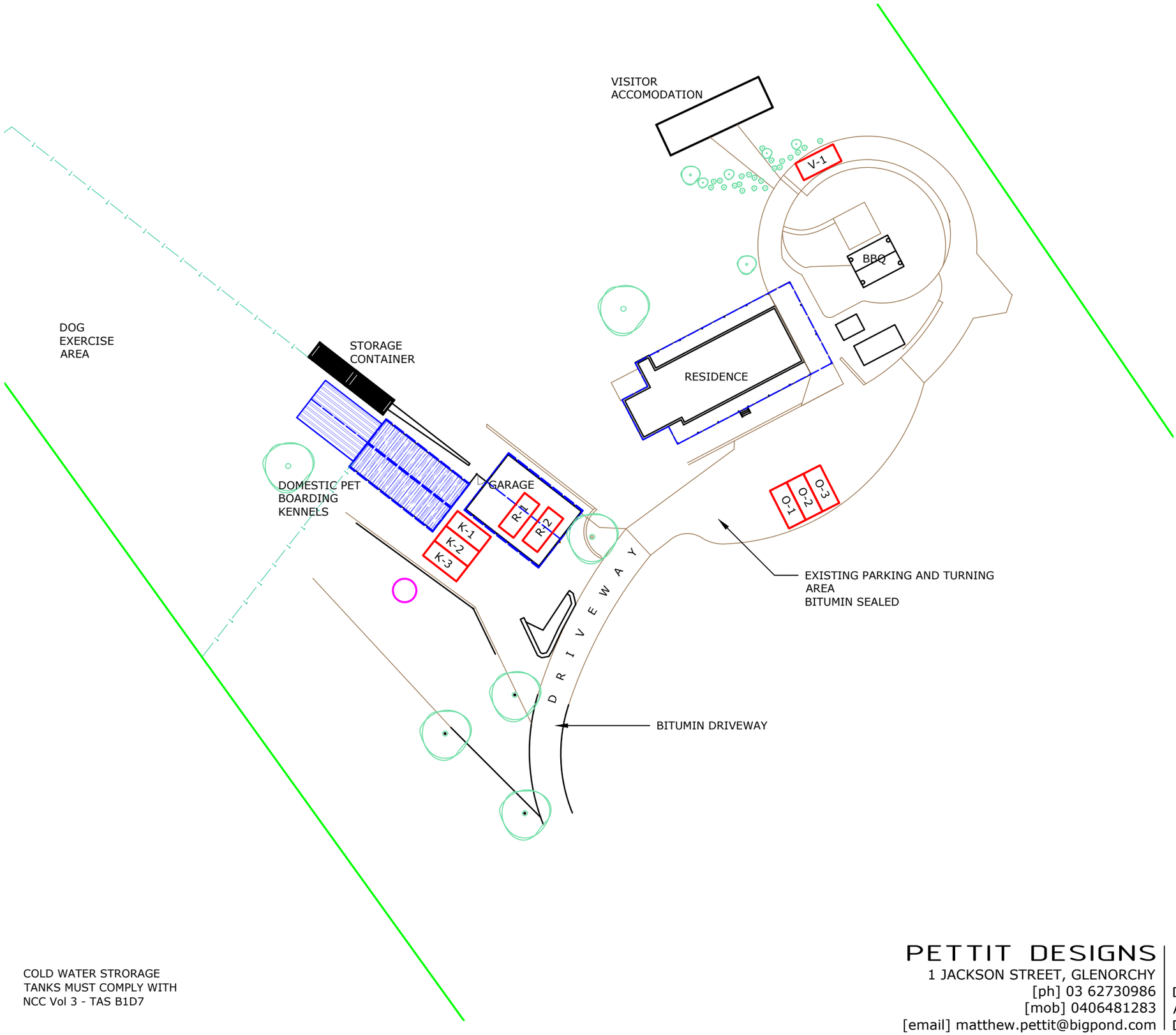
PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

5/24 SITE PLAN
Scale: 1:200

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

R-1 RESIDENCE PARKING
R-2 RESIDENCE PARKING
K-1 KENNEL PARKING
K-2 KENNEL PARKING
K-3 KENNEL PARKING
O-1 OVERFLOW PARKING
O-2 OVERFLOW PARKING
O-3 OVERFLOW PARKING
V-1 VISITOR ACCOM. PARKING



0 500 1000

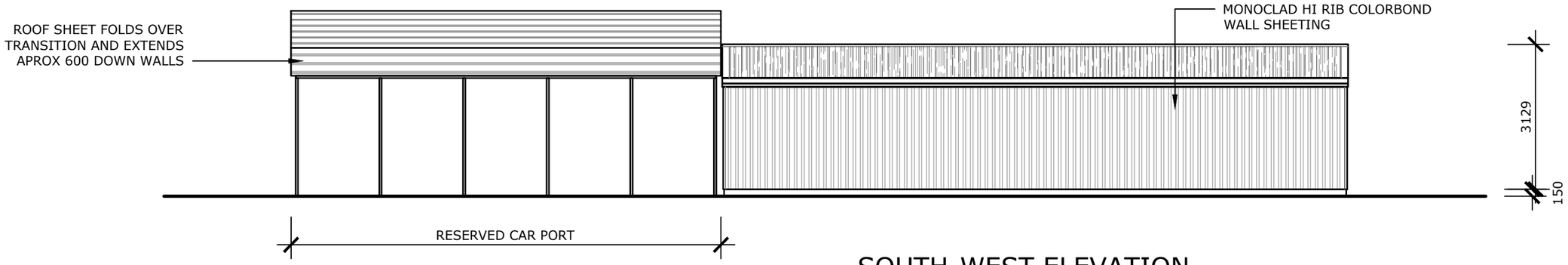
PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

6/24 PARKNG PLAN
Scale: 1:500

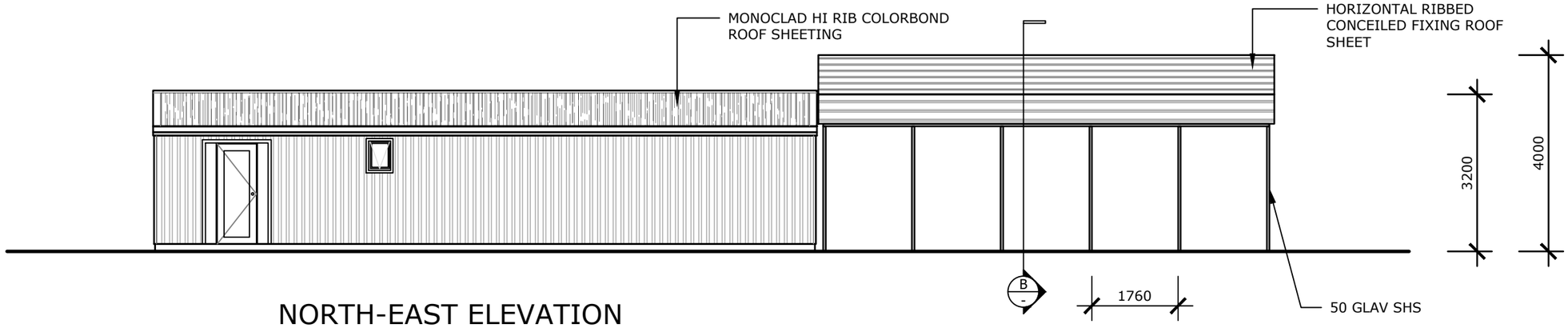
COLD WATER STRORAGE
TANKS MUST COMPLY WITH
NCC Vol 3 - TAS B1D7

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

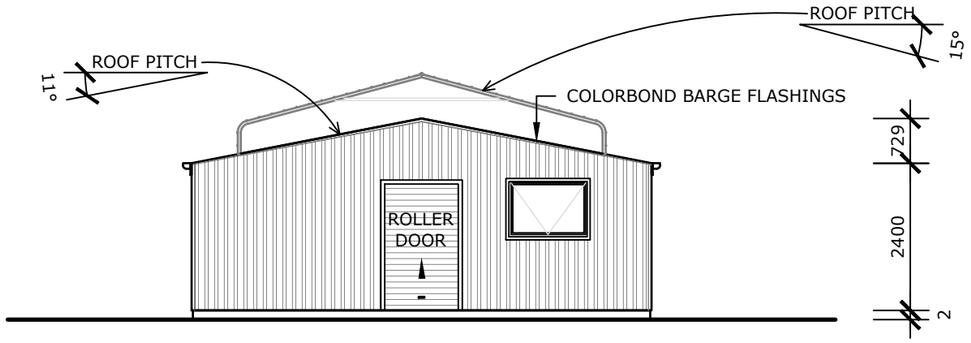
DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025



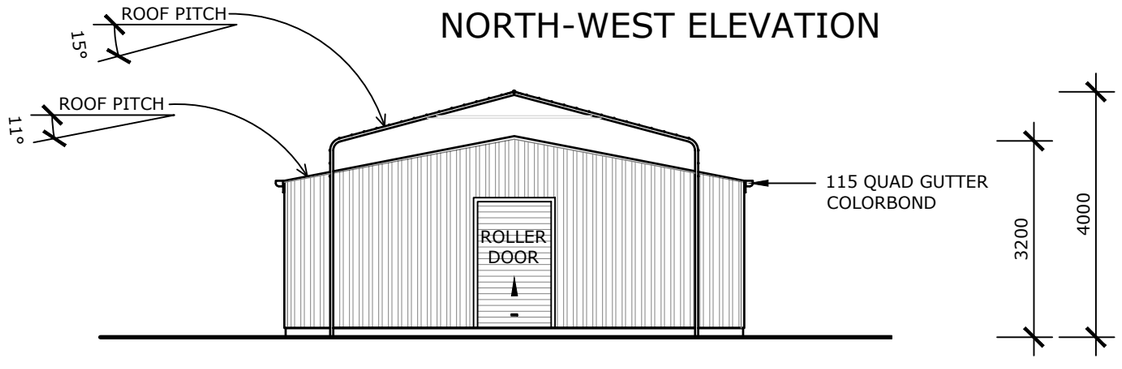
SOUTH-WEST ELEVATION



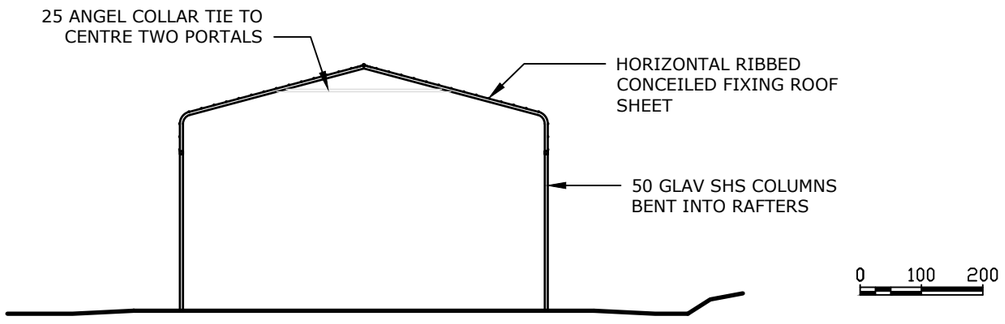
NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION



SECTION B

PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

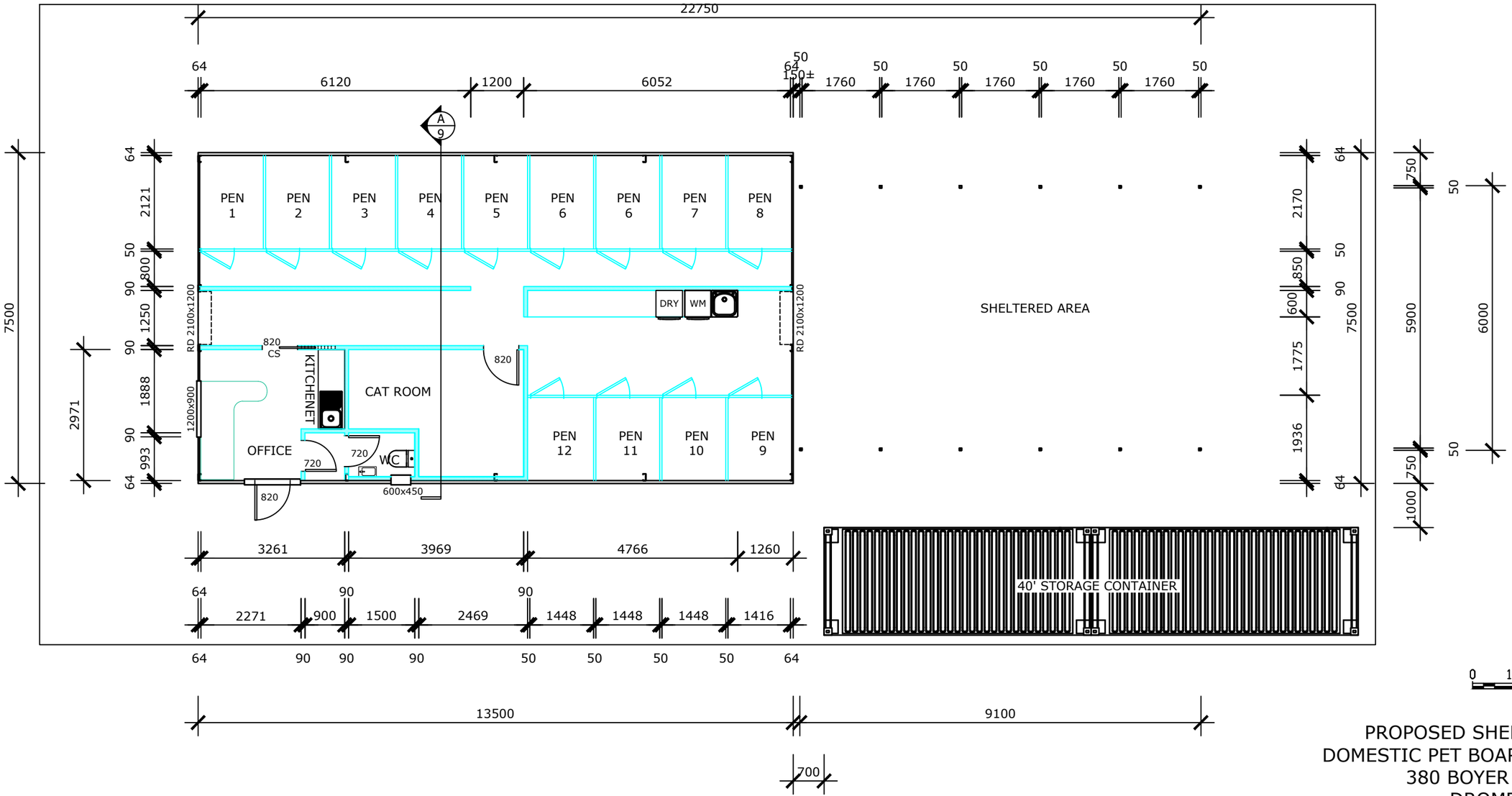
7/24

GARAGE FLOOR PLAN & ELEVATIONS

Scale: 1:100

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025



PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

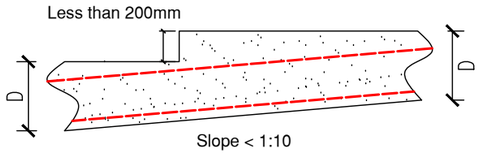
8/24

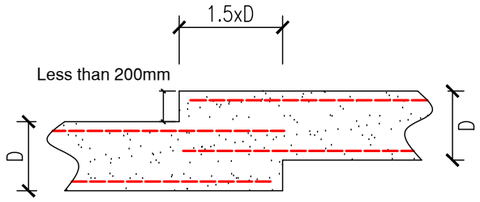
GARAGE FLOOR PLAN & ELEVATIONS

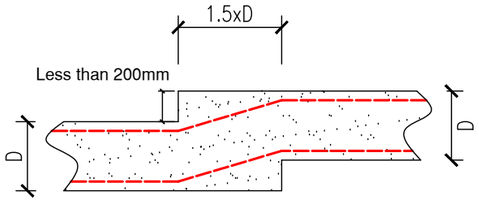
Scale: 1:100

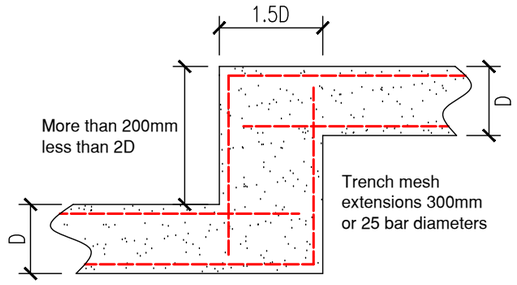
PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

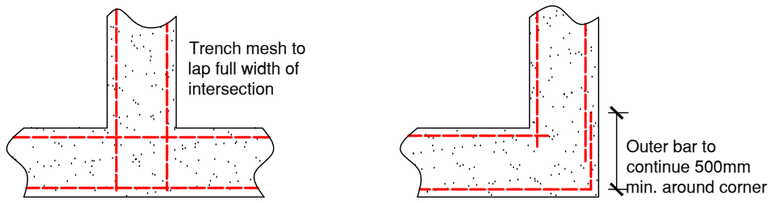






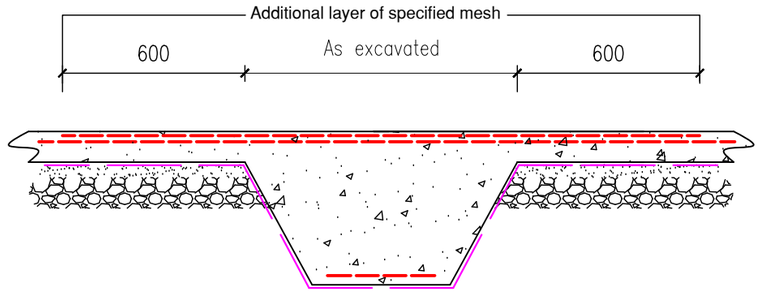


STEPPED FOOTINGS
(section view)



INTERSECTIONS
(plan view)

SLAB MESH LAPS



THICKENING BEAM DETAIL

ALL LEVELS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK

SITE DRAINAGE - As shown on drawings
Min camber of 1 in 20 for first 1m around perimeter of building

DPC

The height of DPC, or flashing serving as a DPC must not less than:
(i) 150mm above an adjacent ground level that slopes away at min. 1:20 for first 1m
(ii) 75mm above the finished surface level of adjacent paved, concrete or landscaped areas that slope away from the wall or
(iii) 50mm above finished paved, concrete or landscaped areas and protected from direct effects of the weather by a carport verandah or the like. NOTE: not applicable in location of ORG where 150mm is required

GENERAL NOTES :-

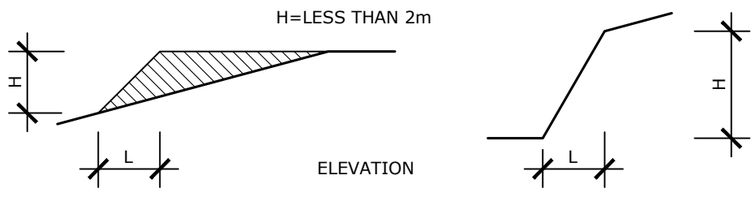
1) All concrete UNO to be 25 Mpa - slump 80mm max. with max. aggregate of 20mm.
2) Reinforcing steel to comply with AS 2870. Concrete to AS 3600. All mill scale to be removed
3) Concrete cover to reinforcing steel as shown on plans
4) It is encumbent on the builder to consult all relevant standards applicable to these drawings - including but not limited to the Aust Standards shown hereon
5) All soft / wet material to be removed prior to concrete pour
6) All cogs and hooks to AS 3600, Section 13
7) All exposed edges to have 20mm fillets
8) Curing by approved compound or continuous water spray for (7) days
9) Re-entrant bars as shown on plans

UNPROTECTED EMBANKMENTS

(NOT SUPPORTING STRUCTURES)

BATTER BANKS TO SAFE ANGLE OF REPOSE. IF SITE CONDITIONS ARE NOT SUITABLE FOR BATTERED BANK, INSTALL SUITABLE RETAINING WALL TO ENGINEERS DESIGN. ENGINEER TO INSPECT.

EMBANKMENTS THAT ARE TO BE LEFT EXPOSED MUST BE STABILISED BY VEGETATION OR SIMILAR WORKS TO PREVENT SOIL EROSION. PROVIDE A SURFACE WATER INTERCEPTOR TO THE TOP OF ALL BANKS WHERE THE UPSLOPE GRADIENT EXCEEDS 1:5



(a) FILL (b) CUT

SOIL TYPE (*REFER BCA 3.2.4)		EMBANKMENT SLOPES H:L	
		COMPACTED FILL	CUT
STABLE ROCK (A*)		2:3	8:1
SAND (A*)		1:2	1:2
SILT (P*)		1:4	1:4
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
SOFT SOILS (P)		NOT SUITABLE	NOT SUITABLE

ENGINEERED

NOT TO BE USED
FOR CONSTRUCTION PURPOSES UNLESS
CERTIFIED BY ENGINEER

0 20 40

PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

9/24

FOUNDATION & SLAB STANDARDS

Scale: 1:NTS

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

NCC HOUSING PROVISIONS - Table 7.2.2a ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING

ENVIRONMENT	LOCATION	MINIMUM METAL COATING IN ACCORDANCE WITH AS 1397	
		Metallic coated steel	Metallic and organic coated steel
Low (Mild steel corrosion rate 1.3 to 25 µm/y)	Typically remote inland areas or more than 1km from sheltered bays	Z450 galvanised *OR* AZ150 aluminium/zinc *OR* AM125 aluminium/zinc/ magnesium	Z275 galvanised *OR* AZ150 aluminium/zinc *OR* AM100 aluminium/zinc/ magnesium

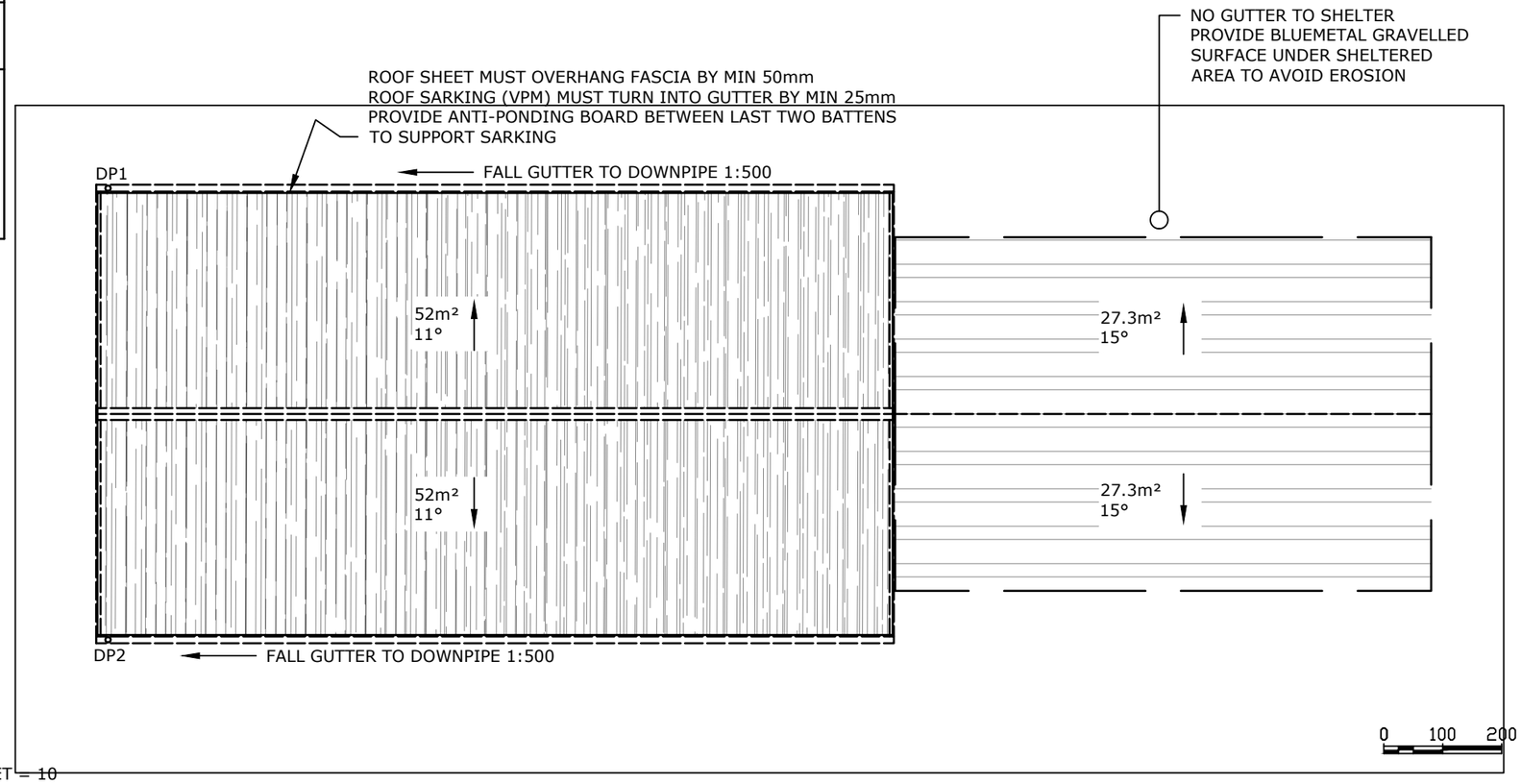
ROOF WATER DRAINAGE

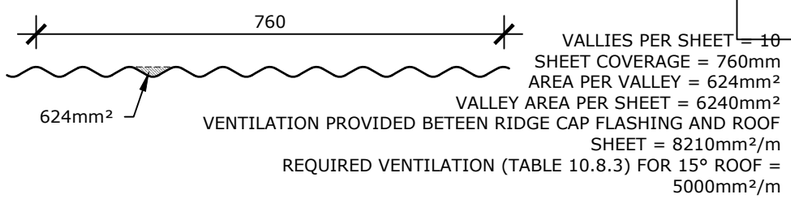
Rainfall intensity - 120mm/hour (5min duration)
(1% annual exceedance probability)
Roof area - 104m²
Number of downpipes - 2
Size of downpipe - 90mm
Size of gutter - 115mm D gutter
CALCULATIONS

Downpipe	Size	Catchment
1	Ø90	52m²
2	Ø90	52m²

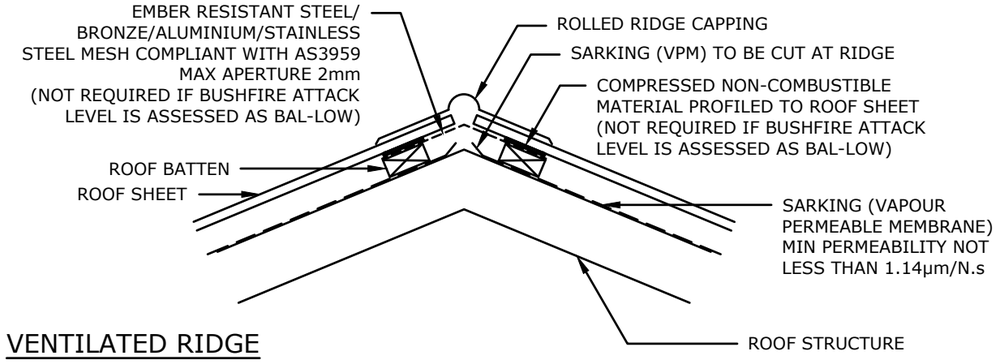
NOTE: All eaves gutters to have a fall of 1:500 to downpipe.

NCC HP 7.2.5 FIXING OF METAL SHEET ROOFING
CORRUGATED ROOF SHEETS TO BE FIXED THROUGH THE CREST OF EVERY SECOND RIB WHEN FIXING THE END SPAN OF THE SHEET AND EVERY THIRD RIB WHEN FIXING ALL REMAINING INTERNAL SPANS
SIDE LAPS SHOULD FACE AWAY FROM PREVAILING WEATHER
JOINS IN FLASHINGS AND CAPPINGS MUST NOT BE LESS THAN 75mm LAPPED IN THE DIRECTION OF ROOF FALL AND FIXED AT 40mm ℄
EACH VALLEY ON A SHEET MUST BE TURNED UP 60° AT ROOF RIDGES





VALLIES PER SHEET = 10
SHEET COVERAGE = 760mm
AREA PER VALLEY = 624mm²
VALLEY AREA PER SHEET = 6240mm²
VENTILATION PROVIDED BETEEN RIDGE CAP FLASHING AND ROOF SHEET = 8210mm²/m
REQUIRED VENTILATION (TABLE 10.8.3) FOR 15° ROOF = 5000mm²/m



VENTILATED RIDGE
Scale 1:10

PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

10/24 ROOF PLAN
Scale: 1:100

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

STRUCTURAL STEEL - LOW CORROSIVE ENVIRONMENT

Corrosion protection to be provided as per Table 6.3.9a of NCC - HOUSING PROVISIONS -MINIMUM PROTECTIVE COATINGS FOR STRUCTURAL STEEL MEMBERS
LOW CORROSIVE ENVIRONMENT (MILD STEEL CORROSION RATE 1.3 TO 25µm/YEAR) > 1km FROM SHELTERED BAYS
ALL STRUCTURAL STEEL TO BE HOT DIP GALVANISED (HDG75) OR COATED AS PER PAINT SPECIFICATION BELOW.
ALL CUT SURFACES OR WELDED JOINTS TO BE TREATED AS PER PAINT SPECIFICATION BELOW.

MINIMUM PROTECTIVE PAINTED COATING FOR EXTERNAL STRUCTURAL STEEL IN LOW CORROSION ENVIRONMENT
System as specified by AS2312.1
Surface Prep as per ISO 8501-1. Sa 2.5 VERY THOROUGH BLAST-CLEANING
(DFT refers to dry film thickness measured in µm)

SYSTEM	SURFACE PREP	1st COAT	2nd COAT	3rd COAT	TOTAL
ACL2	Sa 2.5	Zinc rich primer (75DFT)	Acrylic latex (40DFT)	Acrylic latex (40DFT)	155DFT
ACC2	Sa 2.5	Epoxy primer (75DFT)	Acrylic 2 pack (50DFT)	N/A	125DFT
IZS1	Sa 2.5	Inorganic zinc silicate (75DFT)	N/A	N/A	75DFT
PUR2A	Sa 2.5	Zinc rich primer (75DFT)	High build polyurethane (75DFT)	N/A	150DFT

GLAZING

ALL GLAZING TO AS1288, AS2047 AND NCC - HOUSING PROVISION: PART 8
CERTIFICATION OF COMPLIANCE WITH ABOVE AND TO RELEVANT BUSHFIRE ATTACK LEVEL (BAL) (IF REQUIRED) TO BE PROVIDED TO BUILDING SURVEYOR
GLASS PANES WITHIN 500mm OF FLOOR LEVEL MUST BE OF GRADE A SAFETY GLASS OR MONOLITHIC ANNEALED GLASS >5mm NOMINAL THICKNESS WITH AN AREA <1.2m²

INTERNAL WALL & CEILING LININGS

10mm plasterboard on furring channel to ceilings except where otherwise noted.
10mm plasterboard to wall areas except where otherwise noted.

WET AREA FINISHES TO AS3740

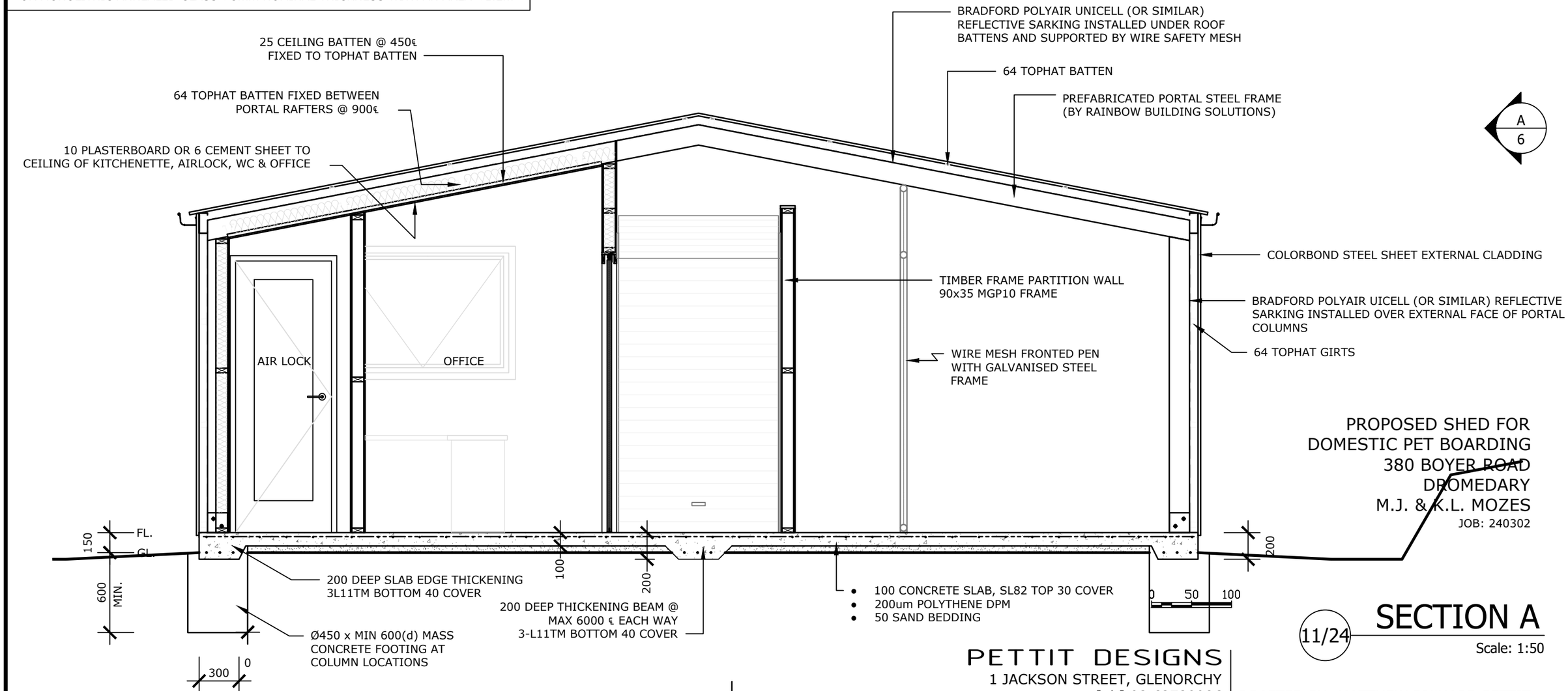
VILLABOARD OR SIMILAR TO ALL WALLS AND CEILINGS.
CERAMIC TILES OR SIMILAR TO 1800mm ABOVE SHOWER BASE. CERAMIC TILES OR SIMILAR TO 150mm MIN ABOVE VANITY BASIN. CERAMIC TILES OR SIMILAR TO ALL FLOORS WITH FLEXIBLE ADHESIVE OVER SEALER.
WATERPROOFING AS REQUIRED IN STRICT ACCORDANCE WITH AS3740 AND NCC (BCA-HOUSING PROVISIONS) PART 10.2.1

EXTERNAL CLADDINGS

Wall cladding: COLORBOND MONOCLAD HIGH RIB STEEL SHEET
Roof cladding: COLORBOND MONOCLAD HIGH RIB STEEL SHEET

FRAMING MGP10 (2400mm high)

Studs	90x35 at 450mm crs.
Jamb studs (sheet roof)	2/90x35 to max 2400mm opening 3/30x35 to max 3600mm opening
Jamb studs (tile roof)	90x35 to max 1500mm opening 2/90x45 to max 2400mm opening 3/90x45 to max 3600mm opening
Bottom plate	90x35 - concrete slab 90x35 - timber floor where studs positioned over or within 50mm of floor joists. Refer AS1684.4 for other than above.
Top plate	2/90x35 where trusses/rafters over or within 100mm of same. Refer AS1684.4 for other than above.
Nogging	90x35 at 1350 crs. max

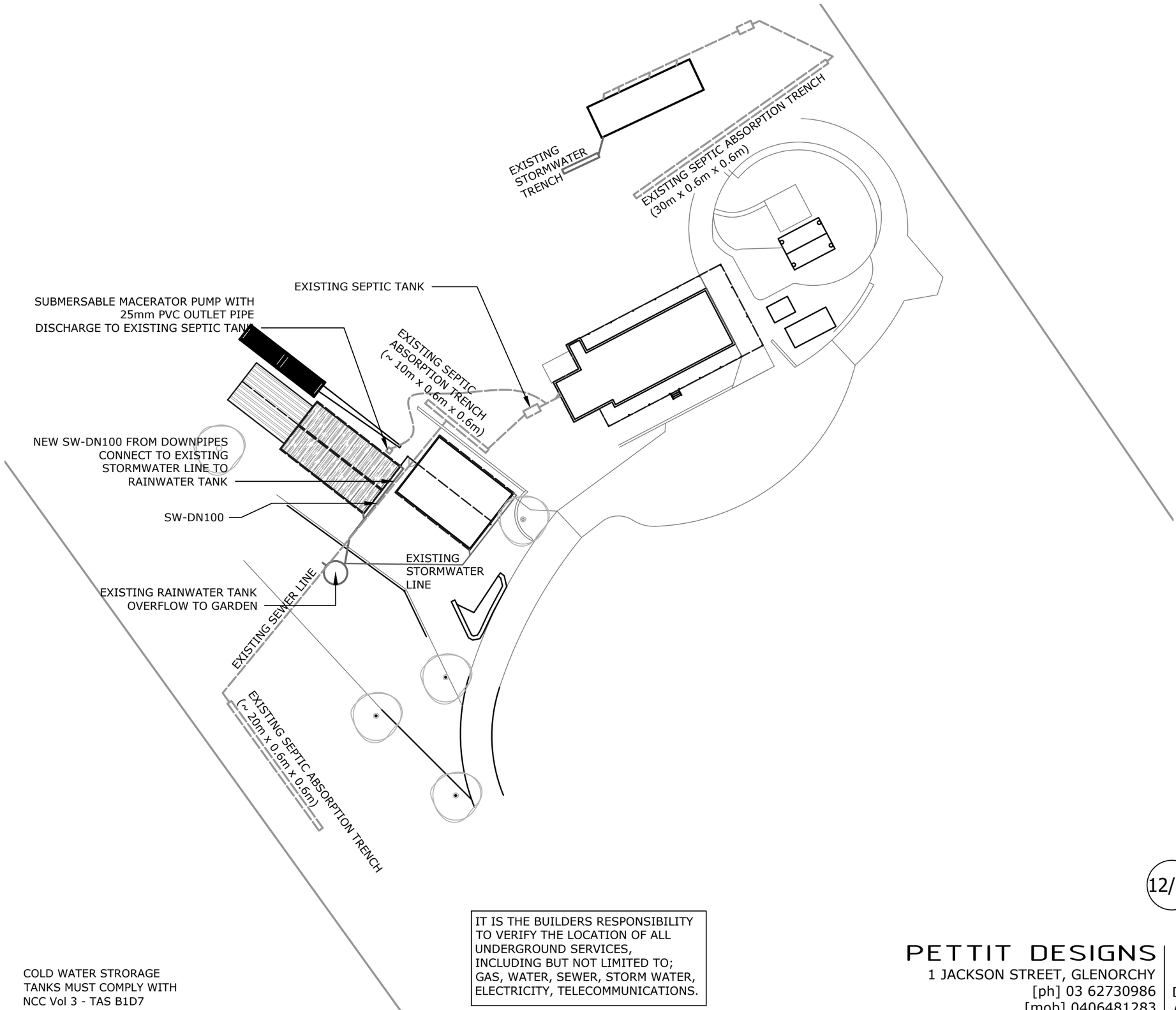


PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

11/24 SECTION A
Scale: 1:50

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025



0 500 1000

PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

12/24

DRAINAGE PLAN

Scale: 1:500

COLD WATER STRORAGE TANKS MUST COMPLY WITH NCC Vol 3 - TAS B1D7

IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES, INCLUDING BUT NOT LIMITED TO; GAS, WATER, SEWER, STORM WATER, ELECTRICITY, TELECOMMUNICATIONS.

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

PLUMBING LEGEND

No.	FIXTURE	WASTE	DRAIN
1.	WC	100	DN100
2.			
3.	KITCHEN SINK	50	DN65
4.	VANITY BASIN	40	DN50
5.	BATH	40	DN50
6.	SHOWER	50	DN65
7.	TROUGH	50	DN65
8.	WASHING MACHINE	15	DN50
9.	50 VENT	50	DN50
FW.	FLOOR WASTE	100	DN100
AC.	AIR CONDITIONER	40	DN40
ORG.	OVERFLOW RELIEF GULLY	100	DN100
I.O.	INSPECTION OPENING		
DW.	DISH WASHER	15	DN50
DP.	DOWN PIPE (AS PER ROOF PLAN)		
* .	EXISTING FIXTURE		

IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES, INCLUDING BUT NOT LIMITED TO; GAS, WATER, SEWER, STORM WATER, ELECTRICITY, TELECOMMUNICATIONS.

CONNECT NEW SEWER LINE INTO EXISTING SEWER LINE THAT CONNECTS TO SEPTIC TANK SYSTEM
PLUMBER TO ENSURE THAT ALL EXISTING VENTS, ORG'S, IO'S ARE FUNCTIONING CORRECTLY. UPGRADE WHERE REQUIRED.

SUSPEND NEW SEWER LINE UNDER EXISTING FLOOR JOISTS

CONNECT NEW STORMWATER TO EXISTING STORM WATER CONNECTIONS WITH DISCHARGE TO RAINWATER TANKS

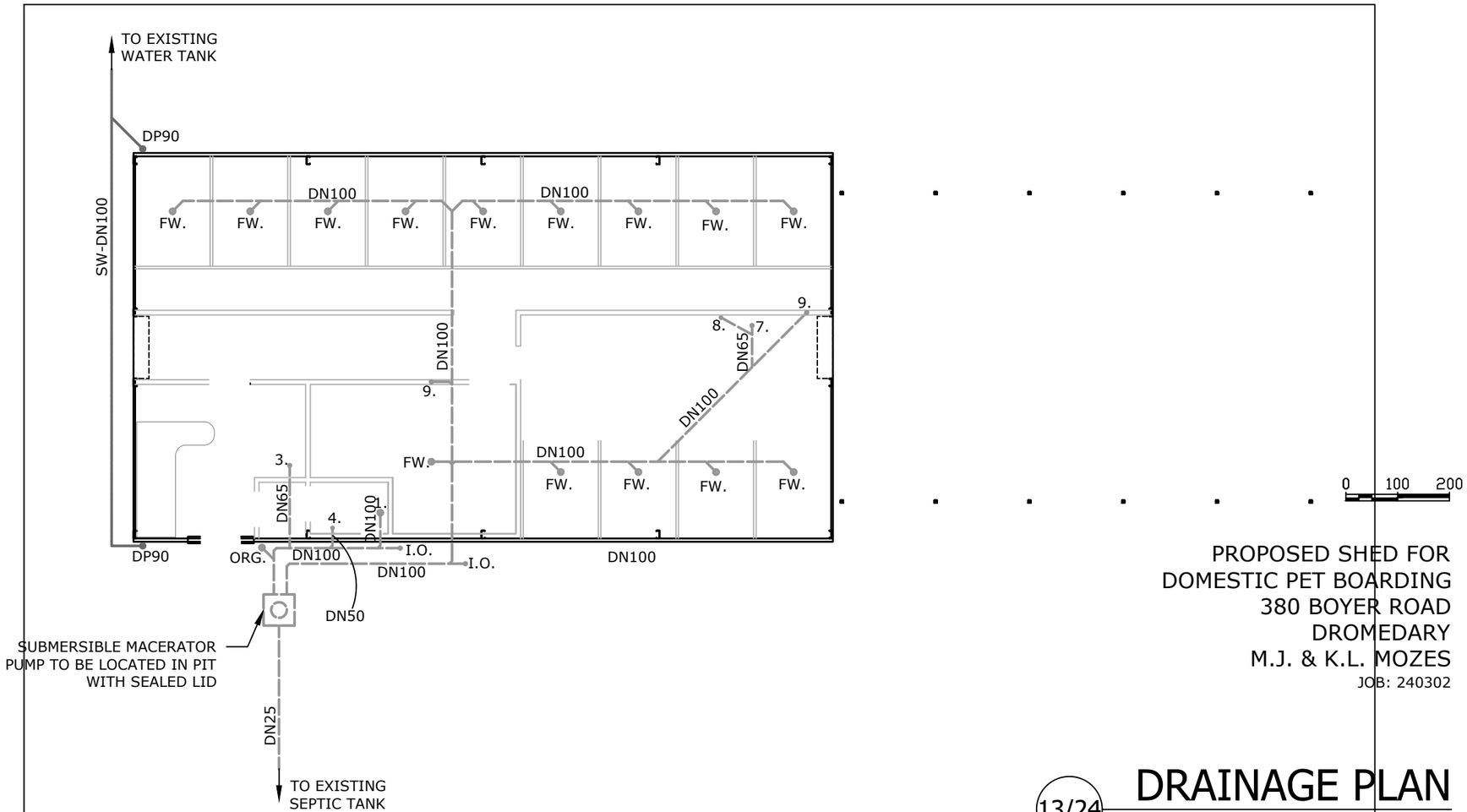
PLUMBING ON SOIL CLASS M, H-1, H-2 & E SITES:

Refer AS2870 (2011), Section 6.6 - Joints in plumbing shall be articulated immediately outside the footing and commencing within 1m of house under construction to accommodate ground movement with out leakage. Penetrations to edge beams and slabs shall be sleeved so as to maintain a minimum of 35mm clearance all round penetrating pipe.

Plumbing, drainage, installation of sanitary fixtures and hot water systems shall comply with AS/NZS 3500 (all parts), NCC Vol 2, NCC Vol 3 & NCC Housing Provisions.
Hot and cold water reticulation Ø20 with Ø15 branches to each individual fixture.
Hot and Cold water service must comply with AS3500.1 and is to have a working pressure of not less than 50kPa and as static pressure within the building of not more than 500kPa. Pressures outside these perameters must be suitable for correct functioning of fixtures or appliances (TAS B1D3 & TAS B2P9).
Fit RMC or similar temp control valve to limit water temperature at sink, basin, bath and shower to 45°C. Outlet temperature at HWC 65°C. Pressure of hot water storage containers must be limited to the lesser of 1400kPa or rated working pressure of unit.
Outflow must be limited to not more than 9L/min.
If HWC to be installed internally. Provide safe tray and Ø50 outlet to flap valve drained to stormwater system.
Sanitary drainage systems shall comply with AS/NZS 3500.2

AS/NZS 3500 SERIES OF PLUMBING & DRAINAGE STANDARDS

PART 1.	AS/NZS 3500.1:2021 Water Services
PART 2.	AS/NZS 3500.2:2021 Sanitary Plumbing and Drainage
PART 3.	AS/NZS 3500.3:2021 Stormwater Drainage
PART 4.	AS/NZS 3500.4:2021 Heated Water



PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

13/24

DRAINAGE PLAN

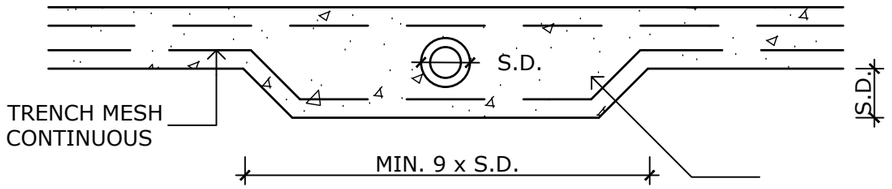
Scale: 1:100

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

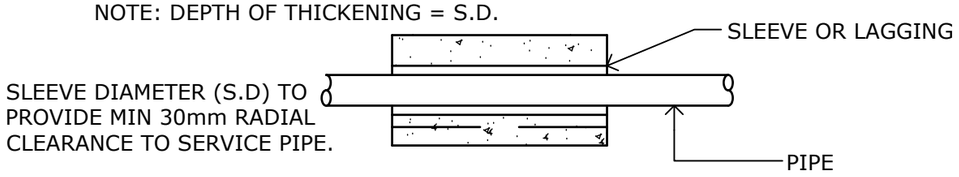
DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

SERVICE PIPES

PIPES THROUGH FOOTINGS AND SLAB BEAMS SHOULD BE LAGGED.
SLAB BEAM DEPTHS AND FOOTING DEPTHS SHOULD ALSO BE INCREASED AS INDICATED BELOW.



NOTE: DEPTH OF THICKENING = S.D.



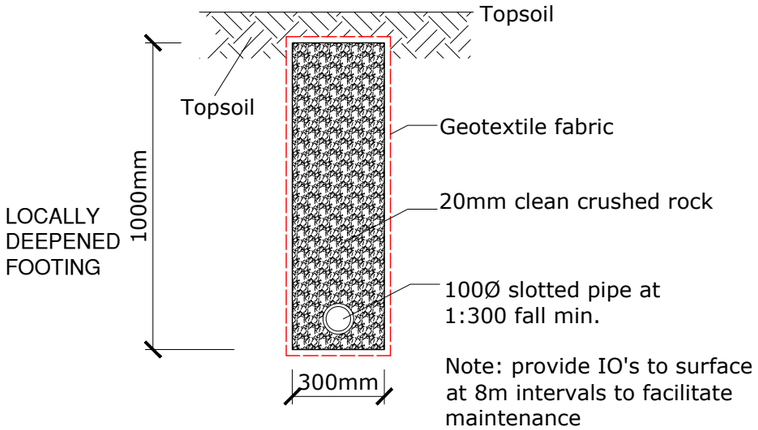
PIPE THROUGH FOOTING DETAILS IN CLASS M, H1, H2, E soils (Refer details right)

NOTES:
* All pipework - eg 100Ø etc denotes DN 100 etc
* Location of existing sewer and stormwater lines INDICATIVE only.
* All new sewer lines suspended under new floor
* Sewer falls min 1:60
  min. cover
  - 300mm under soil
  - 75mm under paving (driveway-light)
  - 100mm under concrete (driveway - heavy)
  - 50mm under paving (non-trafficable)
  - under building - 25mm cover to u/s slab
* Stormwater falls min 1:100
  min. cover
  - 100mm under soil
  - 50mm under paving
  - driveway - 75mm under concrete
  - driveway - 100mm under paving

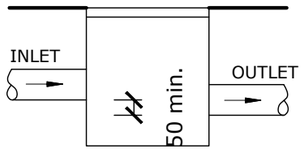
Trench construction in M,H1,H2 and E soil classifications as per AS 3500

For soil classifications H1,H2 and E
Provide 20mm closed cell polyethylene lagging around pipes for Class H1
Provide 40mm " " " " " " " " Class H2 & E
Provide articulated joints,expansion joints, swivel joints etc to manufacturers directions
Penetrations through the middle third only of the footing

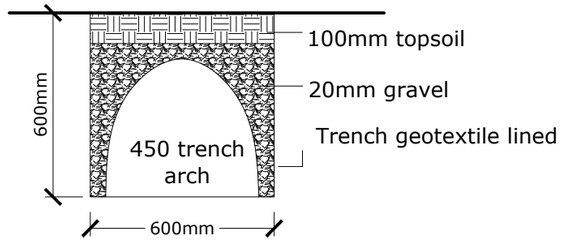
* Ag drains falls min 1:300
* Provide IO"s to SL at approx. 8m crs



AG DRAIN



SILT PIT



ABSORPTION TRENCH
(Roofwater)

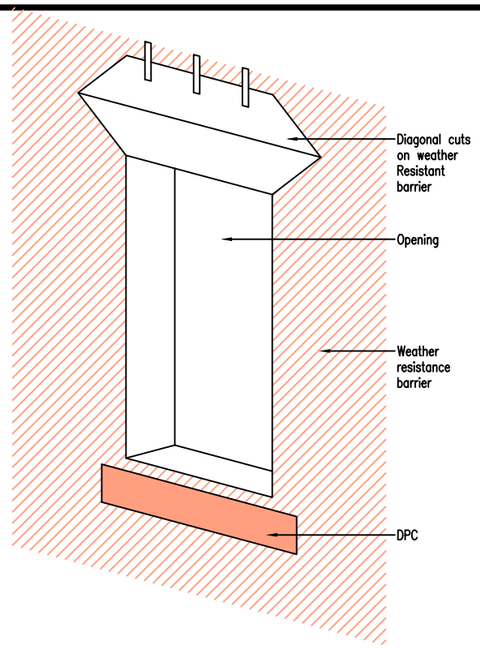
To be used where not connected to reticulated stormwater system

14/24

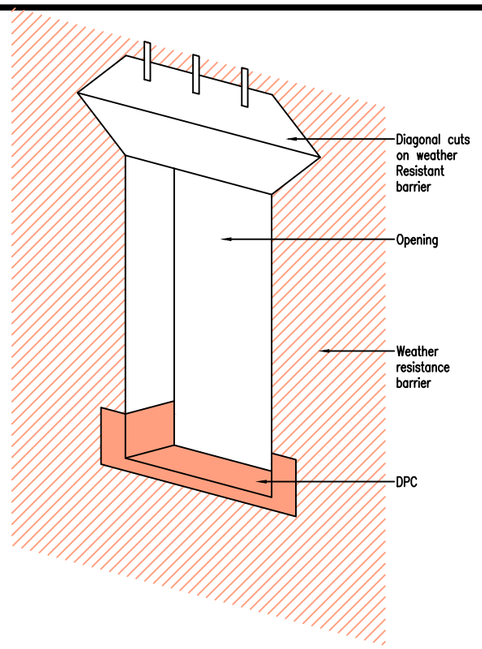
DRAINAGE DETAILS

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

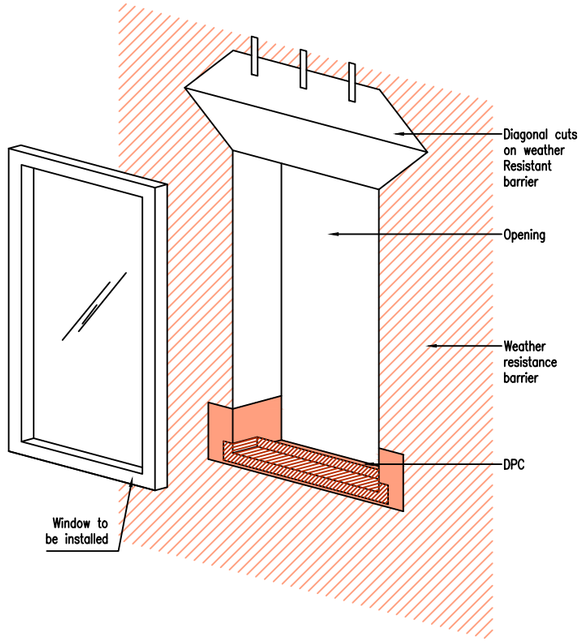
DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025



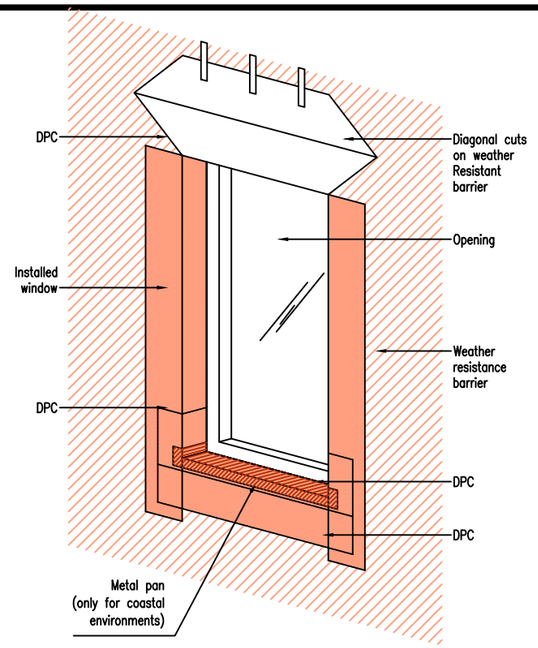
A FLASHING SEQUENCE



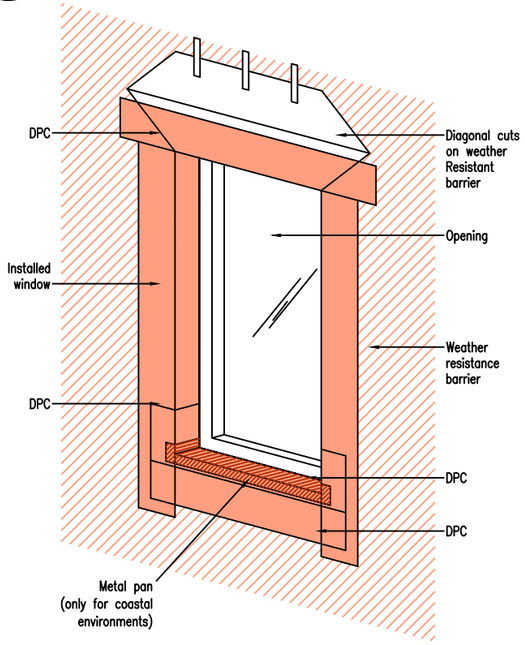
B FLASHING SEQUENCE



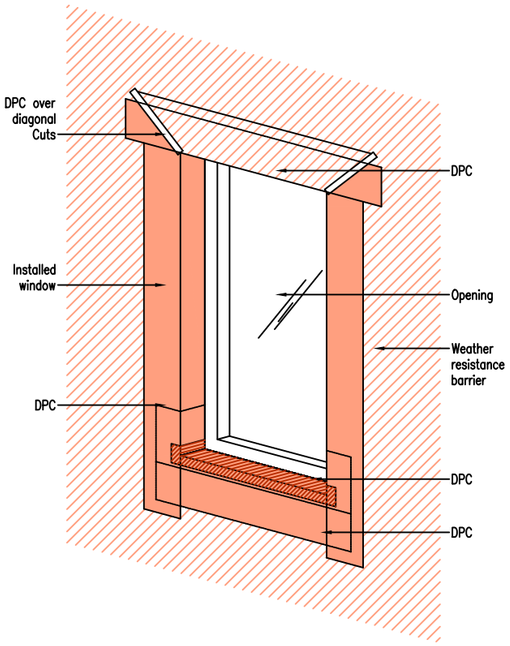
C FLASHING SEQUENCE



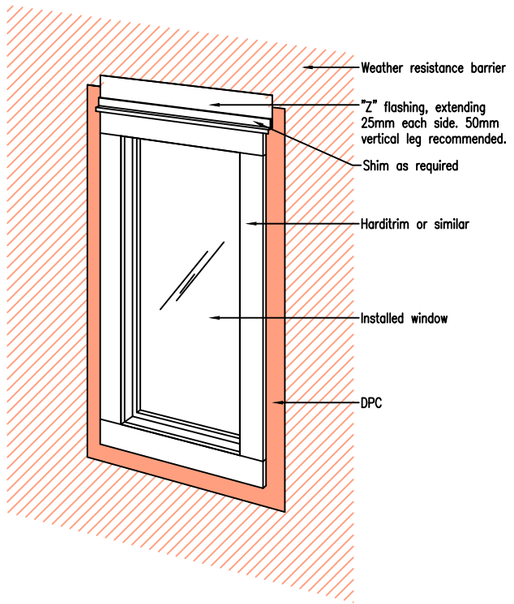
D FLASHING SEQUENCE



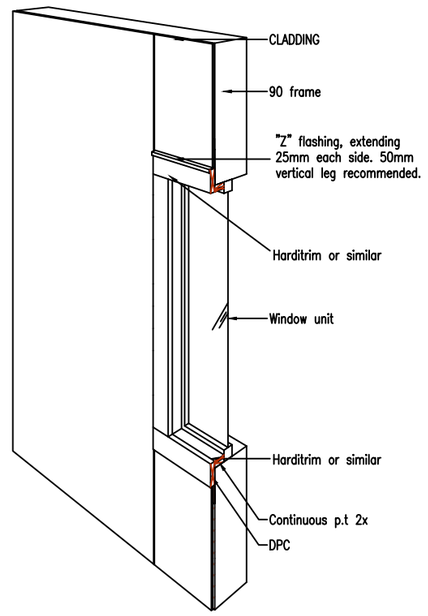
E FLASHING SEQUENCE



F FLASHING SEQUENCE



G ISOMETRIC



H ISOMETRIC SECTION

15/24

WINDOW FLASHING DETAILS

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

NOTES TO HOMEOWNER :

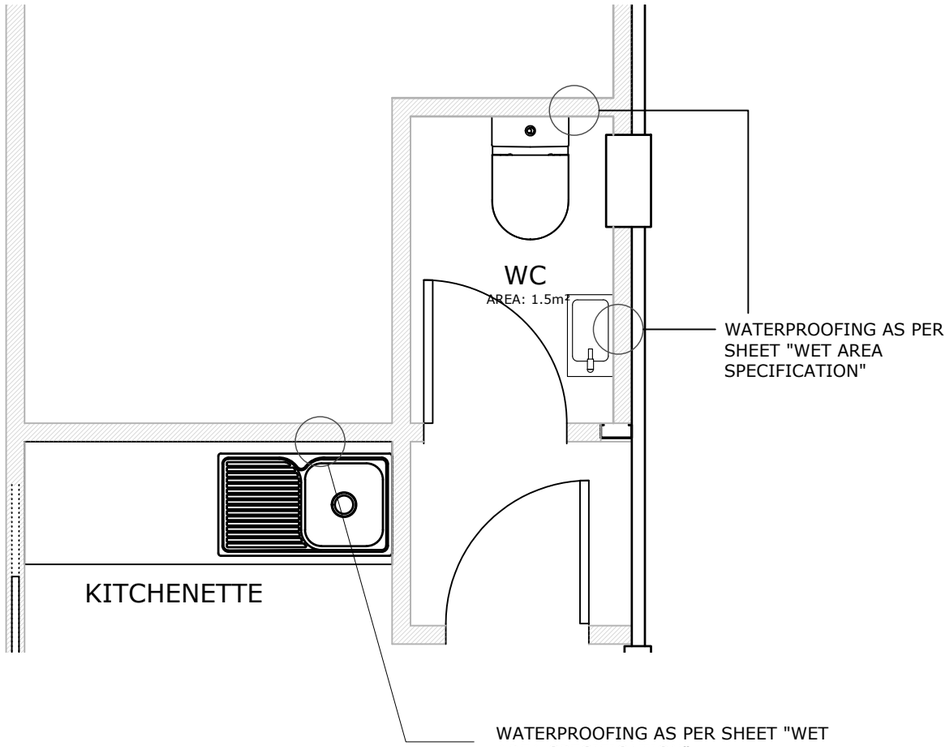
Due to increasing problems with condensation in residential buildings leading not only to structural damage over time but also to the detrimental health of the occupants the following strategies are recommended :-

1. Open windows every day for a few minutes and especially when showering and cooking (not every window needs to be opened - just those required to provide cross ventilation and expungement of moisture laden air)
2. Ensure extractor fans are used EVERY time when bathing.
2. Ensure extractor fans are ducted to the outside. *
3. Ensure range hoods are deducted to the outside. *
4. Ensure non-condensing clothes driers are ducted to the outside. **
5. Limit steam from cooking activities - ie- by keeping lids on pans etc
6. Avoid the use of unflued gas heaters
7. Do not store large quantities of firewood inside the home in unventilated spaces.
8. Avoid plants and water features in unventilated areas.
9. Ensure lids are kept on aquariums.
10. Dry clothes in rooms that are warm, have adequate ventilation and separated from the main house.

* these details are also noted on the plans for the builder.
** or install separate air extractor on ceiling however direct ducting is recommended.

Concrete flooring in wet area to be **WATERPROOFED TO INDUSTRY STANDARD - AS3740 "***Waterproofing of wet areas within residential buildings***".**
* Stepdown showers - min 25mm. For enclosed showers provide waterstop under shower screen.
* Non-stepdown showers - For enclosed showers provide waterstop under shower screen positioned 5mm above finished surface.

NOTE: above notes applicable to **enclosed showers onl**y. For **unenclosed showers** contact this office for further info.



FLASHING TO BE INSTALLED TO PERIMETER OF ROOM AT WALL/FLOOR JUNCTION. FLASHING SHALL HAVE VERTICAL LEG OF A MINIMUM OF 25mm ABOVE THE FINISHED FLOOR LEVEL, EXCEPT ACCROSS DOORWAYS, AND THE HORIZONTAL LEG SHALL BE A MINIMUM WIDTH OF 50mm.

WHERE A WATER-RESISTANT SUBSTRATE IS USED IN CONJUNCTION WITH A WATER-RESISTANT SURFACE MATERIAL TO AT LEAST 150mm HIGH ABOVE THE FINISHED FLOOR LEVEL, A SEALANT SHALL BE USED AT WALL/FLOOR JUNCTIONS. THIS SEALANT SHALL BE INSTALLED AFTER THE SURFACE FINISHES HAVE BEEN APPLIED.
FOR PERIMETER FLASHING AT FLOOR LEVEL OPENINGS THE FOLLOWING APPLIES:
(a) A WATERSTOP THAT HAS A VERTICAL LEG FINISHING FLUSH WITH THE TOP OF THE FINISHED FLOOR LEVEL SHALL BE INSTALLED AT FLOOR LEVEL OPENINGS. THE FLOOR MEMBRANE SHALL BE TERMINATED TO CREATE A WATERPROOF SEAL TO THE TOP OF THE WATERSTOP AND TO THE PERIMETER FLASHING.

VERTICAL FLASHINGS SHALL TERMINATE A MINIMUM OF 1800 ABOVE FINISHED FLOOR LEVEL. VERTICAL FLASHINGS MAY BE USED AS FOLLOWS:
(a) EXTERNAL VERTICAL FLASHINGS MAY BE USED WITH EXTERNAL MEMBRANES SYSTEMS AND INSTALLED BEHIND THE WALL SHEETING OR RENDER PROVIDED THEY HAVE LEGS OF SUFFICIENT WIDTH TO ALLOW THE WALL SHEETING RO RENDER TO OVERLAP BY A MINIMUM OF 32mm.
(b) INTERNAL VERTICAL FLASHINGS MAY BE USED WITH BOTH EXTERNAL AND INTERNAL MEMBRANE SYSTEMS, PROVIDED EACH LEG HAS A MINIMUM OVERLAP OF 40mm TO THE WALL SHEETING OR RENDER AND WHERE USED WITH (i) INTERNAL MEMBRANES, EACH LEG EXTENDS VERTICALLY FROM WITHIN THE SHOWER TRAY; (ii) EXTERNAL MEMBRANES, EACH LEG OVERLAPS THE TOP EDGE OF THE FLOOR WATERPROOFING SYSTEM, BY A MINIMUM 20mm; AND (iii) PREFORMED SHOWER BASES OR BATHS, EACH LEG EXTENDS TO THE BOTTOM EDGE OF THE WALL SHEETING OR RENDER.

PENETRATIONS OF TAPS, SHOWER NOZZLES AND THE LIKE SHALL BE WATERPROOFED BY SEALING WITH PROPRIETARY FLANGE SYSTEMS OR A SEALANT. WHEN SEALING THE TAP BODY TO THE WALL THE SPINDLE HOUSING SHALL BE ABLE TO BE REMOVED TO ENABLE THE REPLACEMENT OF THE WASHER WITHOUT DAMAGING THE SEAL. ANY PENETRATIONS OF MECHANICAL FIXINGS OR FASTENINGS THROUGH SURFACE MATERIALS SHALL BE WATERPROOFED.

MECHANICAL VENTILATION -
MECHANICAL EXTRACTOR FANS TO BE FITTED TO BATHROOM, LAUNDRY, ENSUITE AND KITCHEN (RANGE HOOD)
AS SHOWN ON PLAN BY (f)

FIRE SAFETY -
SMOKE DETECTORS TO BE FITTED AS SHOWN ON PLAN BY (sd)
CARBON MONOXIDE DETECTORS TO BE FITTED TO SHED AREA AS SHOWN ON PLAN BY (co)
ALL SMOKE DETECTORS TO BE INTERCONNECTED

ELECTRICAL –
PENDANT LIGHT FITTINGS ONLY. NO DOWNLIGHTS TO BE INSTALLED UNLESS PROVIDED WITH UNVENTED SHIELDS.

ARTIFICIAL LIGHTING –
*max. 5watts/m² FOR LIVING AREAS
*max. 4 watts/m² FOR BALCONIES / VERANDAHS
*max. 3 watts/m² FOR CLASS 10a BUILDINGS (ASSOC. with CLASS 1a)

MECHANICAL VENTILATION
PROVIDE EXHAUST EXTRACTION SYSTEMS AS PER NCC -HOUSING PROVISIONS CLAUSE 10.8.2

BATHROOM OR SANITARY COMPARTMENT MUST HAVE A MINIUM FLOW RATE OF 25L/s (90m³/hr)
KITCHEN AND LAUNDRY AREAS MUST HAVE A MINIMUM FLOW RATE OF 40L/s (144m³/hr)

EXHAUSTS MUST DISHCARGE DIRECTY VIA A SHAFT OR DUCT TO OUTDOOR AIR
CLOTHS DRYERS (WHERE INSTALLED) MUST DISHCARGE DIRECTY VIA A SHAFT OR DUCT TO OUTDOOR AIR

0 30 60

PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

16/24

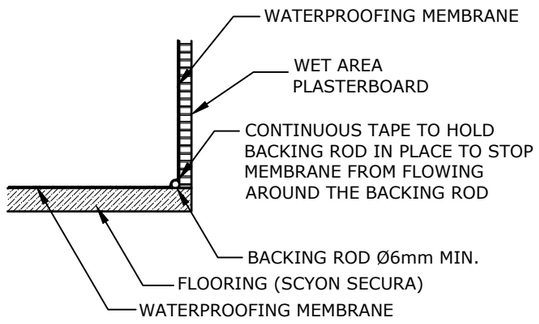
WET AREA WATERPROOFING

Scale 1:30

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

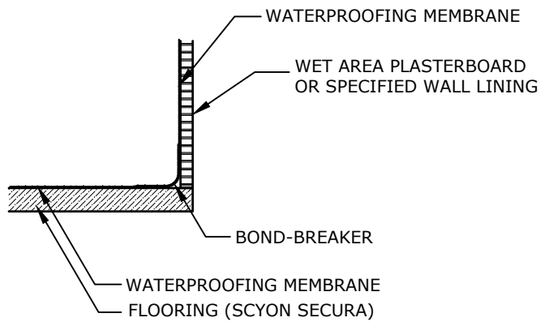
DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

TYPICAL BOND BREAKER DETAIL FOR CLASS I MEMBRANES



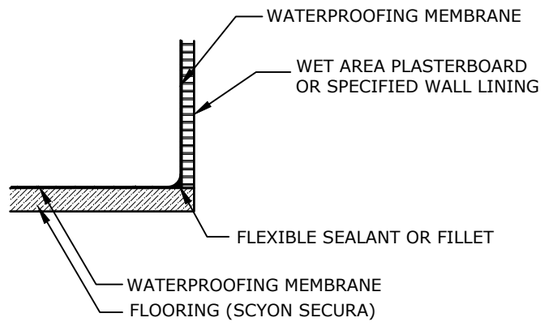
ELONGATION AT BREAK: <60%
MINIMUM BOND BBREAKER/TAPE WIDTH TO BRIDGE JOINTS OPENING UP BY 5mm: 75mm WITH BACKING ROD

TYPICAL BOND BREAKER DETAIL FOR CLASS II MEMBRANES



ELONGATION AT BREAK: 60% TO 300%
MINIMUM BOND BBREAKER/TAPE WIDTH TO BRIDGE JOINTS OPENING UP BY 5mm: 35mm

TYPICAL BOND BREAKER DETAIL FOR CLASS III MEMBRANES

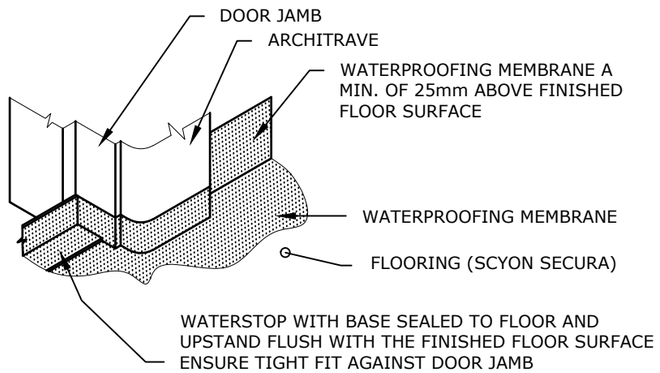


ELONGATION AT BREAK: > 300%
MINIMUM BOND BBREAKER/TAPE WIDTH TO BRIDGE JOINTS OPENING UP BY 5mm: 12mm

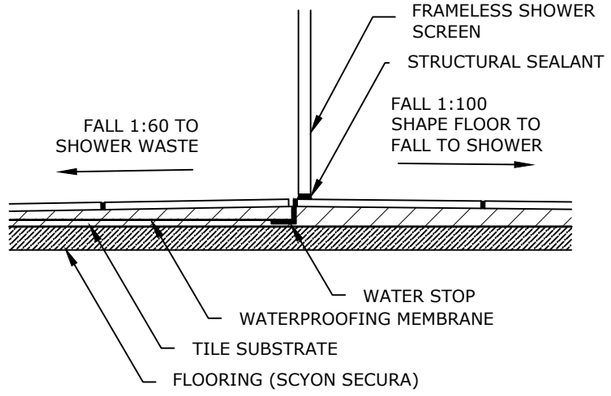
NOTES ON BOND BREAKER CLASSES

1. BOND BREAKERS FOR CLASS I MEMBRANES (LOW EXTENSIBILITY) ALLOW THE MEMBRANE TO FLEX RATHER THAN STRETCH.
2. BOND BREAKERS FOR CLASS II MEMBRANES (MEDIUM EXTENSIBILITY) ALLOW THE MEMBRANE TO STRETCH. IF A TAPE IS USED AS A BOND BREAKER, EITHER THE MEMBRANE SHALL NOT BOND TO THE TAPE OR THE TAPE SHALL HAVE ELASTIC PROPERTIES SIMILAR TO THE MEMBRANE.
3. BOND BREAKERS FOR CLASS III MEMBRANES (HIGH EXTENSIBILITY) ALLOW THE MEMBRANE TO HAVE EVEN THICKNESS.

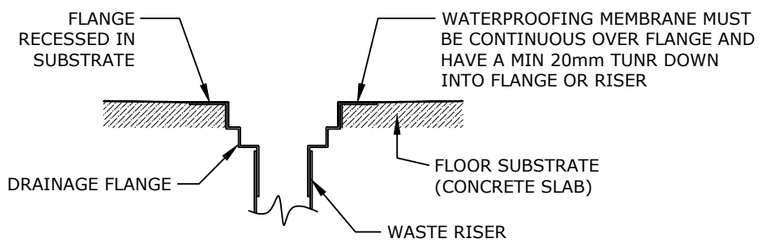
APPLICATION OF WATERPROOFING AFTER INSTALLATION OF WATERPROOFING MEMBRANE



TYPICAL TERMINATION OF MEMBRANE AT EXTENT OF SHOWER AREA



WATERPROOFING MEMBRANE TO DRAINAGE CONNECTION



WET AREA FINISHES TO AS3740

VILLABOARD OR SIMILAR TO ALL WALLS AND CEILINGS.
CERAMIC TILES OR SIMILAR TO 2275mm ABOVE SHOWER BASE. CERAMIC TILES OR SIMILAR TO 150mm MIN ABOVE VANITY BASIN. CERAMIC TILES OR SIMILAR TO ALL FLOORS WITH FLEXIBLE ADHESIVE OVER WATERPROOFING MEMBRANE
WATERPROOFING AS REQUIRED IN STRICT ACCORDANCE WITH AS3740 AND NCC (HOUSING PROVISIONS) PART 10.2.1
ALL PAINTED TIMBER SHOULD BE PAINTED WITH GLOSS OR SATIN ENAMEL
NATURAL TIMBERS TO BE TREATED WITH A SUITABLE CLEAR PRESERVATIVE (OIL OR WAX) OR VARNISH/ESTAPOL

0 5 10

PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

17/24

WATERPROOFING DETAILS

Scale 1:5

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

WATERPROOFING AND WATER RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS IN WET AREAS

Vessels or area where fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 1800mm above the shower floor substrate.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower without hob	Waterproof entire *enclosed shower* area, including *waterstop.*	Waterproof to not less than 1800mm above the shower floor substrate.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.

Vessels or area where fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with step down	Waterproof entire enclosed shower area, including step down.	Waterproof to not less than 1800mm above the shower floor substrate.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with preformed shower base	N/A	Waterproof to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.

Vessels or area where fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Unclosed showers	Waterproof entire unclosed shower area.	Waterproof to not less than 1800mm above the shower floor substrate.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Areas outside the *shower area* for concrete and compressed fiber cement sheet flooring	*Waterproof* to radius not less than 1500mm from shower rose. *Water resistant* to remaining floor area.	*N/A*	Waterproof all wall/floor junctions. Where a *flashing* is used the horizontal leg must be not less than 40mm.	N/A
Areas outside the *shower area* for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall/floor junctions. Where a *flashing* is used the horizontal leg must be not less than 40mm.	N/A

Vessels or area where fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fiber cement sheet flooring.	*Water resistant* to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.

Vessels or area where fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath.	N/A for wall under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other *vessels* (eg. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall.	Where the *vessel* is fixed to a wall, waterproof edges for extent of *vessel.*	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	*Water resistant* to entire floor.	Waterproof all wall/floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall/floor junctions. Where a *flashing* is used the horizontal leg must be not less than 40mm.	N/A
NOTES: 1. If a shower is included above a bath, refer to the requirements for *shower area* walls and oenetratios. 2. N/A means not applicable.				

Wet Areas Waterproofing

It is the builders responsibility to determine the appropriate waterproofing required in accordance with these tables.

Refer to *NCC Housing Provisions: Part 10.2* for full details of same

18/24

WET AREA WATERPROOFING

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

SPECIFICATION FOR CONSTRUCTION OF STRUCTURES IN A BUSHFIRE PRONE ZONE WITH A BUSHFIRE ATTACK LEVEL 29 (BAL-29)

AS PER SPECIFIED IN **AS3959-2018 SECTION 7**

(NOTE: ONLY APPLICABLE CLAUSES WILL BE LISTED. CLAUSES NOT APPLICABLE TO THE CONSTRUCTION WILL BE OMITTED FROM THIS SPECIFICATION)

BAL-29 IS PRIMARILY CONCERNED WITH PROTECTION FROM EMBER ATTACK AND RADIANT HEAT GREATER THAN 19kW/m² UP TO AND INCLUDING 29kW/m².

7.1 GENERAL - THE BUILDING ASSESSED IN SECTION 2 OF THE STANDARD (AS3959-2018) SHALL COMPLY WITH SECTION 3 AND CLAUSES 7.2-6.8 OF SAME.

7.2 SUB-FLOOR SUPPORTS - THE STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUBFLOOR SUPPORT WHERE THE WHERE THE SUBFLOOR SPACE IS ENCLOSED WITH -

(a) A WALL THAT CONFORMS TO NOTATION 7.4; *OR*
(b) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL BRONZE OR ALUMINIUM; *OR*
(c) A COMBINATION OF ITEMS (a) AND (b).

WHERE THE SUBFLOOR SPACE IS UNENCLOSED, THE SUPPORT POSTS, COLUMNS, STUMPS, PIERS AND POLES SHALL BE OF (i) NON-COMBUSTIBLE MATERIAL OR (ii) OF BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F) OR (iii) A COMBINATION OF THESE ITEMS.

NOTE: THIS REQUIREMETN APPLIES TO THE SUBJECT BUILDING ONLY AND NOT TO VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS (SEE CLAUSE 7.7)

NOTE: COMBUSTIBLE MATERIALS STORED IN THE SUBFLOOR SPACE MAY BE IGNITED BY EMBERS AND CAUSE AN IMPACT TO THE BUILDING.

7.3 FLOORS

7.3.1 CONCRETE SLAB ON GROUND - THE STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR CONCRETE SLAB ON GROUND

7.3.2.1 ELEVATED FLOORS WITH ENCLOSED SUBFLOOR SPACE - THE STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR ELEVATED FLOORS, INCLUDING BEARERS, JOISTS AND FLOORING, WHERE THE SUBFLOOR SPACE IS ENCLOSED WITH -

(a) A WALL THAT CONFORMS TO NOTATION 7.4; *OR*
(b) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL BRONZE OR ALUMINIUM; *OR*
(c) A COMBINATION OF ITEMS (a) AND (b).

7.3.2.2 ELEVATED FLOORS WITH AN UNENCLOSED SUBFLOOR SPACE - WHERE THE SUBFLOOR SPACE IS UNENCLOSED, THE BEARERS, JOISTS AND FLOORING, LESS THAN 400mm ABOVE FINISHED GROUND LEVEL, SHALL BE ONE OF THE FOLLOWING:

(a) MATERIALS THAT CONFORM WITH THE FOLLOWING:
  (i) BEARERS AND JOISTS SHALL BE (A) NON-COMBUSTIBLE; *OR* (B) BUSHFIRE-RESISTING TIMBER (SEE AS3959:2018, APPENDIX F); *OR* A COMBINATION OF ITEMS (A) AND (B).
  (ii) FLOORING SHALL BE (A) NON-COMBUSTIBLE; *OR* (B) BUSHFIRE-RESISTING TIMBER (SEE AS3959:2018, APPENDIX F); *OR* (C) TIMBER (OTHER THAN BUSHFIRE-RESISTING TIMBER), PARTICLEBOARD OR PLYWOOD FLOORING WHERE THE UNDERSIDE IS LINED WITH SARKING-TYPE MATERIAL OR MINERAL WOOL INSULATION; *OR* (D) A COMBINATION OF ANY OF ITEMS (A), (B) OR (C)
(b) A SYSTEM CONFORMING WITH AS1530.8.1

THE STANDARD DOES NOT PROVIDIDE CONSTURCTION REQUIREMENTS FOR ELEMENTS OF ELEVATED FLOORS IF THE UNDERSIDE OF THE ELEMENT IS 400mm OR MORE ABOVE FINISHED GROUND LEVEL.

7.4 EXTERNAL WALLS

7.4.1 WALLS - THE EXPOSED COMPONENTS OF EXTERNAL WALLS SHALL BE AS FOLLOWS:

(a) NON-COMBUSTIBLE MATERIAL INCLUDING THE FOLLOWING PROVIDED THE MINIMUM THICKNESS IS 90mm:
  (i) FULL MASONRY OR MASONRY VENEER WALLS WITH AN OUTER LEAF OF CLAY, CONCRETE OR CALCIUM SILICATE OR NATURAL STONE.
  (ii) PRECAST OR IN SITU WALLS OF CONCRETE OR AERATED CONCRETE.
  (iii) EARTH WALL INCLUDING MUD BRICK; *OR*
(b) TIMBER LOGS OF A SPECIES WITH A DENSITY OF 680kg/m³ OR GREATER AT A 12% MOISTURE CONTENT; OF A MINIMUM NOMINAL OVERALL THICKNESS OF 90mm AND A MINIMUM THICKNESS OF 70mm AND GAUGE PLANED; *OR*
(c) CLADDING THAT IS FIXED EXTERNALLY TO A TIMBER-FRAMED OR STEEL-FRAMED WALL THAT IS SARKED ON THE OUTSIDE OF THE FRAME, AND IS -
  (i) FIBRE-CEMENT A MINIMUM OF 6mm IN THICKNESS; *OR*
  (ii) STEEL SHEET; *OR*
  (iii) BUSHFIRE-RESISTING TIMBER AS SPECIFIED IN AS3959:2018, APPENDIX F; *OR*
  (iv) A COMBINATION OF ANY OF ITEMS (i), (ii), OR (iii); *OR*
(d) A COMBINATION OF ANY OF ITEMS (a), (b) OR (c) ABOVE.

7.4.2 JOINTS - ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED.

7.4.3 VENTS AND WEEPHOLES - WHERE IN EXTERNAL WALLS (WITH THE EXCEPTION OF WEEPHOLES TO WINDOWS AND DOORS) SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE FROM CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE EXCEPT WHERE THEY ARE LESS THAN 3mm, OR ARE LOCATED IN AN EXTERNAL WALL OF A SUBFLOOR SPACE.

7.5 EXTERNAL GLAZED ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS

7.5.2 SCREENS FOR WINDOWS AND DOORS - WHERE FITTED SHALL HAVE A MESH OR PERFORATED STEEL MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
FRAME SUPPORTING THE MESH OR PERFORATED SHEET SHALL BE MADE FROM (a) METAL; *OR* (b) BUSHFIRE-RESISTING TIMBER (SEE AS 2959:2018 APPENDIX F);
SCREEN ASSEMBLIES SHALL BE ATTACHED USING METAL FIXINGS

7.5.3 WINDOWS AND SIDELIGHTS - WINDOW ASSEMBLIES SHALL: (a) BE COMPLETELY PROTECTED BY A BUSHFIRE SUTTER THAT CONFORMS WITH AS3959.2018 CLAUSE 3.7 AND CLAUSE 7.5.1; *OR* (b) THEY SHALL CONFORM WITH THE FOLLOWING:

(i) FRAME MATERIAL FOR WINDOW FRAMES AND WINDOW JOINERY, SHALL BE MADE FROM:
  (A) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F - AS3959:2018); *OR*
  (B) METAL; *OR*
  (C) METAL-REINFORCED uPVC. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL.
(ii) HARDWARE - EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE SASH IN ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.

NOTE: COMPONENTS OTHER THAN METAL MAY BE USED PROVED THEY ARE SHIELDED BY THE METAL COMPONENTS OF THE WINDOW/DOOR FRAME.
TRIMS OR OTHER COMPONENTS MAY USE MATERIALS OTHER THAN METAL.

(iii) GLAZING - SHALL BE TOUGHENED GLASS MINIMUM 5mm IN THICKNESS, OR GLASS BLOCKS WITH NO RESTRICTION ON GLAZING METHODS.

NOTE: WHERE DOUBLE-GLAZED ASSEMBLIES ARE USED ABOVE, THE REQUIREMENTS APPLY TO THE EXTERNAL PANE OF THE GLAZED ASSEMBLY ONLY.

(iv) SEALS AND WEATERH STRIPS - THERE ARE NO SPECIFIC REQUIREMENTS FOR SEALS AND WEATHER STRIPS AT THIS BAL LEVEL
(v) SCREENS - WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, THE GLAZING SHALL BE SCREENED EXTERNALLY WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM AND THE SUPPORTING FRAME AS PER CLAUSE 7.5.2.

CONTINUED NEXT PAGE

PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

19/24

CONSTRUCTION SPECIFICATION - BAL29

Scale: NTS

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

SPECIFICATION FOR CONSTRUCTION OF STRUCTURES IN A BUSHFIRE PRONE ZONE WITH A BUSHFIRE ATTACK LEVEL 29 (BAL-29)

AS PER SPECIFIED IN **AS3959-2018 SECTION 7**

7.5.4 DOORS - SIDE HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS)
SIDE HUNG EXTERNAL DOORS SHALL -
(a) BE COMPLETELY PROTECTED BY BUSHFIRE SHUTTERS THAT CONFORM WITH AS3959:2018 CLAUSE 3.7 AND CLAUSE 7.5.1; *OR*
(b) BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL, ALUMINIM OR BRONZE (AS PER AS3959:2018 CLAUSE 3.6) SCREEN FRAME AS PER CLAUSE 7.5.2; *OR*
(c) CONFORM WITH THE FOLLOWING:
(i) DOOR PANEL MATERIAL SHALL BE -
(A) NON-COMBUSTIBLE; *OR*
(B) A SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD; *OR*
(C) FOR FULLY FRAMED GLAZED DOOR PANELS, THE FRAMING SHALL BE MADE FROM METAL OR BUSHFIRE RESISTING TIMBER AS SPECIFIED AS3959:2018 APPENDIX F; OR uPVC
(ii) DOOR FRAME MATERIAL SHALL BE -
(A) BUSHFIRE-RESISTING TIMBER (SEE AS3959:2018 APPENDIX F) *OR*
(B) METAL; *OR*
(C) METAL-REINFORCED uPVC. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL.
(iii) HARDWARE - EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTION OF OPENING AND CLOSING SHALL BE METAL.
(iv) GLAZING - WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE TOUGHENED GLASS A MINIMUM OF 6mm IN THICKNESS.
(v) SEALS AND WEATHER STRIPS - WEATHER STRIPS, DRAFT EXCLUDERS OR DRAFT SEALS SHALL BE INSTALLED.
(vi) SCREENS - THERE ARE NO REQUIREMENTS TO SCREEN OPENABLE PART OF THE DOOR AT THIS BAL LEVEL.
(vii) DOORS SHALL BE TIGHT-FITTING TO THE DOOR FRAME AND TO AN ABUTTING DOOR, IF APPLICABLE.

7.5.5 DOORS - SLIDING DOORS
SLIDING DOORS SHALL -
(a) BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT CONFORMS TO AS3959:2018 CLAUSE 3.7 AND CLAUSE 7.5.1; *OR*
(b) BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM AND WITH A FRAME COMPLIANT WITH CLAUSE 6.5.2; *OR*
(c) CONFORM WITH THE FOLLOWING:
(i) FRAME MATERIAL FOR DOOR FRAMES, INCLUDING FULLY FRAMED GLAZED DOORS, SHALL BE (A) BUSHFIRE-RESISTING TIMBER (SEE AS3959:2018 APPENDIX F)*; OR* (B) METAL; *OR* (C) METAL-REINFORCED uPVC AND THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL OR CORROSION-RESISTANT STEEL.
(ii) HARDWARE - EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.
(iii) GLAZING - WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE TOUGHENED GLASS A MINIMUM OF 6mm THICKNESS.
(iv) SEALS AND WEATHER STRIPS - THERE ARE NO SPECIFIC REQUIREMENTS FOR SEAL AND WEATHER STRIPS AT THIS BAL LEVEL.
(v) SCREENS - THERE IS NO REQUIREMENT TO SCREEN THE OPENABLE PERT OF THE SLIDING DOOR AT THIS BAL LEVEL.
(vi) SLIDING PANELS - SLIDING PANELS SHALL BE TIGHT-FITTING IN THE FRAMES.

7.5.6 DOORS - VEHICLE ACCESS DOORS (GARAGE DOORS)
THE FOLLOWING APPLY TO VEHICLE ACCESS DOORS:
(a) VEHICLE ACCESS DOOR SHALL BE MADE FROM -
(i) NON-COMBUSTIBLE MATERIAL; *OR*
(ii) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F OF AS3959:2018); *OR*
(iii) FIBRE-CEMENT SHEET, A MINIMUM OF 6mm IN THICKNESS; *OR*
(iv) A COMBINATION OF ANY OF ITEMS (i), (ii) OR (iii) ABOVE.
(b) ALL VEHICLE ACCESS DOORS SHALL BE PROTECTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BRUSHES. DOOR ASSEMBLIES FITTED WITH GUIDE TRACKS DO NOT NEED EDGE GAP PROTECTION.
NOTES: 1) REFER TO AS/NZS4505 FOR DOOR TYPES.
2) GAPS OF DOOR EDGES OR BUILDING ELEMENTS SHOULD BE PROTECTED AS PER AS3959:2018 SECTION 3.
(c) WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BRUSHES TO PROTECT EDGE GAPS OR THRESHOLDS SHALL BE MANUFACTURED FROM MATERIALS HAVING A FLAMMABILITY INDEX NOT EXCEEDING FIVE.
(d) VEHICLE ACCESS DOORS WITH VENTILATION SLOTS SHALL BE PROTECTED WITH A MESH OR PERFORATED STEEL WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM AND WITH A FRAME COMPLIANT WITH CLAUSE 7.5.2
NOTE: COMPONENTS OTHER THAN METAL MAY BE USED PROVIDED THEY ARE SHIELDED BY THE METAL COMPONENTS OF THE DOOR ASSEMBLY.

7.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)
7.6.1 GENERAL - THE FOLLOWING APPLIES TO ALL TYPES OF ROOFS AND ROOFING SYSTEMS:
(a) ROOF TILES, ROOF SHEETS AND ROOF-COVERING ACCESSORIES SHALL BE NON-COMBUSTIBLE
(b) THE ROOF/WALL JUNCTION SHALL BE SEALED, TO PREVENT OPENINGS GREATER THAN 2mm, EITHER BY THE USE OF FASCIA AND EAVES LINING OR BY SEALING BETWEEN THE TOP OF THE WALL AND THE UNDERSIDE OF THE ROOF AND BETWEEN THE RAFTERS AT THE LINE OF THE WALL.
ALL JOINTS TO BE BACKED WITH BREATABLE SARKING OR MESH WITH MAXIMUM APERTURE 2mm
(c) ROOF VENTILATION OPENINGS, SUCH AS GABLE AND ROOF VENTS, SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE.
(d) A PIPE OR CONDUIT THAT PENETRATES THE ROOF COVERING SHALL BE NON-COMBUSTIBLE.
(e) ONLY EVAPORATIVE COOLERS MANUFACTUED IN ACCORDANCE WITH AS/NZS 60335.2.98 SHALL BE USED. EVAPORATIVE COOLERS WITH AN INTERNAL DAMPER TO PREVENT THE ENTRY OF EMBERS INTO THE ROOF SPACE NEED NOT BE SCREENED EXTERNALLY.
7.6.2 TILED ROOFS - TILED ROOFS SHALL BE FULLY SARKED. THE SARKING SHALL -
(a) BE LOCATED ON TOP OF THE ROOF FRAMING, EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING;
(b) COVER THE ENTIRE ROOF AREA INCLUDING RIDGES AND HIPS; *AND*
(c) EXTEND INTO GUTTERS AND VALLEYS.
7.6.3 SHEET ROOFS - SHEET ROOFS SHALL -
(a) BE FULLY SARKED IN ACCORDANCE WITH CLAUSE 7.6.2, EXCEPT THAT FOIL-BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS; *OR*
(b) HAVE ANY GAPS SEALED AT THE FASCIA OR WALL LINE, HIPS AND RIDES BY -
(i) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE; *OR*
(ii) MINERAL WOOL; *OR*
(iii) OTHER NON-COMBUSTIBEL MATERIAL; *OR*
(iv) A COMBINATION OF ANY OF ITEMS (i), (ii) OR (iii) ABOVE.
7.6.4 VERANDAH, CARPORT AND AWNING ROOFS
THE FOLLOWING APPLY TO VERANDA, CARPORT AND AWNING ROOFS:
(a) A VERANDA, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE SHALL MEET ALL REQUIREMENTS FOR THE MAIN ROOF, AS SPECIFIED IN CLAUSES 7.6.1, 7.6.2, 7.6.3, 7.6.4, 7.6.5 & 7.6.6
(b) A VERANDAH, CARPORT OR AWNING ROOF SPEARATED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL COMPLYING WITH CLAUSE 7.4 SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING AND THE COMPLETE SUPPORT STRUCTURE SHALL BE -
(i) OF NON-COMBUSTIBLE MATERIAL; *OR*
(ii) BUSHFIRE-RESISTING TIMBER (SEE AS3959:2018, APPENDIX F)
(iii) TIMBER RAFTERS LINED ON THE UNDERSIDE WITH FIBRE-CEMENT SHEETING A MINIMUM 6mm IN THICKNESS, OR WITH MATERIAL CONFORMING WITH AS1530.8.1; *OR*
(iv) A COMBINATION OF ANY OF ITEMS (i), (ii) OR (iii).

CONTINUED NEXT PAGE

PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

CONSTRUCTION SPECIFICATION - BAL29

Scale: NTS

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com
DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

SPECIFICATION FOR CONSTRUCTION OF STRUCTURES IN A BUSHFIRE PRONE ZONE WITH A BUSHFIRE ATTACK LEVEL 29 (BAL-29)

AS PER SPECIFIED IN **AS3959-2018 SECTION 7**

7.6.5 ROOF PENETRATIONS
THE FOLLOWING APPLY TO ROOF PENETRATIONS:
(a) ROOF PENETRATIONS INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS, SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON-COMBUSTIBLE.
(b) OPENINGS IN VENTED ROOF LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL BE FITTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
THIS REQUIREMENT DOES NOT APPLY TO A ROOM SEALED GAS APPLIANCE. EMBER GUARDS SHALL NOT BE FITTED TO GAS APPLIANCE FLUE SYSTEMS AND COWLS. FOR ADVICE SEE AS/NZS 5601.
(c) ALL OVERHEAD GLAZING SHALL BE GRADE A SAFETY GLASS COMPLYING WITH AS1288
(d) GLAZED ELEMENTS IN ROOF LIGHTS AND SKYLIGHTS MAY BE OF POLYMER PROVIDED A GRADE A SAFETY GLASS DIFFUSER, COMPLYING WITH AS1288, IS INSTALLED UNDER THE GLAZING. WHERE GLAZING IS AN INSULATING GLAZING UNIT (IGU), GRADE A TOUGHENED SAFETY GLASS, MINIMUM 4mm, SHALL BE USED IN THE OUTER PANE OF THE IGU.
(e) FLASHING ELEMENTS OF TUBULAR SKYLIGHTS SHALL BE NON-COMBUSTIBLE. HOWEVER, THEY MAY BE OF AN ALTERNATE MATERIAL, PROVIDED THE INTEGRITY OF THE ROOF COVERING IS MAINTAINED BY AN UNDER-FLASHING MADE OF NON-COMBUSTIBLE MATERIAL.
(f) EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH NON-COMBUSTIBLE BUTTERFLY CLOSERS AS CLOSE AS PRACTICABLE TO THE ROOF LEVEL, OR THE UNIT SHALL BE FITTED WITH NON-COMBUSTIBEL COVERS WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
(g) EXTERNAL SINGLE PLANE GLAZED ELEMENTS OF ROOF LIGHTS AND SKYLIGHTS, WHERE THE PITCH OF THE GLAZED ELEMENT IS 18° OR LESS TO THE HORIZONTAL, SHALL BE PROTECTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
(h) EAVES LIGHTING SHALL BE ADEQUATELY SEALED AND NOT COMPROMISE THE PERFORMANCE OF THE ELEMENT.
7.6.6 EAVES LININGS FACIAS AND GABLES
THE FOLLOWING APPLY TO EAVES LINING IS FACIAS AND GABLES:
(a) GABLES SHALL COMPLY WITH CLAUSE 7.4.
(b) FASCIAS AND BARGEBOARDS SHALL -
(i) WHERE TIMBER IS USED, BE MADE FROM BUSHFIRE-RESISTING TIMBER (SEE AS3959:2018, APPEDIX F); *OR*
(ii) WHERE MADE FROM METAL, BE FIXED AT 450mm CENTERS; *OR*
(iii) BE A COMBINATION OF ITEMS (i) AND (ii).
(c) EAVE LININGS SHALL BE -
(i) FIBRE-CEMENT SHEET, A MINIMUM 4.5mm IN THICKNESS; *OR*
(ii) BUSHFIRE-RESISTING TIMBER (SEE AS3959:2018, APPEDIX F); *OR*
(iii) BE A COMBINATION OF ITEMS (i) AND (ii).
(d) EAVES PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENETRATIONS, AS SPECIFIED IN CLAUSE 7.6.5
(e) EAVES VENTILATION OPENINGS SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL, OR A MESH, OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm MADE OF CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE.
(f) JOINTS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.
7.6.7 GUTTERS AND DOWNPIPES
THE STANDARD DOES NOT PROVIDE MATERIAL REQUIREMENTS FOR DOWNPIPES.
IF INSTALLED, GUTTER AND VALLEY LEAF GUARDS SHALL BE NON-COMBUSTIBLE.
WITH THE EXCEPTION OF BOX GUTTERS, GUTTERS SHALL BE METAL OR uPVC. BOX GUTTERS SHALL BE NON-COMBUSTIBLE AND FLASHED AT THE JUNCTION WITH THE ROOF WITH NON-COMBUSTIBLE MATERIALS.

7.7 VERANDAHS, DECKS, STEPS, RAMPS AND LANDINGS
7.2.1 DECKING MAY BE SPACED.
THERE IS NO REQUIREMENT TO ENCLOSE THE SUBFLOOR SPACES OF VERANDAHS, DECKS, STEPS, RAMPS OR LANDINGS IN THE STANDARDS AS3959:2018.
7.2.2 ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS
7.7.2.1 MATERIALS TO ENCLOSE A SUBFLOOR SPACE
THE SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGSARE DEEMED TO BE 'ENCLOSED' WHEN-
(a) THE MATERIAL USED TO ENCLOSE THE SUBFLOOR SPACE CONFORMS WITH CLAUSE 7.4, EXCEPT THAT SARKING IS NOT REQUIRED WHERE SPECIFIED IN CLAUSE 7.4.1(c); AND
(b) ALL OPENINGS ARE PROTECTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL, OR A MESH, OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm MADE OF CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE.
7.7.2.2 & 7.7.2.3 SUPPORTS & FRAMING - THE STANDARD (AS3959:2018) DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR FRAMING OF VERANDAS, PERGOLAS, DECKS, RAMPS OR LANDINGS, INCLUDING SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS AND POLES.
7.7.2.4 DECKING, STAIR TREADS AND TRAFFICABLE SURFACES OF RAMPS AND LANDINGS
DECKING, STAIR TREADS AND THE TRAFFICABLE AREAS OF RAMPS AND LANDINGS FROM THE SURFACE OF THE DECK SHALL BE -
(a) NON-COMBUSTIBLE MATERIAL; *OR*
(b) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F - AS3959:2018); *OR*
(c) A COMBINATION OF ANY OF ITEMS (a), (b) OR (c) ABOVE.
7.7.3 UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS
7.7.3.1 SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS AND POLES SHALL BE -
(a) OF NON-COMBUSTIBLE MATERIAL; *OR*
(b) OF BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F - AS3959:2018); *OR*
(c) A COMBINATION OF ANY OF ITEMS (a), (b) OR (c) ABOVE.
7.7.3.2 FRAMING OF VERANDAHS, DECKS, RAMPS OR LANDINGS (i.e. BEARERS AND JOISTS) SHALL BE -
(a) OF NON-COMBUSTIBLE MATERIAL; *OR*
(b) OF BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F - AS3959:2018); *OR*
(c) A COMBINATION OF ANY OF ITEMS (a), (b) OR (c) ABOVE.
7.7.3.3 DECKING, STAIR TREADS AND THE TRAFFICALBE SURFACES OF RAMPS AND LANDINGS SHALL BE -
(a) OF NON-COMBUSTIBLE MATERIAL; *OR*
(b) OF BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F - AS3959:2018); *OR*
(c) A COMBINATION OF ANY OF ITEMS (a), (b) OR (c) ABOVE.
7.7.4 BALUSTRADES, HANDRAILS OR OTHER BARRIERS
THOSE PARTS OF THE HANDRAILS AND BALUSTRADES LESS THAN 125mm FROM ANY GLAZIN OR ANY COMBUSTIBLE WALL SHALL BE -
(a) OF NON-COMBUSTIBLE MATERIAL; *OR*
(b) OF BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F - AS3959:2018); *OR*
(c) A COMBINATION OF ANY OF ITEMS (a), (b) OR (c) ABOVE.
THOSE PARTS OF THE HANDRAILS AND BALUSTRADES THAT ARE 125mm OR MORE FROM THE BUILDING HAVE NO REQUIREMENTS.
7.7.5 VERANDA POSTS SHALL BE MADE FROM -
(a) NON-COMBUSTIBLE MATERIAL; *OR*
(b) BUSHFIRE-RESISTING TIMBER (SEE AS3959:2018, APPENDIX F); *OR*
(c) A COMBINATION OF ANY OF ITEMS (a) OR (b)

7.8 WATER AND GAS SUPPLY PIPES
ABOVE-GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL.
EXTERNAL GAS PIPES AND FITTINGS ABOVE GROUND SHALL BE OF STEEL OR COPPER CONSTRUCTION HAVING A MINIMUM WALL THICKNESS IN ACCORDANCE WITH GAS REGULATIONS OR 0.9mm WHICHEVER IS THE GREATER.
THE METAL PIPE SHALL EXTEND A MINIMUM OF 400mm WITHIN THE BUILDING AND 100mm BELOW GROUND.
NOTE: REFER TO STATE AND TERRITORY GAS REGULATIONS, AS/NZS5601.1 AND AS/NZS4645.1.

APPENDIX F - AS2018
BUSHFIRE RESISTING TIMBER
TABEL F1 - BUSHFIRE-RESISTANT SPECIES

STANDARD TRADE NAME	**BOTANICAL NAME**
SILVERTOP ASH	*EUCALYPTUS SIEBRI*
BLACKBUTT	*EUCALYPTUS PILULARIS*
RIVER RED GUM	*EUCALYPTUS CAMALDULENSIS*
SPOTTED GUM	*CORYMBIA MACULATA*
RED IRONBARK	*EUCALYPTUS SIDEROXYLON*
KWILA (MERBAU)	*INTSIA BIJUGA*
TURPENTINE	*SYNCARPIA GLOMULIFERA*

PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

21/24

CONSTRUCTION SPECIFICATION - BAL29

Scale: NTS

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

TABLE E1

TIMBER SPECIES WITH A DENSITY OF 750kg/m OR GREATER

Standard trade name	Botanical name	Standard trade name	Botanical name
Ash, Crow's	*Flindersia australis*	Hardwood, Johnstone River	*Backhousia bancroftii*
Ash, silvertop	*Eucalyptus sieberi*	Ironbark, grey	*Eucalyptus paniculata*
Balau (selangan batu)	*Shorea spp.*	Ironbark, red	*Eucalyptus sideroxylon*
Bangkirai	*Shorea laevifolia*	Jarrah	*Eucalyptus marginata*
Belian	*Eusideroxylon zwageri*	Kapur	*Dryobalanops spp.*
Blackbutt	*Eucalyptus pilularis*	Karri	*Eucalyptus diversicolor*
Blackbutt, New England	*Eucalyptus andrewsii*	Kempas	*Koopassia malaccensis*
	Eucalyptus campanulata	Keruing	*Dipterocarpus spp.*
Box, brush	*Lophostemon confertus*	Kwila (Merbau)	*Intsia bijuga*
Box, grey	*Eucalyptus microcarps*	Mahogany, red	*Eucalyptus resinifera*
Box, grey, coast	*Eucalyptus bosistoana*	Mahogany, southern	*Eucalyptus botryoides*
Box, white-topped	*Eucalyptus quadrangulata*	Mahogany, white	*Eucalyptus acmenoides*
Box, yellow	*Eucalyptus melliodora*	Messmate	*Eucalyptus obliqua*
Brownbarrel	*Eucalyptus fastigata*	Messmate, Gympie	*Eucalyptus cloeziana*
Candlebark	*Eucalyptus rubida*	Northern Box (Pelawan)	*Tristaniopsis spp.*
Gum, blue, southern	*Eucalyptus globulus*	Oak, American	*Quercus spp.*
Gum, blue, Sydney	*Eucalyptus saligna*	Peppermint narrow-leaved	*Eucalyptus australiana*
Gum, grey	*Eucalyptus propinqua*	Satinay	*Syncarpia hillii*
Gum, grey, mountain	*Eucalyptus cypellocarpa*	Stringybark, Blackdown	*Eucalyptus sphaerocarpa*
Gum, Maiden's	*Eucalyptus maidenii*	Stringybark, blue-leaved	*Eucalyptus agglomerata*
Gum, manna	*Eucalyptus viminalis*	Stringybark, brown	*Eucalyptus baxteri*
Gum, red, forest	*Eucalyptus tereticornis*	Stringybark, silvertop	*Eucalyptus laevopinea*
Gum, red, river	*Eucalyptus camaldulensis*	Stringybark, white	*Eucalyptus eugenioides*
Gum, rose	*Eucalyptus grandis*	Stringybark, yellow	*Eucalyptus muelleriana*
Gum, spotted	*Corymbia maculata*	Tallowwood	*Eucalyptus microcorys*
	Corymbia henryi	Turpentine	*Syncarpia glomulifera*
	Corymbia citriodora	Woollybutt	*Eucalyptus longifolia*
Gum, sugar	*Eucalyptus cladocalyx*		

E1 - GENERAL CONSTRUCTION
TIMBER THAT IS IN SOLID, LAMINATED OR RECONSTITUTED FORM WITH A DENSITY OF 750kg/m³ OR GREATER AT 12 % MOISTURE CONTENT IS SUITABLE FOR CONSTRUCTION WHERE SPECIFIED IN SECTIONS 5, 6 AND 7 OF AS3959:2018.
EXAMPLES OF SUITABLE TIMBER SPECIES ARE LISTED IN TABLE E1. DENSITIES OF TIMBER SPECIES NOT FOUND LIESTED IN TABLE E1 MAY BE FOUND IN AS1702.2.
MANY OF THE TIMBER SPECIES LISTED IN TABLE E1 FROM VARIOUS REGIONS OF AUSTRALIA MAY NOT BE AVAILABLE IN ALL AREAS.

PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

AS3959:2018
APPENDIX E, PARAGRAPH E1

22/24

Scale: NTS

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

TABEL E2

SOME TIMBER SPECIES WITH A DENSITY OF 650kg/m OR GREATER

Standard trade name	Botanical name	Standard trade name	Botanical name	Standard trade name	Botanical name
Ash, alpine	*Eucalyptus delegatensis*	Gum, grey, mountain	*Eucalyptus cypellocarpa*	Mahogany, southern	*Eucalyptus botryoides*
Ash, Crow's	*Flindersia australis*	Gum, Maiden's	*Eucalyptus maidenii*	Mahogany, white	*Eucalyptus acmenoides*
Ash, mountain	*Eucalyptus renans*	Gum, manna	*Eucalyptus viminalis*	Messmate	*Eucalyptus obliqua*
Ash, silvertop	*Eucalyptus sieberi*	Gum, mountain	*Eucalyptus dalrympleana*	Messmate, Gympie	*Eucalyptus cloeziana*
Balau (selangan batu)	*Shorea spp.*	Gum, red, forest	*Eucalyptus tereticornis*	Northern Box (Pelawan)	*Tristaniopsis spp.*
Bangkirai	*Shorea laevifolia*	Gum, red, river	*Eucalyptus camaldulensis*	Oak, American	*Quercus spp.*
Beech, myrtle	*Nothofagus cunninghamii*	Gum, rose	*Eucalyptus grandis*	Peppermint, narrow-leaved	*Eucalyptus australiana*
Belian	*Eusideroxylon zwageri*	Gum, shinning	*Eucalyptus nitens*	Pine, celery-top	*Phyllocladus asplenifolius*
Blackbutt	*Eucalyptus pilularis*	Gum, spotted	*Corymbia maculata*	Pine, slash	*Pinus elliottii*
Blackbutt, New England	*Eucalyptus andrewsii*		*Corymbia henryi*	Ramin	*Gonystylus spp.*
	Eucalyptus campanulata		*Corymbia citriodora*	Rosewood, New Guinea	*Pterocarpus indicus*
Blackwood	*Accacia melanoxylon*	Gum, sugar	*Eucalyptus cladocalyx*	Satinay	*Syncarpia hillii*
Box, brush	*Lophostemon confertus*	Hardwood, Johnstone River	*Backhousia bancroftii*	Stringybark, Blackdown	*Eucalyptus sphaerocarpa*
Box, grey	*Eucalyptus microcarps*	Ironbark, grey	*Eucalyptus paniculata*	Stringybark, blue-leaved	*Eucalyptus agglomerata*
Box, grey, coast	*Eucalyptus bosistoana*	Ironbark, red	*Eucalyptus sideroxylon*	Stringybark, brown	*Eucalyptus baxteri*
Box, white-topped	*Eucalyptus quadrangulata*	Jarrah	*Eucalyptus marginata*	Stringybark, silvertop	*Eucalyptus laevopinea*
Box, yellow	*Eucalyptus melliodora*	Kapur	*Dryobalanops spp.*	Stringybark, white	*Eucalyptus eugenioides*
Brownbarrel	*Eucalyptus fastigata*	Karri	*Eucalyptus diversicolor*	Stringybark, yellow	*Eucalyptus muelleriana*
Candlebark	*Eucalyptus rubida*	Kempas	*Koopassia malaccensis*	Tallowwood	*Eucalyptus microcorys*
Cypress	*Callitris glaucophylla*	Keruing	*Dipterocarpus spp.*	Taun	*Pometia pinnata*
Gum, blue, southern	*Eucalyptus globulus*	Kwilla (Merbau)	*Intsia bijuga*	Turpentine	*Syncarpia glomulifera*
Gum, blue, Sydney	*Eucalyptus saligna*	Mahogany, Philippine red, dark	*Shorea spp.*	Vitex, New Guinea	*Vitex cofassus*
Gum, grey	*Eucalyptus propinqua*	Mahogany, red	*Eucalyptus resinifera*	Woollybutt	*Eucalyptus longifolia*

E2 - WINDOWS AND DOORS
TIMBER SPECIES WITH A DENSITY OF 650kg/m³ OR GREATER AT A 12% MOISTURE CONTENT IS SUITABLE FOR WINDOW JOINERY, DOOR FRAMES AND THE FRAMING SURROUNDING ANY GLAZING WHERE SPECIFIED IN SECTION 5 AND 6 OF AS3959:2018. EXAMPLES OF SUITALBE TIMBER SPECIES ARE LISTED IN TALBE E2.

DENSITIES OF TIMBER SPECIES NOT LISTED IN TABLE E2 MAY BE FOUND IN AS1720.2.

MANY OF THE TIMBER SPECIES LISTED IN TABLE E2 FROM VARIOUS REGIONS OF AUSTRALIA MAY NOT BE AVAILABLE IN ALL AREAS.

PROPOSED SHED FOR
DOMESTIC PET BOARDING
380 BOYER ROAD
DROMEDARY
M.J. & K.L. MOZES
JOB: 240302

AS3959:2018
APPENDIX E, PARAGRAPH E2
23/24
Scale: NTS

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

SPECIFICATIONS TO NCC

- To be read in conjunction with notations as shown on ALL sheets in this plan set.
- It is expected that the builder or project supervisor have access on site to a copy of the current National Construction Code Volume 2 Building Code of Australia and NCC Housing Provisions for their own reference.
Available at ... https://ncc.abcb.gov.au/

3 - SITE PREPARATION
- All filling and excavations to be in accordance with Clause 3.2.1(1) & (2) and Figures 3.2.1a & b and Table 3.2.1
- Agricultural drains to be provided where indicated on drawings to SW outfall with silt trap as required. All in accordance with Clause 3.3.2/3/4. installation as per Figure 3.3.4
- For slab on ground buildings the finished slab height shall be generally 150mm above the external finished surface levels or in accordance with Clause 3.3.3(b) where applicable
- Grade finished external surfaces around perimeter of building outwards at 50mm over the first 1 meter
- Grade paved external surfaces around perimeter of building outwards at 25mm over the first 1 meter
- Grade surface levels under timber/suspended floors to obviate ponding as per Figure 3.3.3b.
- Stormwater drainage to comply with Clause 3.1.3.5

4 - FOOTINGS and SLABS
- Excavations for footings to be in accordance with Clause 4.2.3
- Filling and compacting under slabs to be in accordance with Clause 4.2.4
- Site classifications as per geotechnical report. Drawings certified by the consulting engineer detailing to be used by Contractor in all construction work
- Foundations for footings and slabs must comply with Clause 4.2.5 with natural soil having a bearing capacity of >50kPa or minimum as prescribed by the consulting engineer
- Vapour barriers compliant with Clause 4.2.8(2) & (3) must be installed under concrete slabs in accorcance with Clause 4.2.8(4) & (5) and Figure 4.2.8
- Steel reinforcement must be placed as per Clause 4.2.11(7) with minimum laps as per Table 4.2.11b
- All stump footings to be in accordance with Clause 4.2.13
- Fireplace footings to be in accordance with Clause 4.2.18

5 - MASONRY
- External walls to be in accordance with AS3700, AS4773 and as shown on the drawings
- Internal walls as shown on the drawings
- Isolated piers as shown on the drawings
- Vertical articulation joints to be provided in unreinforced masonry walls for all site classifications except A and S.
  Joint width to be not less than 10mm and provided at the following positions. ie-
  - at 6m crs for straight, continuous walls having no openings
  - at change in height of wall where the same is greater than 20%
  - at 5m crs where openings occur greater than 900x900 with joint line with opening edge
  - change in wall thickness
  - at control and construction joints in slabs and footings
  - at wall junctions of different masonry materials and at deep chases in walls

NOTE: Vertical articulation joints to be provided also in accordance with cladding manufacturers specifications
- Reinforced masonry to be in accordance with details as shown on the drawings.
- Wall ties to be provided at 600 crs vertically and at 600 crs horizontally for cavity construction and 450 crs for stud walls
- Steel lintels to be provided as noted on drawings
- Cavity width of 25mm minimum to be provided for brick veneer and 35-65mm for cavity masonry; refer to dimensions shown on drawings
- Provide open perpends (weepholes) at 1200 crs above DPC or flashing
- Flashings and DPCs to comply with Clause 5.7.3 and installed as per Clause 5.7.4
- Weatherproofing to single skin masonry walls in accordance with Clause 5.7.6

6 - FRAMING
- Sub floor ventilation to Clause 6.2 and Figures 6.2.1b, c, d and to be provided at the rate of 6000mm² per meter length of wall
- Maintain 150mm minimum between surface and lowest framing member. This may be reduced if H3 treated or equivalent timber is used and at the discretion of the local authority
- Steel Framing - in accordance with Part 6.3. and be designed in accordance with standards referred to in said Part. Bearer and floor joist sizes as detailed on drawings
- All service installation in steel framing as detailed on drawings
- Timber framing - all framing to AS1684.2. Timber types or composite timbers not found in AS1682.2 shall be installed to the manufacturers and/or a structural engineers specification.
- Floor framing - all bearers and joists to dimensions and sizes as shown on the drawings
- Flooring as shown on the drawings
- Wall framing - all studs, plates etc to dimensions and sizes as shown on the drawings and in accordance
- Roof framing - all members to dimensions and sizes as shown on the drawings
- Trussed roofs to be designed and manufactured by an approved supplier. Certification of same to be provided. Trusses to be installed and braced as per manufacturers directions.
- Tie-downs - all connections to details as shown on the drawings where applicable. Construction details as shown on the drawings. Constructions details as shown on the drawings.
- Bracing - to be provided as shown on the drawings. Construction details as shown on the drawings.
- Structural steel members - in accordance with Part 6.3 and to dimensions and sizes as shown on the drawings.

7 - ROOF AND WALL CLADDING
- Roof tiling to be in accordance with Clause 7.3.2 and Figures 7.3.2a, b, c, d, e to a maximum pitch of 35 degrees.
- Metal sheet roofing to be in accordance with Part 7.2 with fixings compliant with Clauses 7.2.5 and 7.5.6. Flashings and cappings compliat with 7.2.7.
- Gutters and downpipes as shown and indicated on the drawings and to be in accordance with Clauses in Part 7.4. Calculations as shown on the drawings.
- Wall cladding as shown on the drawings if applicable and to Clauses in Part 7.5. Flashings around wall openings as per Clause 7.5.6 and/or cladding manufacturers details and specifications.

8 - GLAZING
- All glazing to AS1288 and AS2047
- Manufactured windows, doors and panels to the above Australian Standards and certified accordingly and to Clause 8.2 and 8.4 for human impact safety requirements.

9 - FIRE SAFETY
- External walls less than 900mm from the allotment boundary to comply with Clause 9.2.3 and as shown on the drawings.
- Class 10a buildings located between a Class 1 building and the allotment boundary to comply with Clause 9.2.5 and Figures 9.2.5a to 9.2.5i inclusive.
- Carports to comply with Clause 9.2.8 and Figures 9.2.8a & b.
- Allowable encroachments in accordance with Clause 9.2.9
- Separating walls to comply with Clause 9.3.1 with services or protrusions in or through are to comply with Clause 9.3.2
- Roof lights in accordance with Clause 9.2.10 and Clause 9.3.3
- Smoke alarms to be installed and located in accordance with Clauses in Part 9.5 and as shown on the drawings.
- Heating appliances to be in accordance with Clauses in Part 12.4 and TAS H7P3 (NCC v2 BCA) in locations as shown on the drawings.
- Bushfire areas - proposals in designated Bushfire Prone Areas to be in accordance with AS3959 and TAS H7P5 (NCC v2 BCA)
- Alpine areas - proposals in designated Alpine areas to be in accordance with Clauses in Part 3.10.4

10 - HEALTH AND AMENITY
- All wet areas including showers, baths and wall fixtures to be waterproofed to AS3740 and in accordance with Clauses in Part 10.2
- All wall substrates to be MR board or similar including cement sheet with water resistant linings of ceramic tile, slate, stone, lamipanel or similar in accordance with Clause 10.2.10
- Wall linings as specified above to be provided to height of 1800 above shower bases, 150 above baths, handbasins and other fixtures including washing machines, as per Clause 10.2.5 and AS3740 Table 4.1
- Shower recesses to comply with Clause 10.2.2 and AS3740
- Areas adjacent to baths and spas without showers to comply with Clause 10.2.4 and Figures 10.2.4a & b.
- Wall and fixture junctions to comply AS3740.
- Waterproofing systems must be compliant with 10.2.6
- Room heights - as shown on the drawings and in accordance with Clause 10.3.1 including stairwell clearances.
- Facilities to be provided and installed in accordance with Clause 10.4.1 and 10.4.2 and as shown on the drawings.
- Doors to sanitary compartments to be in accordance with Clause 10.4.2 and as shown on the drawings. Clearance of 1200 to be maintained between closet pan and nearest part of doorway. Where clearance insufficient door to open outwards or slide.
- Natural light to be provided at not less than 10% of the floor area of the room and as shown on the drawings and to comply with Clause 10.5.1
- Artificial light to be provided in accordance with Clause 10.5.2
- Ventilation - to be provided in accordance with Clauses 10.6.2 allowing not less than 5% of the floor area of the room.
  Except for an exhaust fan from a sanitary compartment, laundry, kitchen or bathroom, Performance Requirement H4P5 (NCC v2 BCA) is satisfied for a mechanical ventilation system if it is installed in accordance with AS 1668.2.
- Sanitary compartments as shown on the drawings and in accordance with Clause 10.6.3.
- Sound insulation - separating walls where required to be in accordance with Clauses in Part 10.7
- Condensation management will be in compliance with Part 10.8
- Sarkings, building wraps and pliable building membranes shall be in accordance with Clause 10.8.1

11 - SAFE MOVEMENT AND ACCESS
- Stair construction as noted on drawings and in accordance with Clauses in Part 11.2
- Rises and goings as noted on drawings.
- Spiral stairs in accordance with this part and Figure 11.2.2d & e.
- Balustrades as noted on drawings and in accordance with Clauses in Part 11.3. All handrails to have 1000mm minimum height with balustrades having a maximum aperture of 125mm (except wire balustrade where spacing will comply with Clause 11.3.6 and Tables 11.3.6a, b, c)
- Glass barriers (except a window serving as a berrier) must be designed to take loading forces compliant with AS/NZS1170.1
- Glass barriers and balustrades to comply with Clause H1D8 (NCC v2 BCA)
- Balustrades to stairs to be 865mm above stair nosing and in accordance with Clause 11.3.4 and Figures 11.3.4a & b.

13 - ENERGY EFFICIENCY
- Vapor permeable membrane to be installed and in accordance with Clause 3.12.1.1(b) [NCC v2 BCA 2019] as per, but in leu of, reflective insulation.
- Bulk insulation to AS/NZS4859.1 and in accordance with Clause 3.12.1.1(a) & (c) [NCC v2 BCA 2019].
- Roof insulation to comply with Clause 3.12.1.2 [NCC v2 BCA 2019] and as noted on the drawings.
- Roof lights to Clause 3.12.1.3 [NCC v2 BCA 2019].
- External wall insulation to be in accordance with Clause 3.12.1.4 [NCC v2 BCA 2019] and as noted on the drawings.
- Floor insulation to comply with Clause 3.12.1.5 [NCC v2 BCA 2019].
- External glazing in accordance with Clauses in Part 3.12.2 [NCC v2 BCA 2019] and as shown on the drawings. Calculation of glazing areas as noted on the drawings.
- Building sealing in accordance with Clauses in Part 3.12.3 [NCC v2 BCA 2019] and as noted on the drawings.

SPECIFICATIONS TO NCC

24/24

PETTIT DESIGNS
1 JACKSON STREET, GLENORCHY
[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: August 2025

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: MICHAEL JOHN MOZES & KARINA LEE MOZES *Owner name*

380 BOYER ROAD *Address*

DROMEDARY 7030 *Suburb/postcode*

Designer details:

Name: Matthew Pettit

Category: BD

Business name: Pettit Designs

Phone No: 0406481283

Business address: 1 Jackson Street

Glenorchy 7010

Fax No:

Licence No: CC5092U

Email address: matthew.pettit@bigpond.com

Details of the proposed work:

Owner/Applicant MICHAEL JOHN MOZES & KARINA LEE MOZES

Designer's project reference No. 250703

Address: 380 BOYER ROAD

Lot No: 249980/1

DROMEDARY 7030

Type of work: Building work [x] Plumbing work [x] *(X all applicable)*

Description of work:

New building – shed for domestic animal boarding
Removal and relocation of existing car port
Removal and relocation of existing storage container
Roof plumbing & roof water collection
New plumbing fixtures to connect to existing septic system

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	**Certificate**	**Responsible Practitioner**
	☒ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☒ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ *(X the appropriate box)*

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers: 0-24	Prepared by: Matthew Pettit	Date: August 2025
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

Tasmanian Planning Scheme – Brighton Local Provisions
AS3500
AS3959

Any other relevant documentation:

Shed structure design by Rainbow Building Solutions

Attribution as designer:

I Matthew Pettit..... am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	Matthew Pettit		25/08/2025
Licence No:	CC5092U		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..... Matthew Pettit..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	Matthew Pettit		25/08/2025

Hi Dang,

Please see responses below.

Further information request 02/09/2025

3. Confirm whether any signage is proposed. If yes, provide: a. A site plan showing the location of each sign. b. Details of each sign, including dimensions, message, elevation, and whether it will be illuminated. Please provide confirmation that no signage is proposed as part of the development.

A sign will be placed on the existing letterbox in place of a current 'Private Driveway' sign on Boyer Rd identifying both the property number and name of business. The sign will be approximately 50cm x 50cm. It will not be illuminated.

4. Confirm whether any earthworks involve cut and fill greater than 1m. Comment on additional information provided: Please provide the requested information, including details of any retaining walls required, such as location, height, materials, and structural design considerations.

The proposed shed will not require earthworks will not involve cut and fill greater that 1m.

9. Provide details of the proposed dog kennel and cattery, including:

a. Hours of operation.
9:00am to 4:00pm for pick up and drop off animals

b. Number of employees.
One

c. Description of operations.
Boutique dog and cat overnight/weekend boarding. Providing care for dogs and cats including feeding and secure outdoor play. Cleaning and maintenance of dog kennels and cattery.

11. Identify the location of car parking spaces for the use. Advice: As per Table C2.1 of the planning scheme, Domestic Animal Breeding, Boarding or Trading use requires 1 car parking space per employee plus 2 visitor parking spaces.

3 carparking spaces in front of proposed shed. 1 for the employee and 2 for visitor parking. Dimensions for each space are 2.7m x 5.8m.

12. Provide a plan or a statement confirming that parking areas are constructed to an appropriate standard.

The car spaces are constructed from asphalt.

13. The proposal includes tree removal. Please provide further details on the species of trees proposed to be removed. If any of the trees are identified as native vegetation, a statement must be provided addressing Clause C7.6.2 P1.1 and P1.2 of the Natural Assets Code.

As discussed during site inspection.

14. Please provide specifications for the fencing proposed around the dog exercise area, including:

a. Fence height
1.2m

b. Materials and finishes.
Rural steel fencing

Further Information Request from site inspection 09/09/2025

- Car parking dimensions as stated above
- Business operation details as stated above
- Turning circle grassed area will be replaced with compacted gravel
- There will be a total of 4 car parking spaces. 3 for proposed Dog Boarding Kennels and 1 for short stay visitor accommodation area.

I can confirm that our neighbours at 378 Boyer Road Dromedary have been notified of all aspects our proposed venture. I have attached a copy of the folio plan for 378 as requested.

Kind regards,
Michael Mozes

From: Dang Van <dang.van@brighton.tas.gov.au>
Sent: Tuesday, 9 September 2025 4:47 PM
To: [redacted]
Subject: RE: Further information request - DA 2025/118 (380 Boyer Road, Dromedary)

Hi Mick,

Thank you again for your time this afternoon. It was really helpful in understanding the site.

As identified during the site visit, the tree proposed for removal is a Blue Gum, which forms part of the *Eucalyptus globulus dry forest and woodland*, a listed Threatened Vegetation Community. I'm currently waiting on confirmation from my manager regarding whether Council will require a Natural Values Assessment (NVA) for the tree removal.

In the meantime, as discussed on site, I recommend asking your draftsperson to revise the drawings to include the following details:

- Parking and internal driveway demonstrating compliance with Clause C2.6.2 (https://tpso.planning.tas.gov.au/tpso/external/planning-scheme-viewer/30/section/426?effectiveForDate=2025-09-08)
    - Show dimensions of each parking bay in accordance with Table C2.3 (https://tpso.planning.tas.gov.au/tpso/external/planning-scheme-viewer/30/section/437?effectiveForDate=2025-09-08)
    - Provide a description of the business operation, including the number of employees, to determine the required number of parking spaces (1 space per employee + 2 visitor spaces).
    - The area marked as 'vehicle turning area' on the visitor accommodation site plan was identified as a grassed area during the site inspection. Please confirm whether this will be replaced with compacted gravel and reflect this on the site plan.
    - Be aware of internal access way requirements. If 6 to 20 parking spaces are required, the internal road carriageway width and passing bay dimensions must comply with the standards (passing bays every 30m). These may also be relevant under the Bushfire Hazard Management Plan at the building stage.

Please also note that the other requirements outlined in my RFI letter dated 2/9/2025 still apply and will need to be addressed.

Regarding the proposed frontage signage: since it will be erected on 378 Boyer Road, this property must be included in your application. Please provide the title details for this property and a declaration confirming that the owners have been notified.

I'll get back to you shortly regarding the tree removal requirements. In the meantime, feel free to call me if you need any clarification or have further questions.

Kind regards,

DANG VAN (He/Him)
PLANNING OFFICER – DEVELOPMENT SERVICES

Brighton Council
Brighton going places
Click here to view the 2050 VISION

1 Tivoli Road, Old Beach TAS 7017
Tel: (03) 6268 7022
www.brighton.tas.gov.au

We acknowledge the traditional owners who once walked this country, the Mumirimina people, the original custodians of the skies, land and water of kutalayna (Jordan River). We forward our respect to the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of lutruwita (Tasmania).

From: [redacted]
Sent: Tuesday, 2 September 2025 10:10 AM
To: Dang Van <dang.van@brighton.tas.gov.au>; Development <Development@brighton.tas.gov.au>
Subject: Re: Further information request - DA 2025/118 (380 Boyer Road, Dromedary)

Good morning,

Can we book in next Tuesday afternoon please.

Thanks,
Mick

On Sep 2, 2025 9:33 AM, Dang Van <dang.van@brighton.tas.gov.au> wrote:

> Good morning Michael,

Thank you for the additional information provided. Please find attached a further request for information required to progress the above application.

Please provide response to development@brighton.tas.gov.au.

A site visit would assist in understanding the site context. Could you please confirm a suitable time for me to attend next week? I am available at the following times:

- Tuesday, 9 September 2025 – afternoon
- Thursday, 11 September 2025 – morning
- Friday, 12 September 2025 – afternoon

Should you have any questions, please do not hesitate to contact me.

Kind regards,

DANG VAN (He/Him)

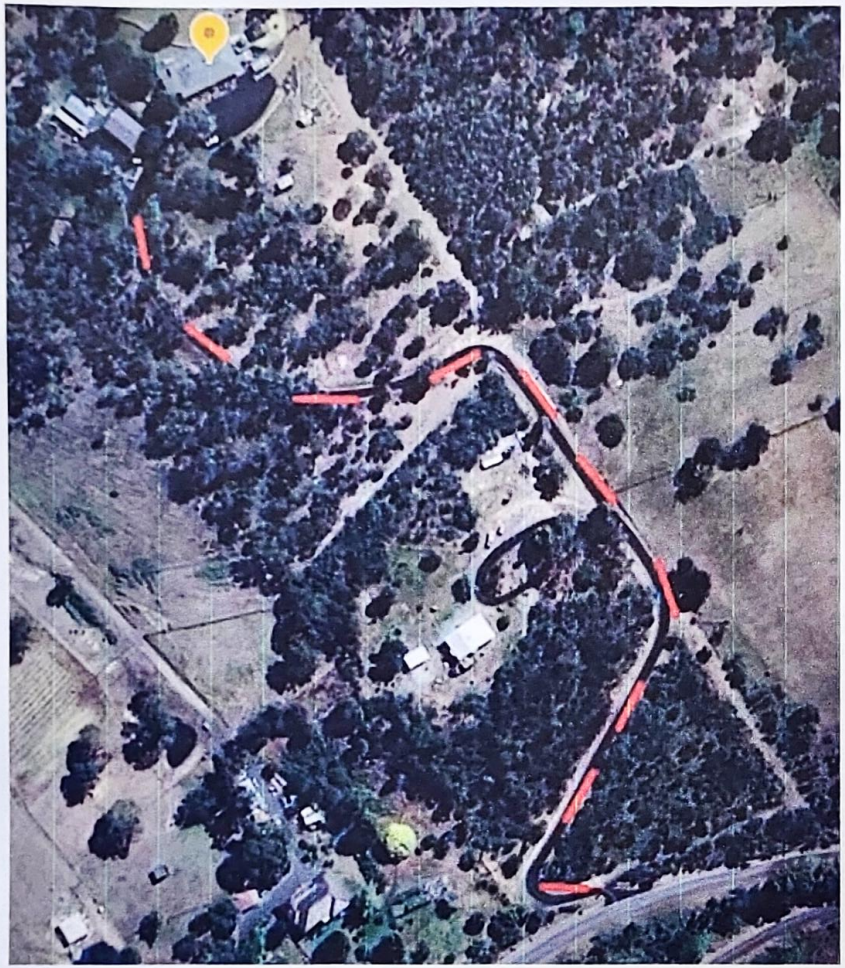
PLANNING OFFICER – DEVELOPMENT SERVICES

1 Tivoli Road, Old Beach TAS 7017

Tel: (03) 6268 7022

www.brighton.tas.gov.au

We acknowledge the traditional owners who once walked this country, the Mumirimina people, the original custodians of the skies, land and water of kutalayna (Jordan River). We forward our respect to the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of lutruwita (Tasmania).



Proposed
passing bays

Passing bays will be 2 metres wide by 5 metres long with entry and exit tapers every 30 metres

Passing bays to be constructed with concrete 120mm thick using SL82 concrete mesh

Driveway will be a width of not less than 4.5 metres for the first 7 metres from the road carriage way

Proposed sign 500mm x 500mm

Not Illuminated

Sign location as per attached pictures below

Sign to be located on existing letterbox


378
380

28 Suncrest Avenue
Lenah Valley, TAS 7008
mark@ecotas.com.au
www.ecotas.com.au
0407 008 685
ABN 83 464 107 291

Michael Mozes
PO Box 54
Bridgewater TAS 7030

11 October 2025

Dear Michael

RE: 380 Boyer Road, Dromedary
Planning Application – DA 2925/118
Natural Values Assessment

Preamble

Environmental Consulting Options Tasmania (ECO*tas*) was engaged by Michael Mozes (owner & applicant) to provide a natural values assessment of part of 380 Boyer Road (removal of single tree) to address the item in correspondence from Brighton Council dated 11 September 2025 (in reference to DA 2025/118), stating the following is required to progress the application:

13. The proposal includes tree removal. Please provide further details on the species of trees proposed to be removed. If any of the trees are identified as native vegetation, a statement must be provided addressing Clause C7.6.2 P1.1 and P1.2 of the Natural Assets Code.

    Reason: The proposed tree removal is located within a Priority Vegetation Area and within the Eucalyptus globulus dry forest and woodland, which is identified as a threatened native vegetation community under the Nature Conservation Act 2002.

    Comment after site inspection on 9/9/2025:

    - *The tree proposed for removal has been identified as a Tasmanian Blue Gum (Eucalyptus globulus), a native species. It forms part of the threatened vegetation community Eucalyptus globulus dry forest and woodland. According to the Fact Sheet, this community may provide habitat for threatened fauna. Additionally, mapping from LISTmap (see below) indicates that the area may contain Wedge-tailed Eagle nesting habitat.*
    - *In accordance with Clause C7.6.2 P1.1 and P1.2 of the Natural Assets Code, and Clause 22.4.4 P1 of the Landscape Conservation Zone, Council requires a Natural Values Assessment (NVA) to determine any potential impact on natural values. The assessment must address the relevant Performance Criteria and be prepared by a suitably qualified person.*
    - *Given that the proposal involves the removal of only one tree, it is reasonable to expect that the NVA can be brief and targeted, addressing only the relevant criteria under the Guidelines.*

    [where the Guidelines refer to the *Guidelines for Natural Values Surveys – Terrestrial Development Proposals* (DPIPWE 2015, updated by NRE Tas 2021)]

The following statement is intended to address this matter, although it is noted that the site assessment indicated the tree in question is not a *Eucalyptus globulus* and does not form part of *Eucalyptus globulus* dry forest and woodland i.e. the premise of the request is erroneous.

Site details

Address: 380 Boyer Road (Figures 1-3)

PID: 5047350

C.T.: 249980/1

Zoning: Landscape Conservation (Figure 4)

Overlays (relevant to the present assessment): Priority Vegetation Area (Natural Assets Code) overlay occurs over most of the forested part of the title, technically marginally extending into the part of the title proposed for development (Figure 5)

Geology: Permian-age "upper glaciomarine sequences of pebbly mudstone, pebbly sandstone and limestone" (geocode: Pu) – mentioned because of its influence on vegetation classification, potential for threatened flora, and to a lesser extent, threatened fauna

Current land use: the part of the title proposed for development is wholly developed as a residential dwelling with associated outbuildings, sheds, carports, driveways, parking areas and fenced developed (grassed and ornamentally planted) "rural living" style yard (Plates 1-4)

Proposed land use: the proposal is to move the car port marginally to the north (see site plans), which requires the removal of a single tree (Plates 5-7)

Plates 1-4. Views of proposed development site showing existing car port (top left) proposed for moving to the north (i.e. into grassed area – top right) surrounded by developed "rural living" style yard (bottom images)

Plates 5-7. Views of single tree proposed for removal (note that the tree is ca. 50 cm diameter at breast height and does not include any mature features such as dead branches or hollows/developing hollows): it is reiterated that this is clearly **not** a *Eucalyptus globulus* (blue gum) but a *Eucalyptus tenuiramis* (silver peppermint) and it clearly **does not** form part of *Eucalyptus globulus* dry forest and woodland (but better mapped as part of the concept of urban areas, TASVEG code: FUR), both as indicated in the correspondence from Brighton Council

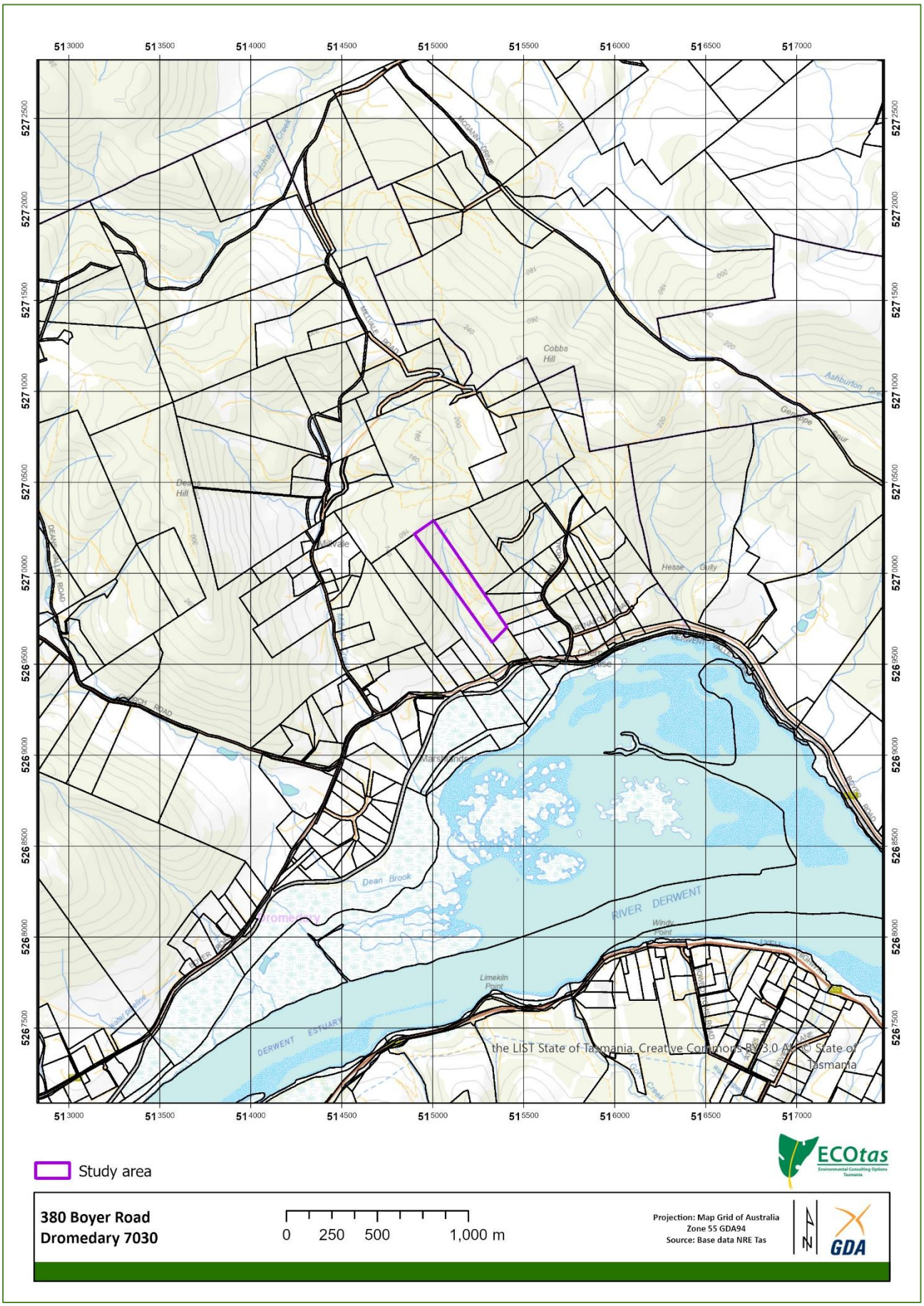


Figure 1. General location of study area

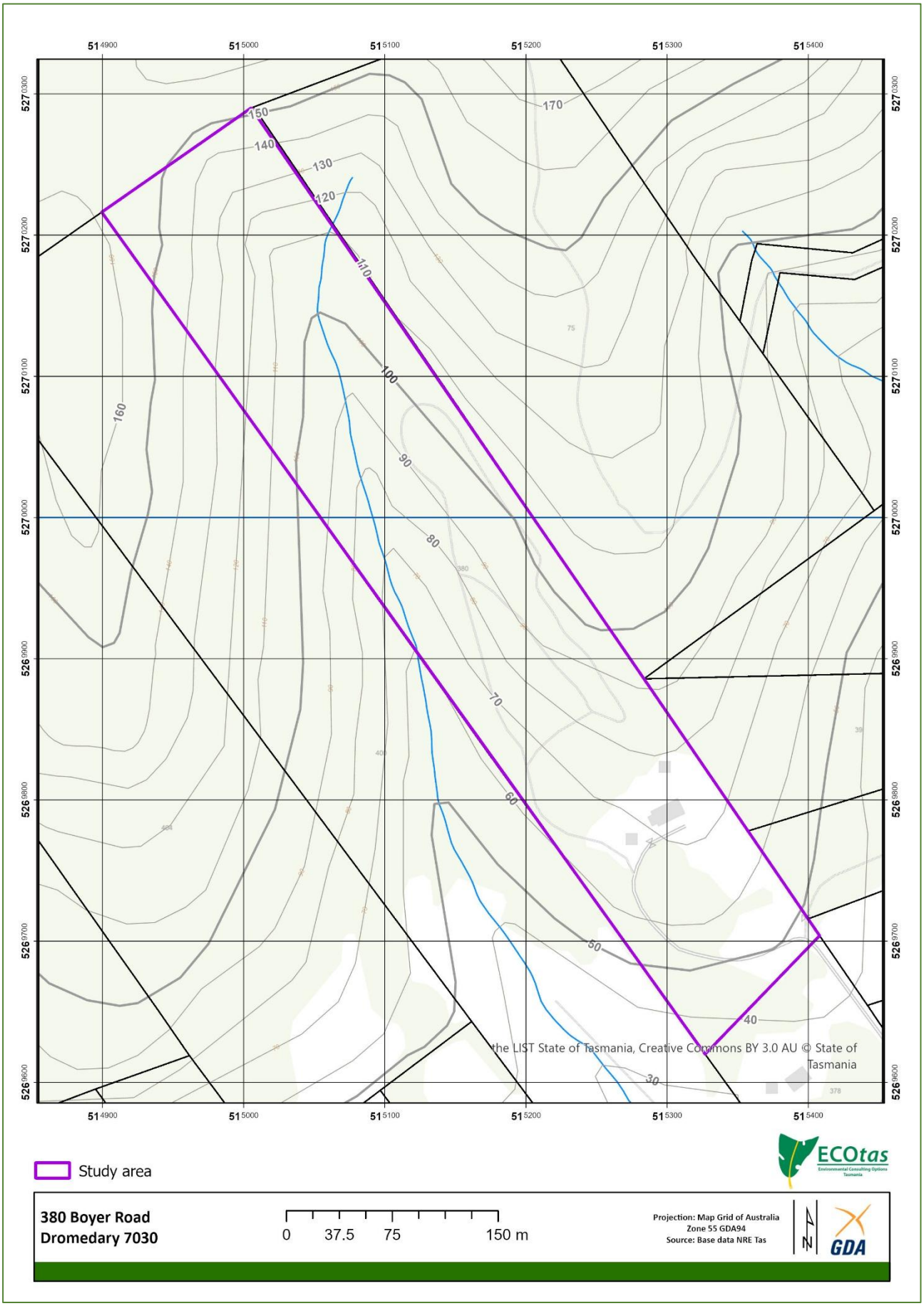


Figure 2. Detailed location of study area, showing topographic and cadastral features

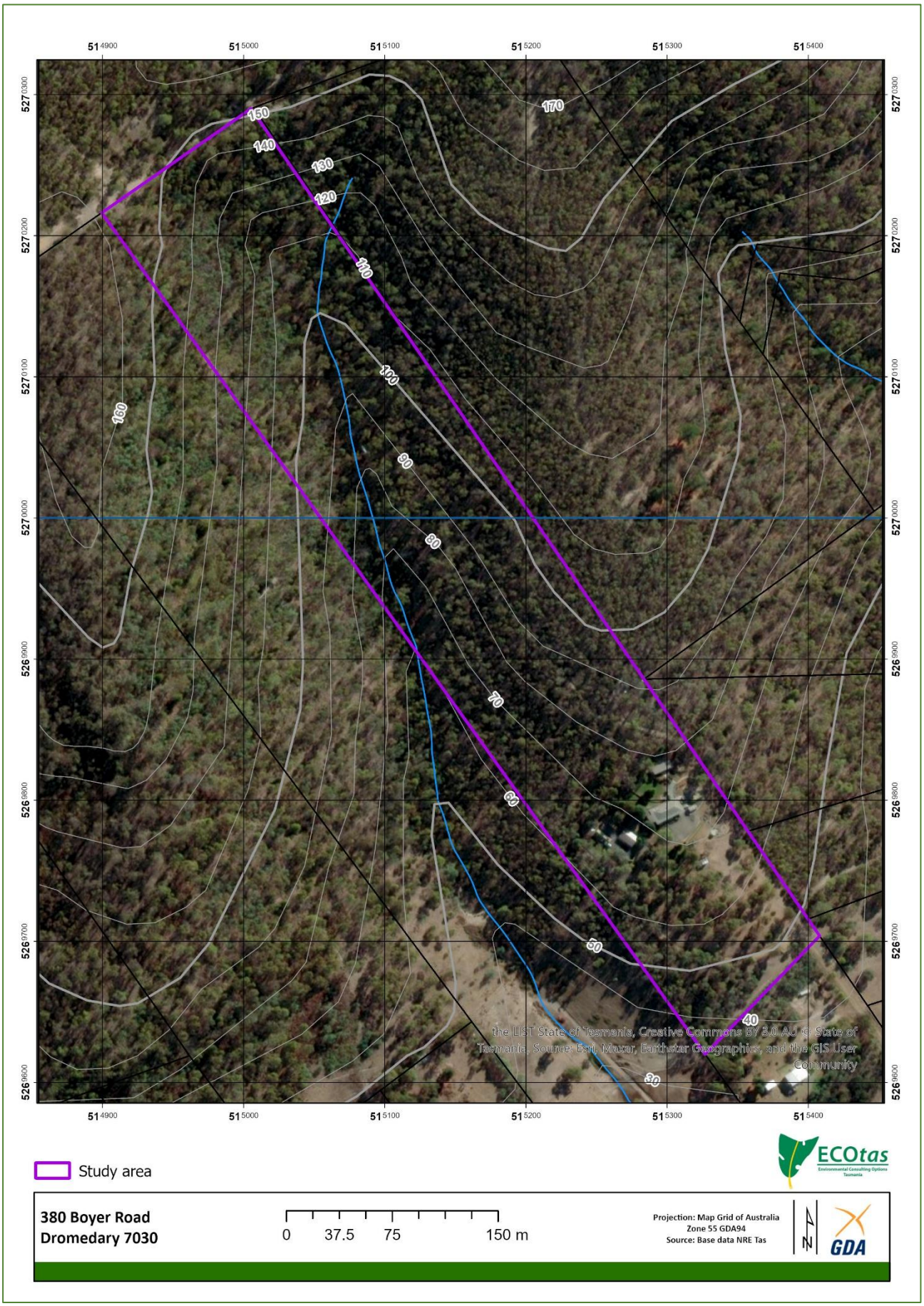


Figure 3. Detailed location of study area, showing recent aerial imagery (LISTmap)

Figure 4. Zoning of study area and surrounds pursuant to *Tasmanian Planning Scheme – Brighton Local Provisions Schedule*

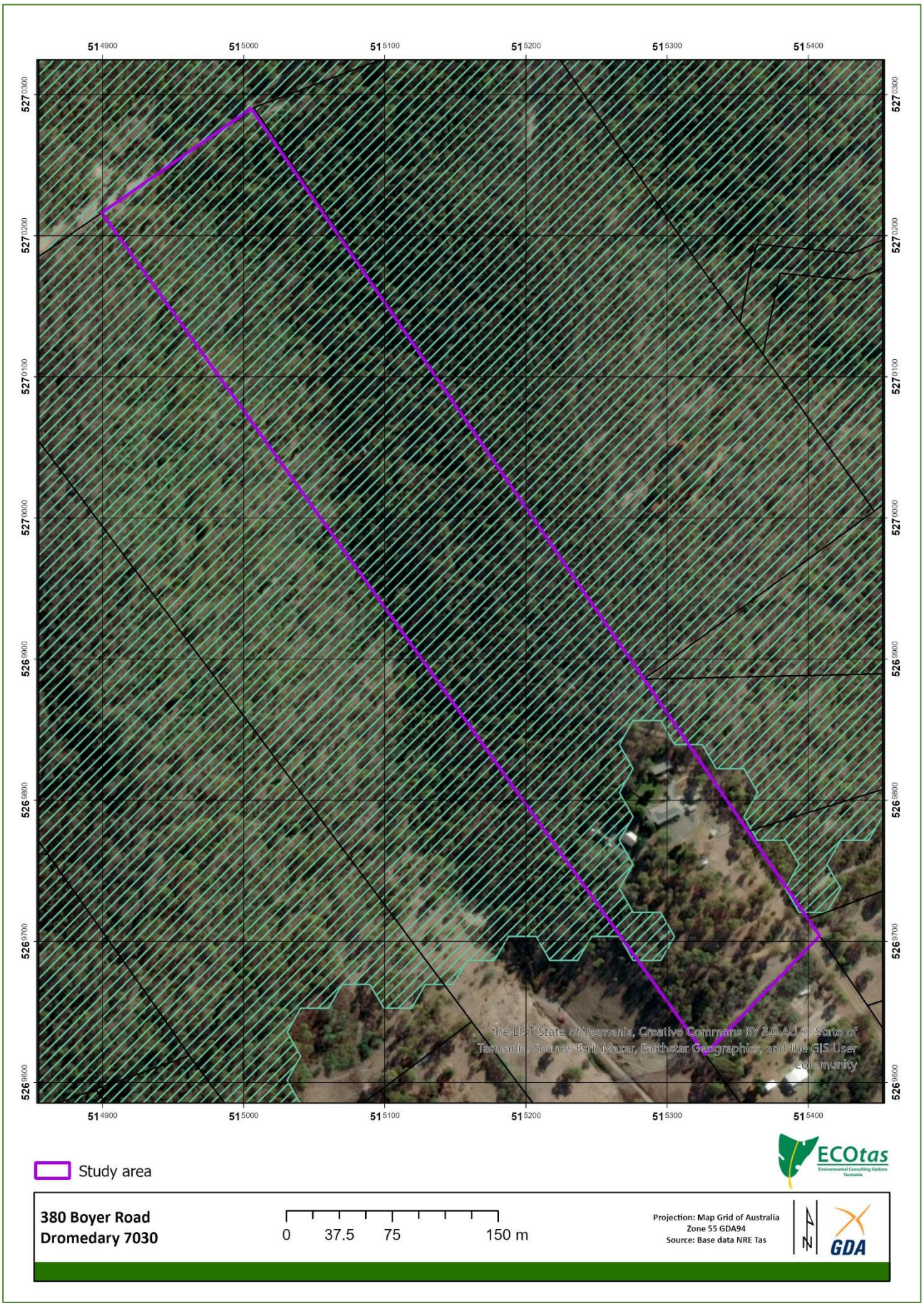


Figure 5. Detail of study area showing extent of Priority Vegetation Area overlay pursuant to the *Tasmanian Planning Scheme – Brighton Local Provisions Schedule*

Assessment

Preliminary database checks

LISTmap was examined to determined existing vegetation mapping and known sites for threatened flora and fauna. Database reports were produced under DNRET's *Natural Values Atlas* (DNRET 2025), the Forest Practices Authority's *Biodiversity Values Database* (FPA 2025) and the Commonwealth *Protected Matters Report* (CofA 2025) to support the assessment process (all appended for reference).

Site assessment

Mark Wapstra (ECO*tas*) attended the site with Karina Mozes (owner) on 10 Oct. 2025.

Summary of key natural values findings

Vegetation types

TASVEG 3.0 & 4.0 (Figures 6 & 7) map the title as a combination of *Eucalyptus globulus* dry forest and woodland (TASVEG code: DGL) and regenerating cleared land (TASVEG code: FRG). TASVEG Live recognises the residentially-occupied and developed part of the title as urban areas (TASVEG code: FUR) but retains the DGL for the balance (Figure 8). This is somewhat surprising given the geology (mudstone), topography (insolated slope) and aerial imagery (with the distinctive "signature" of silver peppermint forest). TASVEG must always be considered a guideline only and must be ground-truthed (Kitchener & Harris 2013+). In this municipality, TASVEG 3.0 was the primary "driver" of the output of the Regional Ecosystem Model (REM) that was used to develop the Priority Vegetation Area overlay. In this case, it clearly led to the configuration of the overlay, although it is noted that because the REM used hexagonal planning units of a particular size, the overlay is often inaccurate with respect to the actual intersection of TASVEG mapping, or more importantly, with actual location of native vegetation. It is understood that council officers attended the site and concluded that the single tree in a suburban yard formed part of *Eucalyptus globulus* dry forest and woodland – it is reiterated that this finding was wholly in error.

Site assessment indicated that the part of the title proposed for development is most appropriately classified as urban areas (TASVEG code: FUR). While there are some native trees present, in no reasonable manner can the now long-fenced and actively managed "rural living" style yard be considered as "native vegetation" within the intent of the State Planning Provisions. This is defined as "plants that are indigenous to Tasmania including trees, shrubs, herbs and grasses that have not been planted for domestic or commercial purposes". This almost all-encompassing definition means that limited parts of non-residential areas are not "native vegetation" including sites such as "rough pasture", road verges, etc. This cannot have been the intent of the definition, especially where site assessment confirms the presence of one of the F-coded TASVEG mapping units, in this case FUR. This was recognised in older versions of TASVEG (as FRG) and the latest version (as FUR), now confirmed by ground-truthing.

In no manner can the scattered trees of *Eucalyptus tenuiramis* (silver peppermint), not *Eucalyptus globulus* (blue gum), be classified as a native forest mapping unit under the TASVEG classification i.e. the site does not support *Eucalyptus globulus* dry forest and woodland as purported by council correspondence.

Occurrences of FUR do not equate to a native vegetation community listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002* or to a threatened ecological

community listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Priority vegetation is defined in cl. C7.3.1 of the Natural Assets Code of the *State Planning Provisions* as:

> C7.3 Definition of Terms
>
> C7.3.1 In this code, unless the contrary intention appears:
>
> means native vegetation where any of the following apply:
>
> (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*;
>
> (b) is a threatened flora species;
>
> (c) it forms a significant habitat for a threatened fauna species; or
>
> (d) it has been identified as native vegetation of local importance.

That is, occurrences of FUR do not form "an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*", such that **C7.3.1(a) is not applicable.**

Threatened flora

No plant species listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* are known from database information (Figure 9), or were detected as a consequence of field assessment, from the study area.

On this basis, the study area cannot qualify as "priority vegetation" (see previously cited definition), specifically in that it is not "a threatened flora species", such that **C7.3.1(b) is not applicable.**

Threatened fauna

No fauna species listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* are known from database information (Figure 10), or were detected as a consequence of field assessment, from the study area. The study area supports, at best, highly opportunistic and ephemeral potential habitat for some species.

It is noted that correspondence from Brighton Council indicates that the "community [referring to the erroneous conclusion that DGL is present as per TASVEG mapping] may provide habitat for threatened fauna", presumably making reference to the use of blue gum by the swift parrot, *Lathamus discolor*. As the tree in question is not a *Eucalyptus globulus* (blue gum) and not is there the "community" present, this statement is not considered further.

Correspondence from Brighton Council also indicates that "the area may contain wedge-tailed eagle nesting habitat" and provides a map of modelled nesting habitat from LISTmap (included here as Figure 11). While some potential nesting habitat may be present on the slopes of the gully to the northwest of the site, examination of aerial imagery and tree canopy modelling indicates a low potential for nests with only scattered larger trees (Figure 12). Given the proposal is to undertake works within the confines of an existing fenced residential yard, where routine property management activities are undertaken year-round, whether there is a nest nearby or not is of no material consequence. This is not a matter that should require further consideration at any reasonable scale.

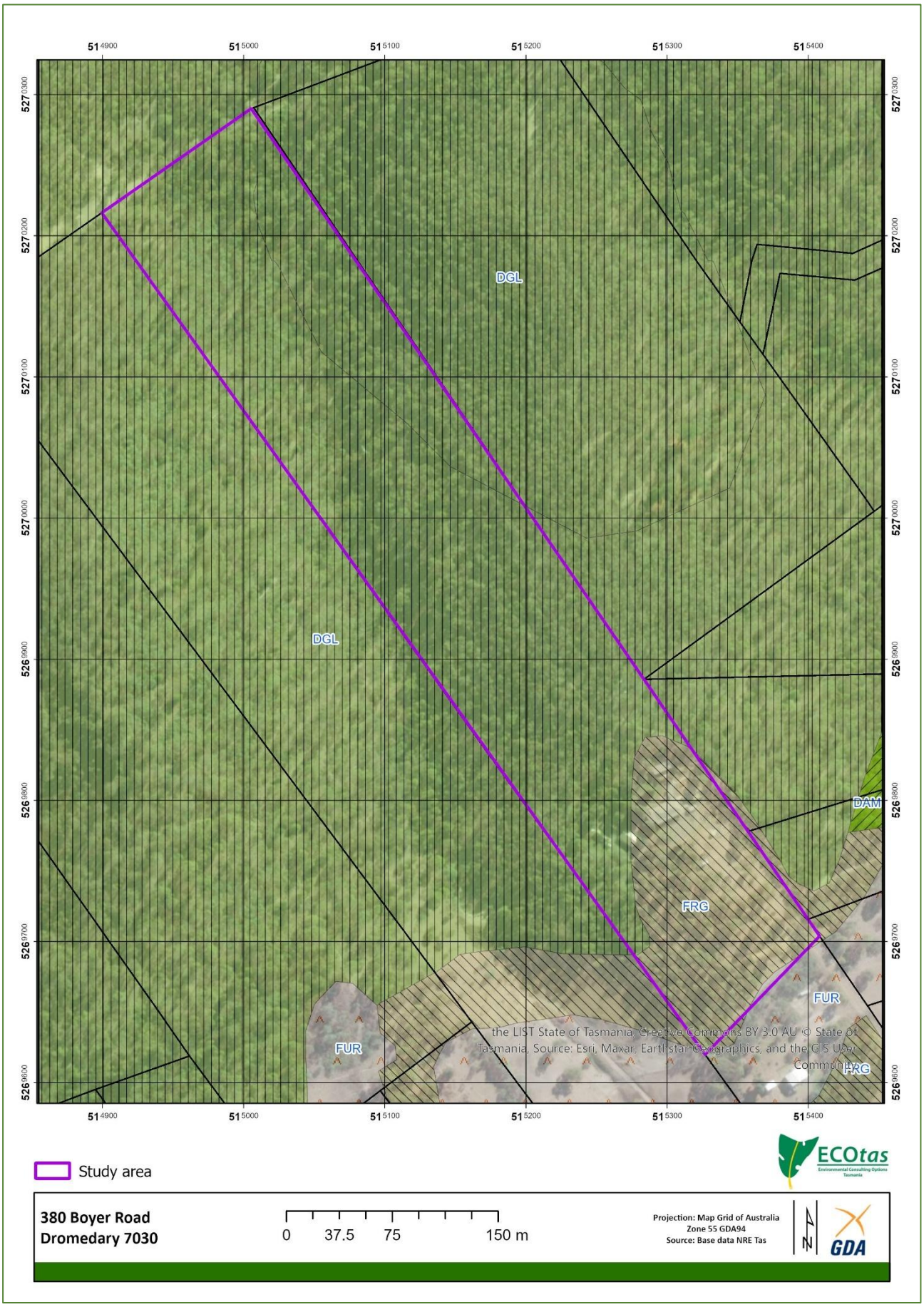


Figure 6. Existing TASVEG 3.0 vegetation mapping for study area and surrounds (refer to text for codes)

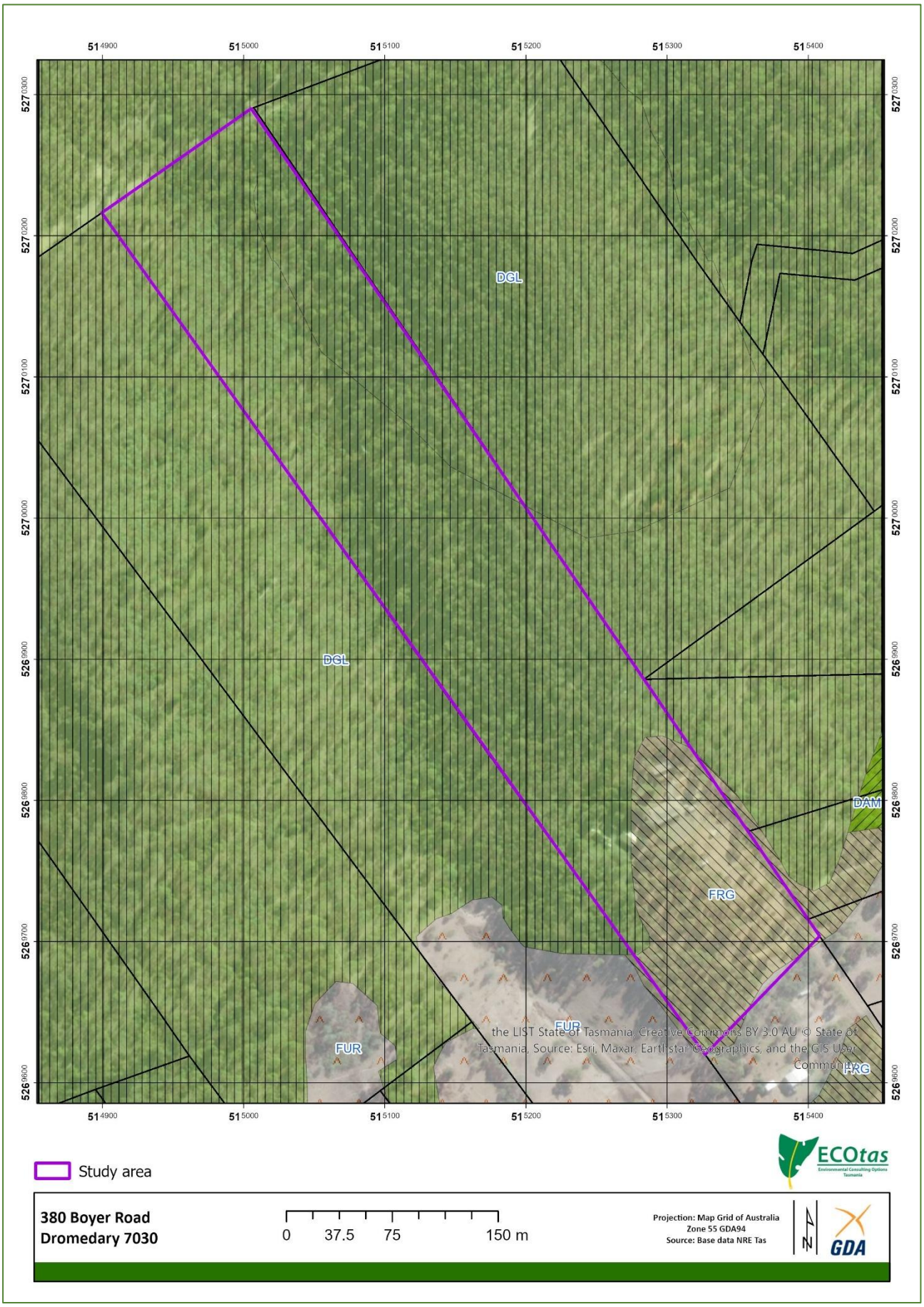


Figure 7. Existing TASVEG 4.0 vegetation mapping for study area and surrounds (refer to text for codes)

Figure 8. Existing TASVEG Live vegetation mapping for study area and surrounds (refer to text for codes)

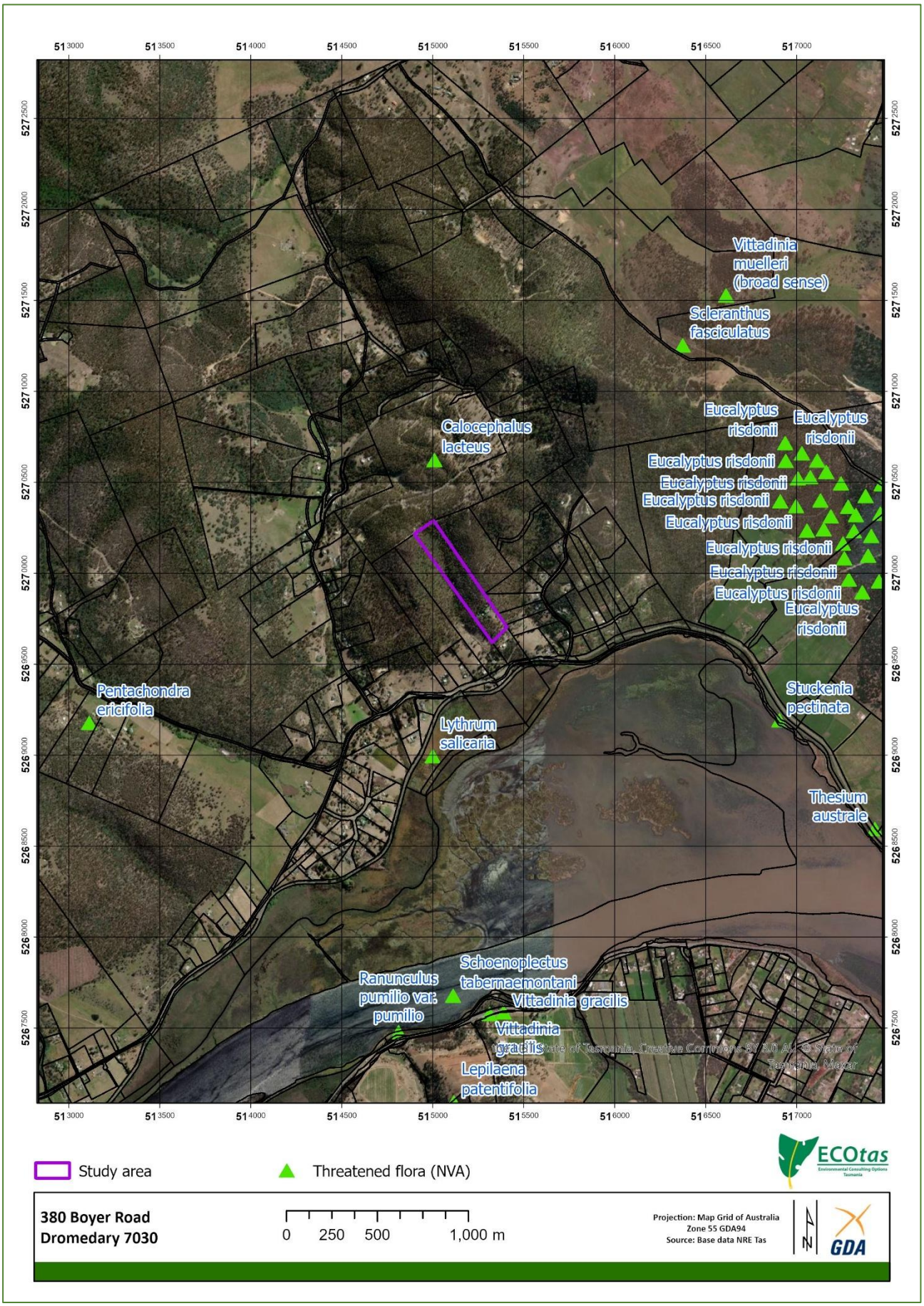


Figure 9. Distribution of threatened flora close to study area: overview

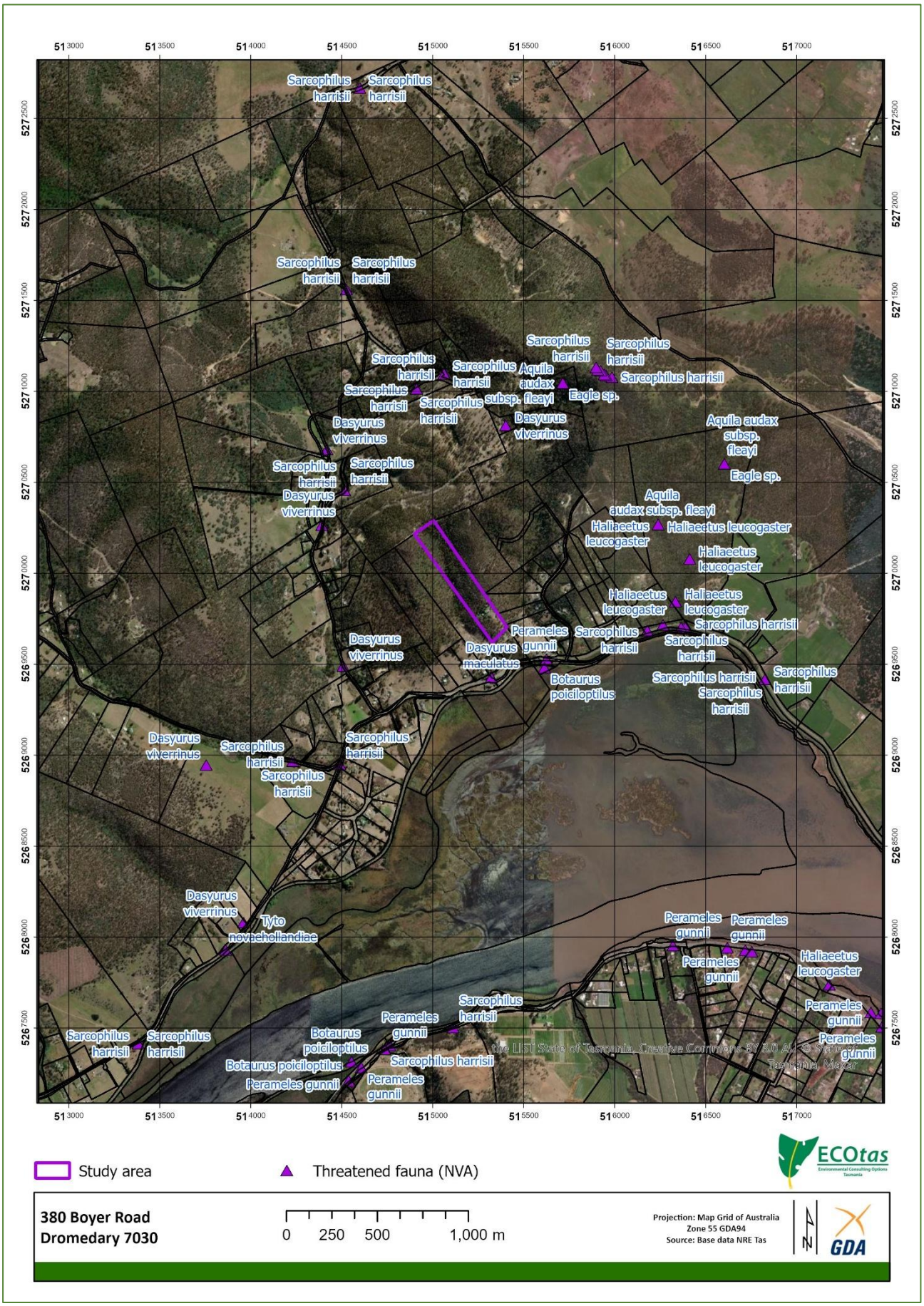


Figure 10. Distribution of threatened fauna close to study area: overview

Figure 11a. Modelled eagle nesting habitat within vicinity of study area: overview

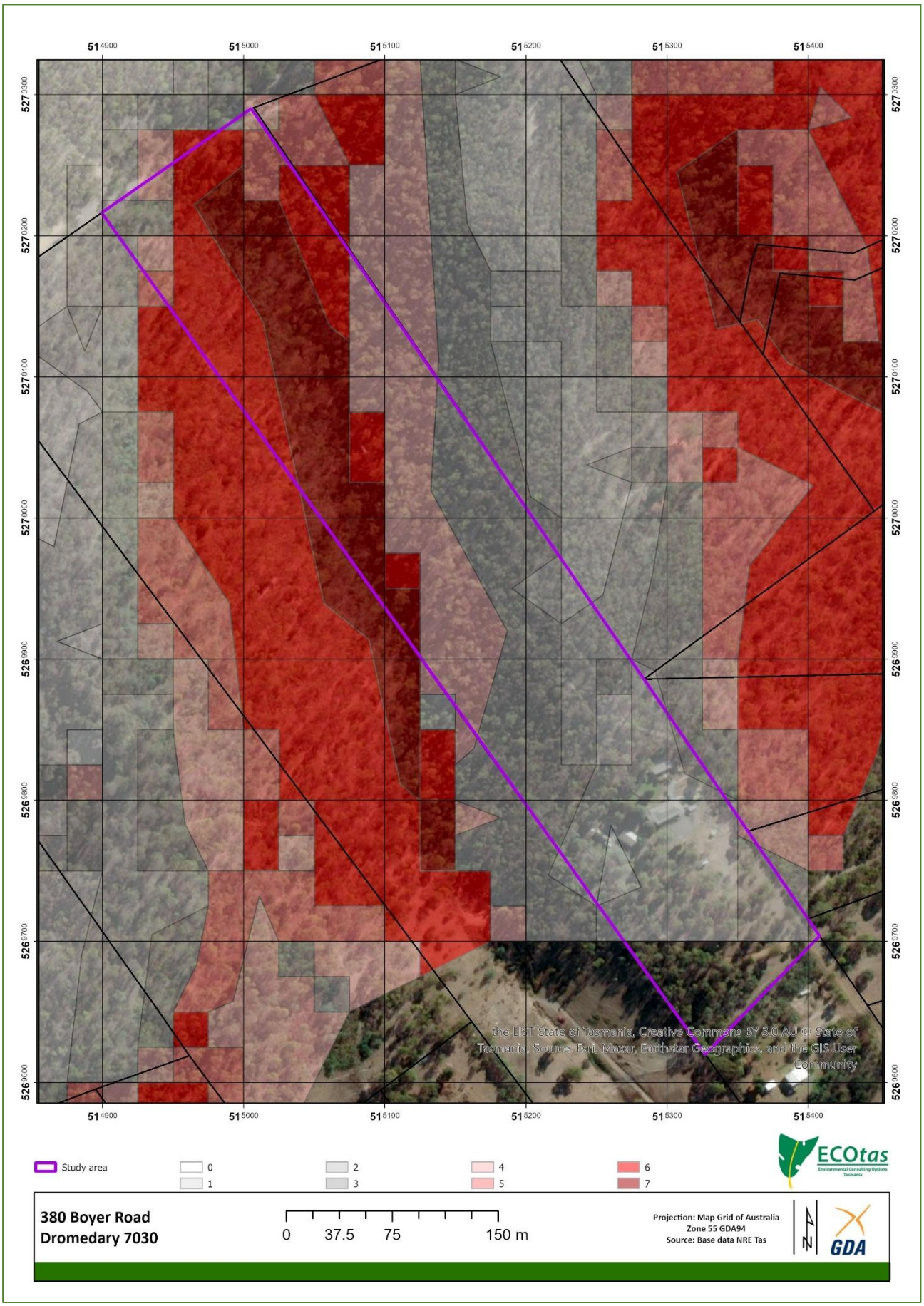


Figure 11b. Modelled eagle nesting habitat within vicinity of study area: detail

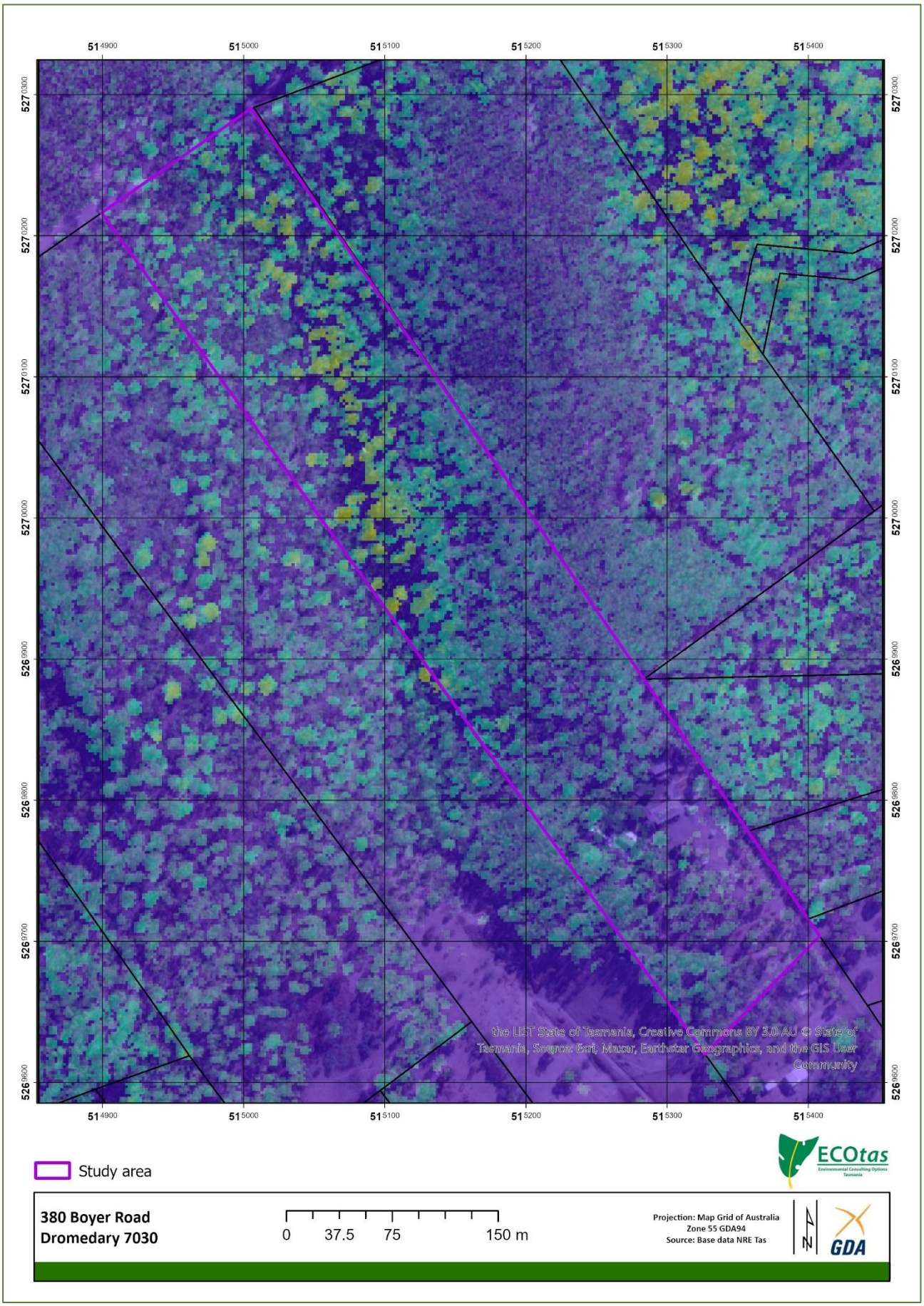


Figure 12. Tree canopy modeling for study area

Findings Threatened fauna continued…

Problematically, the *State Planning Provisions* do not define the terms "known" or "core" range, which means this could rely on those used by other agencies such as the Forest Practices Authority and/or the Department of Natural Resources and Environment Tasmania, which are effectively presented in the relevant database reports (DNRET 2025; FPA 2025).

While the study area is within the so-called "known or core range" of some listed fauna species, in no manner can any part of the site be assigned as being of "high priority for the maintenance of breeding populations throughout the species' range" at any reasonable scale or be in any way construed as meeting the intent of a scenario in which "the conversion of it [i.e. "significant habitat"] to non-priority vegetation [could be] considered to result in a long-term negative impact on breeding populations of the threatened fauna species". That is, the study area does not meet the intent of sub-clauses (a) or (b) of "significant habitat", such that **C7.3.1(c) is not applicable.**

Native vegetation of local importance

There is no available information to indicate that any part of the study area has been otherwise "identified as native vegetation of local importance". It is acknowledged that the Tasmanian Planning Commission produced Information Sheet 2-2024 that clarifies assessment of this component of "priority vegetation". The vegetation within the study area does not meet any of the criteria listed in that sheet, such that **C7.3.1(d) is not applicable.**

Assessment against **State Planning Provisions**

Correspondence from Brighton Council indicates that: "In accordance with Clause C7.6.2 P1.1 and P1.2 of the Natural Assets Code, and Clause 22.4.4 P1 of the Landscape Conservation Zone, Council requires a Natural Values Assessment (NVA) to determine any potential impact on natural values".

Landscape Conservation zone: cl. 22.4.4 P1

This clause is states as:

> 22.4.4 Landscape protection
>
> Objective:
>
> That the landscape values of the site and surrounding area are protected or managed to minimise adverse impacts.
>
> P1
>
> Building and works must be located to minimise native vegetation removal and the impact on landscape values, having regard to:
>
> (a) the extent of the area from which vegetation has been removed;
>
> (b) the extent of native vegetation to be removed;
>
> (c) any remedial or mitigation measures or revegetation requirements;
>
> (d) provision for native habitat for native fauna;
>
> (e) the management and treatment of the balance of the site or native vegetation areas;
>
> (f) the type, size, and design of development; and
>
> (g) the landscape values of the site and surrounding area.

The opening part of P1 is wholly satisfied because the proposal does not include any removal of native vegetation (see previous consideration of the definition of this under the *State Planning Provisions* and why a single tree cannot reasonably qualify as such in this context) such that it becomes a logical impossibility to "minimise" any such removal. It is challenging to understand how the removal of a single tree effectively totally hidden by an existing structure will impact on "landscape values" in any meaningful manner.

That is, P1 is considered satisfied without the need to "have regard to" the sub-clauses.

Natural Assets Code: cl. C7.6.2 P1.1 & P1.2

The purpose of the Natural Assets Code is stated below:

C7.1 The purpose of the Natural Assets Code is:

C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4 To minimise impacts on identified priority vegetation.

C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

The above purpose statements are essentially addressed through the relevant development standards. However, as a general statement, the proposal should not compromise the intent of the purpose statements.

Of the purpose statements, C7.1.1, C7.1.2 & C7.1.3 are not relevant to the present proposal.

C7.1.4 could be technically relevant to the present proposal because of the presence of the Priority Vegetation Area overlay, although it is noted that the preceding assessment has clearly demonstrated that "priority vegetation" is not present, rendering C7.1.4 moot.

C7.1.5 is not considered relevant at any reasonable scale (see previous consideration of the concept of "significant habitat").

The application of the Natural Assets Code is stated below:

C7.2 Application of this Code:

C7.2.1 This code applies to development on land within the following areas:

(a) a waterway and coastal protection area;

(b) a future coastal refugia area; and

(c) a priority vegetation area only if within the following zone:

(iii) Landscape Conservation Zone;

C7.2.2 This code does not apply to use.

The study area is zoned as Landscape Conservation such that the Code has application at C7.2.1(c)(iii).

The relevant development standards of the Natural Assets Code are C7.6.2 (Clearance within a priority vegetation area), and have the following objective:

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.

Unfortunately, definitions and limits are not provided for terms and phrases such as "unreasonable loss", "appropriately managed", "adequately protect" and "minimises". However, all these terms clearly contemplate some level of impact as being acceptable, such that it falls to professional opinion to assess a particular proposal against these objective statements.

It is also noted that the *State Planning Provisions* fail to provide a definition of "clearing", although it does indicate that "clearance and conversion" means" as defined in the *Forest Practices Act 1985*" (that Act's definition of such is only applicable to threatened vegetation types so has no application here because the site has been classified as an F-coded TASVEG mapping unit).

As a general statement, the proposal should not compromise the intent of the objective statements, noting that these specifically refer to "priority vegetation", which has been demonstrated as not being present. However, these statements are more formally addressed through the relevant acceptable solutions or performance criteria.

The acceptable solution for C7.6.2 is stated as:

C7.6.2 Clearance within a priority vegetation area

Acceptable Solutions

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.

It is assumed that A1 cannot be satisfied.

There are two performance criteria (P1.1 & P1.2) that must be satisfied under C7.6.2. Both are addressed below.

The performance criteria P1.1 are stated as:

C7.6.2 Clearance within a priority vegetation area

Performance Criteria

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 Tasmanian Fire Service or an accredited person;

(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;

(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.

The key part of P1.1 refers to "clearance of native vegetation…must minimise adverse impacts". In this case, therefore, the over-arching part of P1.1 is considered wholly satisfied because there will be no "clearance of native vegetation" as such ((see previous consideration of the definition of this under the *State Planning Provisions* and why a single tree cannot reasonably qualify as such in this context) such that it becomes a logical impossibility to "minimise" any such "clearance". See also previous discussion of the concept of "clearance" (undefined term).

That is, P1.1 is considered satisfied by default because it is rendered moot by its phrasing. Notwithstanding this, the fact that P1.1 (a) through (f) are linked by the disjunctive "or" means that only one of these provisions needs to be satisfied. In this case, it is presumed that P1.1(f) may have the greatest relevance: while there may not technically be "clearance of native vegetation" per se (see previous discussion), any such "clearance" will be miniscule relative to the extent of actual priority vegetation of the site, where "sire" is considered to be the whole title, large parts of which do support a native vegetation community classified as threatened under Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, viz. *Eucalyptus tenuiramis* forest and woodland on sediments (DTO) **not** *Eucalyptus globulus* dry forest and woodland (DGL).

The performance criteria P1.2 are stated as:

C7.6.2 Clearance within a priority vegetation area

Performance Criteria

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;

(b) any particular requirements for the buildings and works;

(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;

(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;

(e) any on-site biodiversity offsets; and

(f) any existing cleared areas on the site.

With respect to the opening phrase of P1.2, reference is made to the concept of "minimise adverse impacts". First, the use of the term "minimise" considers that some level (albeit undefined) of impact is contemplated as being acceptable. Second, the use of the phrase "adverse impact" implies that works must have an "adverse" impact – this being an undefined concept in the *State Planning Provisions*. Technically, impact to "priority vegetation" will not occur because no such vegetation has been identified. That is, the project will satisfy the concept of "minimis[ing] adverse impacts on priority vegetation" in that no such impacts will occur.

With respect to the phrase "…having regard to…", this is considered in the manner referred to in S and S McElwaine and A Hamilton v West Tamar Council and Growth Developments Pty Ltd [2021] TASCAT 4 (17 November 2021), where TASCAT stated: "the requirement to 'have regard to' does not elevate P2.1(a) to (f) to mandatory requirements that the proposal must satisfy. The tribunal need only consider those subparagraphs in ascertaining whether the proposal complies with clause E8.6.1 P2.1".

Below the sub-criteria of P1.2 are addressed in turn.

(a) the design and location of buildings and works and any constraints such as topography or land hazards;

It is accepted that the proposal requires the removal of a single tree and that this is because it is already close to the existing car port and is located where the car port will be moved to. This location is wholly within an existing fenced and managed yard.

(b) any particular requirements for the buildings and works;

Uncertain application in relation to the proposed works and identified natural values (except as indicated above).

(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;

With respect to subsection P1.2(c), a certified bushfire hazard management plan should meet the intent of the provision but probably of uncertain application in relation to the proposed works and identified natural values (except as indicated above).

(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;

There will be no "residual impact on priority vegetation" because no such vegetation has been identified from the site proposed for development.

(e) any on-site biodiversity offsets; and

No such offsets have been identified as necessary – see also under sub-cause (d).

(f) any existing cleared areas on the site.

The site is effectively "cleared" in that it does not support "native vegetation" per se.

On the basis of the above review, the relevant performance criteria of C7.6.2 are satisfied.

Note that this statement does not constitute legal advice, and provides an interpretation of the provisions of the *State Planning Provisions*, which may not represent the views of Brighton Council. It is recommended that formal advice be sought from the relevant agency prior to acting on any aspect of this report.

Please do not hesitate to contact me further if additional information is required.

Kind regards

Mark Wapstra
Senior Scientist/Manager

References

CofA (Commonwealth of Australia) (2025). *Protected Matters Report* for a polygon defining the study area, buffered by 5 km, dated 8 Oct. 2025 – appended for reference.

de Salas, M.F. (Ed.) (2025+). *Flora of Tasmania Online*. Tasmanian Herbarium, Hobart. [for nomenclature of vascular flora species]

de Salas, M.F. & Baker, M.L. (2025). *A Census of the Vascular Plants of Tasmania, including Macquarie Island*. Tasmanian Herbarium, Hobart. [for nomenclature of vascular flora species]

DNRET (Department of Natural Resources and Environment Tasmania) (2025). *Natural Values Atlas* report ECOtas_380BoyerRoad for a polygon defining the study area (centred on 515155mE 5269964mN), buffered by 5 km, dated 8 Oct. 2025 – appended for reference.

DPIPWE (Department of Primary Industries, Parks, Water & Environment) (2015). *Guidelines for Natural Values Surveys – Terrestrial Development Proposals*. Department of Primary Industries, Parks, Water & Environment, Hobart. [for assessment standards]

DPIPWE (Department of Primary Industries, Parks, Water & Environment) (2015). *Weed and Disease Planning and Hygiene Guidelines – Preventing the Spread of Weeds and Diseases in Tasmania*. Department of Primary Industries, Parks, Water & Environment, Hobart. [for recommended weed management at the site]

FPA (Forest Practices Authority) (2025). *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 515155mE 5269964mN (i.e. a point defining the approximate centre of the assessment area), buffered by 5 km and 2 km for threatened fauna and flora records, respectively, hyperlinked species' profiles and predicted range boundary maps, dated 8 Oct. 2025 – appended for reference.

Kitchener, A. & Harris, S. (2013+). *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation*. Edition 2 (online edition). Department of Primary Industries, Parks, Water & Environment, Hobart. [nomenclature and classification of vegetation types]

Wapstra, H., Wapstra, A., Wapstra, M. & Gilfedder, L. (2005+, updated online at www.nre.tas.gov.au). *The Little Book of Common Names for Tasmanian Plants*. Department Primary Industries, Parks, Water & Environment, Hobart. [nomenclature of vascular flora species]

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 08-Oct-2025

Summary
Details
- Matters of NES
- Other Matters Protected by the EPBC Act
- Extra Information

Caveat
Acknowledgements

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	4
Listed Threatened Species:	56
Listed Migratory Species:	28

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at https://www.dcceew.gov.au/parks-heritage/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	4
Commonwealth Heritage Places:	None
Listed Marine Species:	36
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	10
Regional Forest Agreements:	1
Nationally Important Wetlands:	1
EPBC Act Referrals:	7
Key Ecological Features (Marine):	None
Biologically Important Areas:	5
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.
Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Alpine Sphagnum Bogs and Associated Fens	Endangered	Community likely to occur within area	In buffer area only
Lowland Native Grasslands of Tasmania	Critically Endangered	Community likely to occur within area	In buffer area only
Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana)	Critically Endangered	Community likely to occur within area	In feature area
Tasmanian white gum (Eucalyptus viminalis) wet forest	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Aquila audax fleayi Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area	In feature area
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Ceyx azureus diemenensis Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat may occur within area	In feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat may occur within area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pardalotus quadragintus Forty-spotted Pardalote [418]	Endangered	Foraging, feeding or related behaviour may occur within area	In feature area
Pterodroma leucoptera leucoptera Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area	In feature area
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche bulleri platei Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In feature area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
Tyto novaehollandiae castanops (Tasmanian population) Masked Owl (Tasmanian) [67051]	Vulnerable	Breeding known to occur within area	In feature area
FISH			
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat known to occur within area	In feature area
FROG			

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Litoria raniformis](#)			
Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat likely to occur within area	In feature area
INSECT			
[Antipodia chaostola leucophaea](#)			
Tasmanian Chaostola Skipper, Heath-sand Skipper [77672]	Endangered	Species or species habitat may occur within area	In feature area
MAMMAL			
[Dasyurus maculatus maculatus (Tasmanian population)](#)			
Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Dasyurus viverrinus](#)			
Eastern Quoll, Luaner [333]	Endangered	Species or species habitat likely to occur within area	In feature area
[Perameles gunnii gunnii](#)			
Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Sarcophilus harrisii](#)			
Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area	In feature area
PLANT			
[Barbarea australis](#)			
Native Wintercress, Riverbed Wintercress [12540]	Endangered	Species or species habitat likely to occur within area	In buffer area only
[Caladenia anthracina](#)			
Black-tipped Spider-orchid [64855]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
[Caladenia caudata](#)			
Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Colobanthus curtisiae](#)			
Curtis' Colobanth [23961]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Dianella amoena](#)			
Matted Flax-lily [64886]	Endangered	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Epacris virgata Pretty Heath, Dan Hill Heath [20375]	Endangered	Species or species habitat likely to occur within area	In feature area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat known to occur within area	In feature area
Hibbertia basaltica Basalt Guinea-flower [81675]	Endangered	Species or species habitat known to occur within area	In buffer area only
Lepidium hyssopifolium Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat known to occur within area	In feature area
Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area	In feature area
Prasophyllum apoxychilum Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area	In feature area
Pseudocephalozia paludicola Alpine Leafy Liverwort [66441]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Pterostylis commutata Midland Greenhood [64535]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Pterostylis ziegeleri Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat known to occur within area	In feature area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area	In feature area
SNAIL			
Ammoniropa vigens Ammonite Pinwheel Snail [90200]	Critically Endangered	Species or species habitat likely to occur within area	In feature area

Listed Migratory Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
[Apus pacificus](#) Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
[Ardenna grisea](#) Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Diomedea antipodensis](#) Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
[Diomedea epomophora](#) Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
[Diomedea exulans](#) Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
[Diomedea sanfordi](#) Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
[Macronectes giganteus](#) Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
[Macronectes halli](#) Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
[Thalassarche bulleri](#) Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche cauta			
Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche chrysostoma			
Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In feature area
Thalassarche impavida			
Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche melanophris			
Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche salvini			
Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche steadi			
White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Migratory Marine Species			
Lamna nasus			
Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Hirundapus caudacutus			
White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Calidris acuminata			
Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Calidris ferruginea](#) Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Calidris melanotos](#) Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
[Calidris ruficollis](#) Red-necked Stint [860]		Species or species habitat likely to occur within area	In feature area
[Charadrius bicinctus](#) Double-banded Plover [895]		Species or species habitat likely to occur within area	In feature area
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Limosa lapponica](#) Bar-tailed Godwit [844]		Species or species habitat may occur within area	In feature area
[Numenius madagascariensis](#) Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Pluvialis fulva](#) Pacific Golden Plover [25545]		Species or species habitat likely to occur within area	In feature area
[Tringa nebularia](#) Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands [Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Unknown		

Commonwealth Land Name	State	Buffer Status
Commonwealth Land - [60231]	TAS	In buffer area only
Commonwealth Land - [60238]	TAS	In buffer area only
Commonwealth Land - [60233]	TAS	In buffer area only
Commonwealth Land - [60350]	TAS	In buffer area only

Listed Marine Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Ardenna grisea as Puffinus griseus Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris ruficollis Red-necked Stint [860]		Species or species habitat likely to occur within area overfly marine area	In feature area
Charadrius bicinctus Double-banded Plover [895]		Species or species habitat likely to occur within area overfly marine area	In feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea antipodensis gibsoni as Diomedea gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Breeding known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Lathamus discolor](#) Swift Parrot [744]	Critically Endangered	Breeding known to occur within area overfly marine area	In feature area
[Limosa lapponica](#) Bar-tailed Godwit [844]		Species or species habitat may occur within area	In feature area
[Macronectes giganteus](#) Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
[Macronectes halli](#) Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
[Myiagra cyanoleuca](#) Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
[Neophema chrysostoma](#) Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
[Numenius madagascariensis](#) Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Pachyptila turtur](#) Fairy Prion [1066]		Species or species habitat known to occur within area	In feature area
[Pluvialis fulva](#) Pacific Golden Plover [25545]		Species or species habitat likely to occur within area	In feature area
[Sterna striata](#) White-fronted Tern [799]		Migration route may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche bulleri platei as Thalassarche sp. nov. Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In feature area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area

Extra Information

State and Territory Reserves [Resource Information]

Protected Area Name	Reserve Type	State	Buffer Status
Boyer Road	Conservation Covenant	TAS	In buffer area only
Brighton Racecourse	Conservation Covenant	TAS	In buffer area only
Marshlands	Conservation Covenant	TAS	In feature area
Millvale Rd Dromedary	Conservation Covenant	TAS	In buffer area only
Mount Dromedary	Conservation Area	TAS	In buffer area only
Mount Faulkner	Conservation Area	TAS	In buffer area only
Murphys Flat	Conservation Area	TAS	In buffer area only
Ravenswood	Conservation Covenant	TAS	In buffer area only
Risdon Peppermint Reserve	Conservation Covenant	TAS	In buffer area only
River Derwent	Marine Conservation Area	TAS	In feature area

Regional Forest Agreements [Resource Information]

Note that all areas with completed RFAs have been included. Please see the associated resource information for specific caveats and use limitations associated with RFA boundary information.

RFA Name	State	Buffer Status
Tasmania RFA	Tasmania	In feature area

Nationally Important Wetlands [Resource Information]

Wetland Name	State	Buffer Status
River Derwent	TAS	In feature area

EPBC Act Referrals [Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Brighton Bypass Southern Project - Upgrade of the Midland Highway	2009/4757	Controlled Action	Post-Approval	In buffer area only
Tasmania Natural Gas Project - Stage 3	2001/212	Controlled Action	Post-Approval	In feature area
Not controlled action				
Exploration Seismic survey	2001/516	Not Controlled Action	Completed	In buffer area only
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Not controlled action (particular manner)				
Brighton Transport Hub, road and rail line construction	2008/4537	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
South East Irrigation Scheme	2013/6843	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Referral decision				
New Bridgewater Bridge	2021/9114	Referral Decision	Referral Publication	In buffer area only

Biologically Important Areas [Resource Information]

Scientific Name	Behaviour	Presence	Buffer Status
Seabirds			
Ardenna grisea Sooty Shearwater [82651]	Foraging	Known to occur	In buffer area only
Ardenna tenuirostris Short-tailed Shearwater [82652]	Foraging	Known to occur	In feature area
Pelecanoides urinatrix Common Diving-petrel [1018]	Foraging	Known to occur	In feature area
Pterodroma mollis Soft-plumaged Petrel [1036]	Foraging	Known to occur	In feature area
Thalassarche cauta cauta Shy Albatross [82345]	Foraging likely	Likely to occur	In buffer area only

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact us page.

Department of Climate Change, Energy, the Environment and Water
GPO Box 3090
Canberra ACT 2601 Australia
+61 2 6274 1111

Good afternoon,

Further information request dated 11th September 2025

3. **Comment on additional information provided: please provide drawings that address the matters outlined above. These should clearly show the relevant details to support the proposal.**

Please see attached

9. **Comment on additional information provided: To complete the assessment, please provide the following further information: - -**

- **The total number of dogs and cats proposed to be kept overnight and at any one time on the site.**

  A maximum of 10 dogs and 10 cats

- **The proposed dog exercise schedule, including frequency and duration of outdoor activity.**

  2 to 3 dogs at a time in a fully fenced outdoor play area for an hour or so at a time during the hours of 10:00am and 14:00pm each day

This information will assist in assessing potential impacts on amenity and noise, particularly in relation to the surrounding neighbours.

13. **Comment after site inspection on 9/9/2025: -**
The tree proposed for removal has been identified as a Tasmanian Blue Gum (Eucalyptus globulus), a native species. It forms part of the threatened vegetation community Eucalyptus globulus dry forest and woodland. According to the Fact Sheet, this community may provide habitat for threatened fauna. Additionally, mapping from LISTmap (see below) indicates that the area may contain Wedge-tailed Eagle nesting habitat.

- In accordance with Clause C7.6.2 P1.1 and P1.2 of the Natural Assets Code, and Clause 22.4.4 P1 of the Landscape Conservation Zone, Council requires a Natural Values Assessment (NVA) to determine any potential impact on natural values. The assessment must address the relevant Performance Criteria and be prepared by a suitably qualified person. - Given that the proposal involves the removal of only one tree, it is reasonable to expect that the NVA can be brief and targeted, addressing only the relevant criteria under the Guidelines.

The incorrect species of tree was identified. Please see attached NVA.

15. **Please provide full title document set for 378 Boyer Road including Folio Text and Plan.**

Please see attached.

It should be noted that 380 Boyer Road has the following:

BENEFITING EASEMENT: a right of carriageway over the Right of Way six metres wide on Sealed Plan No. 14985 (the driveway)

16. **Please provide a revised plan showing that the internal access width complies with the minimum requirements specified in Table C2.2 of the Parking and Sustainable Transport Code.**

Alternatively, you may provide a statement from a suitably qualified practicing engineer confirming that the proposed access width complies with Australian Standard AS 2890 – Parking Facilities (Parts 1–6).

Reason: The total number of parking spaces required on the site is six:

2 spaces for the existing dwelling 1 space for the visitor accommodation 3 spaces for the domestic animal boarding use

This triggers the need for assessment under Table C2.2 of the Code as required by Clause C2.6.2 A1.1

Please see attached. The driveway will be a width of not less than 3 metres. Passing bays to be constructed of either concrete or road base.

Kind regards,

Michael & Karina Mozes

From: Dang Van <dang.van@brighton.tas.gov.au>
Sent: Thursday, 11 September 2025 5:03 PM
To: [redacted]
Subject: Further information request - DA 2025/118 (380 Boyer Road, Dromedary)

Good afternoon Michael,

Please find attached the request for further information to process the above application.

Please provide response to development@brighton.tas.gov.au

Should you have any questions, please do not hesitate to contact me.

Kind regards,

DANG VAN (He/Him)
PLANNING OFFICER – DEVELOPMENT SERVICES

Brighton Council
Brighton going places
Click here to view the 2050 VISION

1 Tivoli Road, Old Beach TAS 7017
Tel: (03) 6268 7022
www.brighton.tas.gov.au