Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/077

LOCATION OF AFFECTED AREA

74 GUNNERS QUOIN ROAD, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AND OUTBUILDING

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 **16/06/2026**. 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

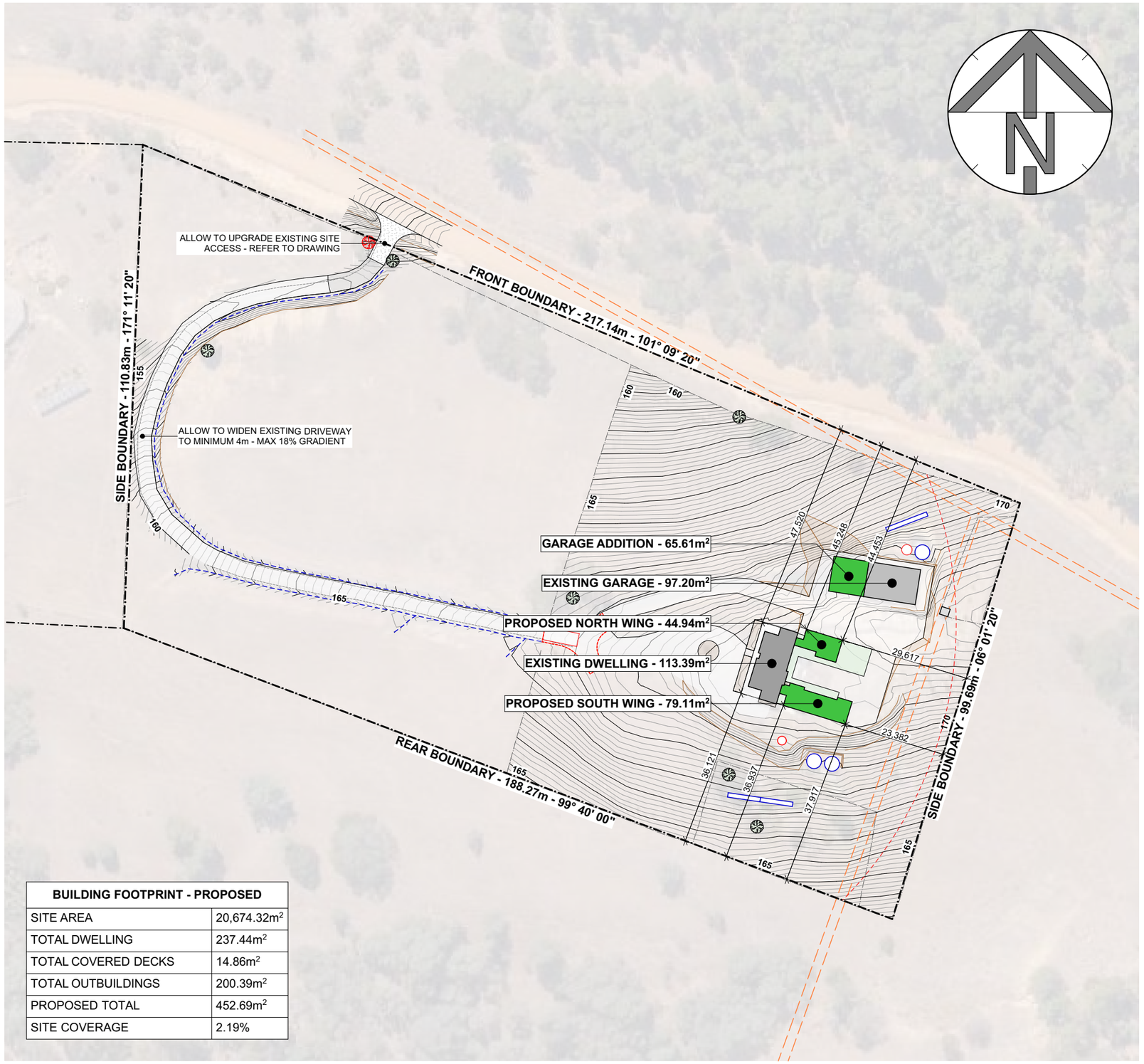
SCAN ME

Brighton
going places

DEVELOPMENT APPLICATION: PROPOSED ADDITION TO 74 GUNNERS QUOIN ROAD, OLD BEACH

DIRECTOR'S LIST:

FOR:	NICHOLAS & REBECCA SHAW
SITE:	74 GUNNERS QUOIN ROAD, OLD BEACH 7017
LAND TITLE:	134320/2
PLANNING PERMIT:	TBD
ZONING:	RURAL LIVING - ZONE B
SITE AREA:	20,674.32m^2
PROPOSED FOOTPRINT:	452.69m^2 (+167.45m^2)
SITE COVERAGE:	2.19%
BAL:	BAL - 19
SOIL CLASSIFICATION:	CLASS 'P'



BUILDING FOOTPRINT - PROPOSED	
SITE AREA	20,674.32m^2
TOTAL DWELLING	237.44m^2
TOTAL COVERED DECKS	14.86m^2
TOTAL OUTBUILDINGS	200.39m^2
PROPOSED TOTAL	452.69m^2
SITE COVERAGE	2.19%

DRAWING SCHEDULE:

DA.01	SITE PLAN	19/05/2026
DA.02	PART-SITE PLAN - EXISTING	19/05/2026
DA.03	PART-SITE PLAN - PROPOSED ADDITIONS	19/05/2026
DA.04	PART-SITE PLAN - PROPOSED DRIVEWAY	19/05/2026
DA.05	PART-SITE PLAN - PROPOSED SITE ACCESS	19/05/2026
DA.06	DRIVEWAY DETAILS	19/05/2026
DA.07	DWELLING - EXISTING	19/05/2026
DA.08	DWELLING - DEMOLITION	19/05/2026
DA.09	DWELLING - PROPOSED	19/05/2026
DA.10	DWELLING ELEVATIONS 1 OF 2	19/05/2026
DA.11	DWELLING ELEVATIONS 2 OF 2	19/05/2026
DA.12	GARAGE - EXISTING	19/05/2026
DA.13	GARAGE - DEMOLITION	19/05/2026
DA.14	GARAGE - PROPOSED	19/05/2026
DA.15	GARAGE ELEVATIONS 1 OF 2	19/05/2026
DA.16	GARAGE ELEVATIONS 2 OF 2	19/05/2026
DA.17	STORMWATER - DWELLING	19/05/2026
DA.18	STORMWATER - GARAGE	19/05/2026
DA.19	3D PERSPECTIVE 1 OF 3	19/05/2026
DA.20	3D PERSPECTIVE 2 OF 3	19/05/2026
DA.21	3D PERSPECTIVE 3 OF 3	19/05/2026

JJJD DESIGN
19 TILANBI STREET, HOWRAH, TAS, 7018
0439336257
info@jjjd.design

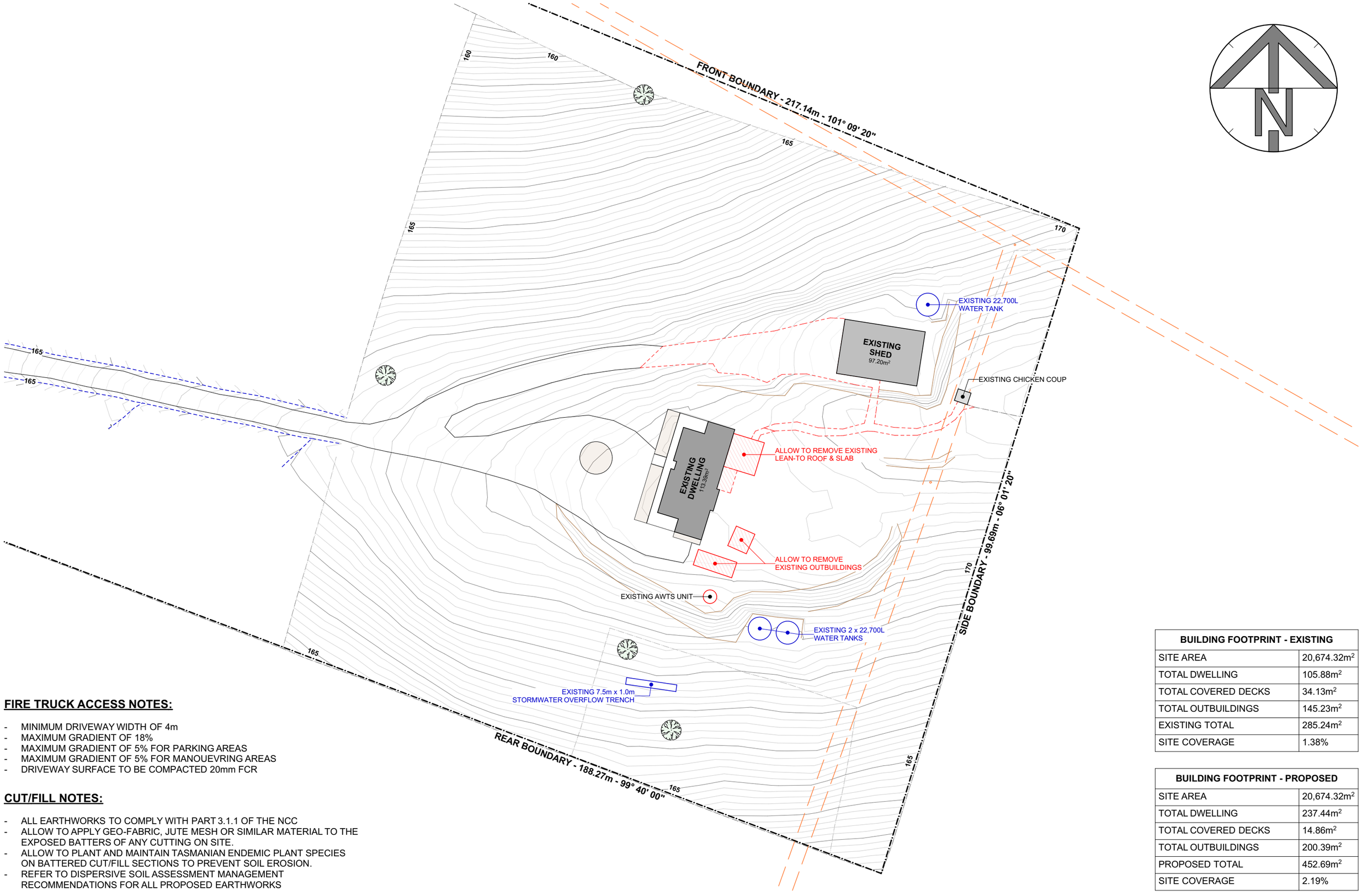
Ammendments

PROJECT: PROPOSED ADDITION TO 74 GUNNERS QUOIN ROAD, OLD BEACH 7017

DRAWING TITLE: DA.01 SITE PLAN

CLIENT: NICHOLAS & REBECCA SHAW

DRAWN: J DWYER
SCALE: 1:1000 @A3
DATE: 19/05/2026



FIRE TRUCK ACCESS NOTES:

- MINIMUM DRIVEWAY WIDTH OF 4m
- MAXIMUM GRADIENT OF 18%
- MAXIMUM GRADIENT OF 5% FOR PARKING AREAS
- MAXIMUM GRADIENT OF 5% FOR MANOUEVRING AREAS
- DRIVEWAY SURFACE TO BE COMPACTED 20mm FCR

CUT/FILL NOTES:

- ALL EARTHWORKS TO COMPLY WITH PART 3.1.1 OF THE NCC
- ALLOW TO APPLY GEO-FABRIC, JUTE MESH OR SIMILAR MATERIAL TO THE EXPOSED BATTERS OF ANY CUTTING ON SITE.
- ALLOW TO PLANT AND MAINTAIN TASMANIAN ENDEMIC PLANT SPECIES ON BATTERED CUT/FILL SECTIONS TO PREVENT SOIL EROSION.
- REFER TO DISPERSIVE SOIL ASSESSMENT MANAGEMENT RECOMMENDATIONS FOR ALL PROPOSED EARTHWORKS

BUILDING FOOTPRINT - EXISTING	
SITE AREA	20,674.32m²
TOTAL DWELLING	105.88m²
TOTAL COVERED DECKS	34.13m²
TOTAL OUTBUILDINGS	145.23m²
EXISTING TOTAL	285.24m²
SITE COVERAGE	1.38%

BUILDING FOOTPRINT - PROPOSED	
SITE AREA	20,674.32m²
TOTAL DWELLING	237.44m²
TOTAL COVERED DECKS	14.86m²
TOTAL OUTBUILDINGS	200.39m²
PROPOSED TOTAL	452.69m²
SITE COVERAGE	2.19%

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Ammendments

PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017

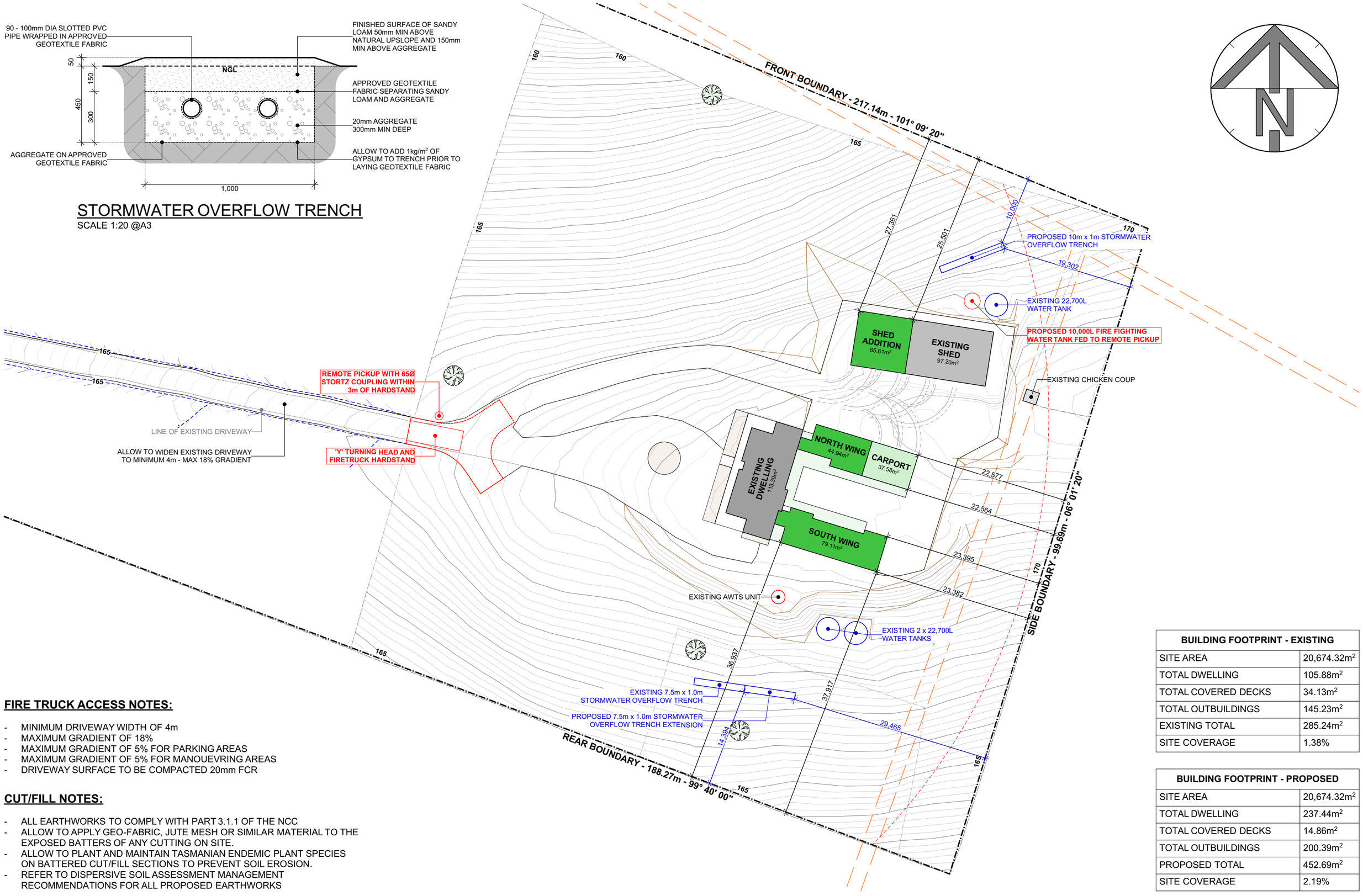
DRAWING TITLE:
DA.02 PART-SITE PLAN - EXISTING

CLIENT:
NICHOLAS & REBECCA SHAW

DRAWN: J DWYER
SCALE: 1:500 @A3
DATE: 19/05/2026

STORMWATER OVERFLOW TRENCH

SCALE 1:20 @A3



FIRE TRUCK ACCESS NOTES:

- MINIMUM DRIVEWAY WIDTH OF 4m
- MAXIMUM GRADIENT OF 18%
- MAXIMUM GRADIENT OF 5% FOR PARKING AREAS
- MAXIMUM GRADIENT OF 5% FOR MANOUEVRING AREAS
- DRIVEWAY SURFACE TO BE COMPACTED 20mm FCR

CUT/FILL NOTES:

- ALL EARTHWORKS TO COMPLY WITH PART 3.1.1 OF THE NCC
- ALLOW TO APPLY GEO-FABRIC, JUTE MESH OR SIMILAR MATERIAL TO THE EXPOSED BATTERS OF ANY CUTTING ON SITE.
- ALLOW TO PLANT AND MAINTAIN TASMANIAN ENDEMIC PLANT SPECIES ON BATTERED CUT/FILL SECTIONS TO PREVENT SOIL EROSION.
- REFER TO DISPERSIVE SOIL ASSESSMENT MANAGEMENT RECOMMENDATIONS FOR ALL PROPOSED EARTHWORKS

BUILDING FOOTPRINT - EXISTING	
SITE AREA	20,674.32m²
TOTAL DWELLING	105.88m²
TOTAL COVERED DECKS	34.13m²
TOTAL OUTBUILDINGS	145.23m²
EXISTING TOTAL	285.24m²
SITE COVERAGE	1.38%

BUILDING FOOTPRINT - PROPOSED	
SITE AREA	20,674.32m²
TOTAL DWELLING	237.44m²
TOTAL COVERED DECKS	14.86m²
TOTAL OUTBUILDINGS	200.39m²
PROPOSED TOTAL	452.69m²
SITE COVERAGE	2.19%

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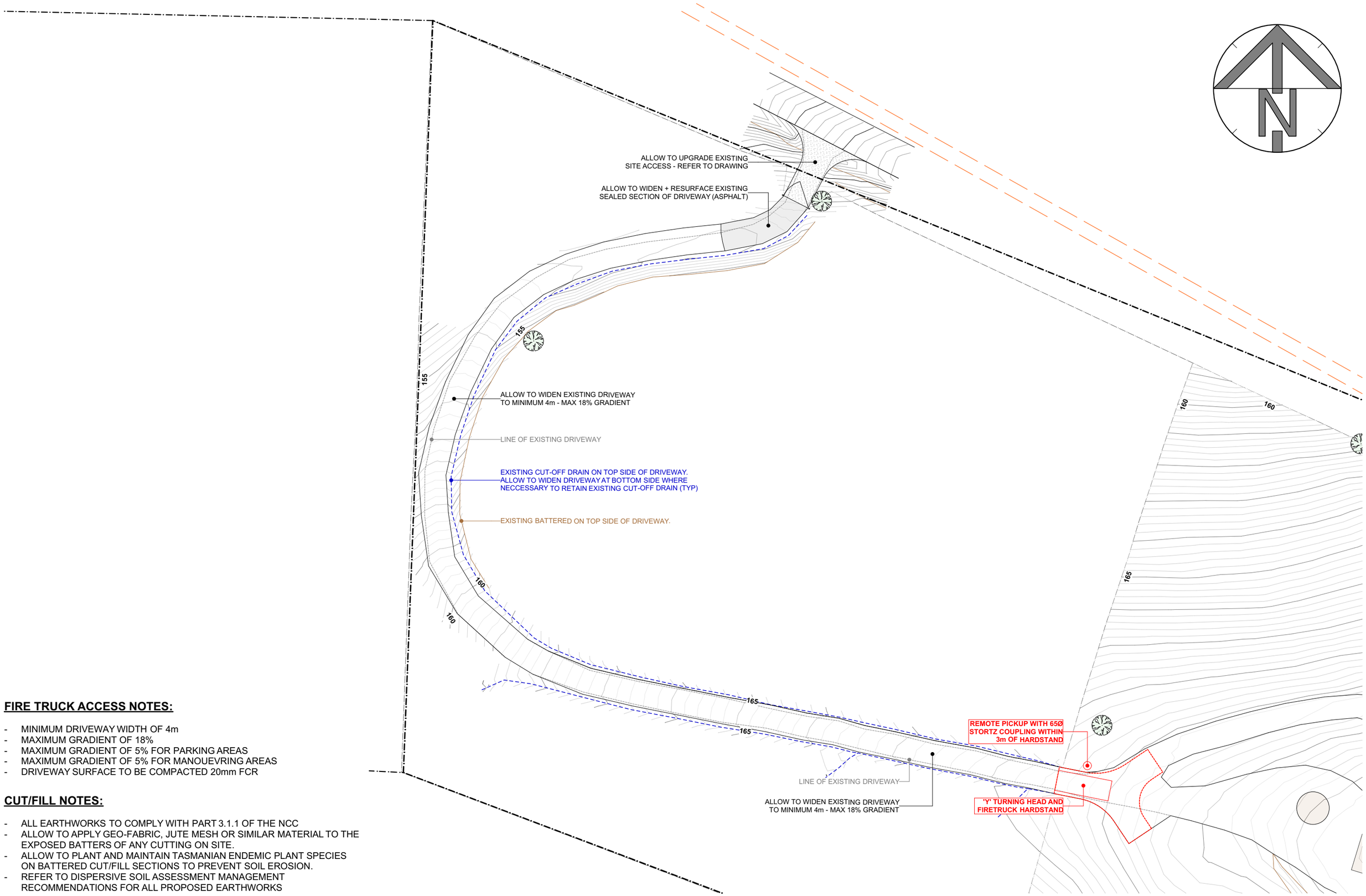
Ammendments

PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017

DRAWING TITLE:
DA.03 PART-SITE PLAN - PROPOSED ADDITIONS

CLIENT:
NICHOLAS & REBECCA SHAW

DRAWN: J DWYER
SCALE: 1:500, 1:20 @A3
DATE: 19/05/2026



FIRE TRUCK ACCESS NOTES:

- MINIMUM DRIVEWAY WIDTH OF 4m
- MAXIMUM GRADIENT OF 18%
- MAXIMUM GRADIENT OF 5% FOR PARKING AREAS
- MAXIMUM GRADIENT OF 5% FOR MANOUEVRING AREAS
- DRIVEWAY SURFACE TO BE COMPACTED 20mm FCR

CUT/FILL NOTES:

- ALL EARTHWORKS TO COMPLY WITH PART 3.1.1 OF THE NCC
- ALLOW TO APPLY GEO-FABRIC, JUTE MESH OR SIMILAR MATERIAL TO THE EXPOSED BATTERS OF ANY CUTTING ON SITE.
- ALLOW TO PLANT AND MAINTAIN TASMANIAN ENDEMIC PLANT SPECIES ON BATTERED CUT/FILL SECTIONS TO PREVENT SOIL EROSION.
- REFER TO DISPERSIVE SOIL ASSESSMENT MANAGEMENT RECOMMENDATIONS FOR ALL PROPOSED EARTHWORKS

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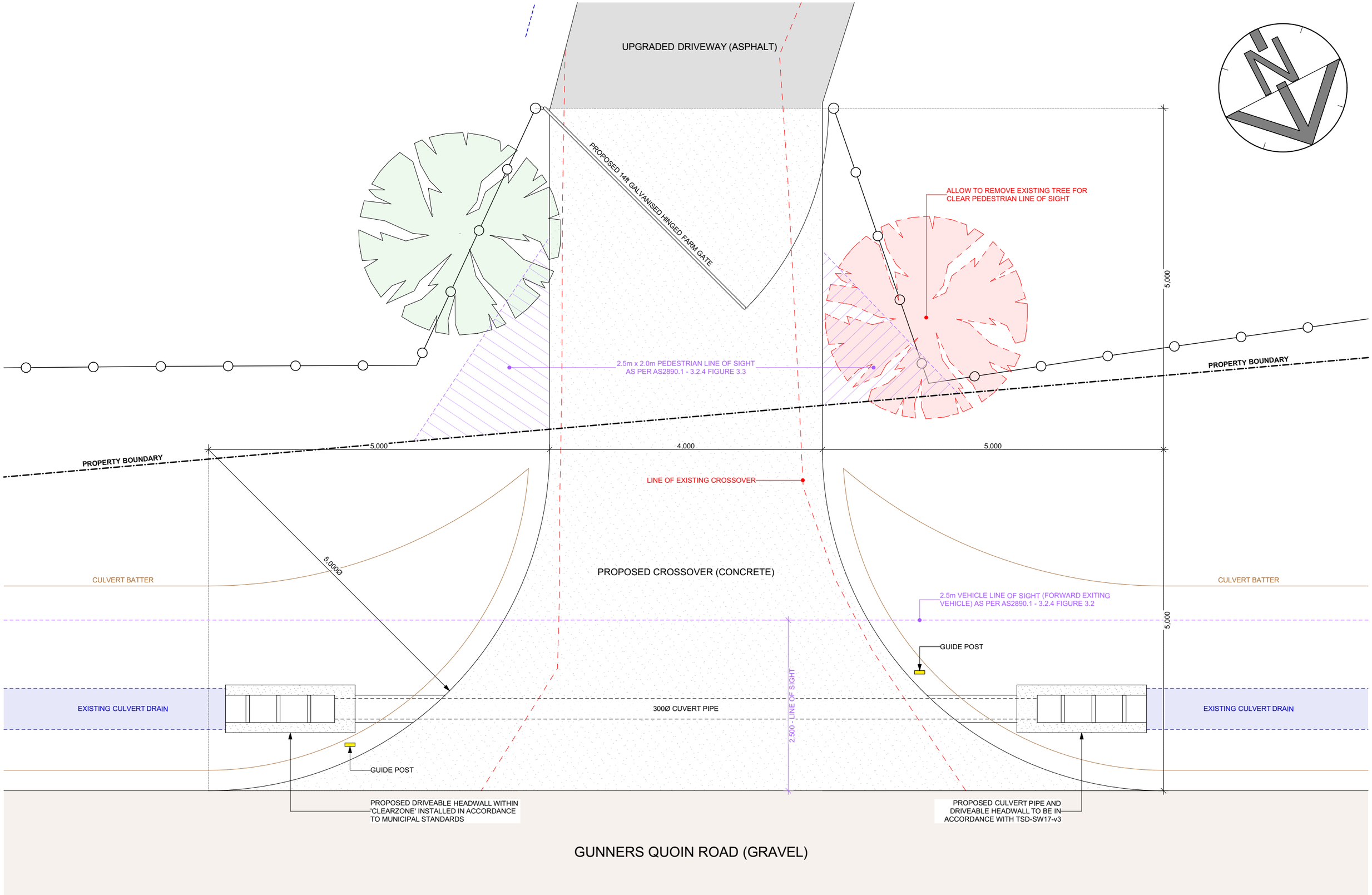
Ammendments

PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017

DRAWING TITLE:
DA.04 PART-SITE PLAN - PROPOSED DRIVEWAY

CLIENT:
NICHOLAS & REBECCA SHAW

DRAWN: J DWYER
SCALE: 1:500 @A3
DATE: 19/05/2026



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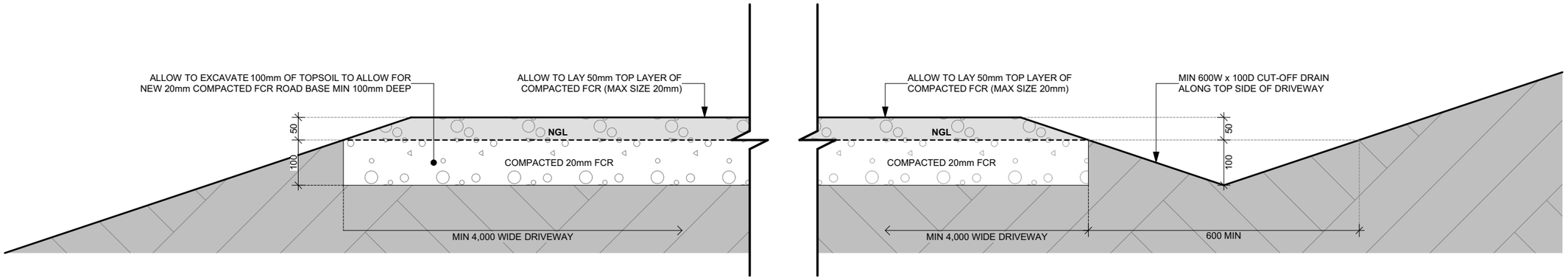
Ammendments

PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017

DRAWING TITLE:
DA.05 PROPOSED SITE ACCESS

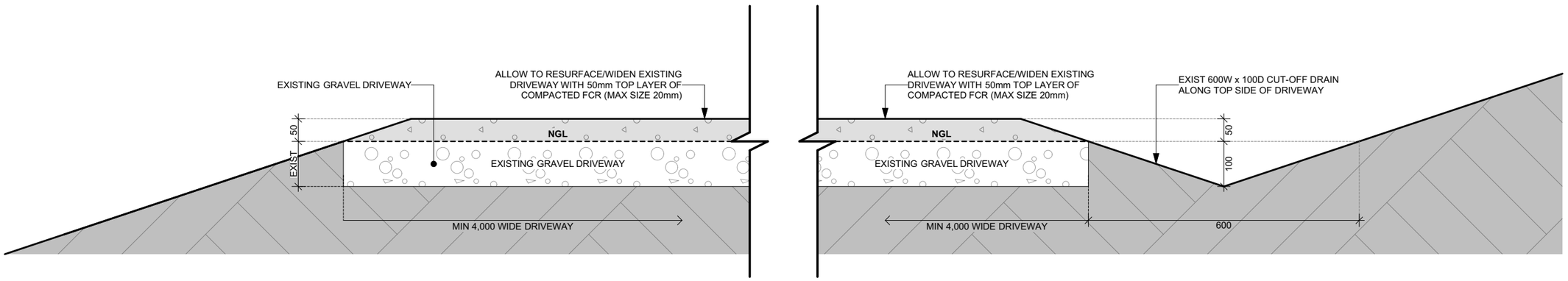
CLIENT:
NICHOLAS & REBECCA SHAW

DRAWN: J DWYER
SCALE: 1:50 @A3
DATE: 19/05/2026



DRIVEWAY CROSS-SECTION (PROPOSED)

SCALE 1:10 @A3



DRIVEWAY CROSS-SECTION (EXISTING)

SCALE 1:10 @A3

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Ammendments

PROJECT:	**DRAWING TITLE:**	**CLIENT:**	DRAWN: J DWYER
PROPOSED ADDITION TO 74 GUNNERS QUOIN ROAD, OLD BEACH 7017	DA.06 DRIVEWAY DETAILS	NICHOLAS & REBECCA SHAW	SCALE: 1:10 @A3
			DATE: 19/05/2026

LEGEND:

- EXIST WALLS
- WALLS TO BE REMOVED
- NEW WALLS
- WINDOWS/DOORS TO BE REMOVED
- FLOOR COVERINGS TO BE REMOVED
- JOINERY TO BE REMOVED

FLOOR AREAS:

EXISTING DWELLING:	97.93m^2
EXISTING DECKS:	63.53m^2
EXISTING SHED:	94.64m^2
EXISTING TOTAL:	256.10m^2
DWELLING ADDITION:	115.20m^2
DECK ADDITION:	97.10m^2
SHED ADDITION:	63.55m^2
ADDITION TOTAL:	275.85m^2
TOTAL DWELLING:	214.03m^2
TOTAL DECKS:	128.17m^2
TOTAL SHED:	158.20m^2
TOTAL FLOOR AREA:	500.40m^2

RENOVATION NOTES:

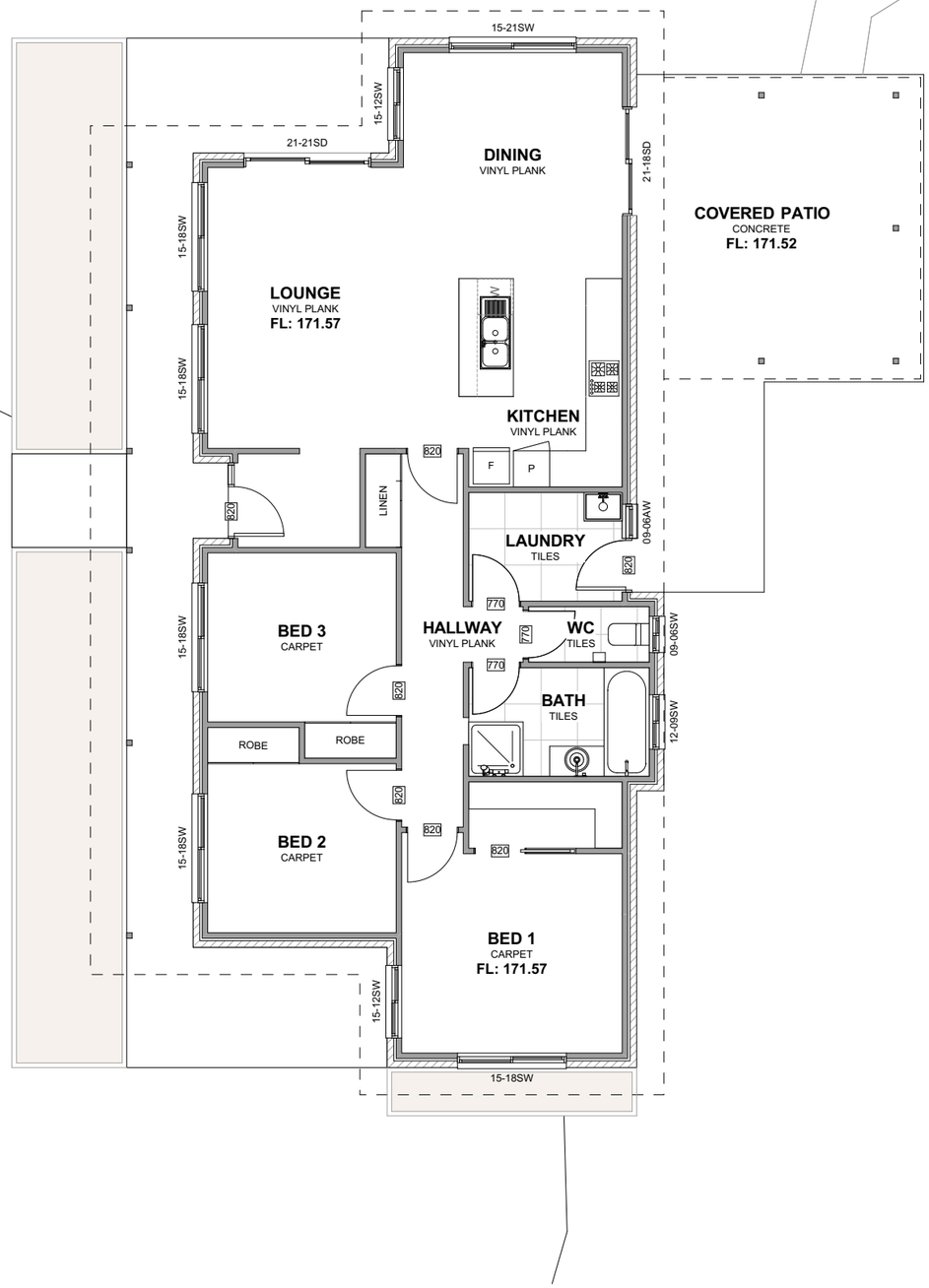
BUILDER TO ALLOW TO RETAIN AND CLEAN ALL REMOVED BRICKS TO PATCH & MAKE GOOD COVERED IN OPENINGS.

BUILDER TO ALLOW TO PATCH & MAKE GOOD ALL EXISTING PLASTERBOARD, CORNICES, ARCHITRAVES AND SKIRTING BOARDS

BUILDER TO ALLOW TO PATCH & MAKE GOOD EXISTING FLOOR COVERINGS.

BUILDER TO ALLOW TO SAW-CUT & SCABBLE EXISTING CONCRETE SLAB IN PROPOSED BATHROOM WET AREAS TO ALLOW FOR NEW TOPPING SCREED & WATERPROOFING

BUILDER TO ALLOW TO CHASE ALL NEW PLUMBING INTO EXISTING COCNRETE SLAB



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Ammendments

PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017

DRAWING TITLE:
DA.07 DWELLING - EXISTING

CLIENT:
NICHOLAS & REBECCA SHAW

DRAWN: J DWYER
SCALE: 1:100 @A3
DATE: 19/05/2026

LEGEND:

- EXIST WALLS
- WALLS TO BE REMOVED
- NEW WALLS
- WINDOWS/DOORS TO BE REMOVED
- FLOOR COVERINGS TO BE REMOVED
- JOINERY TO BE REMOVED

FLOOR AREAS:

EXISTING DWELLING:	97.93m^2
EXISTING DECKS:	63.53m^2
EXISTING SHED:	94.64m^2
EXISTING TOTAL:	256.10m^2
DWELLING ADDITION:	115.20m^2
DECK ADDITION:	97.10m^2
SHED ADDITION:	63.55m^2
ADDITION TOTAL:	275.85m^2
TOTAL DWELLING:	214.03m^2
TOTAL DECKS:	128.17m^2
TOTAL SHED:	158.20m^2
TOTAL FLOOR AREA:	500.40m^2

RENOVATION NOTES:

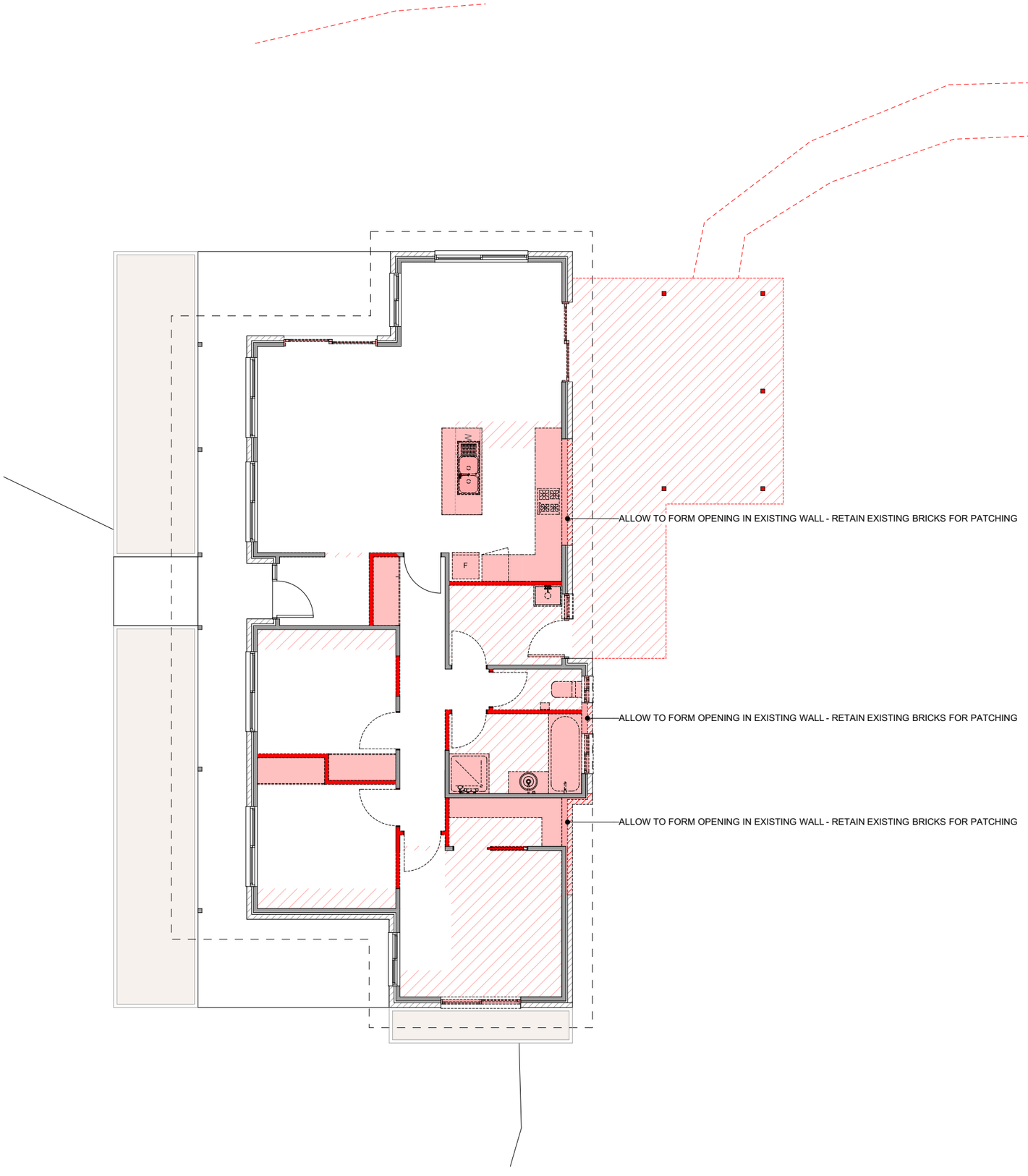
BUILDER TO ALLOW TO RETAIN AND CLEAN ALL REMOVED BRICKS TO PATCH & MAKE GOOD COVERED IN OPENINGS.

BUILDER TO ALLOW TO PATCH & MAKE GOOD ALL EXISTING PLASTERBOARD, CORNICES, ARCHITRAVES AND SKIRTING BOARDS

BUILDER TO ALLOW TO PATCH & MAKE GOOD EXISTING FLOOR COVERINGS.

BUILDER TO ALLOW TO SAW-CUT & SCABBLE EXISTING CONCRETE SLAB IN PROPOSED BATHROOM WET AREAS TO ALLOW FOR NEW TOPPING SCREED & WATERPROOFING

BUILDER TO ALLOW TO CHASE ALL NEW PLUMBING INTO EXISTING COCNRETE SLAB



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Ammendments

PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017

DRAWING TITLE:
DA.08 DWELLING - DEMOLITION

CLIENT:
NICHOLAS & REBECCA SHAW

DRAWN: J DWYER
SCALE: 1:100 @A3
DATE: 19/05/2026

LEGEND:

- EXIST WALLS
- WALLS TO BE REMOVED
- NEW WALLS
- WINDOWS/DOORS TO BE REMOVED
- FLOOR COVERINGS TO BE REMOVED
- JOINERY TO BE REMOVED

FLOOR AREAS:

EXISTING DWELLING:	97.93m^2
EXISTING DECKS:	63.53m^2
EXISTING SHED:	94.64m^2
EXISTING TOTAL:	256.10m^2
DWELLING ADDITION:	115.20m^2
DECK ADDITION:	97.10m^2
SHED ADDITION:	63.55m^2
ADDITION TOTAL:	275.85m^2
TOTAL DWELLING:	214.03m^2
TOTAL DECKS:	128.17m^2
TOTAL SHED:	158.20m^2
TOTAL FLOOR AREA:	500.40m^2

RENOVATION NOTES:

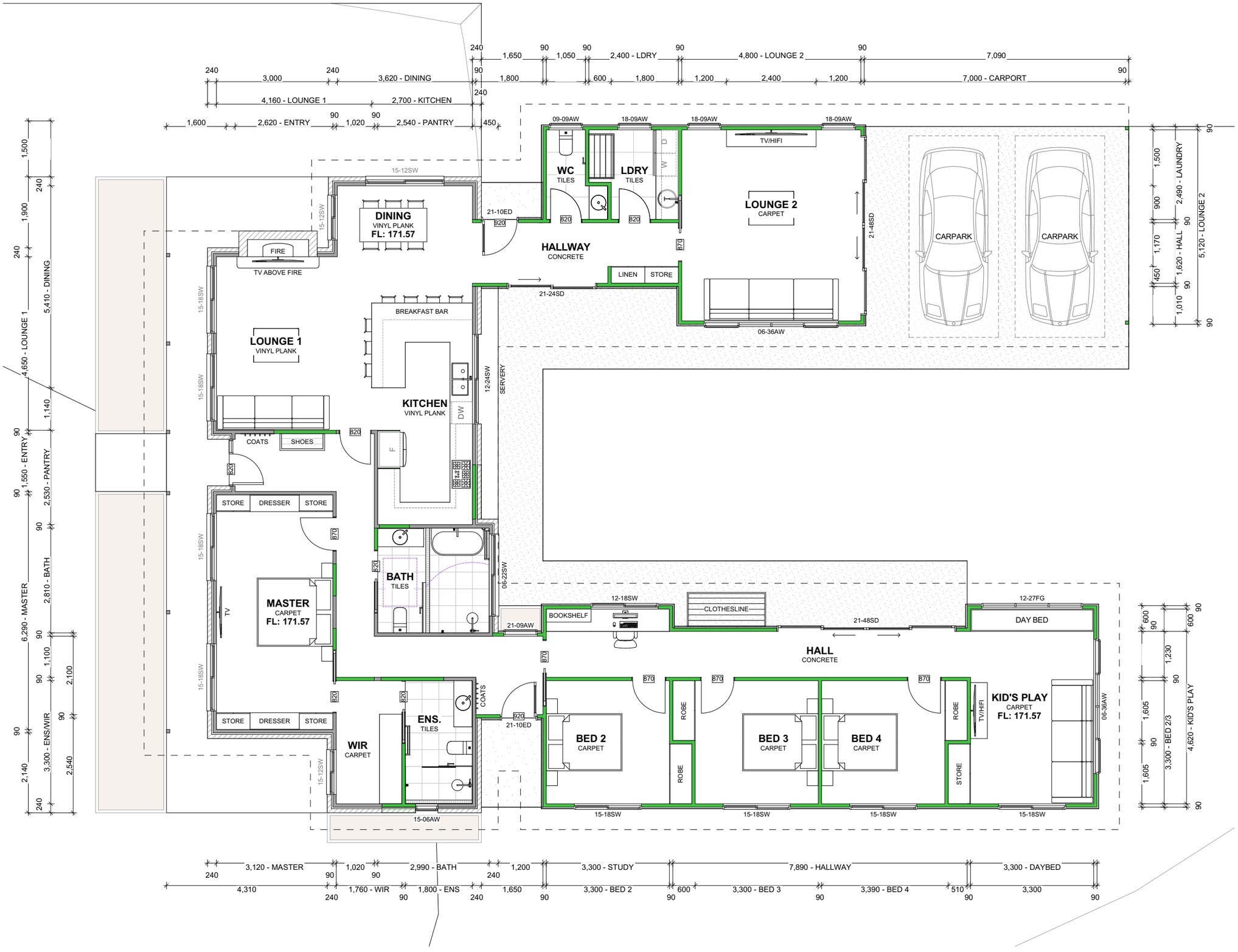
BUILDER TO ALLOW TO RETAIN AND CLEAN ALL REMOVED BRICKS TO PATCH & MAKE GOOD COVERED IN OPENINGS.

BUILDER TO ALLOW TO PATCH & MAKE GOOD ALL EXISTING PLASTERBOARD, CORNICES, ARCHITRAVES AND SKIRTING BOARDS

BUILDER TO ALLOW TO PATCH & MAKE GOOD EXISTING FLOOR COVERINGS.

BUILDER TO ALLOW TO SAW-CUT & SCABBLE EXISTING CONCRETE SLAB IN PROPOSED BATHROOM WET AREAS TO ALLOW FOR NEW TOPPING SCREED & WATERPROOFING

BUILDER TO ALLOW TO CHASE ALL NEW PLUMBING INTO EXISTING COCNRETE SLAB



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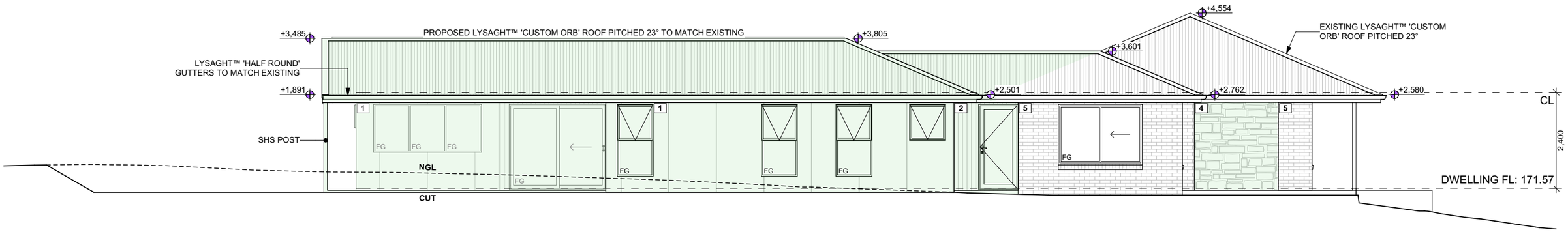
Ammendments

PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017

DRAWING TITLE:
DA.09 DWELLING - PROPOSED

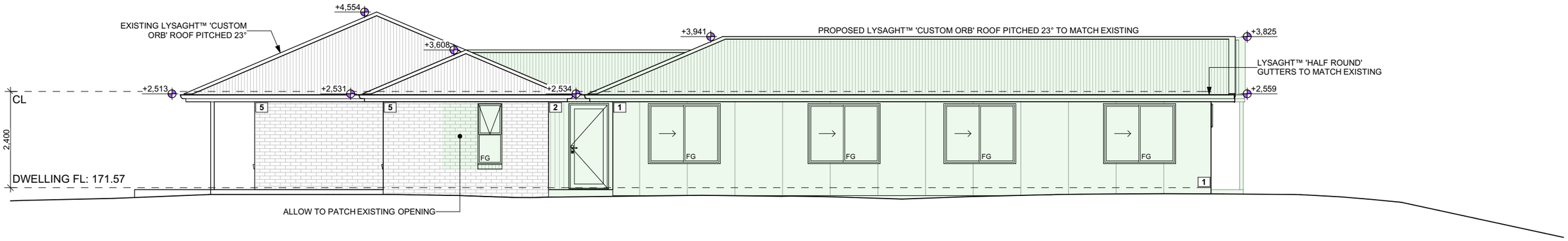
CLIENT:
NICHOLAS & REBECCA SHAW

DRAWN: J DWYER
SCALE: 1:100 @A3
DATE: 19/05/2026



NNW ELEVATION

SCALE 1:100 @A3



SSE ELEVATION

SCALE 1:100 @A3

LEGEND:

FG	FIXED GLAZING
NGL	NATURAL GROUND LINE
+1,234	HEIGHT ABOVE NGL
	PROPOSED ADDITION
1	SCYON™ 'EASYLAP' 9mm FRC CLADDING - WALLABY
2	19mm TIMBER SHIPLAP CLADDING - CLEAR FINISH
3	LYSAGHT™ 'TRIMDEK' MS CLADDING - WINDSPRAY
4	STONE VENEER CLADDING
5	EXISTING BRICK VENEER

CUT/FILL NOTES:

- ALL EARTHWORKS TO COMPLY WITH PART 3.1.1 OF THE NCC
- ALLOW TO APPLY GEO-FABRIC, JUTE MESH OR SIMILAR MATERIAL TO THE EXPOSED BATTERS OF ANY CUTTING ON SITE.
- ALLOW TO PLANT AND MAINTAIN TASMANIAN ENDEMIC PLANT SPECIES ON BATTERED CUT/FILL SECTIONS TO PREVENT SOIL EROSION.
- REFER TO DISPERSIVE SOIL ASSESSMENT MANAGEMENT RECOMMENDATIONS FOR ALL PROPOSED EARTHWORKS

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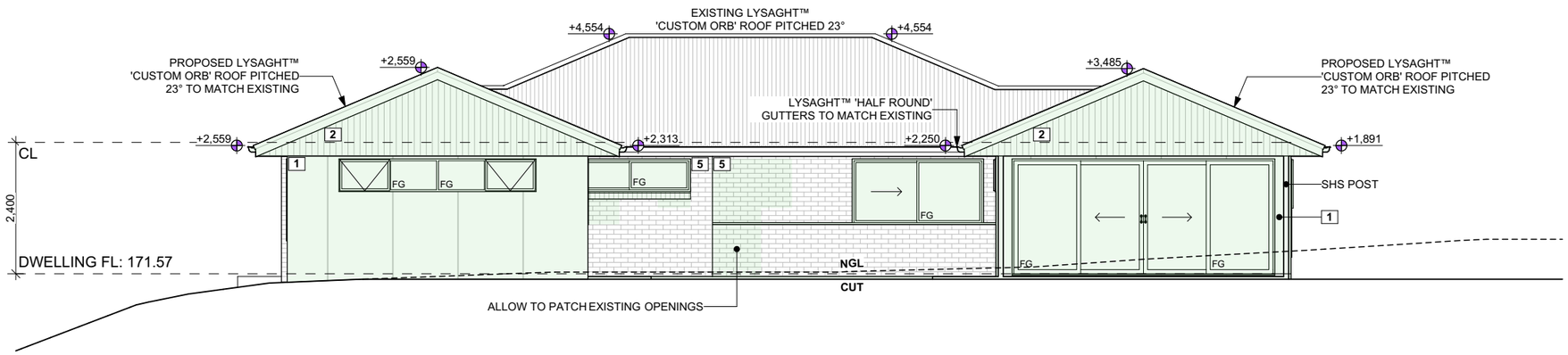
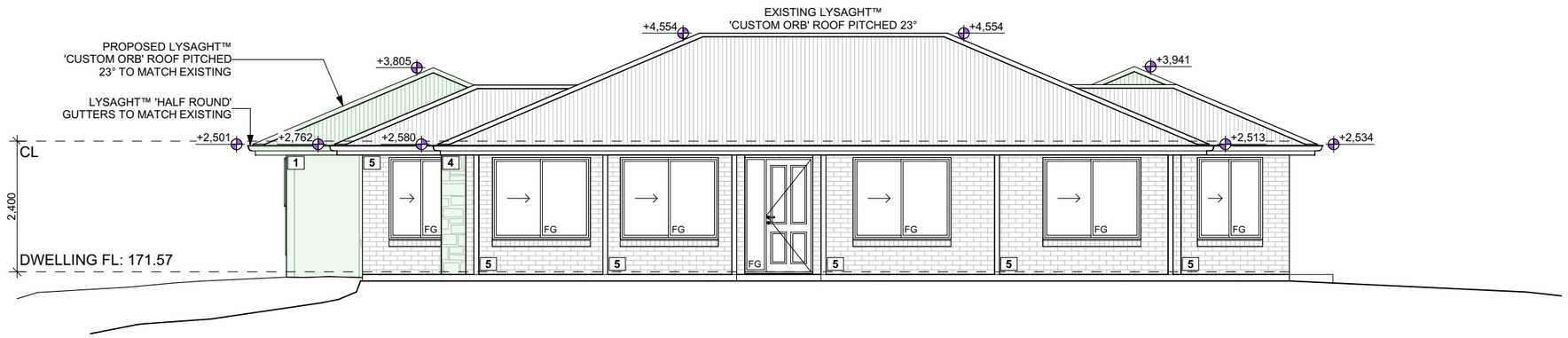
Ammendments

PROJECT:	**DRAWING TITLE:**	**CLIENT:**	DRAWN: J DWYER
PROPOSED ADDITION TO 74 GUNNERS QUOIN ROAD, OLD BEACH 7017	DA.10 DWELLING ELEVATIONS 1 OF 2	NICHOLAS & REBECCA SHAW	SCALE: 1:100 @A3
			DATE: 19/05/2026



ENE ELEVATION

SCALE 1:100 @A3



WSW ELEVATION

SCALE 1:100 @A3

LEGEND:

FG	FIXED GLAZING
NGL	NATURAL GROUND LINE
+1,234	HEIGHT ABOVE NGL
	PROPOSED ADDITION
1	SCYON™ 'EASYLAP' 9mm FRC CLADDING - WALLABY
2	19mm TIMBER SHIPLAP CLADDING - CLEAR FINISH
3	LYSAGHT™ 'TRIMDEK' MS CLADDING - WINDSPRAY
4	STONE VENEER CLADDING
5	EXISTING BRICK VENEER

CUT/FILL NOTES:

- ALL EARTHWORKS TO COMPLY WITH PART 3.1.1 OF THE NCC
- ALLOW TO APPLY GEO-FABRIC, JUTE MESH OR SIMILAR MATERIAL TO THE EXPOSED BATTERS OF ANY CUTTING ON SITE.
- ALLOW TO PLANT AND MAINTAIN TASMANIAN ENDEMIC PLANT SPECIES ON BATTERED CUT/FILL SECTIONS TO PREVENT SOIL EROSION.
- REFER TO DISPERSIVE SOIL ASSESSMENT MANAGEMENT RECOMMENDATIONS FOR ALL PROPOSED EARTHWORKS

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Ammendments

PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017

DRAWING TITLE:
DA.11 DWELLING ELEVATIONS 2 OF 2

CLIENT:
NICHOLAS & REBECCA SHAW

DRAWN: J DWYER
SCALE: 1:100 @A3
DATE: 19/05/2026

LEGEND:

- EXIST WALLS
- WALLS TO BE REMOVED
- NEW WALLS
- WINDOWS/DOORS TO BE REMOVED
- FLOOR COVERINGS TO BE REMOVED
- JOINERY TO BE REMOVED

FLOOR AREAS:

EXISTING DWELLING:	97.93m^2
EXISTING DECKS:	63.53m^2
EXISTING SHED:	94.64m^2
EXISTING TOTAL:	256.10m^2
DWELLING ADDITION:	115.20m^2
DECK ADDITION:	97.10m^2
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ADDITION TOTAL:	275.85m^2
TOTAL DWELLING:	214.03m^2
TOTAL DECKS:	128.17m^2
TOTAL SHED:	158.20m^2
TOTAL FLOOR AREA:	500.40m^2

RENOVATION NOTES:

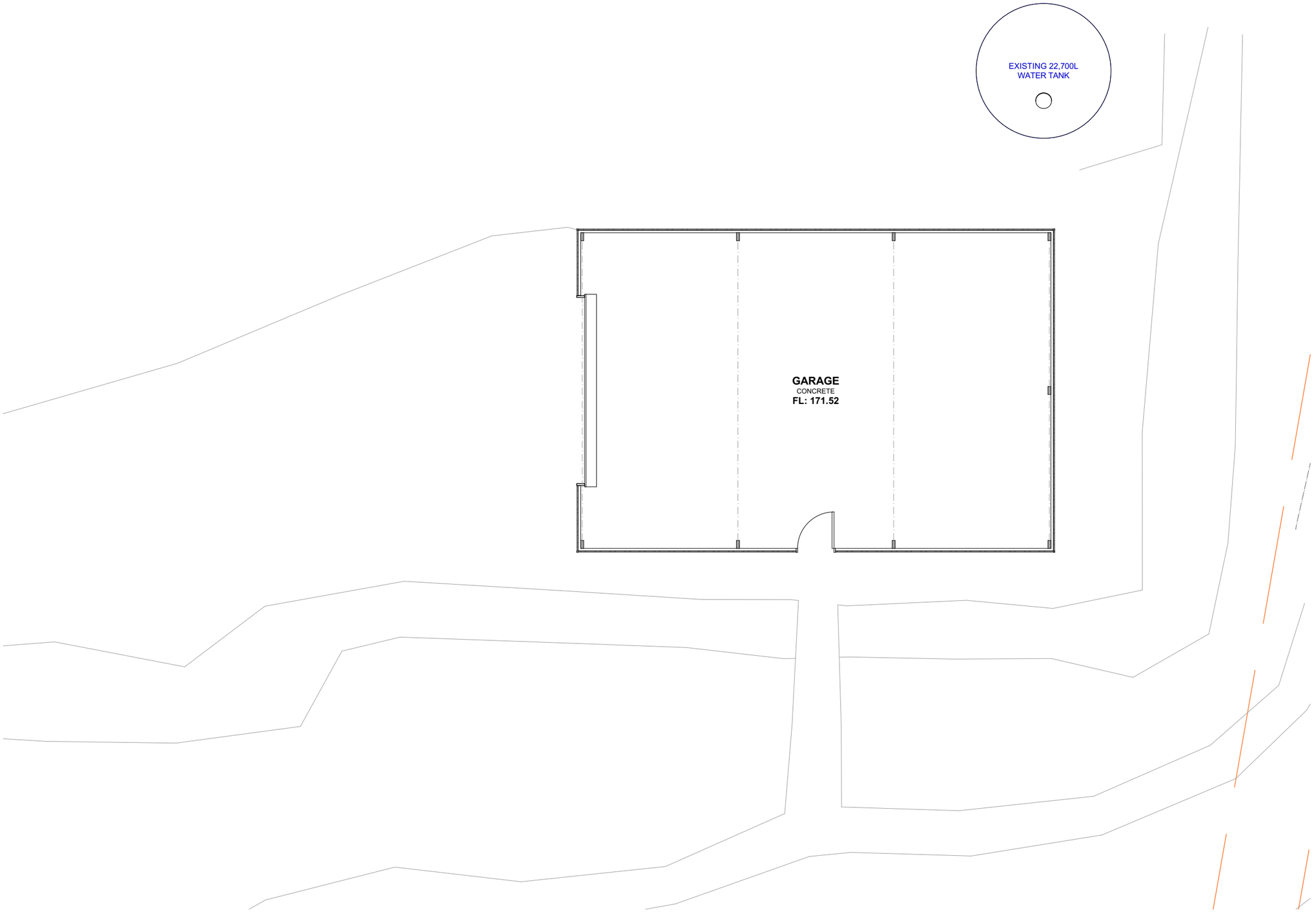
BUILDER TO ALLOW TO RETAIN AND CLEAN ALL REMOVED BRICKS TO PATCH & MAKE GOOD COVERED IN OPENINGS.

BUILDER TO ALLOW TO PATCH & MAKE GOOD ALL EXISTING PLASTERBOARD, CORNICES, ARCHITRAVES AND SKIRTING BOARDS

BUILDER TO ALLOW TO PATCH & MAKE GOOD EXISTING FLOOR COVERINGS.

BUILDER TO ALLOW TO SAW-CUT & SCABBLE EXISTING CONCRETE SLAB IN PROPOSED BATHROOM WET AREAS TO ALLOW FOR NEW TOPPING SCREED & WATERPROOFING

BUILDER TO ALLOW TO CHASE ALL NEW PLUMBING INTO EXISTING COCNRETE SLAB



JJJD DESIGN
19 TILANBI STREET,
HOWRAH, TAS, 7018
0439336257
info@jjjd.design

Ammendments

PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017

DRAWING TITLE:
DA.12 GARAGE - EXISTING

CLIENT:
NICHOLAS & REBECCA SHAW

DRAWN: J DWYER
SCALE: 1:100 @A3
DATE: 19/05/2026

LEGEND:

- EXIST WALLS
- WALLS TO BE REMOVED
- NEW WALLS
- WINDOWS/DOORS TO BE REMOVED
- FLOOR COVERINGS TO BE REMOVED
- JOINERY TO BE REMOVED

FLOOR AREAS:

EXISTING DWELLING:	97.93m^2
EXISTING DECKS:	63.53m^2
EXISTING SHED:	94.64m^2
EXISTING TOTAL:	256.10m^2
DWELLING ADDITION:	115.20m^2
DECK ADDITION:	97.10m^2
SHED ADDITION:	63.55m^2
ADDITION TOTAL:	275.85m^2
TOTAL DWELLING:	214.03m^2
TOTAL DECKS:	128.17m^2
TOTAL SHED:	158.20m^2
TOTAL FLOOR AREA:	500.40m^2

RENOVATION NOTES:

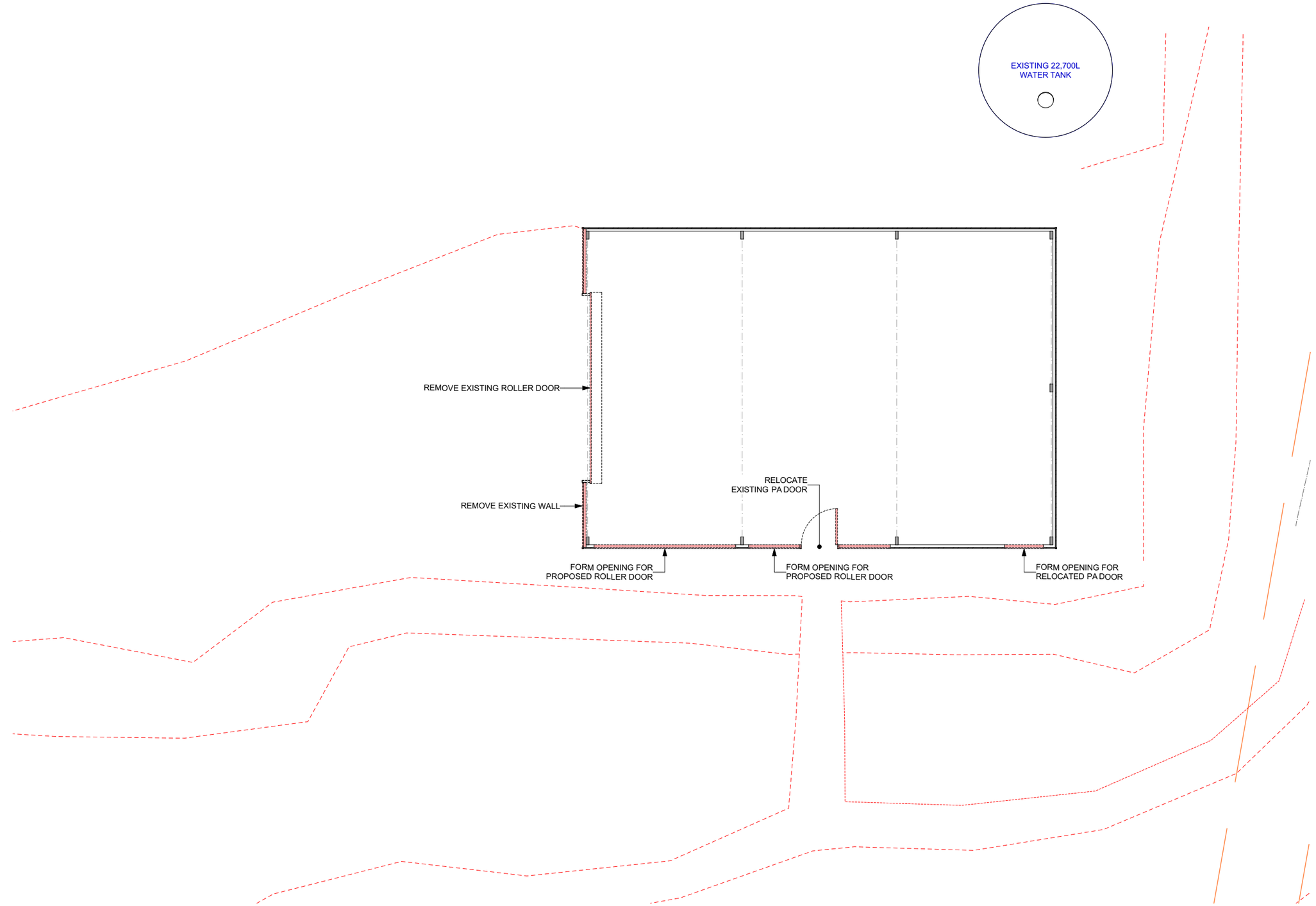
BUILDER TO ALLOW TO RETAIN AND CLEAN ALL REMOVED BRICKS TO PATCH & MAKE GOOD COVERED IN OPENINGS.

BUILDER TO ALLOW TO PATCH & MAKE GOOD ALL EXISTING PLASTERBOARD, CORNICES, ARCHITRAVES AND SKIRTING BOARDS

BUILDER TO ALLOW TO PATCH & MAKE GOOD EXISTING FLOOR COVERINGS.

BUILDER TO ALLOW TO SAW-CUT & SCABBLE EXISTING CONCRETE SLAB IN PROPOSED BATHROOM WET AREAS TO ALLOW FOR NEW TOPPING SCREED & WATERPROOFING

BUILDER TO ALLOW TO CHASE ALL NEW PLUMBING INTO EXISTING COCNRETE SLAB



JJJD DESIGN
19 TILANBI STREET,
HOWRAH, TAS, 7018
0439336257
info@jjjd.design

Ammendments

PROJECT:	**DRAWING TITLE:**	**CLIENT:**	DRAWN: J DWYER
PROPOSED ADDITION TO 74 GUNNERS QUOIN ROAD, OLD BEACH 7017	DA.13 GARAGE - DEMOLITION	NICHOLAS & REBECCA SHAW	SCALE: 1:100 @A3 DATE: 19/05/2026

LEGEND:

- EXIST WALLS
- WALLS TO BE REMOVED
- NEW WALLS
- WINDOWS/DOORS TO BE REMOVED
- FLOOR COVERINGS TO BE REMOVED
- JOINERY TO BE REMOVED

FLOOR AREAS:

EXISTING DWELLING:	97.93m^2
EXISTING DECKS:	63.53m^2
EXISTING SHED:	94.64m^2
EXISTING TOTAL:	256.10m^2
DWELLING ADDITION:	115.20m^2
DECK ADDITION:	97.10m^2
SHED ADDITION:	63.55m^2
ADDITION TOTAL:	275.85m^2
TOTAL DWELLING:	214.03m^2
TOTAL DECKS:	128.17m^2
TOTAL SHED:	158.20m^2
TOTAL FLOOR AREA:	500.40m^2

RENOVATION NOTES:

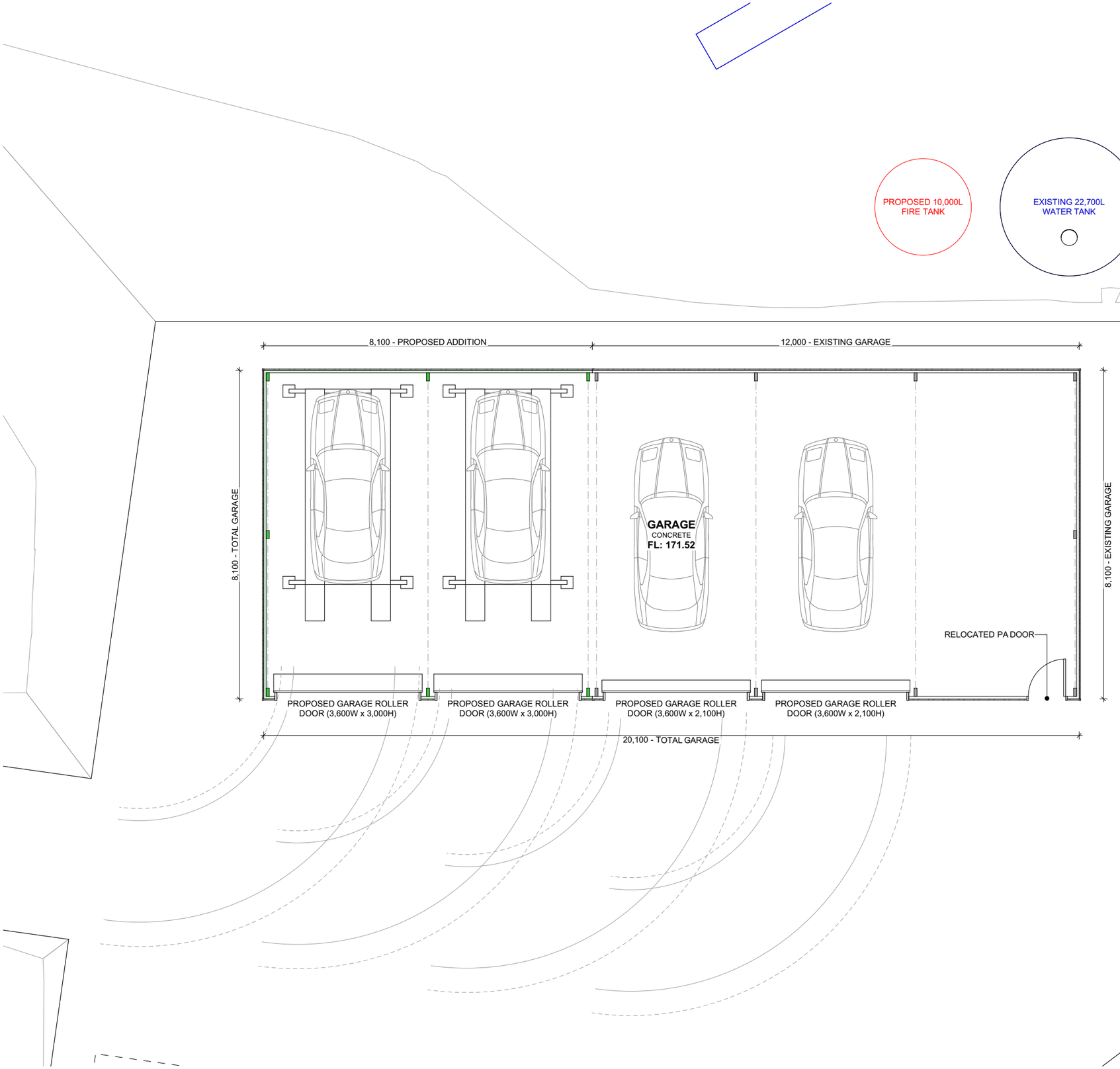
BUILDER TO ALLOW TO RETAIN AND CLEAN ALL REMOVED BRICKS TO PATCH & MAKE GOOD COVERED IN OPENINGS.

BUILDER TO ALLOW TO PATCH & MAKE GOOD ALL EXISTING PLASTERBOARD, CORNICES, ARCHITRAVES AND SKIRTING BOARDS

BUILDER TO ALLOW TO PATCH & MAKE GOOD EXISTING FLOOR COVERINGS.

BUILDER TO ALLOW TO SAW-CUT & SCABBLE EXISTING CONCRETE SLAB IN PROPOSED BATHROOM WET AREAS TO ALLOW FOR NEW TOPPING SCREED & WATERPROOFING

BUILDER TO ALLOW TO CHASE ALL NEW PLUMBING INTO EXISTING COCNRETE SLAB



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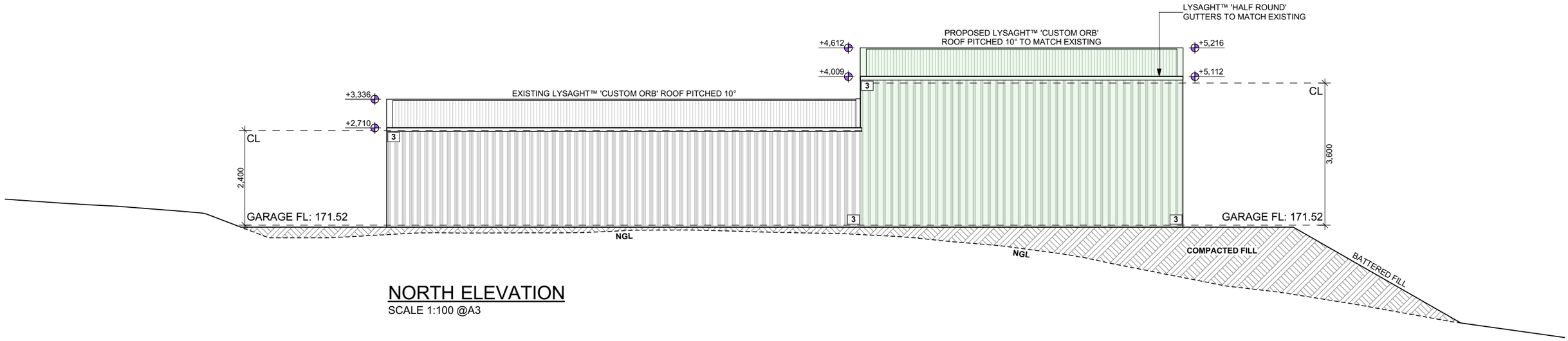
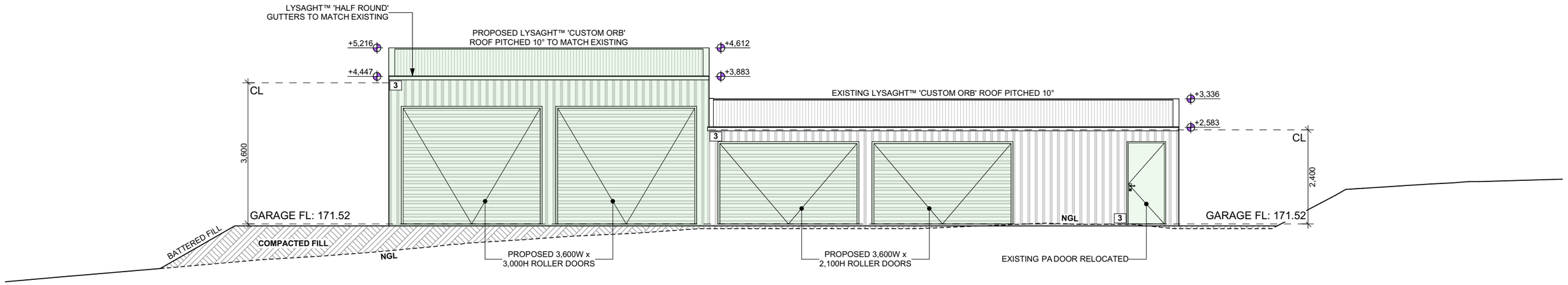
Ammendments

PROJECT:	**DRAWING TITLE:**	**CLIENT:**	DRAWN: J DWYER
PROPOSED ADDITION TO 74 GUNNERS QUOIN ROAD, OLD BEACH 7017	DA.14 GARAGE - PROPOSED	NICHOLAS & REBECCA SHAW	SCALE: 1:100 @A3
			DATE: 19/05/2026



NORTH ELEVATION

SCALE 1:100 @A3



SOUTH ELEVATION

SCALE 1:100 @A3

LEGEND:

FG	FIXED GLAZING
NGL	NATURAL GROUND LINE
+1,234	HEIGHT ABOVE NGL
	PROPOSED ADDITION
1	SCYON™ 'EASYLAP' 9mm FRC CLADDING - WALLABY
2	19mm TIMBER SHIPLAP CLADDING - CLEAR FINISH
3	LYSAGHT™ 'TRIMDEK' MS CLADDING - WINDSPRAY
4	STONE VENEER CLADDING
5	EXISTING BRICK VENEER

CUT/FILL NOTES:

- ALL EARTHWORKS TO COMPLY WITH PART 3.1.1 OF THE NCC
- ALLOW TO APPLY GEO-FABRIC, JUTE MESH OR SIMILAR MATERIAL TO THE EXPOSED BATTERS OF ANY CUTTING ON SITE.
- ALLOW TO PLANT AND MAINTAIN TASMANIAN ENDEMIC PLANT SPECIES ON BATTERED CUT/FILL SECTIONS TO PREVENT SOIL EROSION.
- REFER TO DISPERSIVE SOIL ASSESSMENT MANAGEMENT RECOMMENDATIONS FOR ALL PROPOSED EARTHWORKS

JJJD DESIGN
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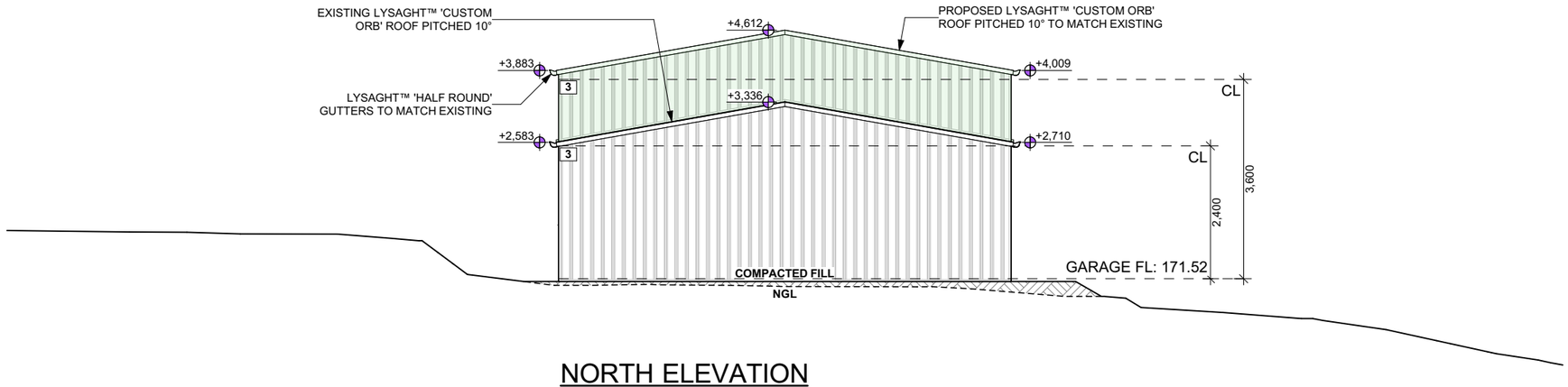
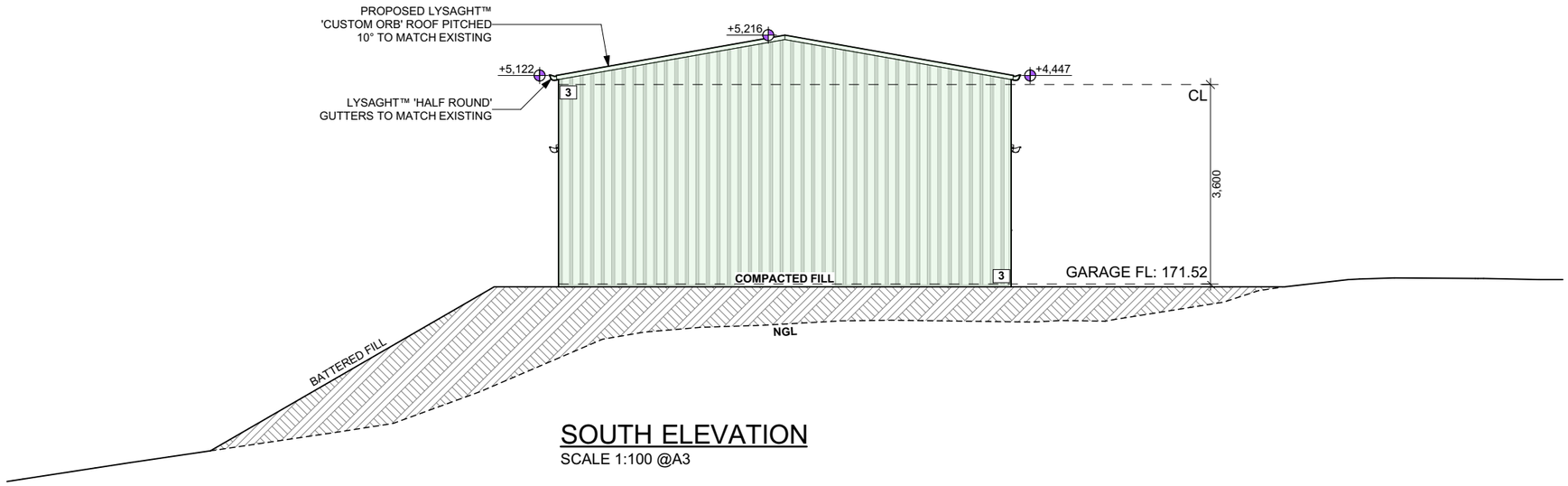
Ammendments

PROJECT:	**DRAWING TITLE:**	**CLIENT:**	DRAWN: J DWYER
PROPOSED ADDITION TO 74 GUNNERS QUOIN ROAD, OLD BEACH 7017	DA.15 GARAGE ELEVATIONS 1 OF 2	NICHOLAS & REBECCA SHAW	SCALE: 1:100 @A3 DATE: 19/05/2026



NORTH ELEVATION

SCALE 1:100 @A3



SOUTH ELEVATION

SCALE 1:100 @A3

LEGEND:

FG	FIXED GLAZING
NGL	NATURAL GROUND LINE
+1.234	HEIGHT ABOVE NGL
	PROPOSED ADDITION
1	SCYON™ 'EASYLAP' 9mm FRC CLADDING - WALLABY
2	19mm TIMBER SHIPLAP CLADDING - CLEAR FINISH
3	LYSAGHT™ 'TRIMDEK' MS CLADDING - WINDSPRAY
4	STONE VENEER CLADDING
5	EXISTING BRICK VENEER

CUT/FILL NOTES:

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- ALLOW TO APPLY GEO-FABRIC, JUTE MESH OR SIMILAR MATERIAL TO THE EXPOSED BATTERS OF ANY CUTTING ON SITE.
- ALLOW TO PLANT AND MAINTAIN TASMANIAN ENDEMIC PLANT SPECIES ON BATTERED CUT/FILL SECTIONS TO PREVENT SOIL EROSION.
- REFER TO DISPERSIVE SOIL ASSESSMENT MANAGEMENT RECOMMENDATIONS FOR ALL PROPOSED EARTHWORKS

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Ammendments

PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017

DRAWING TITLE:
DA.16 GARAGE ELEVATIONS 2 OF 2

CLIENT:
NICHOLAS & REBECCA SHAW

DRAWN: J DWYER
SCALE: 1:100 @A3
DATE: 19/05/2026

ROOF CALCULATIONS:

ROOF #1 LYSAGHT™ 'CUSTOM ORB' @23°
233.55m² x 1.23 (23°) = 287.27m²
NO. OF DOWNPIPES = 6
DOWN PIPE SIZE = 90Ø

ROOF #2 LYSAGHT™ 'CUSTOM ORB' @23°
154.02m² x 1.23 (23°) = 189.44m²
NO. OF DOWNPIPES = 3
DOWN PIPE SIZE = 90Ø

ROOF LEGEND

- PROPOSED ROOF ADDITION
- EXISTING 100Ø UPVC STORMWATER
- REMOVED 100Ø UPVC STORMWATER
- PROPOSED 100Ø UPVC STORMWATER
- 90Ø DP — EXISTING 90Ø UPVC DOWNPIPE
- 90Ø DP — REMOVED 90Ø UPVC DOWNPIPE
- 90Ø DP — PROPOSED 90Ø UPVC DOWNPIPE

PLUMBING NOTES

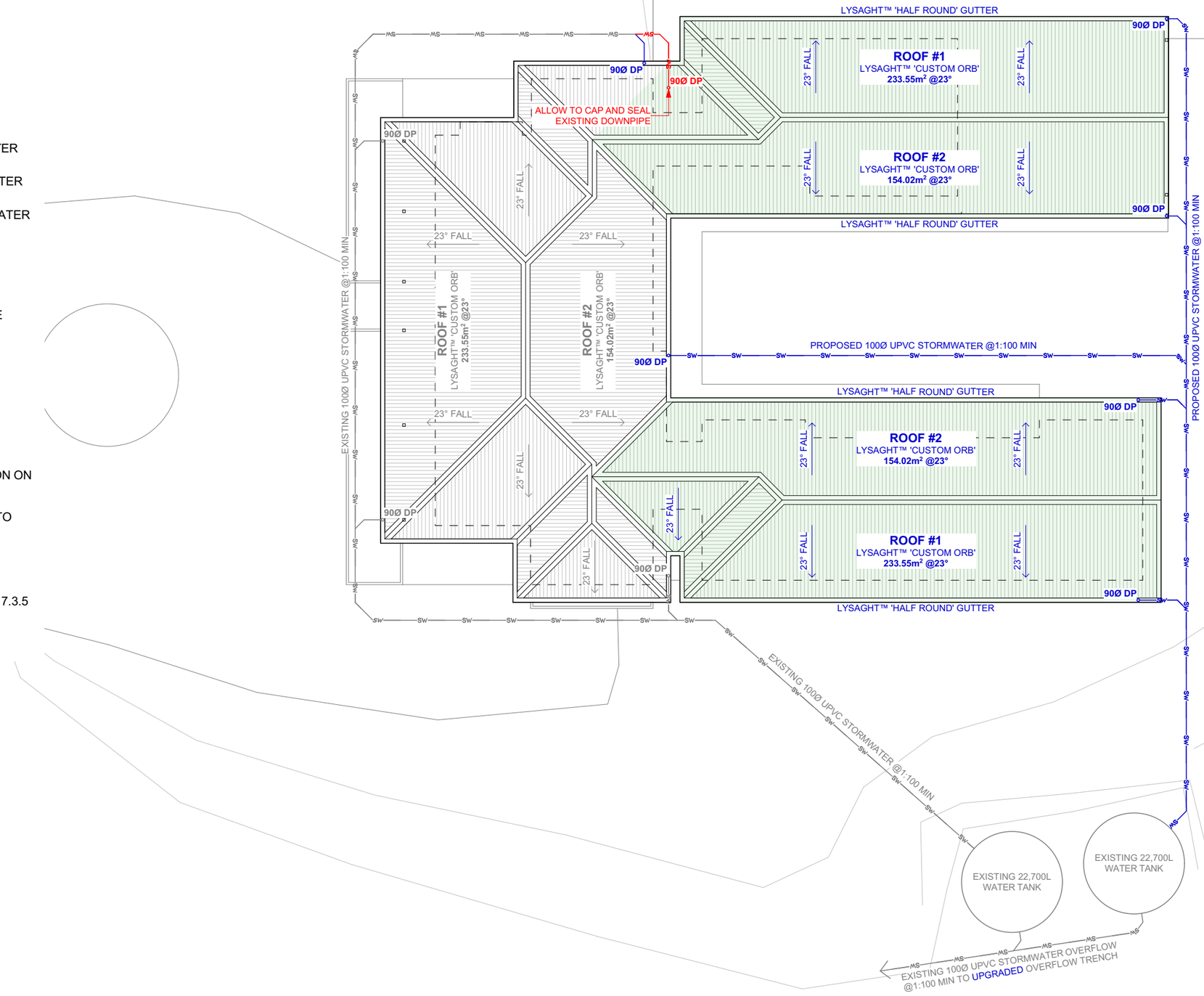
ALL PLUMBING TO BE IN ACCORDANCE WITH AS3500, TAS PLUMBING CODE AND LOCAL AUTHORITY REGULATIONS.

SEWER AND STORMWATER TO MAINS CONNECTIONS, PLUMBER TO VERIFY LOCATION ON SITE - REFER SITE PLAN.

FIRST INSPECTION OPENINGS TO BE RAISED TO FINISHED GROUND LEVEL.

ALL STORMWATER PITS TO BE DESIGNED IN ACCORDANCE WITH AS3500 - SECTION 8.6.

MINIMUM GRADIENT ON PIPES AS PER AS3500 7.3.5
- 90Ø = 1:100
- 100Ø = 1:100
- 150Ø = 1:100



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Ammendments

PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017

DRAWING TITLE:
DA.17 STORMWATER - DWELLING

CLIENT:
NICHOLAS & REBECCA SHAW

DRAWN: J DWYER
SCALE: 1:150 @A3
DATE: 19/05/2026

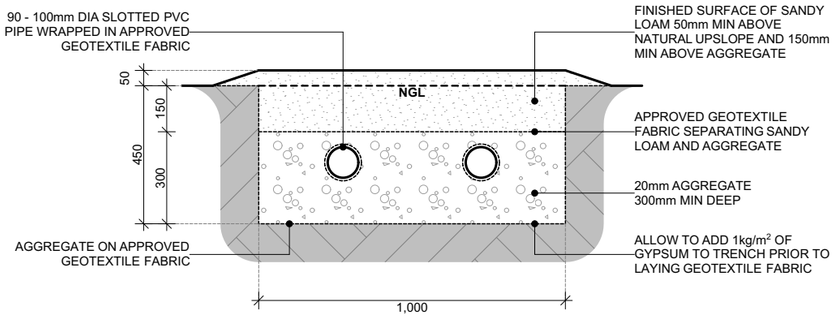
ROOF CALCULATIONS:

ROOF #3 LYSAGHT™ 'CUSTOM ORB' @10°
50.83m² x 1.10 (10°) = 55.91m²
NO. OF DOWNPIPES = 1
DOWN PIPE SIZE = 90Ø

ROOF #4 LYSAGHT™ 'CUSTOM ORB' @10°
50.83m² x 1.10 (10°) = 55.91m²
NO. OF DOWNPIPES = 1
DOWN PIPE SIZE = 90Ø

ROOF #5 LYSAGHT™ 'CUSTOM ORB' @10°
34.62m² x 1.10 (10°) = 38.08m²
NO. OF DOWNPIPES =1
DOWN PIPE SIZE = 90Ø

ROOF #6 LYSAGHT™ 'CUSTOM ORB' @10°
34.62m² x 1.10 (10°) = 38.08m²
NO. OF DOWNPIPES =1
DOWN PIPE SIZE = 90Ø



STORMWATER OVERFLOW TRENCH

SCALE 1:20 @A3

ROOF LEGEND

- PROPOSED ROOF ADDITION
- EXISTING 100Ø UPVC STORMWATER
- REMOVED 100Ø UPVC STORMWATER
- PROPOSED 100Ø UPVC STORMWATER
- 90Ø DP — EXISTING 90Ø UPVC DOWNPIPE
- 90Ø DP — REMOVED 90Ø UPVC DOWNPIPE
- 90Ø DP — PROPOSED 90Ø UPVC DOWNPIPE

PLUMBING NOTES

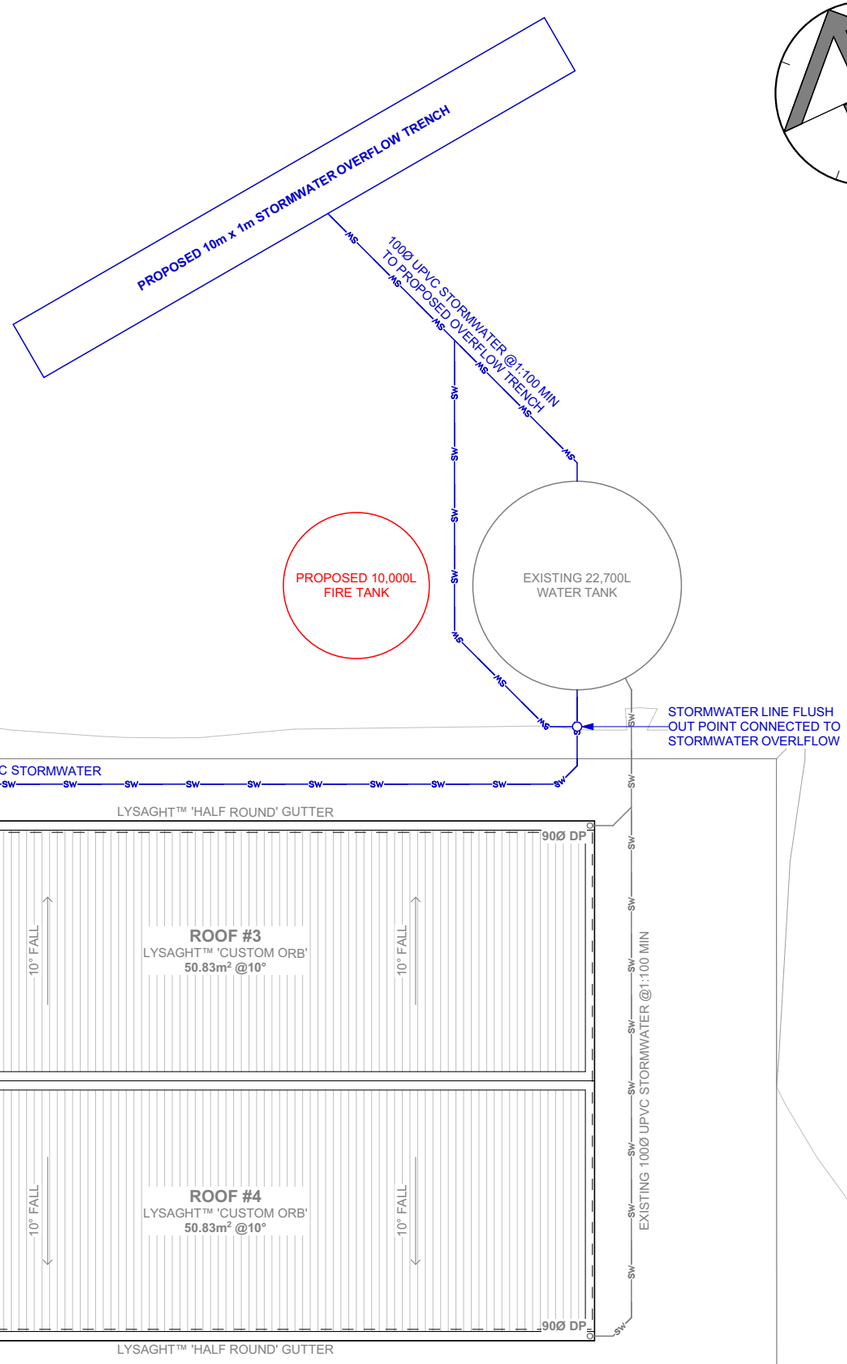
ALL PLUMBING TO BE IN ACCORDANCE WITH AS3500, TAS PLUMBING CODE AND LOCAL AUTHORITY REGULATIONS.

SEWER AND STORMWATER TO MAINS CONNECTIONS, PLUMBER TO VERIFY LOCATION ON SITE - REFER SITE PLAN.

FIRST INSPECTION OPENINGS TO BE RAISED TO FINISHED GROUND LEVEL.

ALL STORMWATER PITS TO BE DESIGNED IN ACCORDANCE WITH AS3500 - SECTION 8.6.

MINIMUM GRADIENT ON PIPES AS PER AS3500 7.3.5
- 90Ø = 1:100
- 100Ø = 1:100
- 150Ø = 1:100



JJJD DESIGN
19 TILANBI STREET,
HOWRAH, TAS, 7018
0439336257
info@jjjd.design

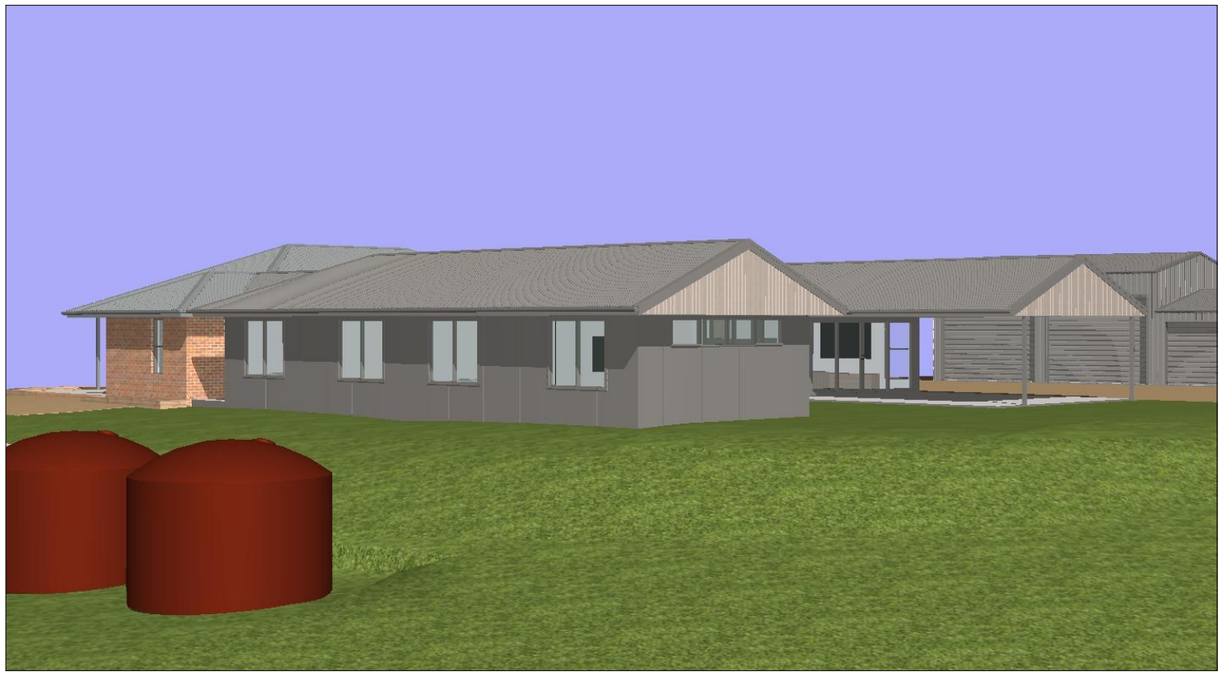
Ammendments

PROJECT:	**DRAWING TITLE:**	**CLIENT:**	DRAWN: J DWYER
PROPOSED ADDITION TO 74 GUNNERS QUOIN ROAD, OLD BEACH 7017	DA.18 STORMWATER - GARAGE	NICHOLAS & REBECCA SHAW	SCALE: 1:100, 1:20 @A3
			DATE: 19/05/2026

WEST PERSPECTIVE

SOUTH-WEST PERSPECTIVE

SOUTH PERSPECTIVE



SOUTH-EAST PERSPECTIVE

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HOWRAH, TAS, 7018
0439336257
info@jjjd.design

Ammendments

PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017

DRAWING TITLE:
DA.19 3D PERSPECTIVE 1 OF 2

CLIENT:
NICHOLAS & REBECCA SHAW

DRAWN: J DWYER
SCALE: N/A @A3
DATE: 19/05/2026

EAST PERSPECTIVE

NORTH-EAST PERSPECTIVE

NORTH PERSPECTIVE

NORTH-WEST PERSPECTIVE

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HOWRAH, TAS, 7018
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info@jjjd.design

Ammendments

PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017

DRAWING TITLE:
DA.20 3D PERSPECTIVE 2 OF 2

CLIENT:
NICHOLAS & REBECCA SHAW

DRAWN: J DWYER
SCALE: N/A @A3
DATE: 19/05/2026

KITCHEN + LOUNGE 1

LOUNGE 1

LOUNGE 1 + DINING

COURTYARD

JJJD DESIGN
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HOWRAH, TAS, 7018
0439336257
info@jjjd.design

Ammendments

PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017

DRAWING TITLE:
DA.21 3D PERSPECTIVE 3 OF 3

CLIENT:
NICHOLAS & REBECCA SHAW

DRAWN: J DWYER
SCALE: N/A @A3
DATE: 19/05/2026

DISPERSIVE SOIL ASSESSMENT

74 Gunners Quoin

Road Old Beach

May 2026

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Nicholas Shaw
Site Address:	74 Gunners Quoin Rd, Old Beach
Date of Inspection:	24/02/2026
Proposed Works:	Alterations/Additions
Investigation Method:	Hand Auger
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	134320/2
Title Area:	Approx. 2.065 ha
Applicable Planning Overlays:	Bushfire-prone areas
Slope & Aspect:	7° S facing slope
Vegetation:	Gardens

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Triassic Sediments
Climate:	Annual rainfall 600mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS1547:2012

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Site and published geological information were integrated to complete a detailed soil dispersion assessment with reference to the *'Dispersive Soils and Their Management: Technical Reference Manual´* (DPIWE Tas 2009).

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
	0.00-0.80		FILL	**SILTY SAND:** brown, grey, dry, dense, some gravels
0.00-0.60	0.80-1.10	0.00-0.50	SM	**SILTY SAND:** light brown, grey, slightly moist, very dense, some gravels. BH1 refusal on rock
	1.10-1.80	0.50-1.2+	CI	**SILTY CLAY:** light brown, slightly moist, stiff, gravels, BH2 refusal on rock, BH3 no refusal

Site Notes

The soil onsite has formed from Triassic sediments and consists of silty sand topsoil overlying silty clay subsoil. Fill is present in the area of the proposed southern extension

Dispersive Soil Assessment

The dispersive soil assessment of the property considers the proposed construction area.

Potential for dispersive soils

Based upon field survey of the property, no visible tunnel or gully erosion was identified. However, a soil sampling program was undertaken to identify the presence of dispersive soils in the proposed development area.

Soil sampling and testing

Samples were taken at the site for assessment of dispersion. An Emerson (1967) Dispersion Test was conducted on one representative sample to determine if the soils in the investigation area are dispersive. The soil sample taken from site was found to be **Class 2(1)**.

Date Submitted: 17/07/2025

Result(s):

Sample	Texture	Emerson Class	Description
BH1 – 1.3m	**Silty CLAY**	**Class 2(1)**	Some dispersion (slight milkiness, immediately adjacent to aggregate)

Management Recommendations

Several site and soil management measures are recommended for development on the site.

The proposed site cut/fill and driveway areas must be managed by:

- Applying geo-fabric, jute mesh or similar material to the exposed batters of any cutting on site and revegetating the slope
- Applying a surface layer of at least 50mm of suitable crushed rock/gravel to the driveway surface (and any proposed house pad), with adequate compaction to ensure a relatively impervious surface to maintain site surface stability
- Vegetation on any fill batters must be established and maintained, if any bare area of soil on the batter develops then it must be top-dressed with suitable topsoil and additional vegetation planted

The risk of erosion and tunnel erosion associated with construction must be minimized by:

- Any new water, power, or other service trenches within the property must ensure recommendations for dispersive soils are followed:
    - Where possible trenches to be placed shallow in topsoil and mounded over to achieve the required cover depth
    - If buried the trench must be backfilled in layers of no more than 200mm with clay with 5% by weight gypsum added (the clay must be sufficiently moist to allow good compaction).
    - The trench must be finished with at least 150mm depth of non-dispersive suitable topsoil and finished to a level at least 75mm above natural ground to allow for possible settlement
- Vegetation cover must be maintained wherever possible on the property
- Foundations may be placed into the natural soil; however, care must be taken to ensure all exposed soil in the foundation area is compacted and 1kg/m^2 of gypsum is applied. Excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil with natural soil and gypsum
- All stormwater runoff from the dwelling to be directed to mains connection or an on-site system which includes provisions for potential soil dispersion. All drains are to be adequately treated with gypsum.
- Drainage of any site cut must not employ conventional rock drain construction; it must adhere to recommendations for dispersive soils (unless founded entirely in rock)
- All excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required.

BRI-S7.7 *Development Standards for Buildings and Works*

Acceptable Solutions	**Comment**
A1 Development must be for: (a) works not involving the release of concentrated water or the disturbance of soils; (b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100m²; or (c) forestry operations in accordance with a certified Forest Practices Plan.	Non-compliance See P1 below

Performance Criteria	**Comment**
P1 Development must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment having regard to: (a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally; (b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion; (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas; (d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion; (e) management measures that would reduce risk to an acceptable level; and (f) the advice contained in a dispersive soil management plan.	The site has returned a slightly dispersive result for soil dispersion. Provided the management recommendations are followed there is acceptably low risk of the property and environment being impacted by soil erosion resulting from dispersive soils.

The development is considered to be consistent with the objective of this specific area plan.

Conclusions

There is an **acceptably low** risk associated with dispersive soils and potential erosion on the site provided the recommendations in this report are adopted. Efforts should be made to cover all exposed soils on cut/fill batters with topsoil and seeded with well suited pasture species to avoid rainwater, runoff, surface water flows from intercepting exposed subsoils.

A number of site management recommendations have been made in this report and further information can also be found in the publication *'Dispersive Soils and Their Management: Technical Reference Manual'* (DPIWE Tas 2009).

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

GEO-ENVIRONMENTAL ASSESSMENT

74 Gunners Quoin Rd

Old Beach

March 2026

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Nicholas Shaw
Site Address:	74 Gunners Quoin Rd, Old Beach
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Proposed Works:	Alterations/Additions
Investigation Method:	Hand Auger
Inspected by:	C. Cooper

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Title Area:	Approx. 2.065 ha
Applicable Planning Overlays:	Bushfire-prone areas
Slope & Aspect:	7° S facing slope
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Sewer Connection:	Unserviced-On-site required
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A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
	0.00-0.80		FILL	**SILTY SAND:** brown, grey, dry, dense, some gravels
0.00-0.60	0.80-1.10	0.00-0.50	SM	**SILTY SAND:** light brown, grey, slightly moist, very dense, some gravels. BH1 refusal on rock
	1.10-1.80	0.50-1.2+	CI	**SILTY CLAY:** light brown, slightly moist, stiff, gravels, BH2 refusal on rock, BH3 no refusal

Site Notes

The soil onsite has formed from Triassic sediments and consists of silty sand topsoil overlying silty clay subsoil. Fill is present in the area of the proposed southern extension

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 *"Residential Slabs and Footings".*

The site has been classified as:

Class P

y_s range: **0-20mm**

Notes: Class P is applicable due to the depth of fill exceeding 0.4m in the area of the southern extension (BH2) in the area of the proposed northern extension (BH1) and the shed class S is applicable.

Wind Loading Classification

According to *"AS4055:2021 - Wind Loads for Housing"* the house site is classified below:

Wind Classification: N3

Region:	A
Terrain Category:	2.0
Shielding Classification:	PS
Topographic Classification:	T2
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **LIGHT CLAY (category 5).** The existing building is currently serviced by an Aerated Wastewater Treatment System (SuperTreat) with 320m^2 of irrigation. This system appears to be functioning correctly with no visible signs of failure. The proposed development will increase the occupancy of the dwelling meaning the capability of the wastewater system needs to be assessed. A Design Irrigation Rate (DIR) of 3mm/day has been assigned for secondary treated wastewater.

The renovations to the dwelling will result in a maximum wastewater output of 840L/day. This is based on a tank water supply and a maximum occupancy of 7 people (120L/person/day). Using the DIR of 3mm/day, an irrigation area of at least 300m^2 will be required.

As the existing irrigation area currently consists of 320m^2, there is sufficient capacity within the current wastewater system to accommodate the expected load from the development. All new fixtures are to connect to the existing AWTS unit (with min 1:60 fall) and no increase to the irrigation area is required.

Construction Notes & Recommendations

The site has been classified as **Class P** - see 'Site Classification' above.

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for significant foundation movement.

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

During construction GES will need to be notified of any variation to the soil condition or wastewater loading as outlined in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Nicholas Shaw	Assess. Date	4-Mar-26
		Ref. No.	
Assessed site(s)	74 Gunners Quion Rd Old Beach	Site(s) inspected	25-Feb-26
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations w hich probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

'astewater volume (L/day) used for this assessment = 840 (using a method independent of the no. of bedrooms)

Septic tank wastewater volume (L/day) = 280

Sullage volume (L/day) = 560

Total nitrogen (kg/year) generated by wastewater = 2.6

'otal phosphorus (kg/year) generated by wastewater = 1.5

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	37	31	34	27	40	40	35	51	44	52	51	48
Adopted rainfall (R, mm)	37	31	34	27	40	40	35	51	44	52	51	48
Retained rain (Rr, mm)	31	27	29	23	34	34	30	43	37	44	43	40
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**99**	**83**	**62**	**40**	**8**	**-5**	**2**	**-1**	**26**	**40**	**62**	**86**

Annual evapotranspiration less retained rain (mm) = 501

Soil characterisitics

Texture = Light clay Category = 5 Thick. (m) = 1.2

Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 3 Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	None
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	30
Width (m) =	10
Depth (m) =	0.6
Total disposal area (sq m) required =	300
comprising a Primary Area (sq m) of:	300
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

Comments

The assigned DIR for the application area is 3L/m^2/day requiring a minimum absorption area of 300 sqm. Therefore the existing system with 320 sqm will have the capacity to cope with predicted climatic and loading events.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Nicholas Shaw	Assess. Date	4-Mar-26
		Ref. No.	
Assessed site(s)	74 Gunners Quion Rd Old Beach	Site(s) inspected	25-Feb-26
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	5,000	V. high	Very low		
	Density of disposal systems	/sq km	10	Mod.	Very low		
	Slope angle	degrees	7	High	Low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces S		V. high	Very high	Moderate	Other factors lessen impact
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	840	High	Moderate	No change	
	SAR of septic tank effluent		1.2	High	Low		
	SAR of sullage		2.1	High	Moderate		
	Soil thickness	m	1.2	V. high	Very low		
	Depth to bedrock	m	2.0	Mod.	Low		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		7.0	High	Very low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	0.12	Mod.	Very low		
A	Long Term Accept. Rate	L/day/sq m	3	High	High		

Comments

The site has the capability to accept onsite wastewater

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Nicholas Shaw	Assess. Date	4-Mar-26
		Ref. No.	
Assessed site(s)	74 Gunners Quion Rd Old Beach	Site(s) inspected	25-Feb-26
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	75	High	Moderate		
	Phos. adsorp. capacity	kg/cub m	0.6	High	Moderate		
	Annual rainfall excess	mm	-501	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	4.1	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
A	Dist. to nearest surface water	m	70	V. high	High		
	Dist. to nearest other feature	m	30	V. high	Moderate	No change	
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	200	V. high	Low		

Comments

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	**0mm**
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	**0 – 20mm**
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	**20 – 40mm**
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	**40 – 60mm**
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	**60 – 75mm**
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	**>75mm**

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

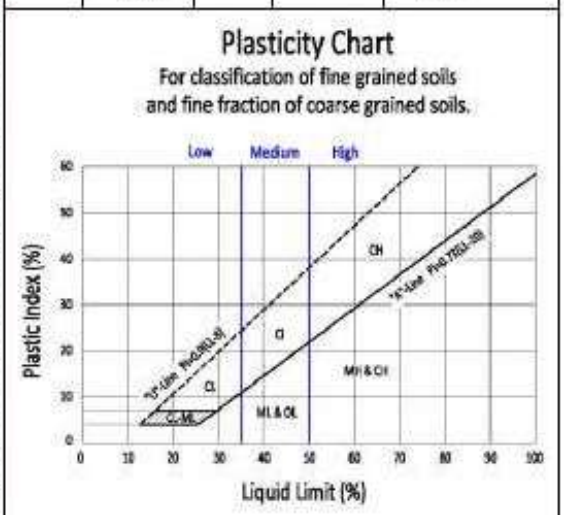
NON COHSIVE – SAND & GRAVEL		
Consistency Description	**Field Test**	**Dynamic Cone Penetrometer blows/100 mm**
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	**Field Test**	**Indicative undrained shear strength** **kPa**
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
					% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200							
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20 medium 6 fine 2.36	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils. (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
			GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6 medium 0.2 fine 0.075	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
			SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
			SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm	SILTS & CLAYS (Liquid Limit ≤50%)		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'				
			CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays					
			OL	Organic silts and clays of low plasticity					
	SILTS & CLAYS (Liquid Limit >50%)		MH	Inorganic silts, mic- aceous or diato-maceous fine sands or silts, elastic silts					
			CH	Inorganic clays of high plasticity, fat clays					
			OH	Organic silts and clays of high plasticity					
	HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils					



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

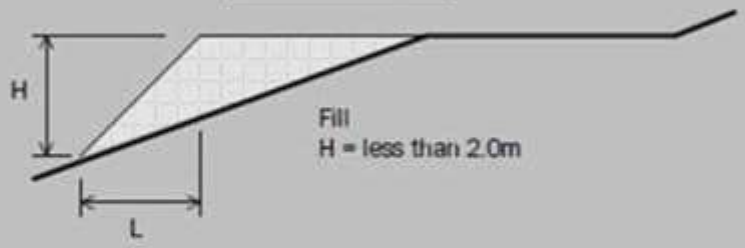
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

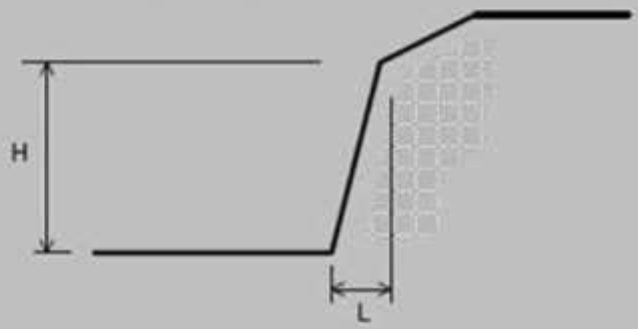
1.5 **Batter Angles for Embankments** *(Guide Only)*

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-

FILL EMBANKMENTS



CUT EMBANKMENTS



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
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

Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

GES
GEO-ENVIRONMENTAL
SOLUTIONS

AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 74 Gunners Quin Rd, Old Beach

System Capacity: 7 persons @ 120L/person/day

Summary of Design Criteria

DIR: 3mm/day.

Irrigation area: 320m^2

Reserve area location /use: Not assigned – more than 100% available

Water saving features fitted: Standard fixtures

Signage: Suitable warning signs to be displayed around the disposal area indicating that reclaimed water is being used i.e. “Recycled Water, Avoid Contact, Do Not Drink”

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the irrigation area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the irrigation areas and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Nicholas Shaw *Owner /Agent*

74 Gunners Quoin Rd *Address*

Old Beach 7017 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Battery Point 7004

Phone No: 03 6223 1839

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 74 Gunners Quoin Rd

Old Beach 7017

Lot No:

Certificate of title No: 134320/2

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Foundation Classification

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

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

building work, plumbing work or plumbing installation or demolition work ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

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

Site Classification consistent with AS2870-2011.

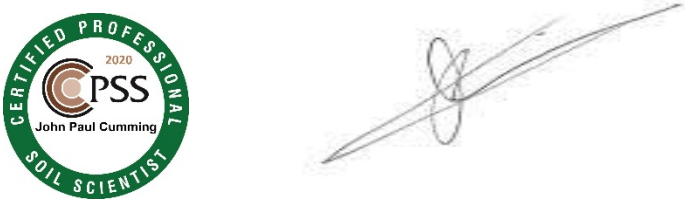
Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No: J12751

Date: 04/03/2026

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Nicholas Shaw *Owner name*
74 Gunners Quoin Rd *Address*
Old Beach 7017 *Suburb/postcode*

Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Nicholas Shaw
Designer's project reference No. J12751
Address: 74 Gunners Quoin Rd
Lot No: 134320/2
Old Beach 7017

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:
On-site wastewater management system - design

*(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:

New fixtures to connect to existing AWTS and irrigation area with no other change

Design documents provided:

The following documents are provided with this Certificate –
Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Mar-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Mar-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Mar-26

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Onsite Wastewater Assessment - 74 Gunners Quoin Road Old Beach - Mar-26

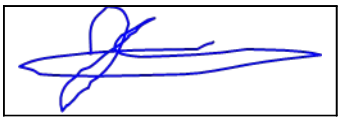
Onsite Wastewater Assessment - 74 Gunners Quoin Road Old Beach - Mar-26

Attribution as designer:

I John-Paul Cumming, 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:	John-Paul Cumming		04/03/2026
Licence No:	CC774A		

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.

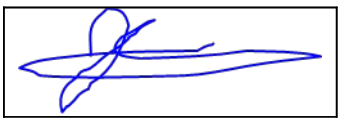
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

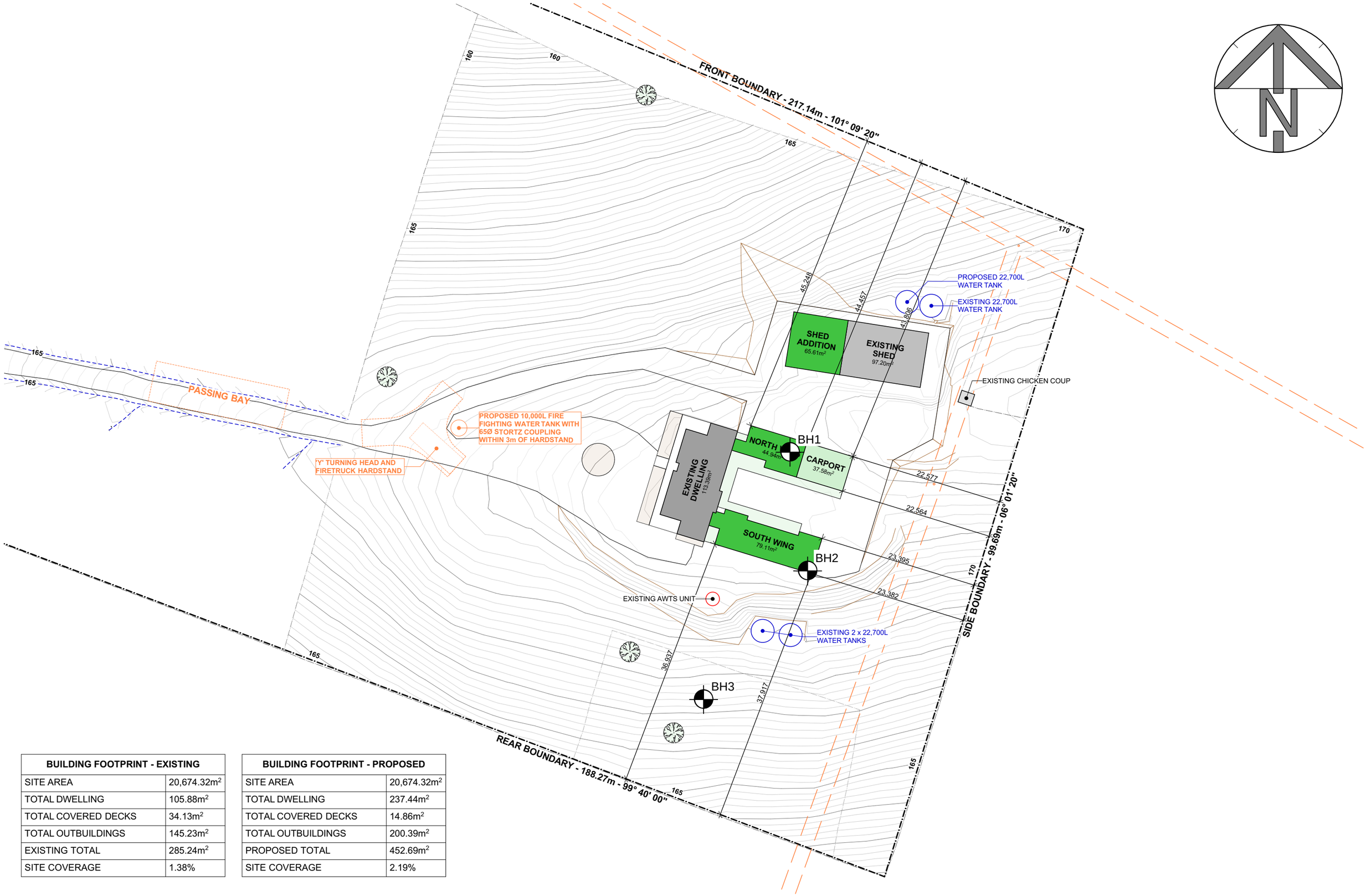
- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification 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 ..... John-Paul Cumming..... 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:	John-Paul Cumming		04/03/2026



BUILDING FOOTPRINT - EXISTING	
SITE AREA	20,674.32m²
TOTAL DWELLING	105.88m²
TOTAL COVERED DECKS	34.13m²
TOTAL OUTBUILDINGS	145.23m²
EXISTING TOTAL	285.24m²
SITE COVERAGE	1.38%

BUILDING FOOTPRINT - PROPOSED	
SITE AREA	20,674.32m²
TOTAL DWELLING	237.44m²
TOTAL COVERED DECKS	14.86m²
TOTAL OUTBUILDINGS	200.39m²
PROPOSED TOTAL	452.69m²
SITE COVERAGE	2.19%

JJJD DESIGN
19 TILANBI STREET,
HOWRAH, TAS, 7018
0439336257
info@jjjd.design

Ammendments

PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017

DRAWING TITLE:
SK.03 PART-SITE PLAN - PROPOSED

CLIENT:
NICHOLAS SHAW

DRAWN: J DWYER
SCALE: 1:500 @A3
DATE: 23/02/2026

Council Offices, 1 Tivoli Road, GAGEBROOK Tas 7030
Phone: (03) 6268 7000 Fax: (03) 6268 7013
Email: admin@brighton.tas.gov.au
www.brighton.tas.gov.au
ABN 12 505 460 421

Brighton Council

FILE COPY

Date:	23 May 2008	**Dept. Ref.:**	PA 2008 / 00089	**File Ref.:**	
Direct ☎	(03) 62 687 029	**Officer:**	B Basstian	**Prop. No.:**	4040900.0156

SPECIAL PLUMBING PERMIT

Section 82

To: Wilson Homes
28 Collins Street
HOBART TAS 7000

Owner /Agent Address Suburb/Postcode

Form **19A**

Permit Authority details:

From: Brighton Permit Authority

Address: Council Offices, Tivoli Road
Gagebrook TAS 7030

Phone No: (03) 62 687 029
Fax No: (03) 62 687 013

Council: Brighton Council

Email address: brent@brighton.tas.gov.au

Details of plumbing work:

Address: **74 Gunners Quoin Road, Old Beach**

Certificate of title No: **134320/2**

The work: **On-site waste water management system (AWTS)**

Description of the plumbing work or special plumbing work the subject of the application

Permit details:

This Permit is granted subject to the following modifications -

- Irrigation area must be:
  - sprayed with a suitable herbicide a minimum of 10 days prior to deep ripping; and
  - covered with a suitable mulch to a minimum of 150mm and plant with suitable trees and shrubs.

All plumbing work is to be carried out in accordance with the *Building Act 2000* the *Plumbing Regulations 2004* and the Tasmanian Plumbing Code. This Permit is granted subject to the following conditions –

Conditions:	*Origin:*
1. Installation per system design as attached (with amendments) and the conditions of this permit, **No. 1883**	
2. Designer must certify installation is in accordance with AS/NZS 1547:2000 and system design.	
3. Establishment and maintenance of a minimum **320m²** of irrigation area in the approved locations. Irrigation beds are to be drip irrigated and consist of bark/mulched areas planted out with suitable plants to Council's approval spaced at 2m or every 4m²;	R49 Plumbing Regulations 2004
I. Landscaping for irrigation areas are to be maintained in good order at all times. Such maintenance includes, regular weeding, adding more bark/mulch to maintain depth, and replacement of plants as necessary.	

Council Offices, 1 Tivoli Road, GAGEBROOK Tas 7030
Phone: (03) 6268 7000 Fax: (03) 6268 7013
Email: admin@brighton.tas.gov.au
www.brighton.tas.gov.au
ABN 12 505 460 421

Brighton Council

Conditions: *Origin:*

15. Occupation of the premises is not permitted until:

I. designer certification and Certificate of Plumbing Compliance has been provided to Council; and

II. a Maintenance Agreement has been signed with an approved and accredited Maintenance Contractor.

16. Effluent quality is to meet the criteria specified in guidelines for A.W.T.S. and monitored in conjunction with the maintenance of the system as follows: -

i) Commissioning phase:

Mandatory testing after three months from the final installation inspection (to coincide with the normal ongoing scheduled maintenance visits) and then, in the event of failure to comply, fortnightly, is recommended for: -

- Free chlorine residual (using a Lovibond or equivalent quality testing kit);
- Non-filterable residue; and
- Faecal coliforms.

Only when this test indicates compliance with Schedule 1, that the plant is shown to be operating properly (as shown by laboratory tests for non-filterable residue and faecal coliforms), can the unit be regarded as being commissioned. A NATA approved laboratory should conduct such tests.

ii) Ongoing operational phase:

Mandatory testing for a free chlorine residue is required every three months (using a Lovibond of equivalent quality testing kit).

Monitoring details for individual on-site wastewater treatment systems are to be recorded on a standardised form and lodged with the Council.

In the ongoing monitoring phase, remedial works should be undertaken when the minimum free chlorine residual is not met. The Authorised Officer may require sampling for faecal coliforms, biological oxygen demand levels, and non-filterable residue or to undertake chemical analyses to help identify operational problems.

Random surveillance for faecal coliforms and N.F.R. at no less than once each 4 years to provide assurance those faecal pollution problems is not occurring.

17. Maintenance reports, together with testing results are to be submitted to Council each quarter.

GANDY & ROBERTS CONSULTING ENGINEERS PTY LTD

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site Assessment for On Site Waste Water Disposal (AWTS)

Assessment for	Turner - C/o Wilson Homes	Assess. Date	25-Mar-08
	28 Collins Street, Hobart	Ref. No.	07.0758
Assessed site(s)	Lot 2 Gunners Quoin Road, Baskerville	Site(s) inspected	13-Dec-07
Local authority	Brighton Council	Assessed by	Dan Jensen

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 700 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 230

Sullage volume (L/day) = 470

Total nitrogen (kg/year) generated by wastewater = 5.4

Total phosphorus (kg/year) generated by wastewater = 2.0

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	40	38	37	46	36	29	46	48	41	48	45	57
Adopted rainfall (R, mm)	40	38	37	46	36	29	46	48	41	48	45	57
Retained rain (Rr, mm)	34	32	31	39	31	25	39	41	35	41	38	48
Max. daily temp. (deg. C)	22	22	21	18	15	13	13	13	15	17	19	20
Evapotrans (ET, mm)	126	105	84	63	42	21	42	42	63	84	105	126
Evapotr. less rain (mm)	**92**	**73**	**53**	**24**	**11**	**-4**	**3**	**1**	**28**	**43**	**67**	**78**

Annual evapotranspiration less retained rain (mm) = 469

AWTS. DIR → 15÷7 = 2.14

Soil characterisitics

Texture = Clay Category = 6 Thick. (m) = 1.1

Adopted permeability (m/day) = 0.002 Adopted LTAR (L/sq m/day) = 2 Min depth (m) to water = 1.1

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	Above-ground
The preferred type of in-ground secondary treatment:	None
The preferred type of above-ground secondary treatment:	Surface irrigation
Site modifications or specific designs:	Are needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	8
Width (m) =	30
Depth (m) =	0.2
Total disposal area (sq m) required =	420
comprising a Primary Area (sq m) of:	417
and a Secondary (backup) Area (sq m) of:	

then says 250 m² on plan

Sufficient area is available on site

Comments

This design is based on the requirements of AS/NZS1547:2000 for a 3 bedroom home (5 inhabitants) on tank water generating up to 700 litres of waste water volume per day. Provide an approved packaged treatment plant discharging to 250 square metres of irrigation area within a primary disposal area of 420 square metres as indicated on the attached detail sheet and to the approval of the local government health surveyor. Provide surface water cut off berms to the high side of the irrigation area to eliminate any additional loading of the designed area. Disposal area is to be sprayed with a suitable herbicide to remove existing grass, rotary hoed to a depth of 200 mm and covered with mulch or pine bark to a depth of 150mm. Plants are to be evenly placed at approximately 1 per 4 square metres and irrigation sprinklers to be installed in banks of 6 - 8 with a K-Rain control valve to achieve total coverage of the proposed irrigation area.

140 x 5 = 700 x 7 = 4900 / 15 = 326 m² irrigation area

GANDY & ROBERTS CONSULTING ENGINEERS PTY LTD

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site Assessment for On Site Waste Water Disposal (AWTS)

Assessment for	Turner - C/o Wilson Homes	Assess. Date	25-Mar-08
	28 Collins Street, Hobart	Ref. No.	07.0758
Assessed site(s)	Lot 2 Gunners Quoin Road, Baskerville	Site(s) inspected	13-Dec-07
Local authority	Brighton Council	Assessed by	Dan Jensen

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
A	Expected design area	sq m	300	V. high	High		
	Density of disposal systems	/sq km	20	Mod.	Moderate		
	Slope angle	degrees	7	V. high	Low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		Mod.	Very low		
	Heavy rain events	Rare		Mod.	Low		
AA	Aspect (Southern hemi.)	Faces S		V. high	Very high		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	700	Mod.	Moderate		
	SAR of septic tank effluent		2.1	Mod.	Moderate		
	SAR of sullage		2.5	Mod.	Moderate		
	Soil thickness	m	1.1	High	Very low		
	Depth to bedrock	m	1.1	Mod.	Moderate		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		6.0	Mod.	Low		
	Soil bulk density	gm/cub. cm	1.5	Mod.	Low		
A	Soil dispersion	Emerson No.	3	High	High		
A	Adopted permeability	m/day	0.002	High	High		
A	Long Term Accept. Rate	L/day/sq m	2	Mod.	High		

Comments

GANDY & ROBERTS CONSULTING ENGINEERS PTY LTD

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

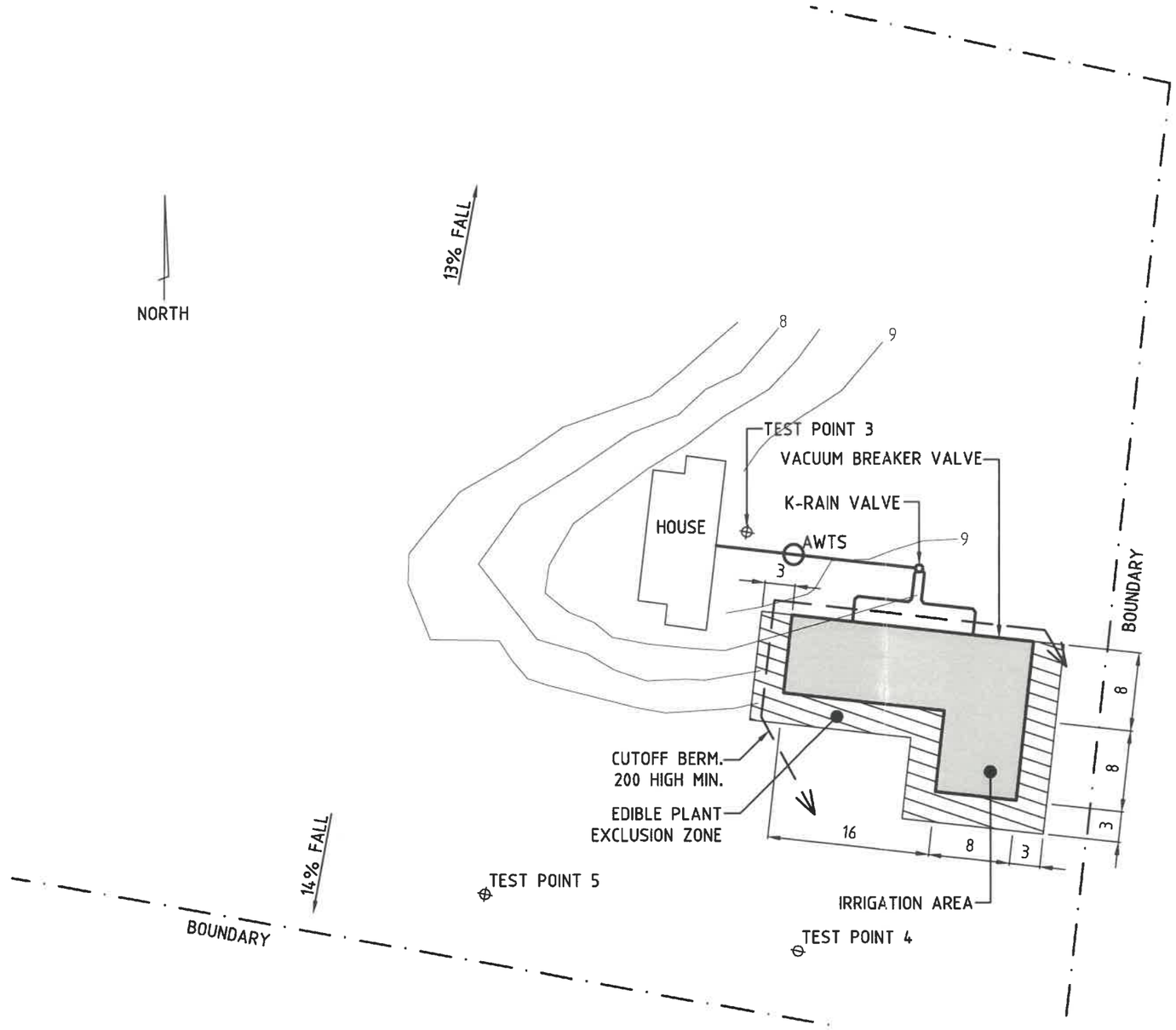
Site Assessment for On Site Waste Water Disposal (AWTS)

Assessment for	Turner - C/o Wilson Homes	Assess. Date	25-Mar-08
	28 Collins Street, Hobart	Ref. No.	07.0758
Assessed site(s)	Lot 2 Gunners Quoin Road, Baskerville	Site(s) inspected	13-Dec-07
Local authority	Brighton Council	Assessed by	Dan Jensen

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	80	Mod.	Low		
	Phos. adsorp. capacity	kg/cub m	0.7	Mod.	Moderate		
	Annual rainfall excess	mm	-469	High	Very low		
	Min. depth to water table	m	1.1	High	Moderate		
	Annual nutrient load	kg	7.5	Mod.	Low		
	G'water environ. value	Agric sensit/dom irrig		High	Moderate		
	Min. separation dist. required	m	8	High	Very low		
	Risk to adjacent bores	Very low		Mod.	Very low		
A	Surf. water env. value	Recreational		High	High		
A	Dist. to nearest surface water	m	60	High	High		
A	Dist. to nearest other feature	m	20	High	High		
	Risk of slope instability	Low		High	Low		
	Distance to landslip	m	200	Mod.	Low		

Comments



NOTE:

1. IRRIGATED AREA TO BE NOT LESS THAN 320m².*
2. CUTOFF BERMS TO BE INSTALLED ABOVE EACH IRRIGATION AREA.
3. IRRIGATION AREAS TO BE INSTALLED PARALLEL WITH LAND CONTOURS.
4. SOIL TO BE IMPORTED TO COVER IRRIGATION AREA MIN 100mm DEEP TO ENSURE MIN 200 DEPTH OF TOPSOIL ABOVE CLAY LAYER.
5. SPRINKLERS TO BE HEAVY DROPLET TYPE SET UP IN BANKS OF 8 MAX. CONTROLLED BY A K-RAIN VALVE TO ENSURE TOTAL COVERAGE OF THE IRRIGATION AREAS.
6. MIN. 8m BETWEEN BOTTOM OF IRRIGATION AREA AND NEAREST DOWNHILL BOUNDARY, BUILDING OR SURFACE WATER.
7. FLUSH VALVES TO BE INSTALLED CLOSE TO TOP OF EACH IRRIGATION AREA IN SUCH A MANNER AS TO ALLOW COMPLETE FLUSHING OF SYSTEM.
8. STANDARD WATER REDUCTION FIXTURES ARE NOT REQUIRED, BUT ARE RECOMMENDED TO BE USED, INCLUDING DUAL FLUSH 6/3 LITRE TOILETS, SHOWER-FLOW RESTRICTORS, AERATOR TAPS AND WATER CONSERVING AUTOMATIC WASHING MACHINE.
9. DISPOSAL AREA IS TO BE SPRAYED WITH A SUITABLE HERBICIDE TO REMOVE EXISTING GRASS, 250kg OF GYPSUM TO BE EVENLY SPREAD OVER THE AREA, EXTRA TOPSOIL LAID TO A DEPTH OF 100mm (SEE NOTE 4) AND COVERED WITH MULCH OR GUM BARK TO A DEPTH OF 150mm.
10. Plants are to be placed every 2m or every 4m².

* note: irrigation area increased due to category 6 soil on moderate slope, minimum irrigation area not less than 320 m².

AERATED WASTEWATER TREATMENT SYSTEM PLAN

SCALE 1:500 @ A3

REV	DESCRIPTION	APP'D	DATE
D	IRRIGATION AREA MOVED	CT	8-4-08
C	HOUSE ORIENTATION CHANGED	CT	2-4-08

gandy&roberts consulting engineers
159 Davey Street Hobart 7000
T 03 6223 8877 F 03 6223 7183
E mail@gandyandroberts.com.au

TURNER RESIDENCE
LOT 2 GUNNERS QUOIN ROAD
BASKERVILLE

DRAWING TITLE
AWTS PLAN

0 50mm 75mm

Date	Designed By	Drawn By	Scale
MAR 2008	DHJ	DHJ	1:500 @ A3

Project No.	Drawing No.	Revision
07.0758	H01	D

S:\Projects\Project Archive\Minor Projects-PLEASE DO NOT MAKE NEW JOB FOLDERS TO PUT DOCS IN\07.0758 TURNER AWTS DESIGN (4).dwg, 23/04/2008 12:20:46 PM, ****, 4.pc3

GES geo-environmental solutions

Proposed Residential Development – 74 Gunners Quoin Road, Old Beach

Bushfire Hazard Report

Applicant: Nicholas Shaw

March 2026 J12751v1.0

GEO- ENVIRONMENTAL SOLUTIONS
29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E|office@geosolutions.net.au www.geosolutions.net.au

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Attachment 1 – Bushfire Hazard Management Plan
Attachment 2 - Certificate of Others (Form 55)

Disclaimer

The measures contained in Australian Standard 3959-2018 cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the unpredictable nature and behaviour of fire and extreme weather conditions.

GES has taken reasonable steps to ensure that the information contained within this report is accurate and reflects the conditions on and around the lot at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship

This report was prepared by Alice Higgins FPO (planning), Bushfire Practitioner (BFP165) of Geo Environmental Solutions. Base data for mapping: TasMap, aerial photography, and GoogleEarth. On site Photography: Geo Environmental Solutions.

1.0 Purpose

This bushfire hazard report for 74 Gunners Quoin Road, Old Beach has been developed in support of a building application in a bushfire-prone area. It will demonstrate compliance with the Building Regulations 2016, and the Directors Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024. Attached is a certificate of others (Form 55) as specified by the Director of Building Control for bushfire hazard and a certified Bushfire Hazard Management Plan (BHMP) indicating the management and protection measures to be implemented in a form approved by the Chief Fire Officer of the Tasmania Fire Service.

2.0 Summary

Site details and compliance

Title reference	134320/2
PID	2019987
Address	74 Gunners Quoin Road, Old Beach
Applicant	Nicholas Shaw
Municipality	Brighton
Planning Scheme	Tasmanian Planning Scheme - Brighton
Zoning	Rural Living
Land size	~2.065Ha
Class of Building/s	Alterations and additions to existing class 1a and class 10a
Bushfire Attack Level	BAL - 19
Certificate of Others (Form 55)	Complete and attached
Bushfire Hazard Management Plan	Certified and attached

Alterations and additions to an existing class 1a habitable building at 74 Gunners Quoin Road, Old Beach requires demonstrated compliance with the Building Regulations 2016, and the Directors Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024. The site is within a bushfire prone area as defined under the Tasmanian Planning Scheme – Brighton. The Bushfire attack level has been determined as 'BAL - 19' as defined in AS3959 - 2018. Provisions for construction standards, hazard management areas (HMA), property access and water supplies for firefighting will be required as detailed in this report and on the BHMP.

The proposed addition to the existing class 10a building (shed) is no closer than 6 metres to the class 1a habitable building and no closer than 6 metres to another class 10a building that is within 6 metres of the class 1a habitable building. Therefore, the Directors Determination does not apply to the class 10a building (shed) and has not been considered in this assessment.

3.0 Introduction

This bushfire hazard report has been completed to form part of supporting documentation for a building permit application for the proposed development. The proposed development site has been identified as being in a bushfire prone area. A site-specific Bushfire Attack Level (BAL) assessment and BHMP has been provided to ensure compliance with AS3959 – 2018 Construction of Buildings in Bushfire Prone Areas, National Construction Code (NCC), and the Directors Determination. Additional information for planning and building in bushfire-prone areas is available on the Tasmania Fire Service website.

4.0 Proposal

The proposal is for alterations and additions to the existing class 1a habitable building in the eastern part of the title and proposed additions to the existing class 10a building (shed) at 74 Gunners Quoin Road, Old Beach . This assessment is based on plans provided by the client (Appendix B).

5.0 Bushfire Attack Level (BAL) Assessment

5.1 Methods

The bushfire attack level has been determined through the application of section 2 of AS3959-2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with Table 2.3 of AS359-2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat. The fire danger index (FDI) of 50 applies across Tasmania.

5.2 Site Description

The proposal is located at 74 Gunners Quoin Road, Old Beach, in the municipality of Brighton and is zoned Rural Living under the Tasmanian Planning Scheme - Brighton. Access to the lot will be by an existing crossover from Gunners Quoin Road, a council-maintained road. The lot is ~2.065 Ha, is rectangular in shape and is located approximately 1.2 km northwest of Madman's Hill (Figure 1).

Adjacent land surrounding the lot to the east, south and west is zoned Rural Living and adjacent land to the north is zoned Landscape Conservation. The site is situated in a rural setting and is surrounded by bushfire prone vegetation characterised by a mosaic of grassland and native forest vegetation. At a landscape scale the bushfire prone vegetation surrounding the site links to large scale native forest vegetation to the east of the site. The lot has moderate slopes with multiple aspects, predominantly north and south with an altitude of approximately 170 metres above sea level and is likely to have a significant effect on fire behaviour.

5.3. Bushfire Attack Level Assessment

The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.3 (A to H) has been used to determine vegetation types within 100 metres of the site (Table 1). Vegetation surrounding the lot was assessed (Table 1) and described as 'grassland', 'woodland', and 'Forest' (as per AS3959-2018). The classified vegetation potentially having the greatest impact on the site occurs to the north, southwest, and south of the site (Figure 2). Given the relatively large areas of bushfire prone vegetation in the surrounding landscape, the property could be subject to bushfire attack from any direction during extreme conditions. The prevailing fire weather wind direction is from the north and west of the site.

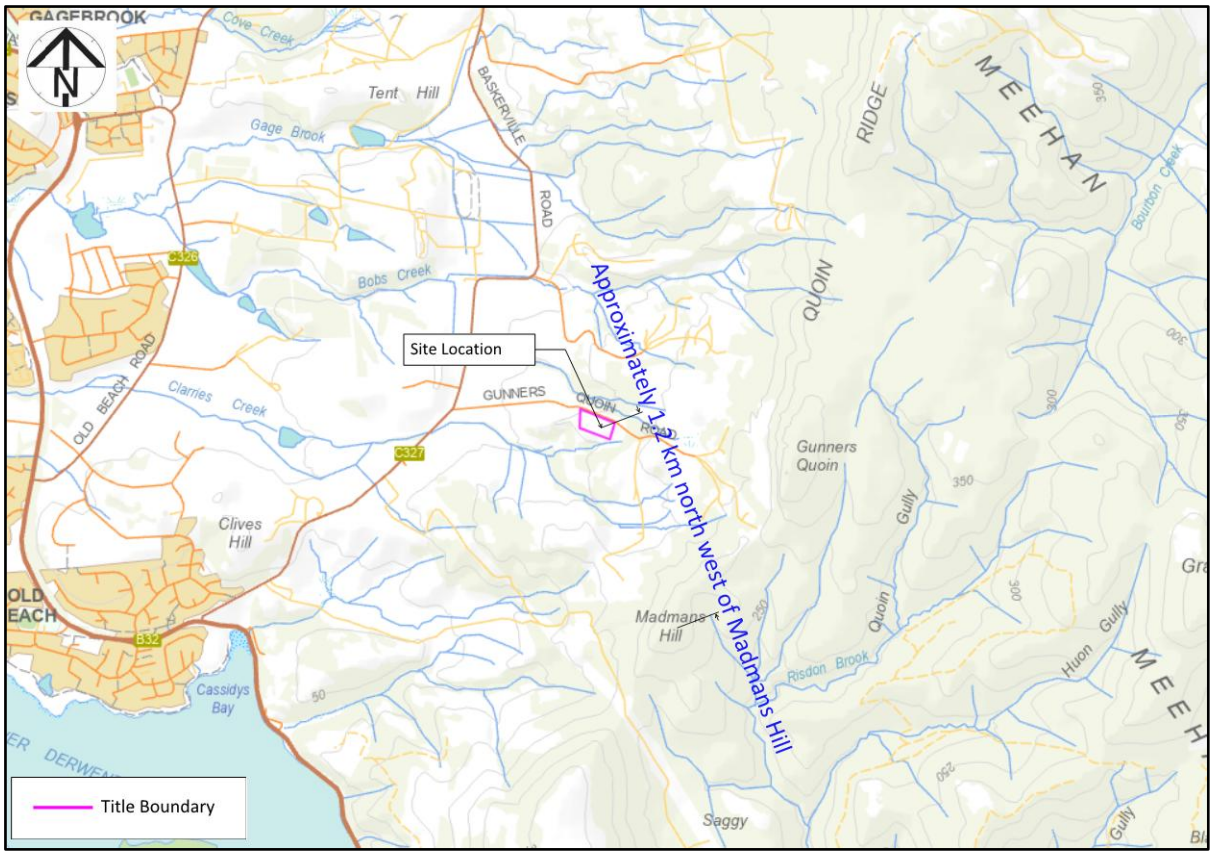


Figure 1. Site location outlined in pink (Image source: LISTmap 2026).

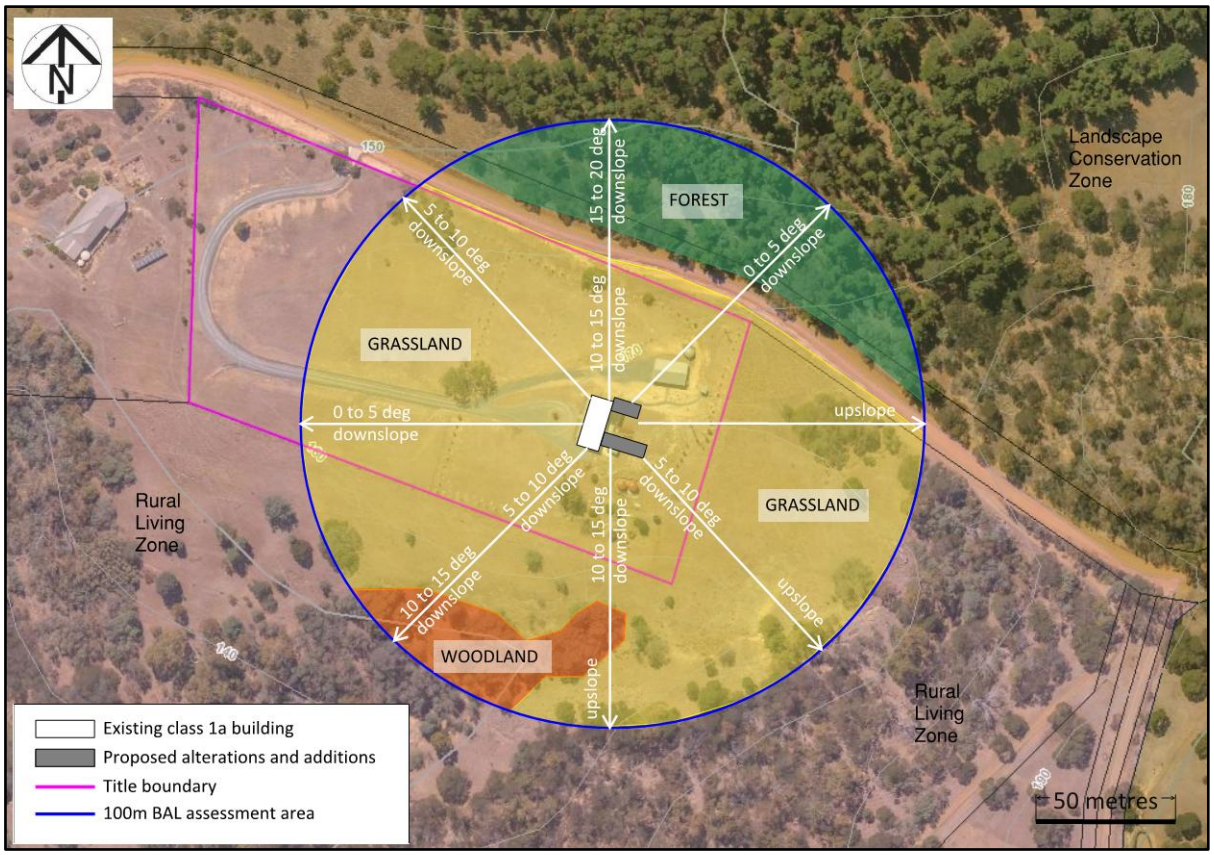


Figure 2. Shows the location of the site (outlined in pink) in the context of the adjacent lands, zoning, classified vegetation, and slopes (Image source: LISTmap 2026).

Table 1. Bushfire Attack Level (BAL) Assessment for the proposed alterations and additions to the existing class 1a habitable building

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard Management Area Width	Bushfire Attack Level
North	Grassland^	>10º to 15º downslope	0 to 56 metres	15 metres	BAL-19
	Forest^	>15º to 20º downslope	56 to >100 metres		
	--	--	--		
	--	--	--		
North-east	Grassland^	>0 to 5º downslope	0 to 60 metres	15 metres	BAL-19
	Forest^	>0 to 5º downslope	60 to >100 metres		
	--	--	--		
	--	--	--		
East	Grassland^	upslope	0 to >100 metres	15 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Grassland^	>5º to 10º downslope	0 to 84 metres	15 metres	BAL-19
	Forest^	upslope	84 to >100 metres		
	--	--	--		
	--	--	--		
South	Grassland^	>10º to 15º downslope	0 to 52 metres	15 metres	BAL-19
	Woodland^	>10º to 15º downslope	52 to 75 metres		
	Grassland^	upslope	75 to >100 metres		
	--	--	--		
South-west	Grassland^	>5º to 10º downslope	0 to 74 metres	15 metres	BAL-19
	Woodland^	>10º to 15º downslope	74 to >100 metres		
	--	--	--		
	--	--	--		
West	Grassland^	>0 to 5º downslope	0 to >100 metres	15 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		
North-west	Grassland^	>5º to 10º downslope	0 to >100 metres	15 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018, Table 2.3 and Figures 2.4(A) to 2.4 (H).

6.0 Results

The bushfire attack level for the site has been determined as BAL - 19. There is a risk of ember attack and burning debris ignited by wind borne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than19 kW/m2.

6.1 Construction Requirements

The proposed alterations and additions to the existing class 1a habitable building must be constructed to BAL-19 standards in accordance with Sections 3 and 6 of AS3959-2018.

6.2 Property Access Requirements

Existing property access length is 30 metres or greater or access is required for a fire appliance to access a firefighting water connection point. Existing property access is required to comply with design and construction standards as per Clause 2.3.2 and Table 2 Element B of the Directors Determination – Bushfire Hazard Areas, v1.2, 16th July 2024 as below:

Element B

- all- weather construction,
- load capacity of at least 20 tonnes, including for bridges and culverts,
- minimum carriageway width of 4 metres,
- minimum vertical clearance of 4 metres,
- minimum horizontal clearance of 0.5 metres from the edge of the carriageway,
- cross falls of less than 3 degrees (1:20 or 5%),
- dips less than 7 degrees (1:8 or 12.5%) entry and exit angle,
- curves with a minimum inner radius of 10 metres,
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads, and
- terminate with a turning area for fire appliances provided by one of the following:
  - a turning circle with a minimum outer radius of 10 metres, or
  - a property access encircling the building, or
  - a hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

6.3 Water Supplies for Fire Fighting Requirements

An adequate, accessible, and reliable water supply for firefighting purposes must be supplied for the protection of life and property from the risks associated with bushfire. The site is not serviced by a reticulated water supply, therefore, a static water supply and associated infrastructure for firefighting is required in accordance with Clause 2.3.3 and Table 3B of the Directors Determination – Bushfire Hazard Areas, v1.2, 16th July 2024 as shown below:

A. Distance between building to be protected and water supply

The following requirements apply:

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

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

B. Static Water Supplies

A static water supply:

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

b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must always be available,

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

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

e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:

   i. metal,

   ii. non-combustible material, or

   iii. (iii) fibre-cement a minimum of 6 mm thickness.

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

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

a) Have a minimum nominal internal diameter of 50 mm,

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

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

d) Where buried, have a minimum depth of 300 mm,

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

f) Ensure the coupling is always accessible and available for connection,

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

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

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

   i. Visible,

   ii. Accessible to allow connection by firefighting equipment,

   iii. At a working height of 450 – 600 mm above ground level, and

   iv. (iv) Protected from possible damage, including damage by vehicles.

D. Signage for static water connections

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

a) Comply with water tank signage requirements within AS 2304, or

b) Comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

E. Hardstand

A hardstand area for fire appliances must be provided:

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

b) No closer than six metres from the building to be protected,

c) With a minimum width of three metres and a minimum length of six metres constructed to the same standard as the carriageway, and

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

Note: The BHMP demonstrates an indicative firefighting water tank and hardstand provisions which comply with the Director's Determination.
The building surveyor will ensure that the final design and installation of static water supply for firefighting is compliant prior to completion of building works.

6.4 Hazard Management Area Requirements

The Bushfire Attack Level for this site is BAL - 19. Table 1 above shows the separation distances (hazard management area width) for each azimuth of the site that will result in a bushfire attack level of BAL - 19.

A HMA will need to be established and maintained for the life of the development and is shown on the BHMP.

Guidance for the establishment and maintenance of the HMA is given below and on the BHMP.

A HMA is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through but is not limited to the following strategies.

- Remove fallen limbs, sticks, leaf and bark litter,
- Maintaining grass at less than a 100mm height,
- Avoid or minimise the use of flammable mulches (especially against buildings),
- Thin out under-story vegetation to provide horizontal separation between fuels,
- Prune low-hanging tree branches (<2 metres from the ground) to provide vertical separation between fuel layers,
- Remove and or prune larger trees to maintain a 6-metre horizontal separation between canopies,
- Minimise the storage of flammable materials such as firewood,
- Maintaining vegetation clearance around vehicular access,
- Use low-flammability plant species for landscaping purposes where possible, and
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

<u>HMA Maintenance</u>

The established HMA must be maintained in a minimal fuel state for bushfire protection mechanisms to be effective. The need to maintain an effective HMA into the future must be considered when planting gardens and landscaping.

An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. It is particularly important that any flammable fine fuels at ground level such as leaves, litter and wood piles are suitably managed.

Any additional fire protection measures implemented by the owners such as fire pumps and sprinkler systems must be tested regularly to ensure functionality.

7.0 Compliance

Table 2. Compliance with the Directors Determination - Bushfire Hazard Areas, version 1.2, 16th July 2024.

Requirements	Compliance
2.3.1 Design & Construction Requirements	Clause 2.3.1 requires buildings to be constructed in accordance with AS3959-2018 or NASH standard – Steel Framed Construction in Bushfire Areas consistent with the BAL determined for the site. The BHMP specifies construction to BAL - 19 standards of AS3959-2018. If the proposed alterations and additions to the existing class 1a habitable building is designed and constructed in accordance with the above construction standards, the development will comply with clause 2.3.1
2.3.2 Property Access	Clause 2.3.2 requires property access to be designed and constructed to comply with Table 2 of the determination and is applicable from the public roadway to within (at minimum) 90 metres of the furthest part of the building/s and includes access to a hardstand for the firefighting water point. Existing property access length is 30 metres long or greater or access is required for a fire appliance to access a firefighting water point and therefore design and construction requirements specified in this report are required for compliance with Table 2. If the requirements of section 6.2 of this report are implemented the proposal will comply with clause 2.3.2
2.3.3 Water Supply for Firefighting	Clause 2.3.3 requires that a new building constructed in a bushfire-prone area is provided with a dedicated firefighting water supply in accordance with Tables 3A or 3B. Static water supplies consistent with Table 3B have been specified in this report and are required for compliance on the BHMP. If the requirements of section 6.3 of this report are implemented the proposal will comply with clause 2.3.3
2.3.4 Hazard Management Areas	Clause 2.3.4 requires that new buildings in bushfire-prone areas are provided with an HMA which is compliant with Table 4. The HMA must have the minimum separation distances required for the BAL determined for the site and, have an HMA established which reduces fuels and other hazards so that fuels and other hazards do not significantly contribute to the bushfire attack. HMA's are shown on the BHMP and are specified to the widths required to achieve BAL - 19 for the proposed alterations and additions to the existing class 1a habitable building. This report and the BHMP specify requirements for hazard management areas. If the HMA's are established in accordance with the BHMP the proposal will comply with clause 2.3.4
2.3.5 Emergency Plan	The proposal is for alterations and additions to the existing class 1a habitable building and therefore in this circumstance Emergency Plans are not required for compliance.
3. Bushfire Hazard Management Plan and Certificate	A bushfire hazard management plan has been prepared for work for which this division applies and has been certified in accordance with the Chief Officers requirements by an accredited person.

8.0 Guidance

The defendable space (HMA) around a building is critical for providing occupants and/or fire fighters with safe access to the building in order that firefighting activities may be undertaken. The larger the defendable space, the safer it will be for those defending the structure. Some desirable characteristics of a hazard management area are:

- The area directly adjacent to the building has a significant amount of flammable material removed such that there is little to no material available to burn around the building,
- Includes non-flammable areas such as paths, driveways, managed lawns,
- Establishment of orchards, vegetable gardens, dams or wastewater effluent disposal areas on the fire prone side of the building,
- Creating wind breaks and radiation shields such as non-combustible fences and low flammability hedges, and
- It is not necessary to remove all vegetation from the defendable space; trees can provide protection from wind borne embers and radiant heat in some circumstances.

9.0 Further Information

For further information on preparing yourself and your property for bushfires visit the Tasmania Fire Service website at www.fire.tas.gov.au or phone 1800 000 699 for information on:

- Preparing a bushfire survival plan,
- Preparing yourself and your home for a bushfire,
- Guidelines for development in bushfire prone areas in Tasmania,
- Fire resisting plants for the urban fringe and rural areas,
- Using fire outdoors,
- Fire permits,
- Total fire bans, and
- Bushfires burning in Tasmania.

10.0 Glossary

AS – Australian Standard

BAL – Bushfire Attack Level – A means of measuring the severity of a building's potential exposure to ember attack, radiant heat, and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2018).

BFP – Bushfire Practitioner – An accredited practitioner recognised by Tasmania Fire Service.

BHMP – Bushfire Hazard Management Plan – A plan for an individual habitable building or subdivision identifying separation distances required between a habitable building(s) and bushfire-prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

Class 1a building – A single habitable building, being a detached house, or one of a group of attached habitable buildings being a town house, row house or the like (NCC 2022).

deg – degrees

FDI – fire danger index – Relates to the chance of a fire starting, its rate of spread, its intensity, and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2018).

ha – hectares

HMA – Hazard Management Area – The area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

km - kilometres

m – metres

mm – millimetres

NASH – National Association of Steel Framed Housing

t – tonnes

11.0 References

Australian Building Codes Board, National Construction Code, Building Code of Australia, Australian Building Codes Board, Canberra.

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet.

Directors Determination – Bushfire Hazard Areas, version 1.2 16th July 2024. Director of Building Control.

LISTmap 2026. Land Information System Tasmania, Tasmania Government.

Standards Australia, AS3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

Tasmania Fire Service 2020, Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners and Builders. Tasmania Fire Service, Tasmania.

Tasmanian Planning Scheme – Brighton, Tasmanian Planning Commission 2015, Tasmanian Planning Commission, Hobart.

12.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant named in section 2. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur because of bushfire. As stated in AS3959-2018 “It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions”. In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

Appendix A – Site Photos

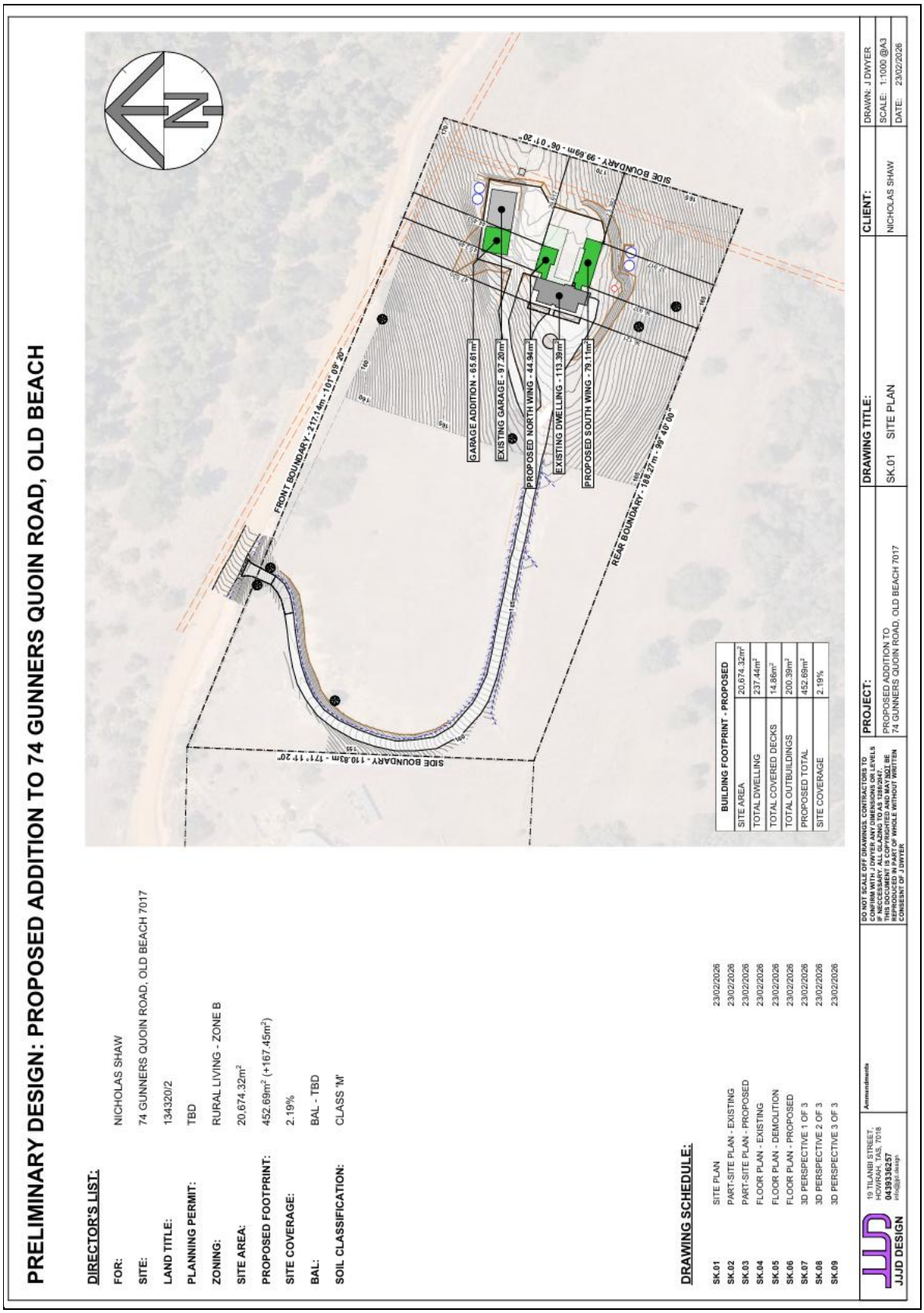
Figure 3. Northern azimuth from the site of the proposed development looking at grassland 10 to 15 degrees downslope and forest 15 to 20 degrees downslope beyond.

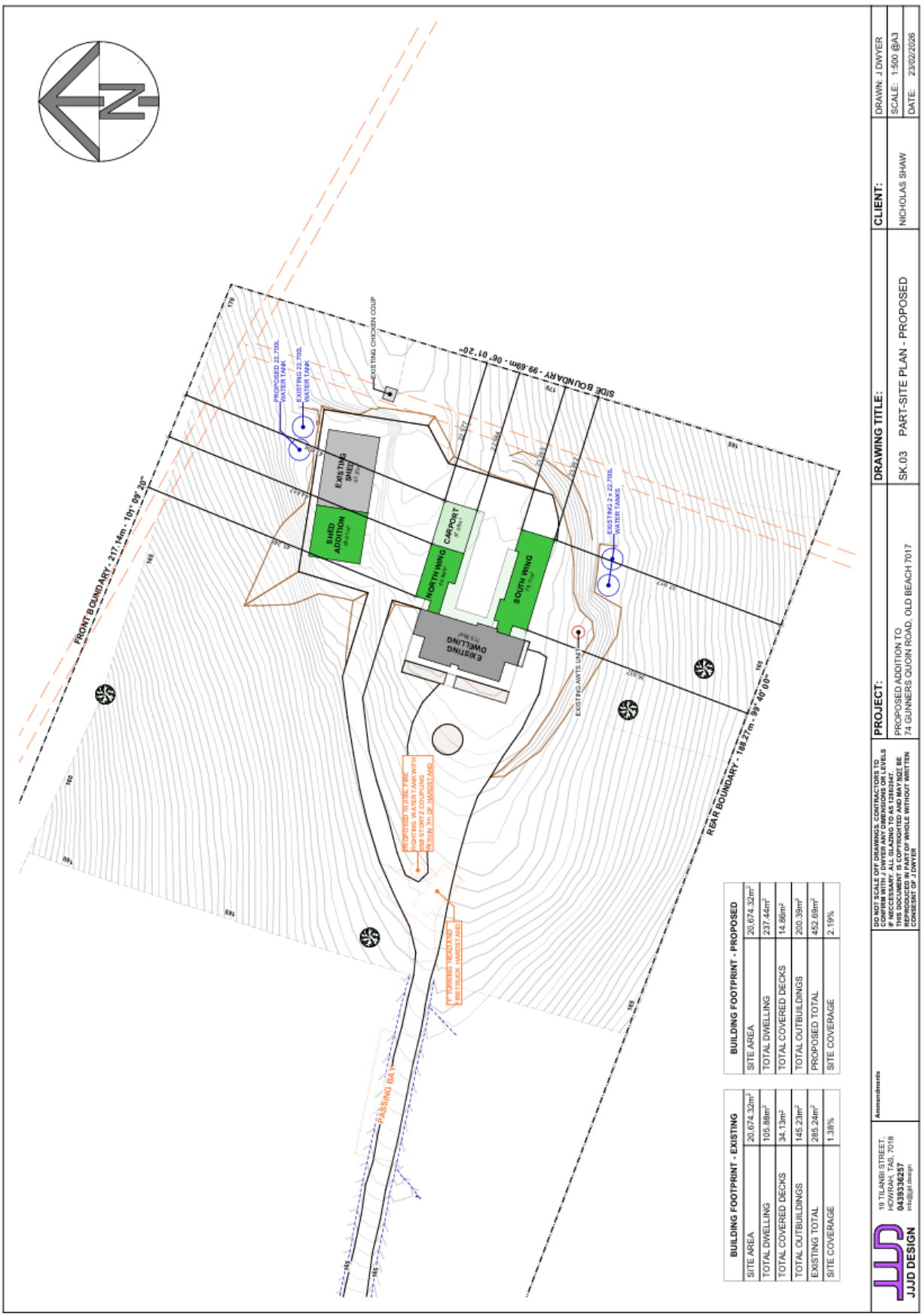
Figure 4. Eastern azimuth from the site of the proposed development looking at grassland upslope.

Figure 5. Southern azimuth from the site of the proposed development looking at grassland 10 to 15 degrees downslope and woodland 10 to 15 degrees downslope beyond.

Figure 6. Western azimuth from the site of the proposed development looking at grassland 0 to 5 degrees downslope.

Appendix B - Site Plan




FRONT BOUNDARY - 217.14m - 101° 09' 20"
SIDE BOUNDARY - 99.69m - 06° 01' 20"
REAR BOUNDARY - 188.27m - 99° 46' 00"
EXISTING DWELLING
NORTH WING
SOUTH WING
CARPORT
SHED ADDITION
EXISTING SHED
EXISTING CHICKEN COUP
EXISTING 2 x 22,700L WATER TANKS
PROPOSED 22,700L WATER TANK
EXISTING 22,700L WATER TANK
EXISTING ANTS UNIT
PROPOSED 10,000L FIRE FIGHTING WATER TANK WITH 65MM STORZ OUTLET WITHIN 3m OF HARDSTAND
PASSING BAY
BUILDING FOOTPRINT - EXISTING
SITE AREA 20,674.32m²
TOTAL DWELLING 105.88m²
TOTAL COVERED DECKS 34.13m²
TOTAL OUTBUILDINGS 145.23m²
EXISTING TOTAL 285.24m²
SITE COVERAGE 1.38%
BUILDING FOOTPRINT - PROPOSED
SITE AREA 20,674.32m²
TOTAL DWELLING 237.44m²
TOTAL COVERED DECKS 14.86m²
TOTAL OUTBUILDINGS 200.39m²
PROPOSED TOTAL 452.69m²
SITE COVERAGE 2.19%
JJJD DESIGN
19 TILANBI STREET, HOWRAH, TAS, 7018
0439336257
info@jjd.design
Amendments
DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECCESSARY. ALL GLAZING TO AS 1288/2047.
THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER
PROJECT:
PROPOSED ADDITION TO
74 GUNNERS QUOIN ROAD, OLD BEACH 7017
DRAWING TITLE:
SK.03 PART-SITE PLAN - PROPOSED
CLIENT:
NICHOLAS SHAW
DRAWN: J DWYER
SCALE: 1:500 @A3
DATE: 23/02/2026

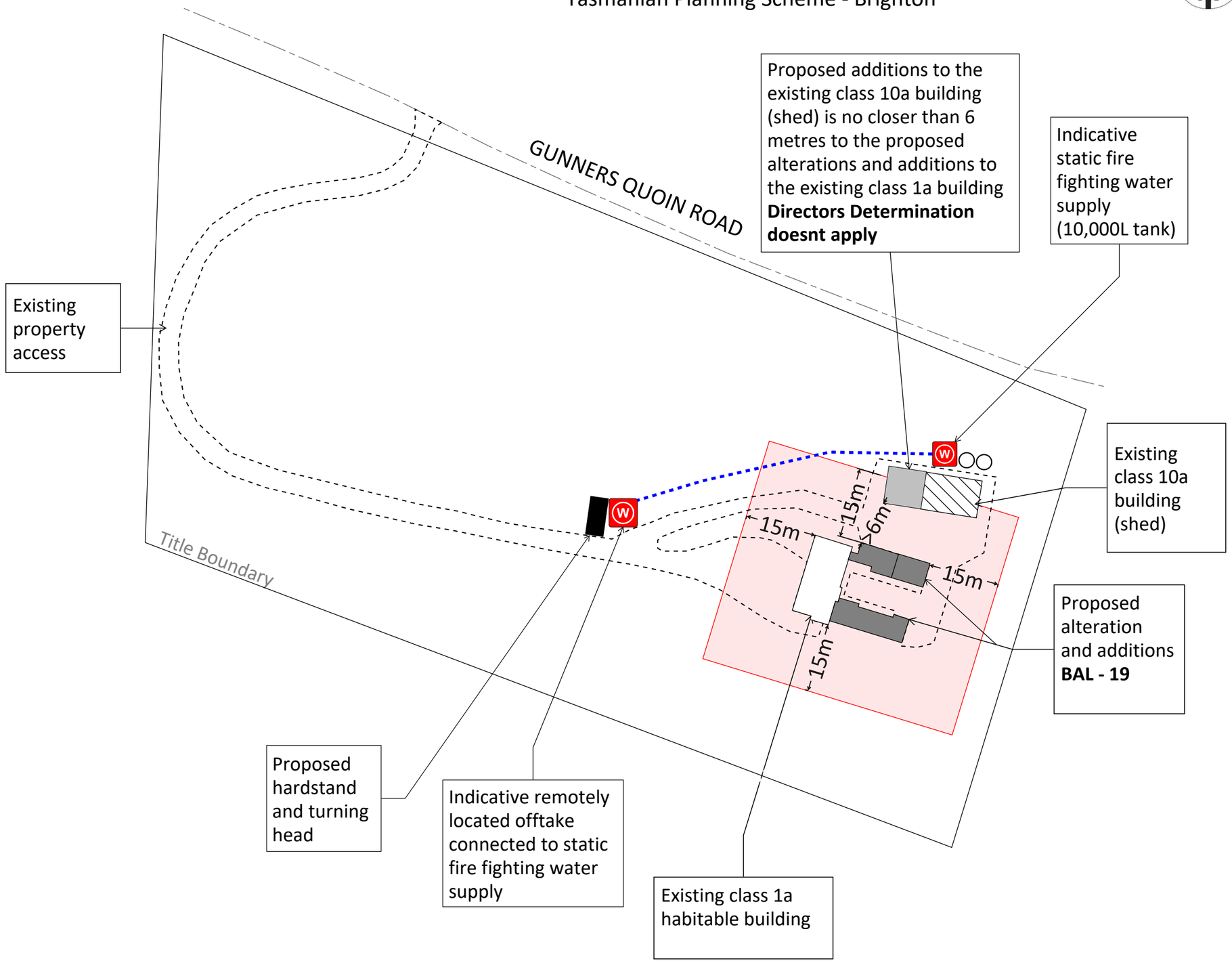
Attachment 1

BUSHFIRE HAZARD MANAGEMENT PLAN

74 Gunners Quoin Road, Old Beach. March 2026. J12751v1.0

Tasmanian Planning Scheme - Brighton

GES geo-environmental solutions



LEGEND

- Existing Class 1a Habitable Building
- Proposed Alterations and Additions to the Existing Class 1a Habitable Building
- Existing Class 10a Building (Shed)
- Property Access
- Hazard Management Area
- Proposed Hardstand and Turning Head
- Indicative Static Fire Fighting Water Supply and Remotely Located Offtake Connection Point
- Indicative Associated Pipework for Static Fire Fighting Water Supply and Remotely Located Offtake Connection Point

Building Specifications to **BAL-19** for the proposed alterations and additions to the existing class 1a habitable building of AS3959-2018

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	Client Name and Address: Nicholas Shaw c/o 74 Gunners Quoin Road Old Beach, TAS, 7017	C.T.: 134320/2 PID: 2019987 Area: 2.065 Ha	The Bushfire Hazard Management Plan is to be printed at A3 in colour and read in conjunction with the Bushfire Hazard Report for the proposed alterations and additions to the existing class 1a habitable building at 74 Gunners Quoin Road, Old Beach (GES, 4th of March 2026, J12751v1.0)	Certification No. J12751 Alice Higgins Acc. No. BFP-165 Scope 1, 2, 3A, 3B, 3C.	Sheet 1 of 2 Prepared by: Alice Higgins

Attachment 1

BUSHFIRE HAZARD MANAGEMENT PLAN

74 Gunners Quoin Road, Old Beach. March 2026. J12751v1.0

Tasmanian Planning Scheme - Brighton

GES geo-environmental solutions

Design and Specification Requirements

Requirements for Construction

The proposed alterations and additions to the existing class 1a habitable building must be constructed to BAL-19 standards in accordance with Sections 3 and 6 of AS3959-2018.

Requirements for Property Access

Existing property access length is greater than 30 metres or access is required for a fire appliance to access a fire fighting water connection point.
Existing property access is required to comply with Table 2 Element B of the Directors Determination - Bushfire Hazard Areas, version 1.2, 16th July 2024.

The following design and construction requirements apply to property access:

Element B:
(a) All-weather construction;
(b) Load capacity of at least 20 tonnes, including for bridges and culverts,
(c) Minimum carriageway width of 4 metres,
(d) Minimum vertical clearance of 4 metres,
(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway,
(f) Cross falls of less than 3° (1:20 or 5%),
(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle,
(h) Curves with a minimum inner radius of 10 metres,
(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads, and
(j) Terminate with a turning area for fire appliances provided by one of the following:
(i) A turning circle with a minimum inner radius of 10 metres,
(ii) A property access encircling the building, or
(iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

Requirements for Static Water Supply for Fire fighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static fire fighting water supply will be provided in accordance with the following;

Static water supplies and associated infrastructure for fire fighting purposes will be provided in accordance with Table 3B of the Directors Determination - Bushfire Hazard Areas, version 1.2, 16th July 2024

A Distance between building area to be protected and water supply
The following requirements apply:
(a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply, and
(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

B) Static Water Supplies
A static water supply:
(a) May have a remotely located offtake connected to the static water supply,
(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times,
(c) Must be a minimum of 10,000 litres per building including associated Class 10 Building or deck to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems,
(d) Must be metal, concrete or lagged by non-combustible materials if above ground, and
(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
(i) metal,
(ii) non-combustible material, or
(iii) fibre-cement a minimum of 6 mm thickness.

Requirements for Static Water Supply for Fire fighting

C) Fittings and pipework associated with a fire fighting water point for a static water supply must:
(a) Have a minimum nominal internal diameter of 50mm,
(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm,
(c) Be metal or lagged by non-combustible materials if above ground,
(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23),
(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment,
(f) Ensure the coupling is accessible and available for connection at all times,
(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length),
(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table, and
(i) Where a remote offtake is installed, ensure the offtake is in a position that is:
(i) Visible,
(ii) Accessible to allow connection by fire fighting equipment,
(iii) At a working height of 450 – 600mm above ground level, and
(iv) Protected from possible damage, including damage by vehicles.

D) Signage for static water connections
The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:
(a) Comply with water tank signage requirements within AS2304, or
(b) Comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

E) Hardstand
A hardstand area for fire appliances must be provided:
(a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like),
(b) No closer than six metres from the building to be protected,
(c) With a minimum width of three metres and a minimum length of six metres constructed to the same standard as the carriageway, and
(d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Requirements for Hazard Management Area

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.
A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter,
- Maintain grass at less than a 100mm height,
- Remove pine bark and other flammable mulch (especially from against buildings),
- Thin out under-story vegetation to provide horizontal separation between fuels,
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers,
- Prune larger trees to maintain a 6 metre horizontal separation between canopies,
- Minimise the storage of flammable materials such as firewood, rubbish heaps and stored fuel away from habitable buildings,
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	Client Name and Address: Nicholas Shaw c/o 74 Gunners Quoin Road Old Beach, TAS, 7017	C.T.: 134320/2 PID: 2019987 Area: 2.065 Ha	The Bushfire Hazard Management Plan is to be printed at A3 in colour and read in conjunction with the Bushfire Hazard Report for the proposed alterations and additions to the existing class 1a habitable building at 74 Gunners Quoin Road, Old Beach (GES, 4th of March 2026, J12751v1.0)	Certification No. J12751 Alice Higgins Acc. No. BFP-165 Scope 1, 2, 3A, 3B, 3C.	Sheet 2 of 2 Prepared by: Alice Higgins

Attachment 2

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Nicholas Shaw *Owner /Agent*

74 Gunners Quoin Road *Address*

Old Beach, TAS 7017 *Suburb/postcode*

Qualified person details:

Qualified person: Alice Higgins

Address: 29 Kirksway Place

Battery Point, TAS 7004

Phone No: 03 6223 1839

Fax No:

Licence No: BFP-165

Email address: ahiggins@geosolutions.net.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the Fire Service Act. BFP-165 scope 1, 2, 3a, 3b. Pantheon Insurance PI policy No. 17080170

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of bushfire hazards in bushfire prone areas

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 74 Gunners Quoin Road

Old Beach, TAS 7017

Lot No: 2

Certificate of title No: 134320

The assessable item related to this certificate: Alterations and additions to the existing class 1a habitable building in a bushfire prone area.

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Bushfire Hazard

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

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

Attachment 2

☒ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report for 74 Gunners Quoin Road, Old Beach, 4th March 2026. J12751v1.0 Bushfire Hazard Management Plan for 74 Gunners Quoin Road, Old Beach, 4th March 2026. J12751v1.0 And Form 55
Relevant	BAL assessed as per AS3959-2018 for the proposed alterations and additions to the existing class 1a habitable building identified on the BHMP
References:	AS3959-2018 Construction of Buildings in Bushfire-prone Areas Building Regulations 2016 National Construction Code (NCC) – Vol. 2 Directors Determination - Bushfire Hazard Areas, v1.2, 16th July 2024

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

Bushfire Attack Level Assessment in accordance with AS3959-2018 and determination of other mitigation measures as required by the relevant Directors Determination as cited in the Bushfire Hazard Report and on the BHMP.
Design and construction for the proposed alterations and additions to the existing class 1a habitable building must be to a minimum standard of **BAL-19** (sections 3 and 6 of AS3959-2018).

Scope and/or Limitations

Scope: The bushfire hazard assessment was undertaken at the site to determine whether there is sufficient risk to the proposed alterations and additions to the existing class 1a habitable building from bushfire to warrant specific bushfire hazard management measures.

Limitations:

The assessment relates to bushfire hazard only.
The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.
The report only identifies the size, volume, and status of vegetation at the time the site assessment was undertaken, impacts of future development and vegetation growth have not been considered.
No liability will be accepted by the assessor for actions undertaken by the owners or others that compromise the effectiveness of the measures outlined in this assessment.
The effectiveness of the bushfire safety measures outlined in the assessment are reliant on their implementation and ongoing maintenance.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		J12751	4/03/2026