Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/102

LOCATION OF AFFECTED AREA

65A LACHLAN COURT, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

SINGLE DWELLING & 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 **24/06/2026**. 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

PROPOSED RESIDENCE & SHED
65a LACHLAN COURT
BRIGHTON
W.A. & C.M. LYND

PD26164

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	PART SITE PLAN
03	PART SITE DRAINAGE PLAN
04	LOCALITY PLAN
05	FLOOR PLAN
06	DOOR AND WINDOW SCHEDULES
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	FLOOR FINISHES PLAN
11	PLUMBING PLAN
12	ELECTRICAL/REFLECTED CEILING PLAN
13	PERSPECTIVES

SHED DRAWINGS

No	DRAWING
S-01	FLOOR PLAN

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 179181/1
SITE AREA: 1.00ha
DESIGN WIND SPEED: N2
SOIL CLASSIFICATION: M
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: LOW
BAL RATING: 12.5
OTHER KNOWN HAZARDS: PROXIMITY TO TASGAS PIPELINE
BUSHFIRE-PRONE AREA

Prime Design
your build, your way
L: 10 Goodman Court , Invermay, 7248
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H: Shop 9, 105-111 Main Road, Moonah, 7009
p(h)+ 03 6228 4575
info@ primedesigntas.com.au
primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

NOT FOR CONSTRUCTION

SJM property developments

FLOOR AREA	256.74	m2	(27.64	SQUARES)
SHED AREA	127.34	m2	(13.71	SQUARES)

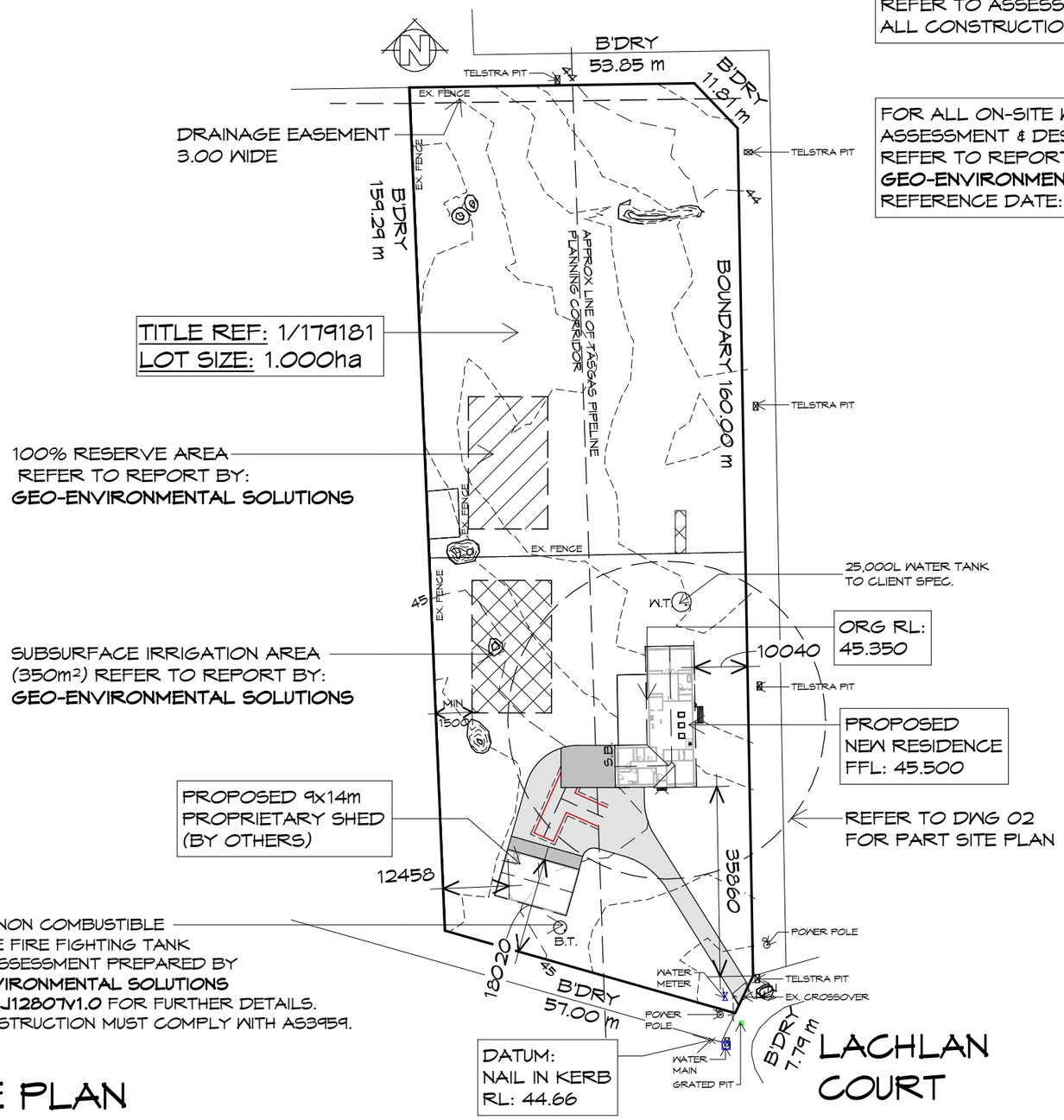
REV. DATE DESCRIPTION

MAY 2026

PLANNING

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 12.5
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

FOR ALL ON-SITE WASTEWATER DISPOSAL ASSESSMENT & DESIGN DETAILS
REFER TO REPORT BY:
GEO-ENVIRONMENTAL SOLUTIONS
REFERENCE DATE: MARCH 2026



SITE PLAN

1 : 1000

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

SURVEYORS NOTES

- WHILE ALL REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL VISIBLE ABOVE GROUND SERVICES, THERE MAY BE OTHER SERVICES WHICH WERE NOT LOCATED DURING THE FIELD SURVEY.
- THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY EXISTING TITLE DIMENSIONS AND OCCUPATION (WHERE AVAILABLE) ONLY AND NOT BY FIELD SURVEY, AND AS A RESULT ARE CONSIDERED APPROXIMATE ONLY. THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARY. OR TO PRESCRIBED SET-BACKS, WITHOUT FURTHER SURVEY.
- PRIOR TO ANY DEMOLITION, EXCAVATION, FINAL DESIGN OR CONSTRUCTION ON THIS SITE, A FULL SITE INSPECTION SHOULD BE COMPLETED BY THE RELEVANT ENGINEERS.
- ALL SURVEY DATA IS 3D. THE LEVEL (Z-VALUE) OF ANY SPECIFIC FEATURE CAN BE INTERROGATED WITH A SUITABLE CAD PACKAGE. SPOT HEIGHTS OF ALL FEATURES, INCLUDING PIPE INVERTS, ARE INCLUDED IN THE MODEL SPACE BUT ARE NOT DISPLAYED ON THE PDF. SPOT HEIGHTS ARE ORGANISED INTO APPROPRIATE LAYERS, AND CAN BE DISPLAYED AS REQUIRED.
- DATUM - VERTICAL : AHD PER SPM10141 WITH REPUTED AHD LEVEL OF 49.746 FROM SURCOM ON 06/03/26
- AT THE TIME OF THIS SURVEY, CT.179181/1 WAS OWNED BY GRANT AARON WAKEFIELD
- DATE OF SURVEY : 06/03/26

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SJM property developments

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION

Client name: W.A. & C.M. LYND

PLANNING

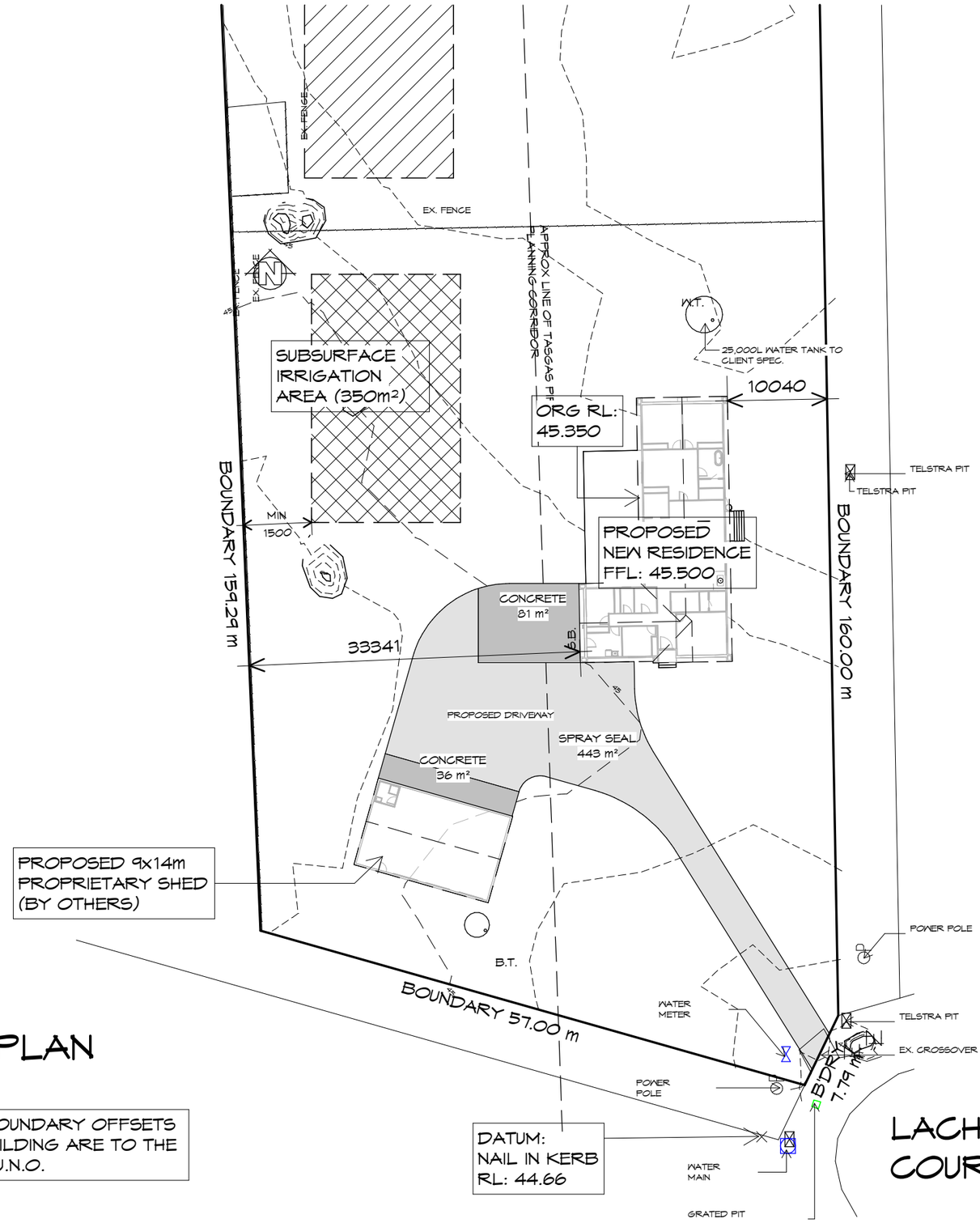
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENCE & SHED
65a LACHLAN COURT
BRIGHTON

Drawing:
SITE PLAN

Date:	Drafted by:	Approved by:
25.05.2026	A.D.	M.R.
Project/Drawing no:	Scale:	Revision:
PD26164 - 01	1 : 1000	04

Accredited building practitioner: Frank Geskus -No CC246A



PART SITE PLAN

1 : 500

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

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REFER TO REPORT BY:
GEO-ENVIRONMENTAL SOLUTIONS
REFERENCE DATE: MARCH 2026

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SJM property developments

NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Client name: W.A. & C.M. LYND

PLANNING

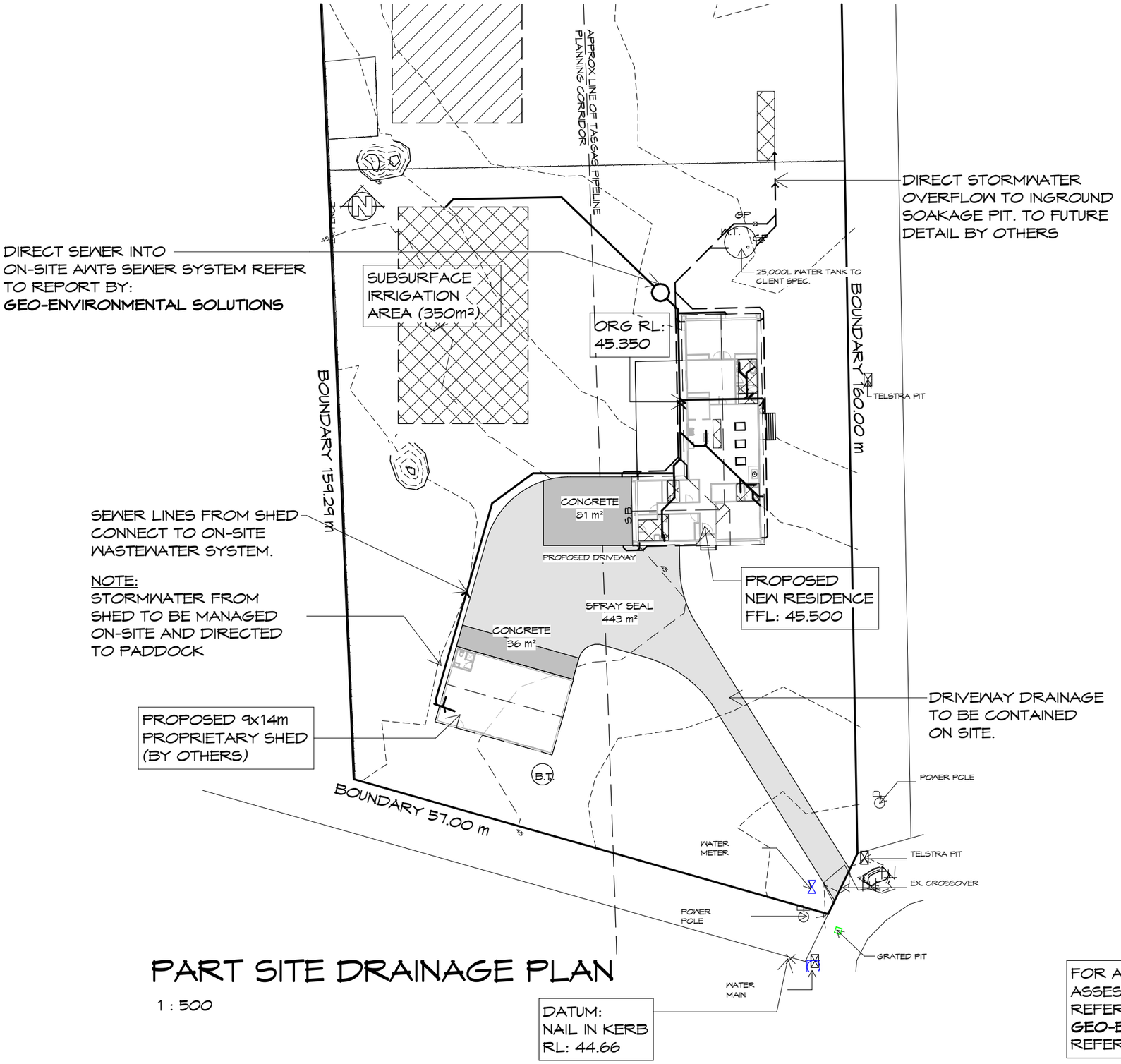
NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED RESIDENCE & SHED
65a LACHLAN COURT
BRIGHTON

Drawing: PART SITE PLAN

Date:	Drafted by:	Approved by:
25.05.2026	A.D.	M.R.
Project/Drawing no:	Scale:	Revision:
PD26164 - 02	1 : 500	04

Accredited building practitioner: Frank Geskus -No CC246A



PART SITE DRAINAGE PLAN

1 : 500

LEGEND

- GP — 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- W.T. — WATER TANK - TO CLIENT SPEC.

PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
S/W: STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2021 PART 3
VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

SEWER AND WATER SERVICES
- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

NOTE:
ALL DOWNPIPES TO BE CONNECTED TO ONSITE RAINWATER TANK VIA CHARGED SYSTEM.
TANK AND PIPEWORK INSTALLATION TO COMPLY WITH AS3500.3 & CBOS DIRECTOR GUIDELINES FOR WATER TANKS

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BRIGHTON

Drawing: PART SITE DRAINAGE PLAN

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PD26164 - 03	As indicated	04

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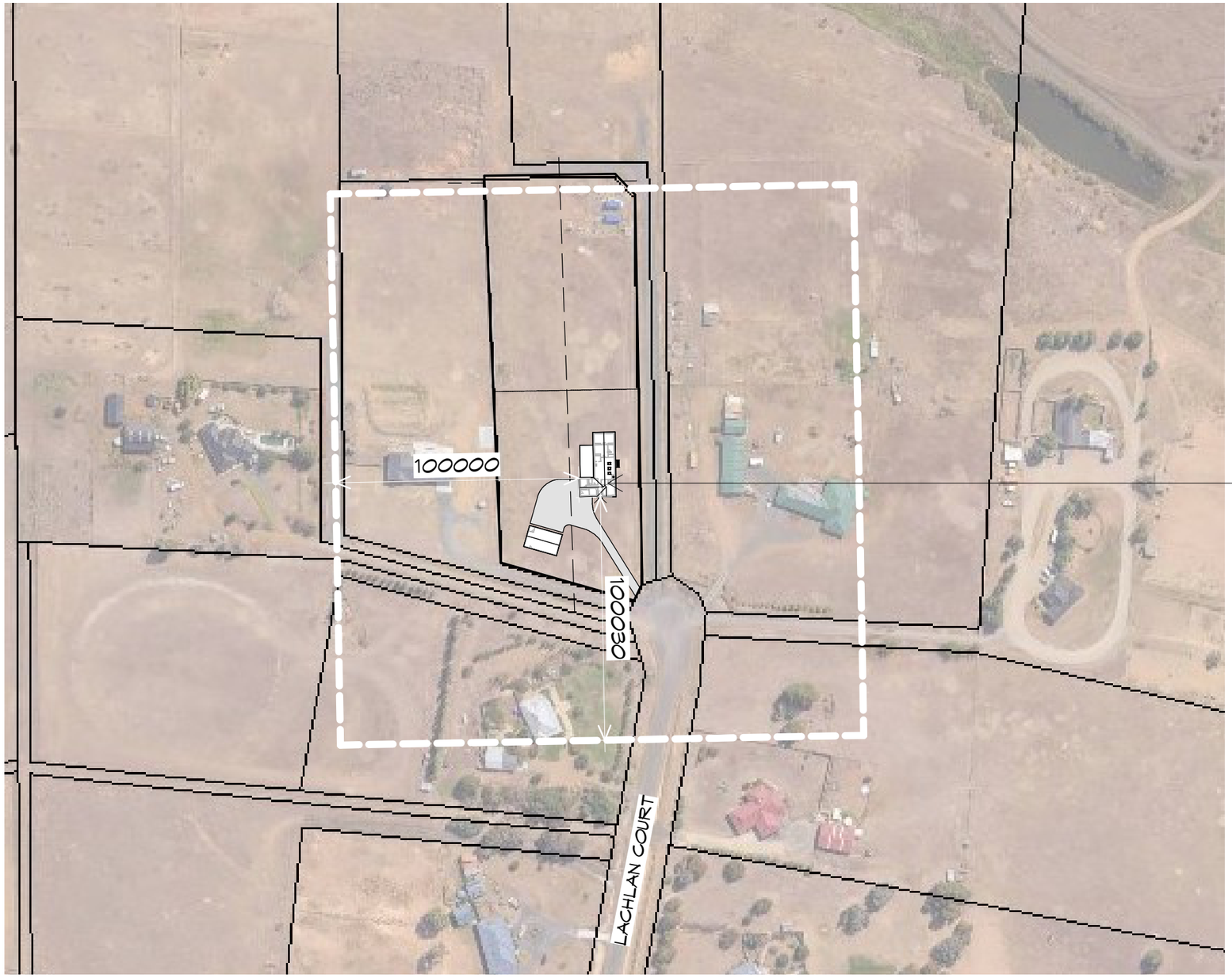

PROPOSED RESIDENCE & SHED
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BRIGHTON

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **RURAL LIVING** AND **REQUIRES** A BUSHFIRE ASSESSMENT.
RESIDENCE **IS NOT** OVER **100m** FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

REFER TO BUSHFIRE ASSESSMENT REPORT BY GEO-ENVIRONMENTAL SOLUTIONS FOR MANAGEMENT PLAN

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Project/Drawing no:	**Scale:**	**Revision:**
PD26164 - 04	1 : 2000	04

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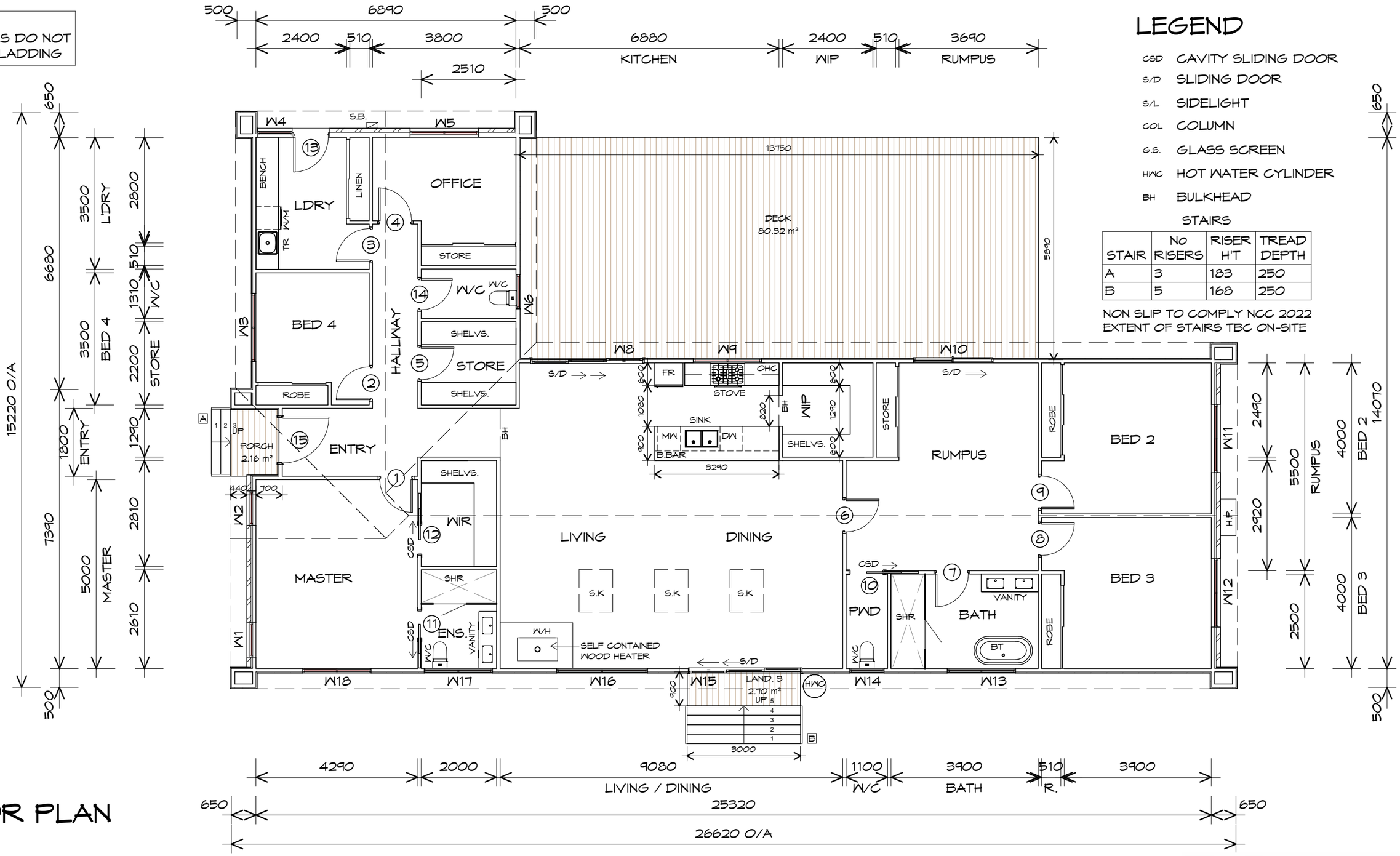
NOTE:
DIMENSIONS DO NOT INCLUDE CLADDING



LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER
BH	BULKHEAD

STAIRS

STAIR	No RISERS	RISER H'T	TREAD DEPTH
A	3	183	250
B	5	168	250

NON SLIP TO COMPLY NCC 2022
EXTENT OF STAIRS TBC ON-SITE

FLOOR PLAN

1 : 100

FLOOR AREA 256.74 m2 (27.64 SQUARES)
SHED AREA 127.34 m2 (13.71 SQUARES)

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

FIREPLACES, CHIMNEYS & HEARTHS
INSTALLATION OF FREESTANDING HEATING APPLIANCE TO COMPLY NCC 2022 H7D5, ABCB HOUSING PROVISIONS PART 12.4
APPLIANCE COMPLIANT WITH AS/NZS 2918.2018

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Drawing:
FLOOR PLAN

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PD26164 - 05	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	870	INTERNAL TIMBER DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	
7	870	INTERNAL TIMBER DOOR	
8	870	INTERNAL TIMBER DOOR	
9	870	INTERNAL TIMBER DOOR	
10	920	CAVITY SLIDING DOOR	
11	770	CAVITY SLIDING DOOR	
12	820	CAVITY SLIDING DOOR	
13	920	GLAZED EXTERNAL DOOR	
14	820	INTERNAL TIMBER DOOR	
15	1220	EXTERNAL ENTRY DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	910	AWNING WINDOW	
W2	2100	910	AWNING WINDOW	
W3	2100	1810	AWNING WINDOW	
W4	1200	910	AWNING WINDOW	
W5	2100	1810	AWNING WINDOW	
W6	1200	910	AWNING WINDOW	OPAQUE
W8	2400	3010	SLIDING DOOR - 3-PANEL	
W9	1500	1810	AWNING WINDOW	
W10	2100	2110	SLIDING DOOR	
W11	2100	1810	AWNING WINDOW	
W12	2100	1810	AWNING WINDOW	
W13	1200	1810	AWNING WINDOW	OPAQUE
W14	1200	910	AWNING WINDOW	OPAQUE
W15	2400	3010	SLIDING DOOR - 3-PANEL	
W16	2100	2410	AWNING WINDOW	
W17	1200	1810	AWNING WINDOW	OPAQUE
W18	2100	1810	AWNING WINDOW	
W19	1275	870	VELUX FCM FIXED SKYLIGHT	
W20	1275	870	VELUX FCM FIXED SKYLIGHT	
W21	1275	870	VELUX FCM FIXED SKYLIGHT	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **12.5 BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING.

NOTE: ALL WINDOWS AND DOOR HEAD HEIGHTS TO BE 2400 ABOVE FFL

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PLANNING
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Project:
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65a LACHLAN COURT
BRIGHTON

Drawing:
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
25.05.2026	A.D.	M.R.
Project/Drawing no:	**Scale:**	**Revision:**
PD26164 - 06		04

Accredited building practitioner: Frank Geskus -No CC246A

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ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

CLADDING TO BE
SELECTED BY CLIENT

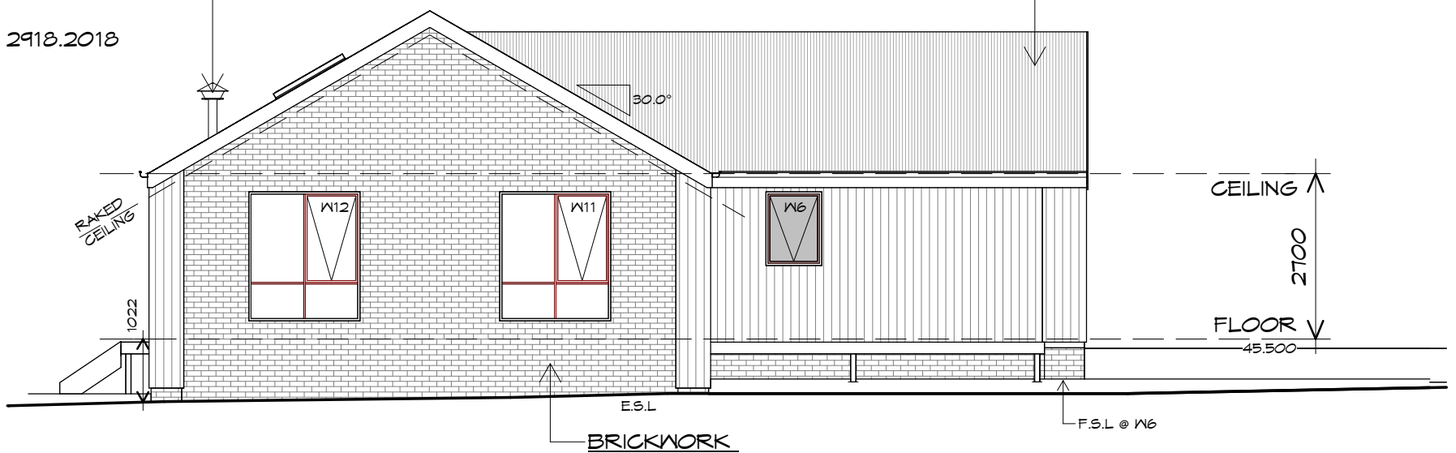
DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

WESTERN ELEVATION

1 : 100

FIREPLACES, CHIMNEYS & HEARTHS
INSTALLATION OF FREESTANDING HEATING
APPLIANCE TO COMPLY NCC 2022 H7D5, ABCB
HOUSING PROVISIONS PART 12.4
APPLIANCE COMPLIANT WITH AS/NZS 2918.2018

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

NORTHERN ELEVATION

1 : 100

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Drawing:
ELEVATIONS

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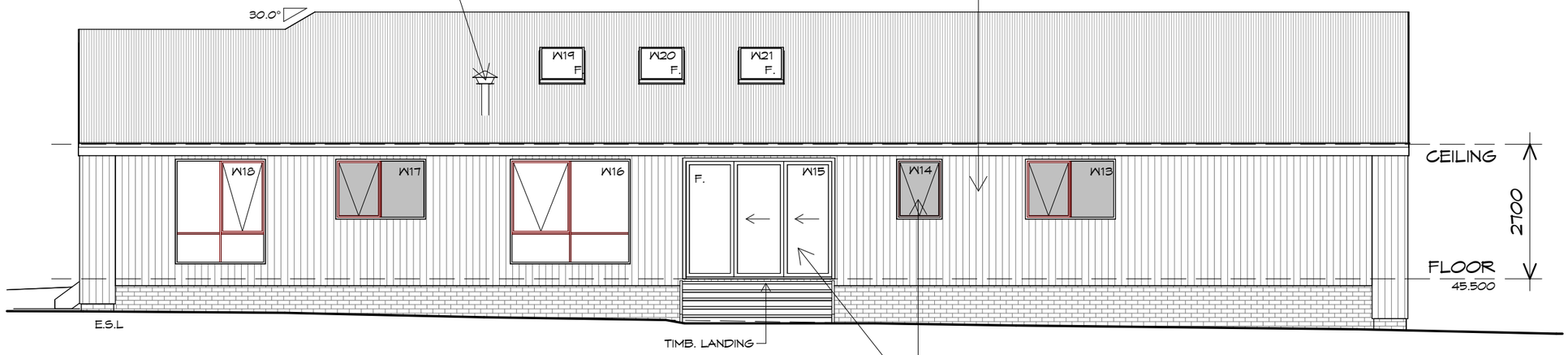
CLADDING TO BE SELECTED BY CLIENT



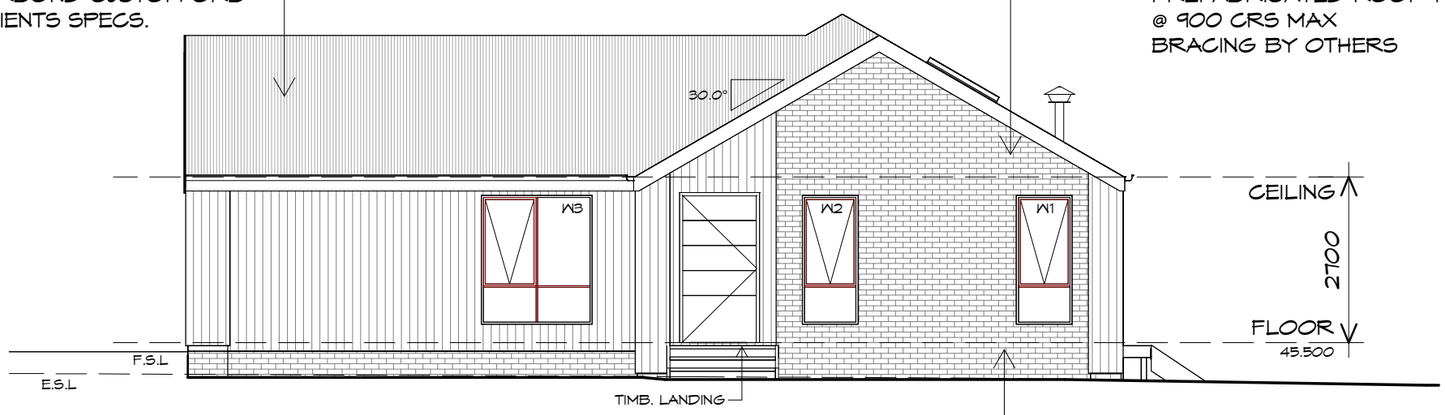
DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

EASTERN ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



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FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

SOUTHERN ELEVATION

1 : 100

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W.A. & C.M. LYND

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

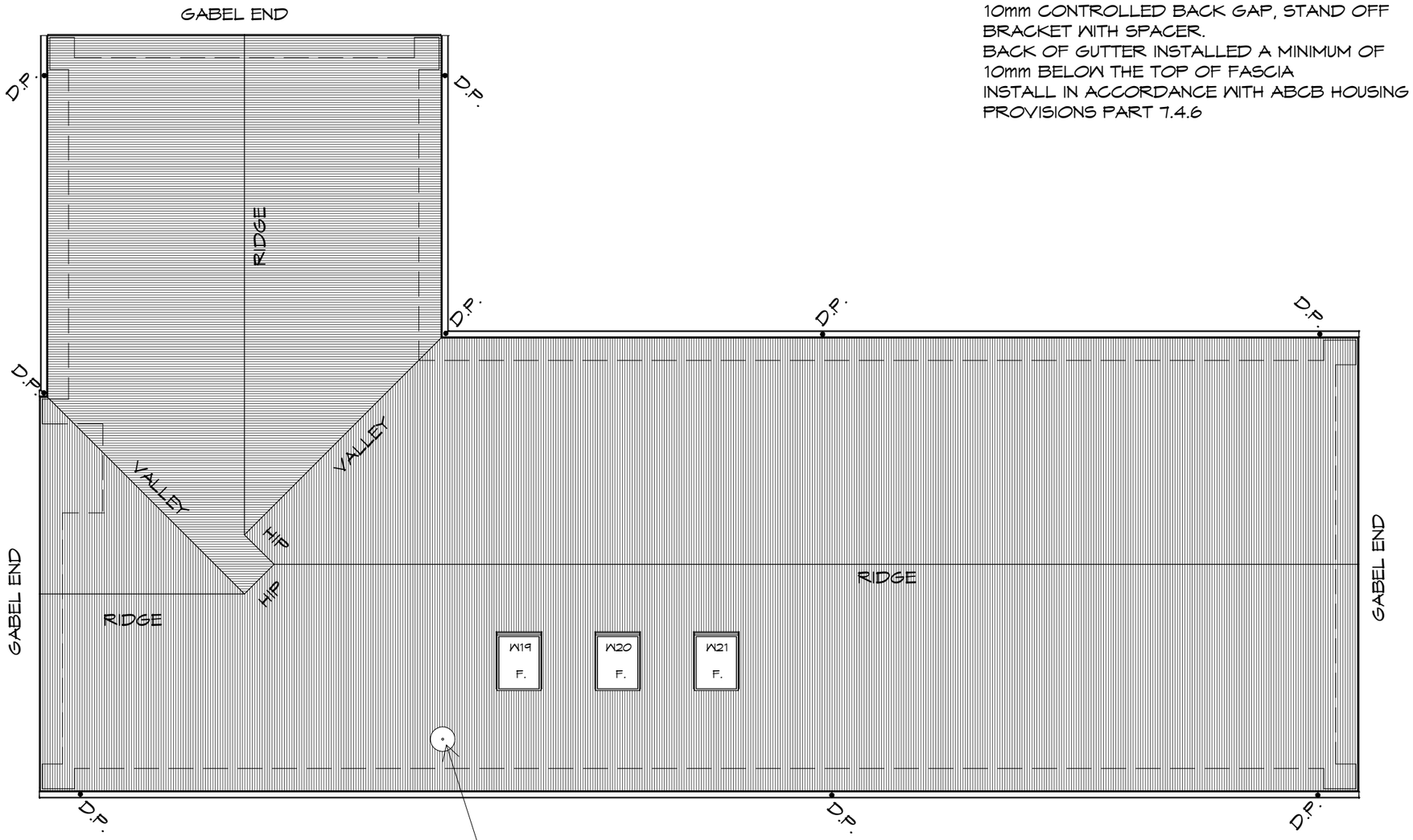
Project:
PROPOSED RESIDENCE & SHED
65a LACHLAN COURT
BRIGHTON

Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
25.05.2026	A.D.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD26164 - 08	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 12.5
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.



FIREPLACES, CHIMNEYS & HEARTHS
INSTALLATION OF FREESTANDING HEATING APPLIANCE TO COMPLY NCC 2022 H7D5, ABCB HOUSING PROVISIONS PART 12.4
APPLIANCE COMPLIANT WITH AS/NZS 2918.2018

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

OVERFLOW MEASURES
INSTALL **FRONT FACE SLOTTED GUTTER *OR***
10mm CONTROLLED BACK GAP, STAND OFF BRACKET WITH SPACER.
BACK OF GUTTER INSTALLED A MINIMUM OF 10mm BELOW THE TOP OF FASCIA
INSTALL IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.6

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN 1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH AS33500.3:2021

UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OFVALLEY GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

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SJM property developments

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BRIGHTON

Drawing:
ROOF PLAN

Date:	Drafted by:	Approved by:
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PD26164 - 09	1 : 100	04

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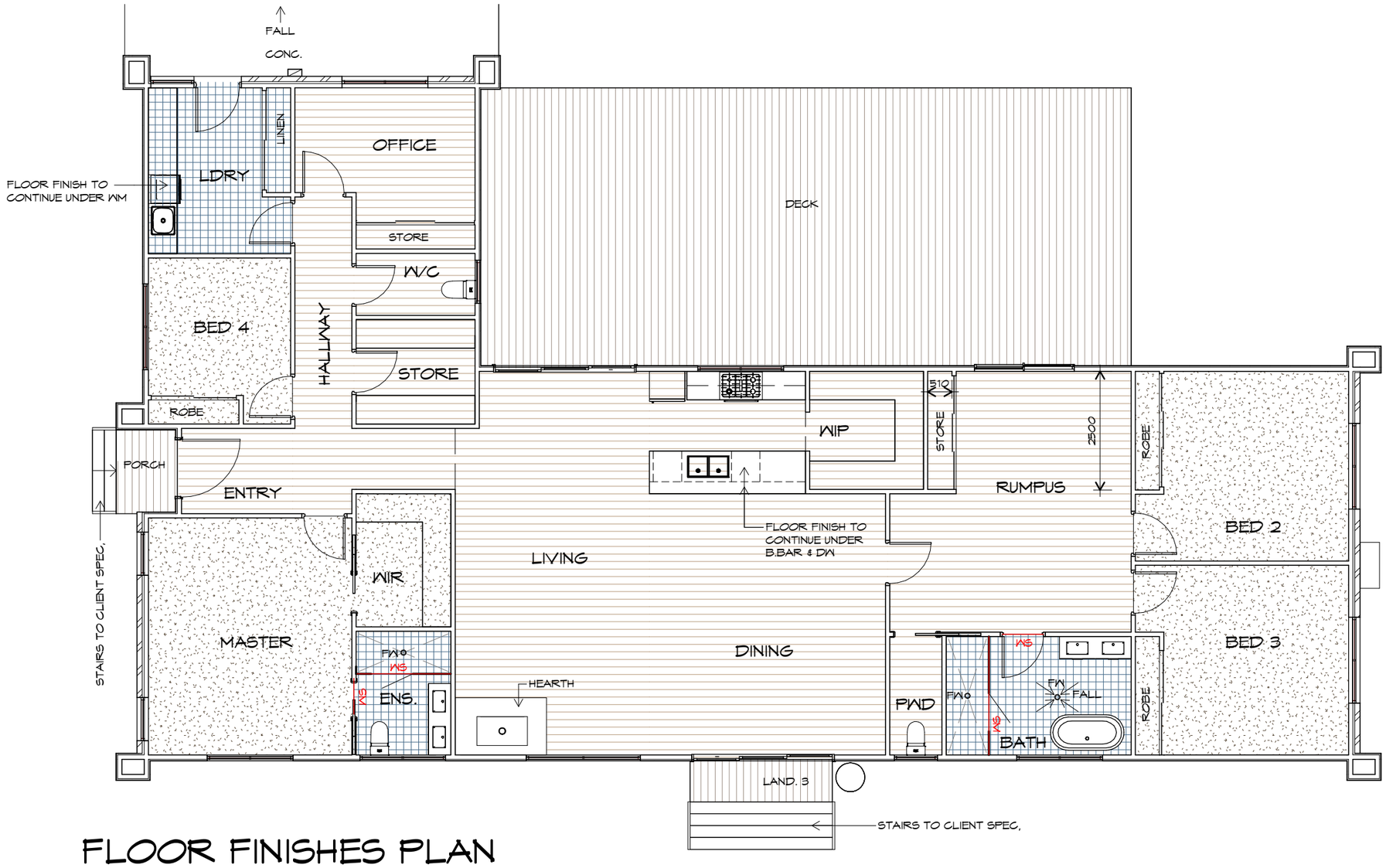

LEGEND

- CARPET
- TILES
- TIMBER
- TIMBER DECK
- WS WATERSTOP
- FW FLOOR WASTE

FLOOR FINISHES PLAN

1 : 100

IMPORTANT:
PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS.
ENERGY ASSESSMENT IS BASED ON FLOOR TYPES AS NOTED IN THE REPORT.

IF AN ALTERNATIVE FLOORING IS CHOSEN OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

REFER TO ELECTRICAL PLAN AND REFLECTED CEILING PLAN FOR CEILING PENETRATIONS.

FIREPLACES, CHIMNEYS & HEARTHS
INSTALLATION OF FREESTANDING HEATING APPLIANCE TO COMPLY NCC 2022 H7D5, ABCB HOUSING PROVISIONS PART 12.4
APPLIANCE COMPLIANT WITH AS/NZS 2918.2018

FLOOR WASTE
WHERE A FLOOR WASTE IS INSTALLED—
- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.

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FLOOR FINISHES PLAN

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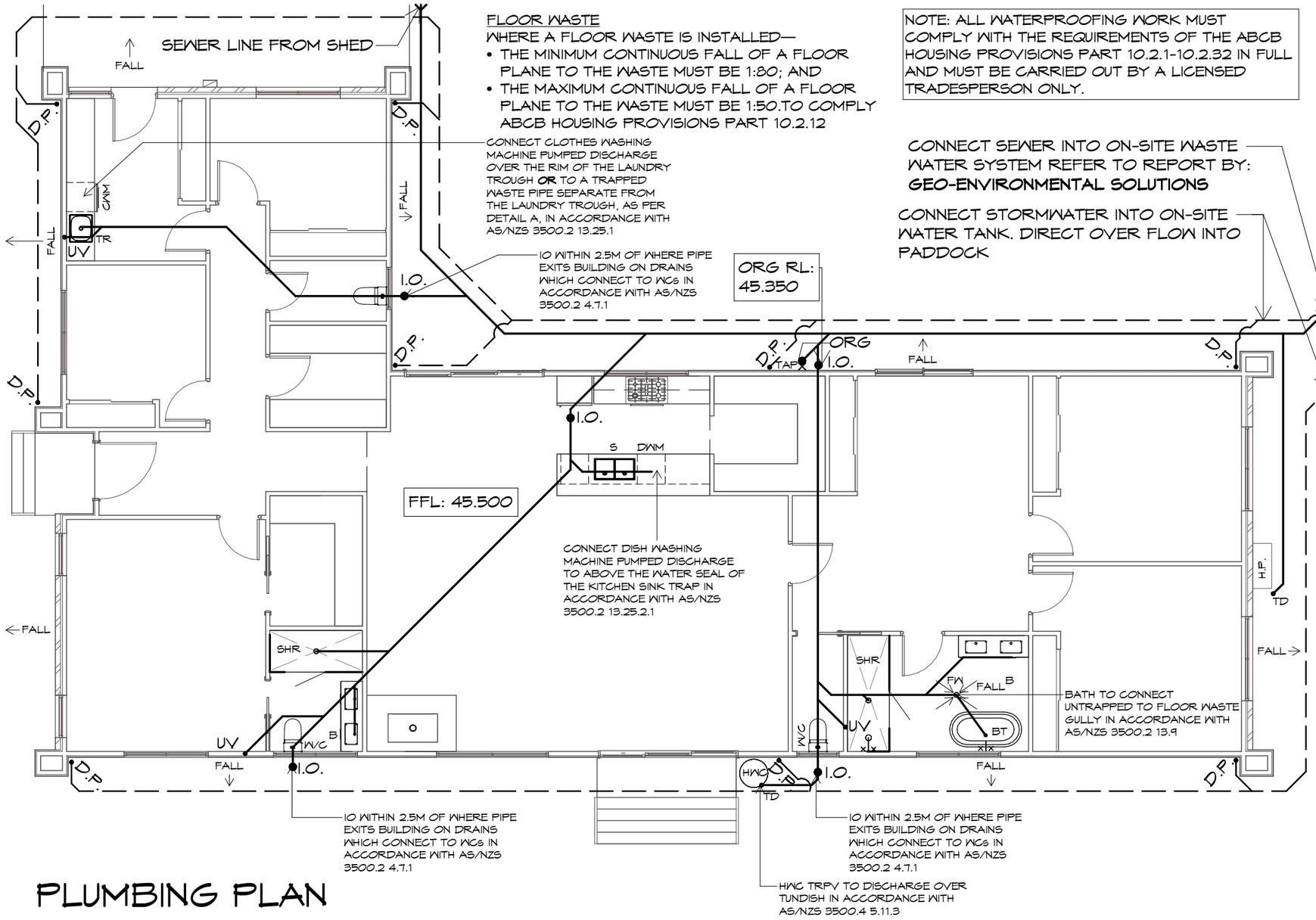

FLOOR WASTE

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NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.

CONNECT SEWER INTO ON-SITE WASTE WATER SYSTEM REFER TO REPORT BY:
GEO-ENVIRONMENTAL SOLUTIONS

CONNECT STORMWATER INTO ON-SITE WATER TANK. DIRECT OVER FLOW INTO PADDOCK

PLUMBING NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2025 & THE NATIONAL CONSTRUCTION CODE. AND MUST BE CARRIED OUT BY A LICENSED TRADESMAN ONLY.

- DRAINS SHOULD BE LOCATED EXTERNAL TO THE BUILDING WHEREVER PRACTICABLE
- SANITARY DRAINAGE ON SITES CLASSIFIES M, H1, H2 AND E SHOULD BE PROTECTED FROM GROUND MOVEMENT IN ACCORDANCE AS3500.2 APPENDIX G

LEGEND OF DIAMETERS

B	BASIN (DN40)
CWM	CLOTHES WASHING MACHINE (DN40)
DP	DONWPIPE (DN90)
DWM	DISH WASHING MACHINE
FWG	FLOOR WASTE GULLY (DN90)
HWC	HOT WATER CYLINDER
ORG	OVERFLOW RELIEF GULLY (DN100) + TAP OVER
S	SINK (DN50)
SHR	SHOWER (DN50)
TD	TUNDISH FOR HWC TPRV OR A/C CONDENSATE(DN50)
TR	TROUGH (LAUNDRY) (DN40)
UV	UPSTREAM VENT (DN50)
WC	WATER CLOSET PAN (DN100)

PIPES:

SEWER	DN100 uPVC SN6 (DWV) MIN 1:60 FALL
STORMWATER	DN100 uPVC SN6 (DWV) MIN 1:100 FALL

THE INSTALLATION OF WATER PIPE LINES, USE POLY OR COPPER PIPE, MUST COMPLY WITH AS/NZS 3500.2025.
MAIN COLD WATER LINE FROM METER TO HOUSE TO BE DN 25mm WITH DN 16mm BRANCHES & HOT WATER MAIN LINES TO BE DN 20mm WITH DN 16mm BRANCHES TO FIXTURES, ALL OTHER PRODUCTS USED ARE TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500.2025.

HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50deg C, KITCHEN SINK & LAUNDRY SHALL BE 60deg C TO COMPLY WITH REQUIREMENTS OF AS/NZS 3500.2025

AT THE PROPERTY BOUNDARY, AN APPROVED BACKFLOW PROTECTION VALVE IS TO BE FITTED BEFORE EXTENDING THE DOMESTIC SUPPLY TO THE DWELLING.

HOT WATER CYLINDER TO BE INSTALLED AS PER NCC 2022 VOL 3

FINAL PITS LOCATION AND NUMBER TO BE CONFIRMED ON SITE TO ENSURE SURFACE WATER IS REMOVED FROM AROUND HOUSE.

SP — SEDIMENT PIT - 300X300 EVERHART SURFACE DRAINAGE PIT

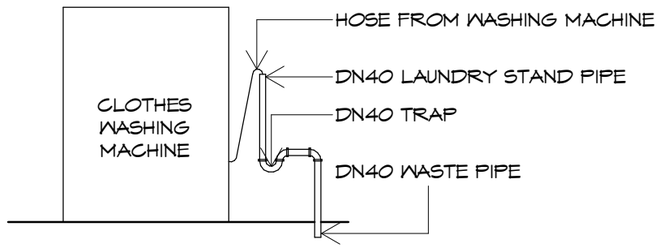
GP — GRATED PIT - *450X450 SURFACE DRAINAGE PIT AT LOCATION OF DRIVEWAY/BATTERS*

PLUMBING PLAN

1 : 100

NOTE:
PLUMBING MAY BE SUBJECT TO CHANGE DUE TO UNFORESEEN SITE/HEIGHT CONDITIONS.

READ IN CONJUNCTION WITH SITE DRAINAGE PLAN



LAUNDRY STAND PIPE

NTS

NOTE:
ALL DOWNPIPES TO BE CONNECTED TO ONSITE RAINWATER TANK VIA CHARGED SYSTEM.
TANK AND PIPEWORK INSTALLATION TO COMPLY WITH AS3500.3 & CBOS DIRECTOR GUIDELINES FOR WATER TANKS

SJM property developments

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PLANNING

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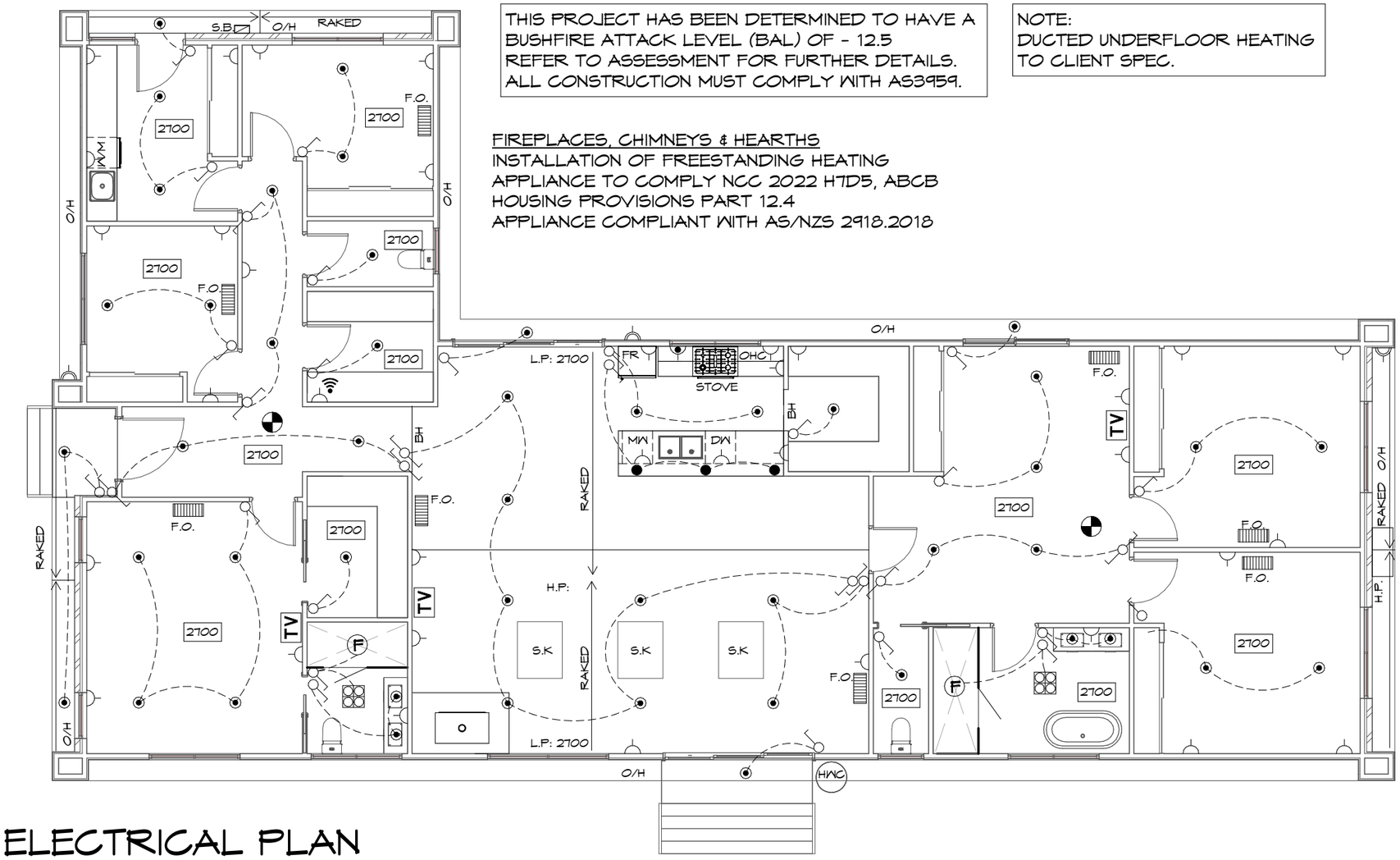

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 12.5
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

NOTE:
DUCTED UNDERFLOOR HEATING TO CLIENT SPEC.

FIREPLACES, CHIMNEYS & HEARTHS
INSTALLATION OF FREESTANDING HEATING APPLIANCE TO COMPLY NCC 2022 H7D5, ABCB HOUSING PROVISIONS PART 12.4
APPLIANCE COMPLIANT WITH AS/NZS 2918.2018

ELECTRICAL PLAN

1 : 100

IMPORTANT:
PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS.
ENERGY ASSESSMENT IS BASED ON THE ABOVE ELECTRICAL LAYOUT AND TYPES AS NOTED IN THE REPORT.
IF MORE PENETRATIONS ARE INCLUDED OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

ELECTRICAL
ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A GRADE ELECTRICAL CONTRACTOR. ALL WORKS TO COMPLY WITH LOCAL AUTHORITIES AND AS3000

ARTIFICIAL LIGHTING
RESIDENCES TO BE IN COMPLIANCE WITH NCC 2019 PART 3.12.5.5.

ARTIFICIAL LIGHTING MUST NOT EXCEED:
- 5W/m2 FOR CLASS 1 BUILDING
- 4W/m2 FOR VERANDAHS & BALCONIES
- 3W/m2 FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.

EXHAUST FANS
EXHAUST FANS TO ACHIEVE FLOW RATE TO COMPLY WITH HOUSING PROVISIONS 10.8.2

ELECTRICAL INDEX

LIGHTING
- FOUR LIGHT, 3 IN 1 BATHROOM LIGHT C/W DAMPER, EXHAUST TO OUTSIDE*
- L.E.D. - SEALED DOWN LIGHT *
- HANGING PENDANT

*INSTALL AS PER MANUFACTURERS SPECIFICATION

SWITCH TYPE
- ONE-WAY SWITCH
- TWO-WAY SWITCH

HEATING
- H.P. — HEAT PUMP, OUTDOOR UNIT
- F.O. — DUCTED HTG FLOOR OUTLET

WALL OUTLETS
- GENERAL PURPOSE OUTLET (DOUBLE)
- WEATHER PROOF OUTLET
- HOTPLATE SAFETY CUT-OFF
- TV — T.V. OUTLET

NOTE:
POWER POINT TO BE 300mm AWAY FROM EDGE OF WATER SOURCE

CEILING
- XXXX — DENOTES CEILING HEIGHT
- H.P. — HIGH POINT
- L.P. — LOW POINT
- ← — SLOPE
- B.H. — BULK HEAD
- O/H — ROOF OVERHANG/EAVES

OTHER
- R/H — RANGE HOOD, VENT TO OUTSIDE AIR, PROVIDE POWER
- SWITCH BOX
- Wi-Fi
- F — EXHAUST FAN, VENT TO OUTSIDE AIR, PROVIDE POWER
- S.K. — SKYLIGHT SHAFT PLASTER LINED & INSULATED
- 240v SMOKE ALARM

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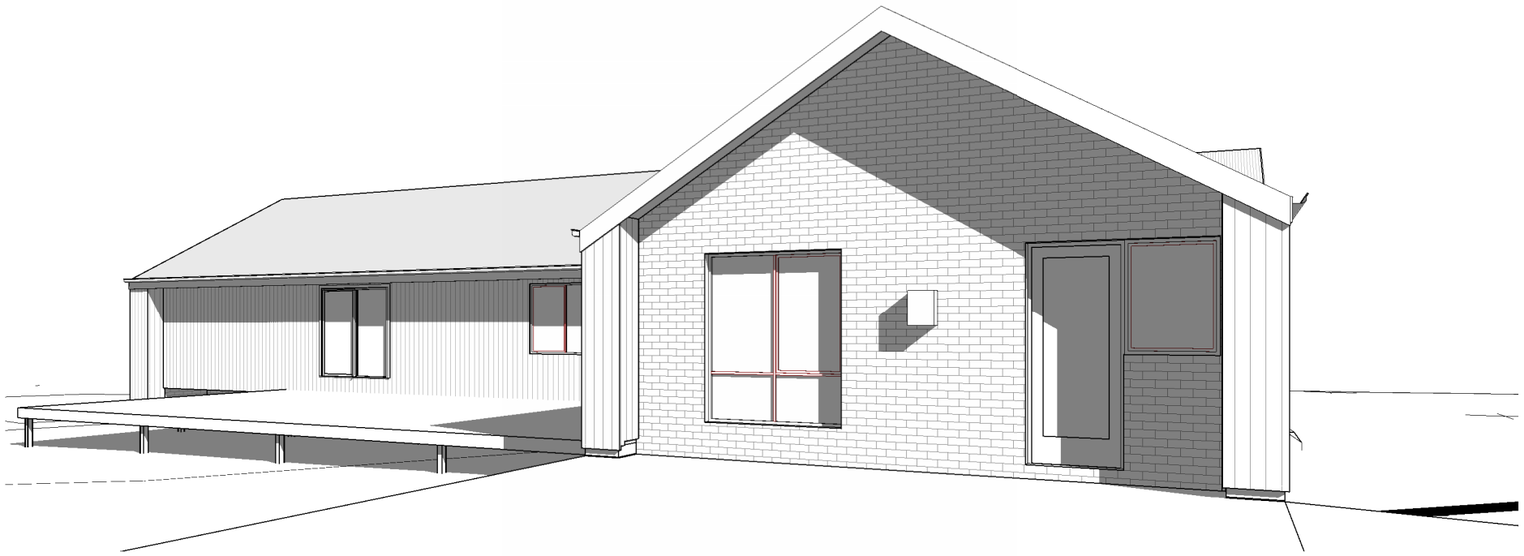

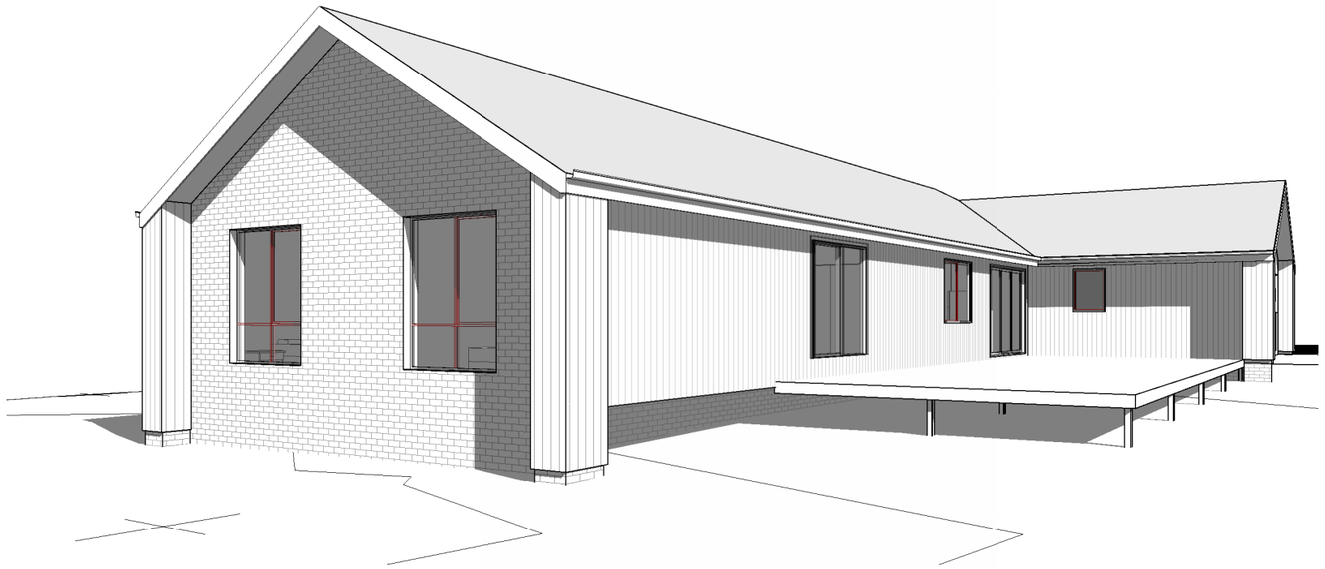

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Drawing:
PERSPECTIVES

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Project/Drawing no:	**Scale:**	**Revision:**
PD26164 - 13		04

Accredited building practitioner: Frank Geskus -No CC246A

GES geo-environmental solutions

Proposed Residential Development – 65a Lachlan Court, Brighton

Bushfire Hazard Report

Applicant: SJM Property Developments Pty Ltd

April 2026 J12807v1.0

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

Contents

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.

Geo Environmental Solutions (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

Prepared and certified by Alice Higgins FPO (planning), Bushfire Practitioner (BFP165), Geo Environmental Solutions.

Base data for mapping: LISTmap, aerial photography, and Google Earth.

On site Photography: Geo Environmental Solutions.

1.0 Purpose

This bushfire hazard report for 65a Lachlan Court, Brighton 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. A Certificate of Others (Form 55) 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, are attached.

2.0 Summary

Site details and compliance

Title reference	179181/1
PID	9873746
Address	65a Lachlan Court, Brighton
Applicant	SJM Property Developments Pty Ltd
Municipality	Brighton
Planning Scheme	Tasmanian Planning Scheme - Brighton
Zoning	Rural Living
Land size	~1.004 Ha
Class of Building/s	Class 1a Habitable Building
Bushfire Attack Level	BAL-12.5
Certificate of Others (Form 55)	Complete and attached
Bushfire Hazard Management Plan	Certified and attached

Development of a new class 1a habitable building at 65a Lachlan Court, Brighton 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-12.5' as defined in AS 3959 - 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 class 10a building (shed) is no closer than 6 metres to the proposed class 1a habitable building and no closer than 6 metres to another class 10a building that is within 6 metres of the proposed class 1a habitable building. Accordingly, the Directors Determination does not apply to the proposed class 10a building (shed) and is not considered further 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 AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas, National Construction Code (NCC), and the Directors Determination. Additional guidance for planning and building in bushfire-prone areas is available on the Tasmania Fire Service website.

4.0 Proposal

The proposal is for the construction of a new class 1a habitable building in the southern part of the title at 65a Lachlan Court, Brighton . 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 AS 3959-2018 ‘Simplified Procedure’. Vegetation has been classified using a combination of onsite observations and remotely sensed data to ensure consistency with Table 2.3 of AS 3959-2018. Slope and distances have been determined by infield measurement and analysis of aerial/satellite imagery, photography, and GIS layers from various sources. 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 65a Lachlan Court, Brighton, 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 Lachlan Court, a council-maintained road. The lot is ~1.004 Ha, is rectangular in shape and is located approximately 1.0 km south of Winton Hill (Figure 1). The lot is serviced by a sealed roadway with a reticulated water supply system which includes fire hydrants.

Adjacent lands surrounding the lot are zoned Rural Living with Agriculture further to the north and west. The lot is situated in an area of broader low density residential development. At a landscape scale the lot occurs on the northwestern fringes of the Brighton settled area interfacing large scale grassland vegetation to the north and west. The lot has gentle slopes with a northerly aspect with an altitude of approximately 45 metres above sea level and is unlikely 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 140 metres of the site (Table 1). Vegetation surrounding the lot was assessed (Table 1) and described as 'grassland' or excluded from the assessment as 'low threat vegetation'. The classified vegetation potentially having the greatest impact on the site occurs to the northwest of the site (Figure 2). The prevailing fire weather wind direction is from the north and west of the site.

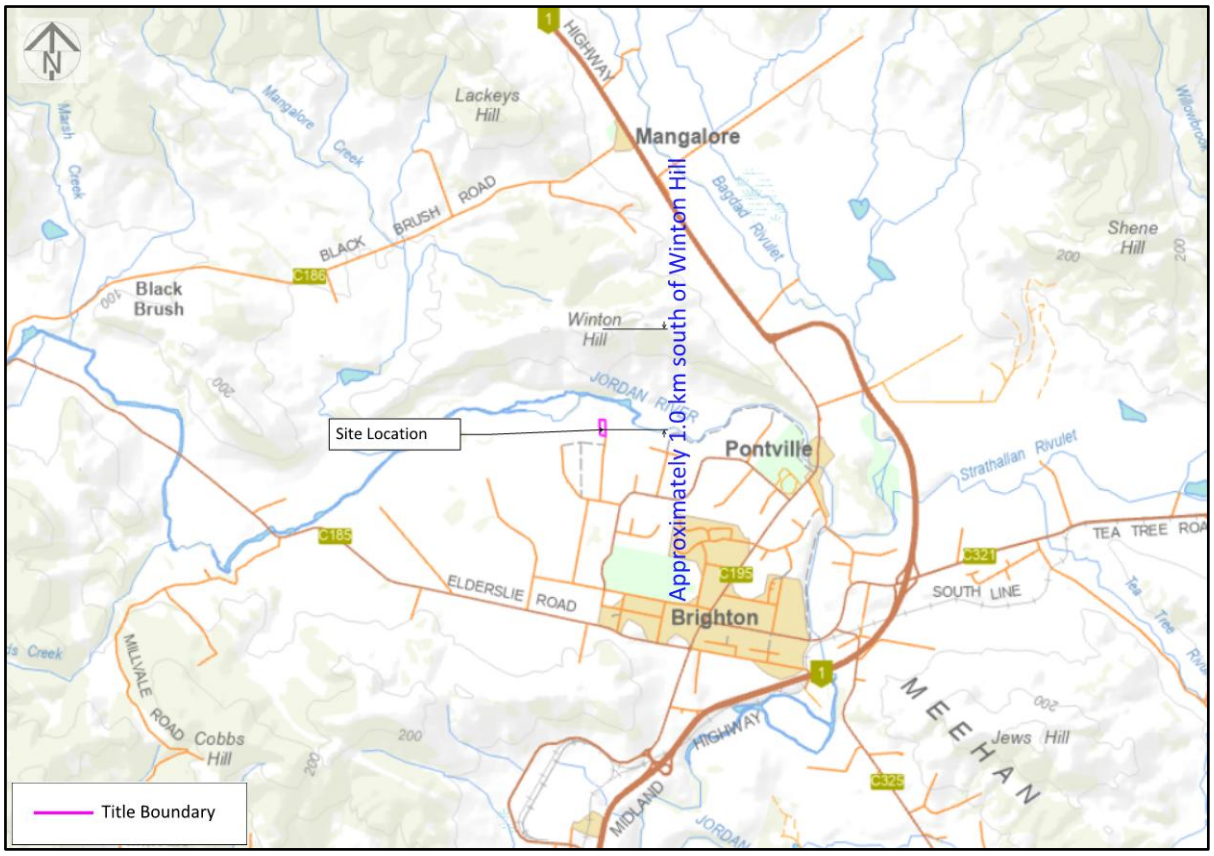


Figure 1. Site location outlined in pink (Image source: LISTmap 2026).

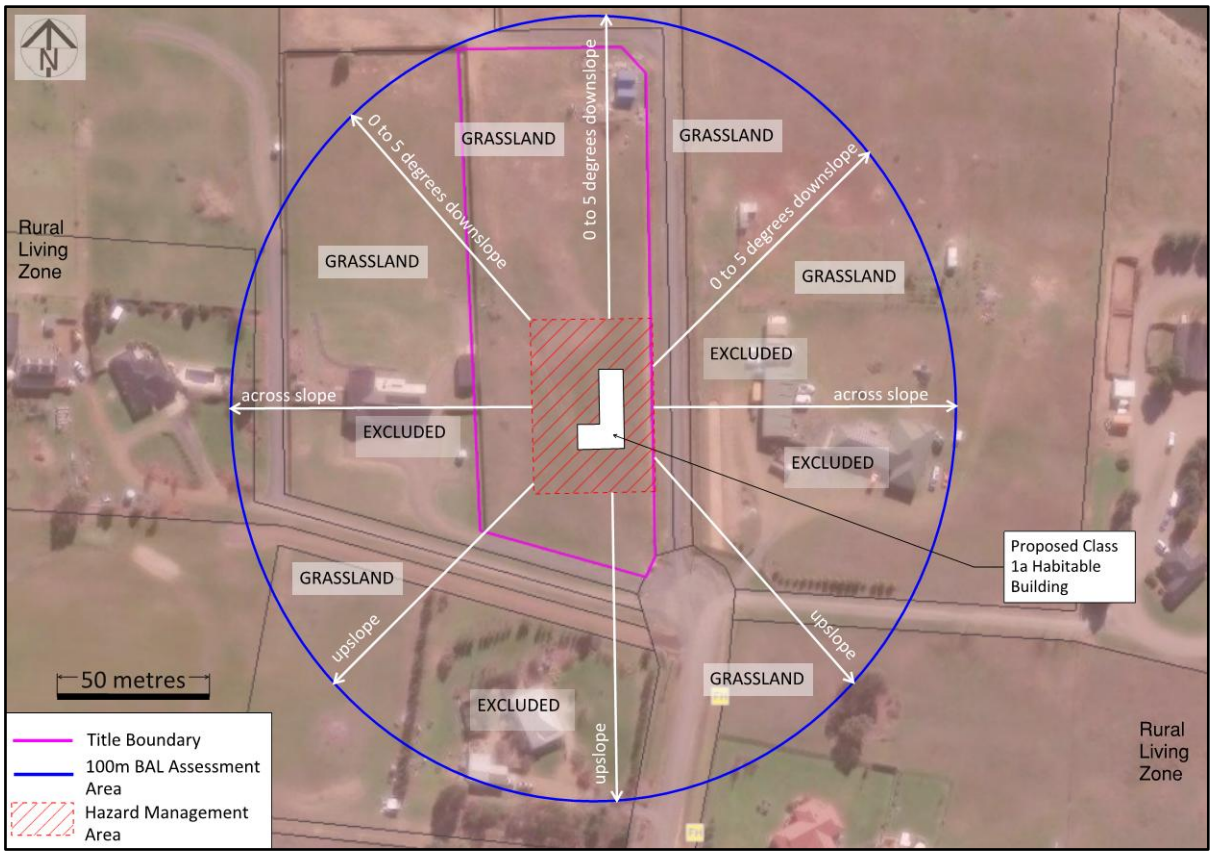


Figure 2. Shows the location of the site (outlined in pink) in the context of the adjacent lands, zoning, classified vegetation, and slopes (Image source: LISTmap 2026).

Table 1. Bushfire Attack Level (BAL) Assessment for the proposed class 1a habitable building

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard Management Area Width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to 16 metres	16 metres	BAL-12.5
	Grassland^	>0 to 5º downslope	16 to >100 metres		
	--	--	--		
	--	--	--		
North-east	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to 16 metres	16 metres	BAL-12.5
	Grassland^	>0 to 5º downslope	16 to 35 metres		
	Exclusion 2.2.3.2 (e, f)^^	flat 0º	35 to 40 metres		
	Grassland^	>0 to 5º downslope	40 to >100 metres		
East	Exclusion 2.2.3.2 (e, f)^^	flat 0º	0 to 62 metres	10 metres	BAL-LOW
	Grassland^	flat 0º	62 to >100 metres		
	--	--	--		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 84 metres	Title Boundary	BAL-LOW
	Grassland^	upslope	84 to >100 metres		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 14 metres	14 metres	BAL-12.5
	Grassland^	upslope	14 to 39 metres		
	Exclusion 2.2.3.2 (e, f)^^	upslope	39 to >100 metres		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 14 metres	14 metres	BAL-12.5
	Grassland^	upslope	14 to 40 metres		
	Exclusion 2.2.3.2 (e, f)^^	flat 0º	40 to 55 metres		
	Grassland^	upslope	55 to >100 metres		
West	Exclusion 2.2.3.2 (e, f)^^	flat 0º	0 to 14 metres	14 metres	BAL-12.5
	Grassland^	flat 0º	14 to 39 metres		
	Exclusion 2.2.3.2 (e, f)^^	flat 0º	39 to >100 metres		
	--	--	--		
North-west	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to 16 metres	16 metres	BAL-12.5
	Grassland^	>0 to 5º downslope	16 to >100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS 3959-2018, Table 2.3 and Figures 2.4(A) to 2.4 (H).
^^ Exclusions as per AS 3959-2018, section 2.2.3.2, (a) to (f).

6.0 Results

The bushfire attack level for the site has been determined as BAL-12.5. There is a risk of ember attack consistent with BAL-12.5. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m^2.

6.1 Construction Requirements

The proposed class 1a habitable building must be constructed to BAL-12.5 standards in accordance with Sections 3 and 5 of AS 3959-2018.

6.2 Property Access Requirements

Property access length is 30 metres or greater and less than 200 metres and access is required for a fire appliance to access a firefighting water connection point. 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 fire hydrant on Lachlan Road is greater than 120 metres to the furthest part of the proposed class 1a habitable building and therefore the site is not serviced by a reticulated water supply, and a dedicated 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-12.5. 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-12.5.
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.

HMA Maintenance

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 AS 3959-2018 or NASH standard – Steel Framed Construction in Bushfire Areas consistent with the BAL determined for the site. The BHMP specifies construction to BAL-12.5 standards of AS 3959-2018. If the proposed 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. Property access length is 30 metres long or greater and less than 200 metres and 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 minimum widths required to achieve BAL-12.5 for the proposed 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 the construction of a new 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. Form 55 is attached.

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 resources 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 (AS 3959-2018).

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 (AS 3959-2018).

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, AS 3959-2018 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 AS 3959-2018 "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 AS 3959-2018 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

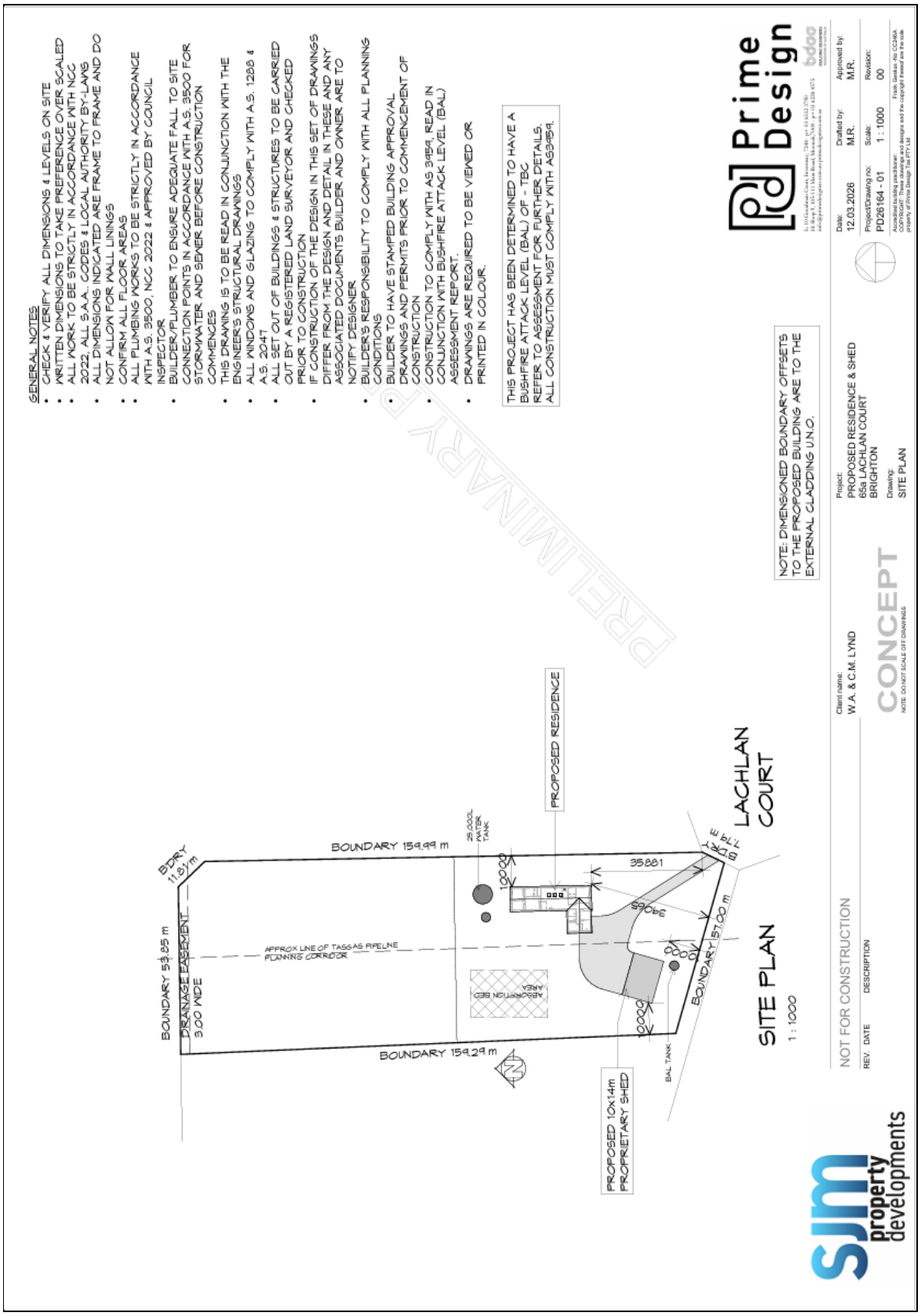
Figure 3. Northern azimuth from the site of the proposed development looking at grassland 0 to 5 degrees downslope.

Figure 4. Eastern azimuth from the site of the proposed development looking at grassland and excluded land across slope.

Figure 5. Southern azimuth from the site of the proposed development looking at grassland and excluded land upslope.

Figure 6. Western azimuth from the site of the proposed development looking at grassland and excluded land across slope.

Appendix B - Site Plan



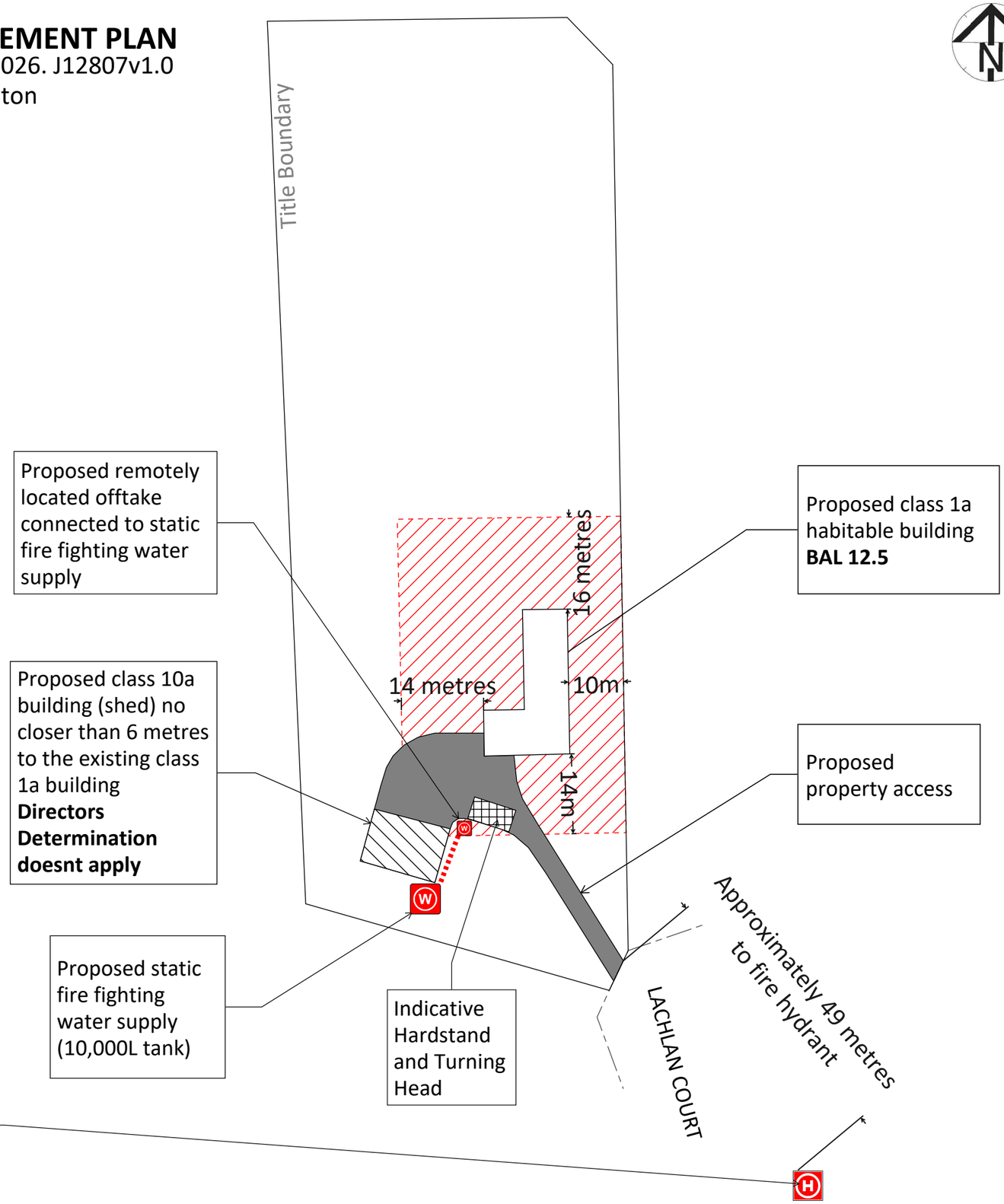
Attachment 1

BUSHFIRE HAZARD MANAGEMENT PLAN

65a Lachlan Court, Brighton. April 2026. J12807v1.0

Tasmanian Planning Scheme - Brighton

GES geo-environmental solutions



LEGEND

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

Building Specifications to **BAL-12.5** for the proposed 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: SJM Property Developments 1/37 Ascot Drive Huntingfield, TAS, 7055	C.T.: 179181/1 PID: 9873746 Area: 1.004 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 class 1a habitable building at 65a Lachlan Court, Brighton (GES, 1st of April 2026, J12807v1.0)	Certification No. J12807 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

65a Lachlan Court, Brighton. April 2026. J12807v1.0

Tasmanian Planning Scheme - Brighton

GES geo-environmental solutions

Design and Specification Requirements

Requirements for Construction

The proposed class 1a habitable building must be constructed to BAL-12.5 standards in accordance with Sections 3 and 5 of AS3959-2018.

Requirements for Property Access

Property access length is greater than 30 metres and less than 200 metres and access is required for a fire appliance to access a fire fighting water connection point.
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 fire hydrant on Lachlan Road is greater than 120 metres to the furthest part of the proposed class 1a habitable building and therefore the site is not serviced by a reticulated water supply, and 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: SJM Property Developments 1/37 Ascot Drive Huntingfield, TAS, 7055	C.T.: 179181/1 PID: 9873746 Area: 1.004 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 class 1a habitable building at 65a Lachlan Court, Brighton (GES, 1st of April 2026, J12807v1.0)	Certification No. J12807 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: SJM Property Developments Pty Ltd *Owner /Agent*
1/37 Ascot Drive *Address*
Huntingfield, TAS 7055 *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: 65 Lachlan Court
Brighton, TAS 7030
Lot No: 1
Certificate of title No: 179181

The assessable item related to this certificate: Construction of a 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 65a Lachlan Court, Brighton. 1st of April 2026. J12807v1.0 Bushfire Hazard Management Plan for 65a Lachlan Court, Brighton. 1st of April 2026. J12807v1.0 And Form 55
Relevant	BAL assessed as per AS3959-2018 for the proposed 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

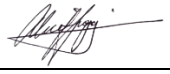
Substance of Certificate: (what it is that is being certified)

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 class 1a habitable building must be to a minimum standard of **BAL-12.5** (sections 3 and 5 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 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:		J12807	1/04/2026

AS2870:2011 SITE ASSESSMENT

65A Lachlan Court

Brighton

March 2026

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	SJM Property Developments (Aus) Pty Ltd
Site Address:	65A Lachlan Court, Brighton
Date of Inspection:	10/03/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	179181/1
Title Area:	Approx. 1.004 ha
Applicable Planning Overlays:	Bushfire-prone areas
Slope & Aspect:	1° N facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT
Geological Unit:	Triassic Sandstone
Climate:	Annual rainfall 450mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

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. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.20	0.00-0.40	SM	**Silty SAND**: brown, slightly moist, medium dense,
0.20-0.50		SP	**Silty SAND**: pale brown, slightly moist, dense
0.50-0.90	0.40-1.20	CI	**Sandy CLAY**: medium plasticity, yellow, brown, slightly moist, stiff
0.90	1.20-1.30	GC	**Clayey GRAVEL**: yellow, brown, slightly moist, very dense, refusal on rock/boulder.

Site Notes

Soils on the site are developing from Triassic Sandstone. The clay fraction is likely to show moderate ground surface movement.

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 M

y_s range: **20-40mm**

Notes: that is a moderately reactive clay.

Wind Loading Classification

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

Wind Classification: N2

Region:	A
Terrain Category:	2.5
Shielding Classification:	PS
Topographic Classification:	T1
Wind Classification:	N2
Design Wind Gust Speed – m/s ($V_{h,u}$):	40

Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes.

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.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.

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

Director

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.

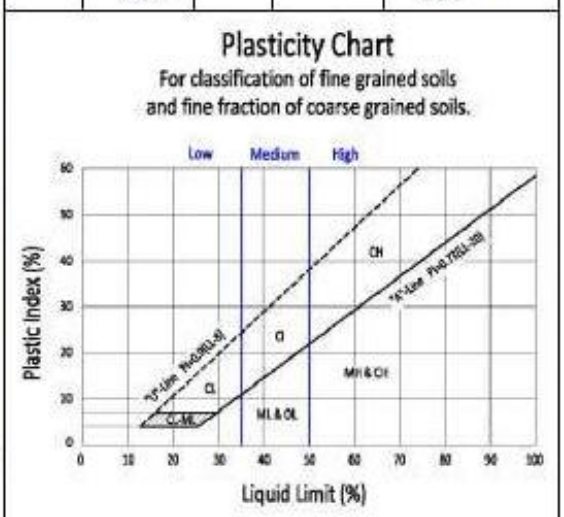
It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

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	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	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.

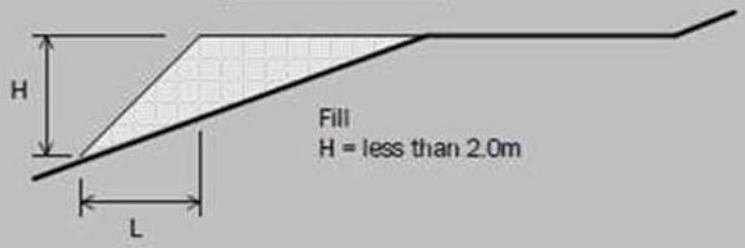
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the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

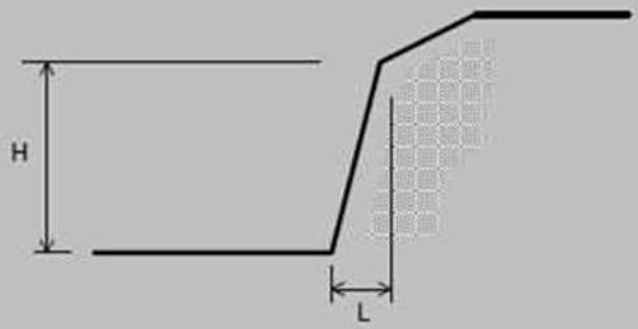
1.5 Batter Angles for Embankments *(Guide Only)*

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

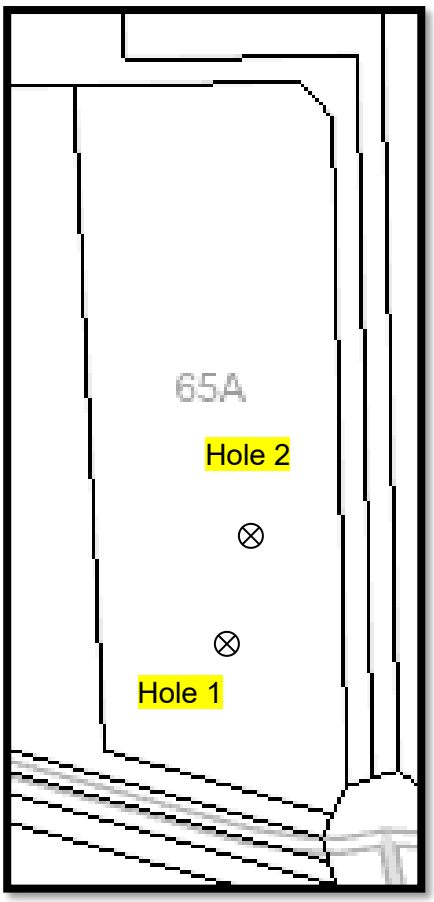
This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage 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.

Site Plan



Appendix 2 – Site Photos

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: SJM Property Developments (Aus) Pty Ltd *Owner /Agent*

1/37 Ascot Drive *Address*

Huntingfield 7055 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Phone No: 03 6223 1839

Battery Point 7004

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: 65A Lachlan Court

Lot No:

Brighton 7030

Certificate of title No: 179181/1

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: J12807

Date: 17/03/2026

N MGA

LOT BOUNDARY
EASEMENT BOUNDARY
BANK TOP
BANK BOTTOM
GRATED PIT
BITUMEN EDGE
FENCE

TITLE PEG
NAIL
NATURAL SURFACE
CULVERT 375
GUIDE POST
PYLON
TELSTRA PIT
WATER MAIN
METER WATER

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM10141 with reputed AHD level of 49.746 from SURCOM on 06/03/26

At the time of this survey, CT.179181/1 was owned by GRANT AARON WAKEFIELD
Date of Survey : 06/03/26

177°34'40"
159.29
DRAINAGE EASEMENT 3.00 WIDE
105°51'00"
57
269°08'40"
53.85
316°18'
11.81
160
358°56'40"
1
1.000ha
nail in concrete
RL 44.66
Water Meter
IBar
RL 44.63
LACHLAN COURT

AMENDMENTS

No.	Revision/Issue	Date

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS
Unit G04 40 Molle Street,
HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

Project Name and Address
65A LACHLAN COURT,
BRIGHTON

Drawing Title
DETAIL PLAN

Client
SJM PROPERTY DEVELOPMENTS
CT 179181/1

SCALE 0 5 10 15 20
1:500 at A3

Contour Interval 0.200 m
Date 06 / 03 / 26
SHEET 1 of 1
DRAWN TD
CHK'D TC

FILE REF: 14995
Geocivil Ref 1499501
AutoCAD Ref 1499501
DATUM Horz: GDA2020
Vert: AHD

ON-SITE WASTEWATER ASSESSMENT

65A Lachlan Court

Brighton

March 2026

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	SJM Property Developments (Aus) Pty Ltd
Site Address:	65A Lachlan Court, Brighton
Date of Inspection:	10/03/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	179181/1
Title Area:	Approx. 1.004 ha
Applicable Planning Overlays:	Bushfire-prone areas
Slope & Aspect:	1° N facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT 1:25 000
Geological Unit:	Triassic sandstone
Climate:	Annual rainfall 450mm
Water Connection:	Mains
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. A representative test hole at the approximate location indicated on the attached site plan was chosen for testing and classification according to AS1547-2012. See soil profile conditions presented below.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.20	0.00-0.40	SM	**Silty SAND**: brown, slightly moist, medium dense,
0.20-0.50		SP	**Silty SAND**: pale brown, slightly moist, dense
0.50-0.90	0.40-1.20	CI	**Sandy CLAY**: medium plasticity, yellow, brown, slightly moist, stiff
0.90	1.20-1.30	GC	**Clayey GRAVEL**: yellow, brown, slightly moist, very dense, refusal on rock/boulder.

BH 3 Depth (m)	USCS	Description
0.00-0.40	SM	**Silty SAND**: brown, slightly moist, medium dense,
0.40-1.50	CI	**Sandy CLAY**: medium plasticity, yellow, brown, slightly moist, stiff, refusal on rock/boulder.

Site Notes

The soils encountered on site consist of shallow to moderately deep profiles developing from Triassic sandstone. These soils have moderate capacity to accept onsite wastewater disposal, with limited permeability and high nutrient adsorption capacity.

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Light CLAY (Category 5)**. Due to the soil conditions coupled with the high wastewater volume, a package treatment system (e.g., AWTS) with subsurface irrigation is recommended. A Design Irrigation Rate (DIR) of 3mm/day has been assigned for the site.

The dwelling will have an expected wastewater loading of 1050L/day. This is based on a mains water supply and a maximum occupancy of 7 persons using 150L/person/day. Using a DIR of 3mm/day, an irrigation area of at least 350m^2 is required. This is best installed as subsurface irrigation within the natural sandy topsoil as per the attached design.

A surface diversion drain will not be required due to the near flat relief of the site. Care should be taken to ensure that no stormwater flows are directed toward the irrigation area. The area must be excluded from traffic or any future building works, and a 100% reserve area must be set aside for future wastewater requirements. For further detail please refer to the attached plan and Trench summary reports.

The following setback distances are required to be consistent with the Directors Guidelines for Onsite Wastewater Management Systems:

Upslope or level buildings:	3m
Downslope buildings:	2.25m
Upslope or level boundaries:	1.5m
Downslope boundaries:	2.5m
Downslope surface water:	17m

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the wastewater loading or soil conditions as outlined in this report.

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

Director

Disclaimer

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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.

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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	SJM Property Developments (Aus) Pty Ltd	Assess. Date	26-Mar-26
		Ref. No.	
Assessed site(s)	65A Lachlan Court, Pontville	Site(s) inspected	10-Mar-26
Local authority	Brighton	Assessed by	JP 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 which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been enterec into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 1,050 (using a method independent of the no. of bedrooms)

Septic tank wastewater volume (L/day) = 350

Sullage volume (L/day) = 700

Total nitrogen (kg/year) generated by wastewater = 3.2

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

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)	38	29	32	28	38	40	36	49	44	51	51	49
Adopted rainfall (R, mm)	38	29	32	28	38	40	36	49	44	51	51	49
Retained rain (Rr, mm)	34	26	28	25	35	36	33	44	40	46	46	44
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**96**	**84**	**63**	**38**	**7**	**-6**	**-1**	**-2**	**23**	**38**	**59**	**82**

Annual evapotranspiration less retained rain (mm) = 481

Soil characterisitics

Texture = Light CLAY Category = 5 Thick. (m) = 1.5

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) =	25
Width (m) =	14
Depth (m) =	0.2
Total disposal area (sq m) required =	350
comprising a Primary Area (sq m) of:	350
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

Comments

Using a DIR of 3mm/day for the Category 5 soils on site, an irrigation area of at least 350m^2 is required for secondary treated effluent. The system should 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	SJM Property Developments (Aus) Pty Ltd	Assess. Date	26-Mar-26
		Ref. No.	
Assessed site(s)	65A Lachlan Court, Pontville	Site(s) inspected	10-Mar-26
Local authority	Brighton	Assessed by	JP 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 Trench	Limitation Amended	Remarks
	Expected design area	sq m	1,000	V. high	Moderate		
	Density of disposal systems	/sq km	10	Mod.	Very low		
	Slope angle	degrees	1	High	Very 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 N		V. high	Very low		
	Frequency of strong winds	Common		High	Low		
A	Wastewater volume	L/day	1,050	High	High		
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	1.5	V. high	Very low		
	Depth to bedrock	m	1.5	V. high	Moderate		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very 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 disposal.

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	SJM Property Developments (Aus) Pty Ltd	Assess. Date	26-Mar-26
		Ref. No.	
Assessed site(s)	65A Lachlan Court, Pontville	Site(s) inspected	10-Mar-26
Local authority	Brighton	Assessed by	JP 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	90	High	Low		
	Phos. adsorp. capacity	kg/cub m	0.7	High	Moderate		
	Annual rainfall excess	mm	-481	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	5.7	High	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		
	Dist. to nearest surface water	m	300	V. high	Low		
	Dist. to nearest other feature	m	300	V. high	Very low		
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	500	V. high	Very low		

Comments

There is low risk of environmental degredation associated with the disposal of secondary treated effluent on the site.

Demonstration of wastewater system being consistent with *Directors Guidelines for Onsite Wastewater Management Systems*

Acceptable Solutions	**Performance Criteria**	**Comment**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Consistent with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Consistent with A1 (b) (iii) Land application area will be located with a minimum separation distance of 2.25m of downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A2 (b) (ii) Land application area will be located with a minimum separation distance of 17m of downslope surface water.

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Consistent with A3 (b) (iii) Land application area will be located with a minimum separation distance of 2.5m of downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	No groundwater encountered.
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Consistent with A6 (b)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Consistent with P7.

GES
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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: 65A Lachlan Court, Pontville

System Capacity: 7 persons @ 150L/person/day

Summary of Design Criteria

DIR: 3mm/day.

Irrigation area: 350m^2

Reserve area location /use: Assigned

Water saving features fitted: Standard fixtures

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 THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: SJM Property Developments (Aus) Pty Ltd *Owner name*
1/37 Ascot Drive *Address*
Huntingfield 7055 *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 SJM Property Developments (Aus) Pty Ltd
Designer's project reference No. J12807
Address: 65A Lachlan Court
Lot No: 179181/1
Brighton 7030

Type of work: Building work ☐ Plumbing work X *(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:

AWTS with subsurface irrigation.

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 - 65a Lachlan Court Pontville - Mar-26

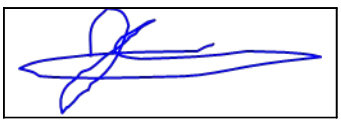
Onsite Wastewater Assessment - 65a Lachlan Court Pontville - Mar-26

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		26/03/2026
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.

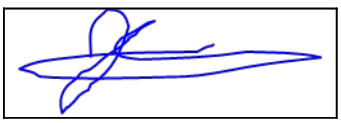
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

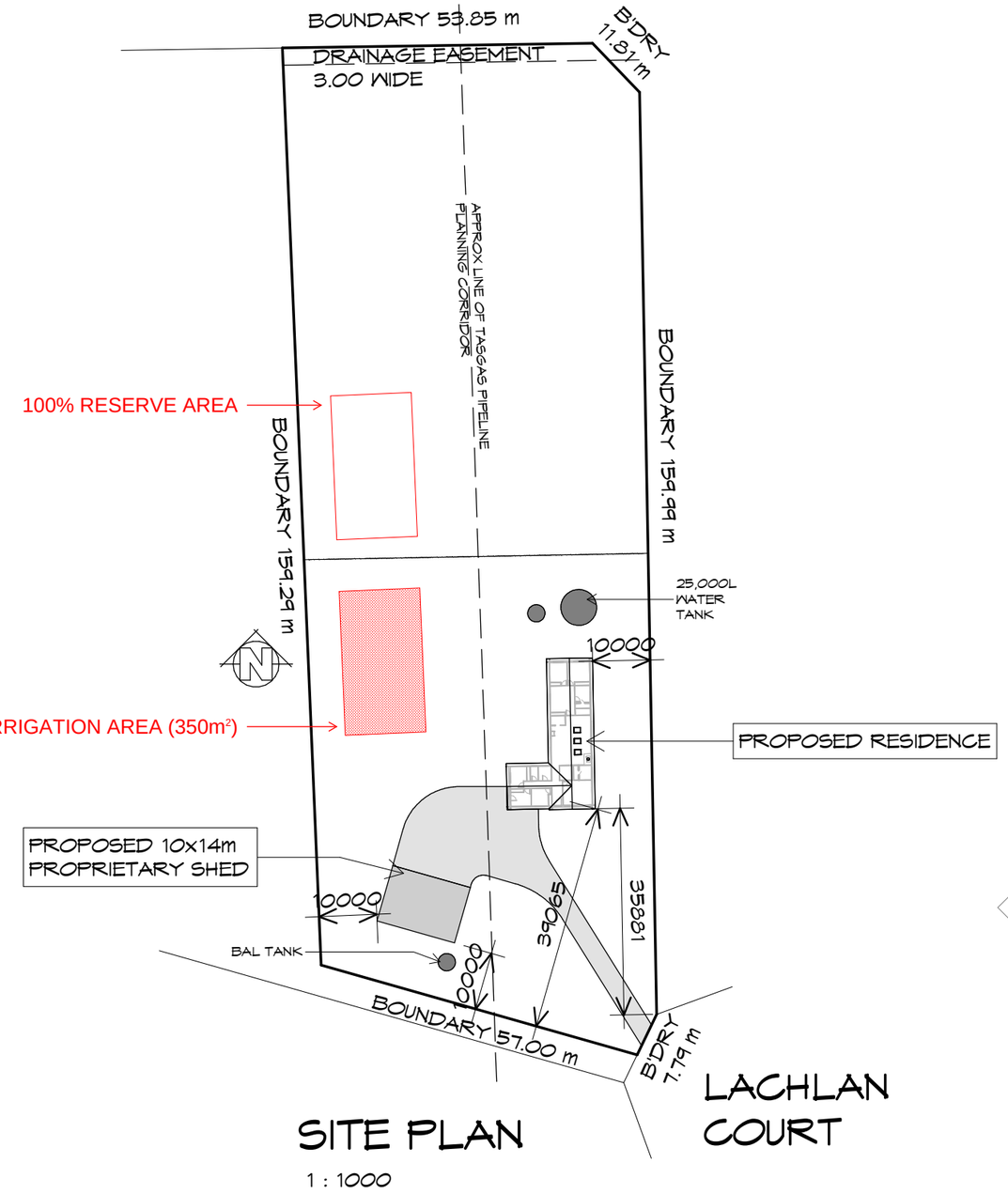
- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification 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		26/03/2026



SITE PLAN

1 : 1000

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

Wastewater system:

AWTS Unit with venting according to NCC Vol 3 Tas C2D6

Subsurface irrigation area (350m²)
e.g., 25m x 14m x 0.2m

100% reserve area

Min 3m from upslope or level buildings
Min 2.25m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 2.5m from downslope boundary
Min 17m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A

26/03/2026

GES GEO-ENVIRONMENTAL SOLUTIONS
29 Kirksway Place Battery Point
T| 62231839 E| office@geosolutions.net.au

ETERMINED TO HAVE A
BAL) OF - TBC
R FURTHER DETAILS.
COMPLY WITH AS3959.

NOTE: DIMENSION
TO THE PROPOS
EXTERNAL CLAD

Prime Design
L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah,7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SJM property developments

NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Client name:
W.A. & C.M. LYND

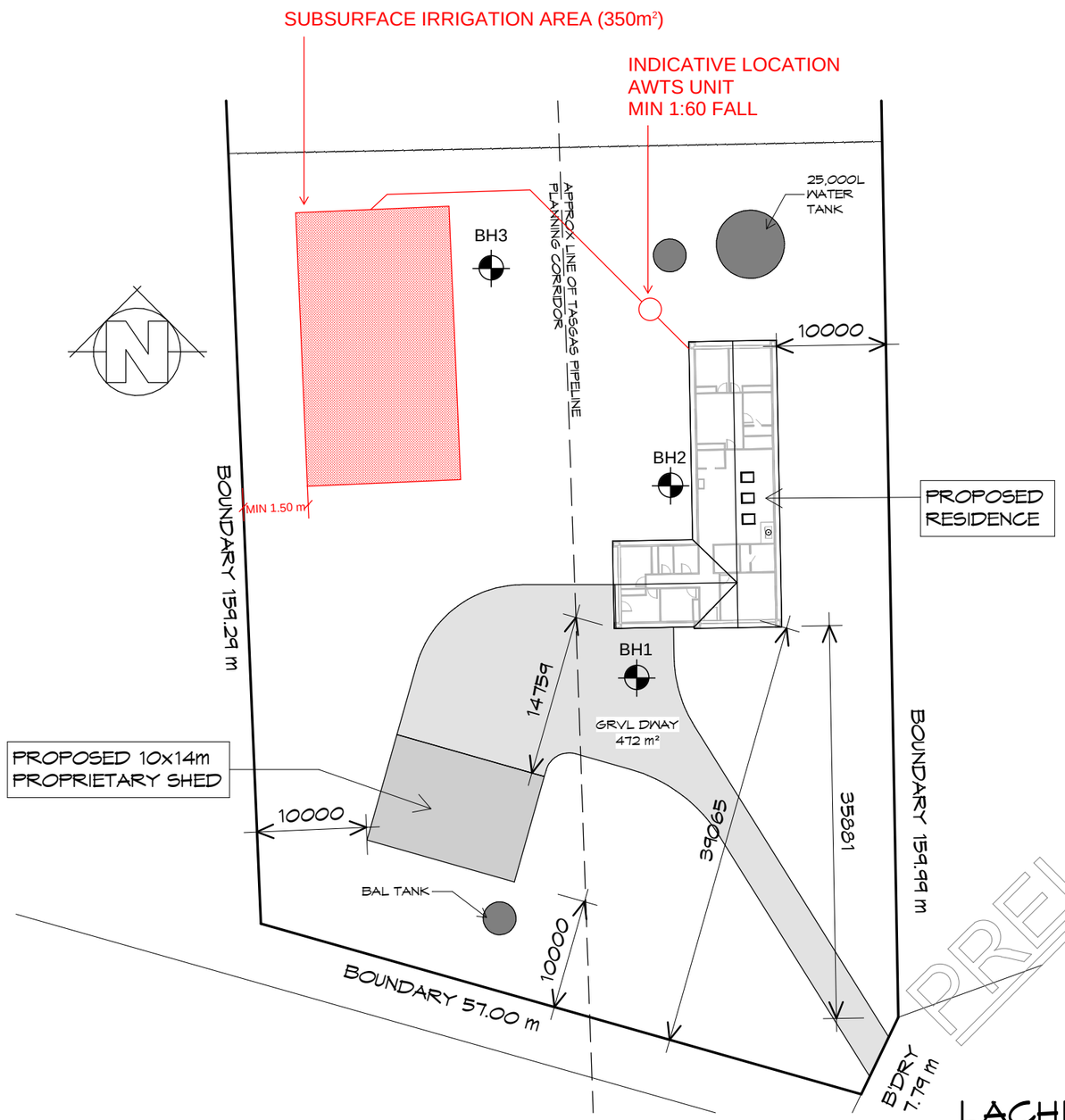
CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENCE & SHED
65a LACHLAN COURT
BRIGHTON

Drawing:
SITE PLAN

Date:	Drafted by:	Approved by:
12.03.2026	M.R.	M.R.
Project/Drawing no:	Scale:	Revision:
PD26164 - 01	1 : 1000	00

Accredited building practitioner: Frank Geskus -No CC246A



PART SITE PLAN

1 : 500

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

Approximate Test Hole Location

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
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- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - TBC
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

Wastewater system:

AWTS Unit with venting according to NCC Vol 3 Tas C2D6

Subsurface irrigation area (350m²)
e.g., 25m x 14m x 0.2m

100% reserve area

Min 3m from upslope or level buildings
Min 2.25m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 2.5m from downslope boundary
Min 17m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A

26/03/2026

GES GEO-ENVIRONMENTAL SOLUTIONS
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Prime Design
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H: Shop 9, 105-111 Main Road, Moonah,7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SJM property developments

NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Client name:
W.A. & C.M. LYND

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENCE & SHED
65a LACHLAN COURT
BRIGHTON

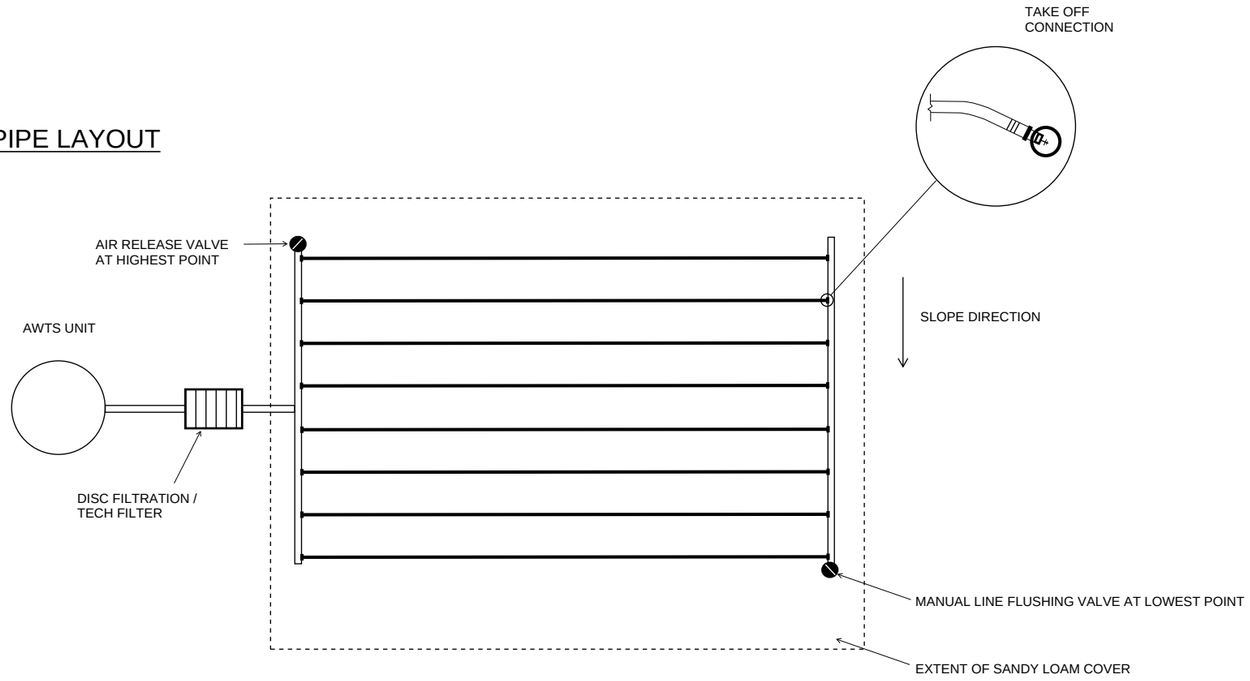
Drawing:
PART SITE PLAN

Date:	Drafted by:	Approved by:
12.03.2026	M.R.	M.R.
Project/Drawing no:	Scale:	Revision:
PD26164 - 02	1 : 500	00

Accredited building practitioner: Frank Geskus -No CC246A

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

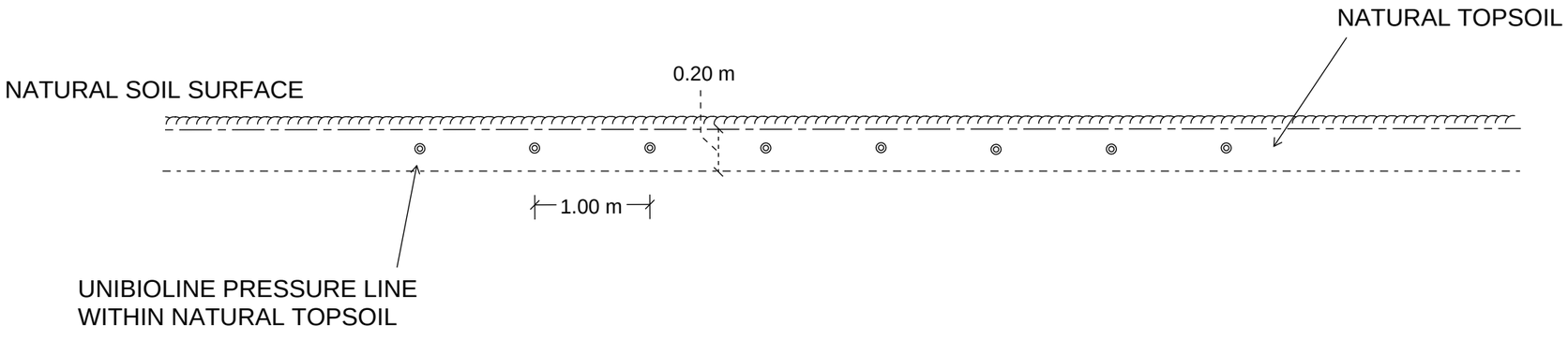
BED PLAN PIPE LAYOUT



APPLICATION AREA NOTES

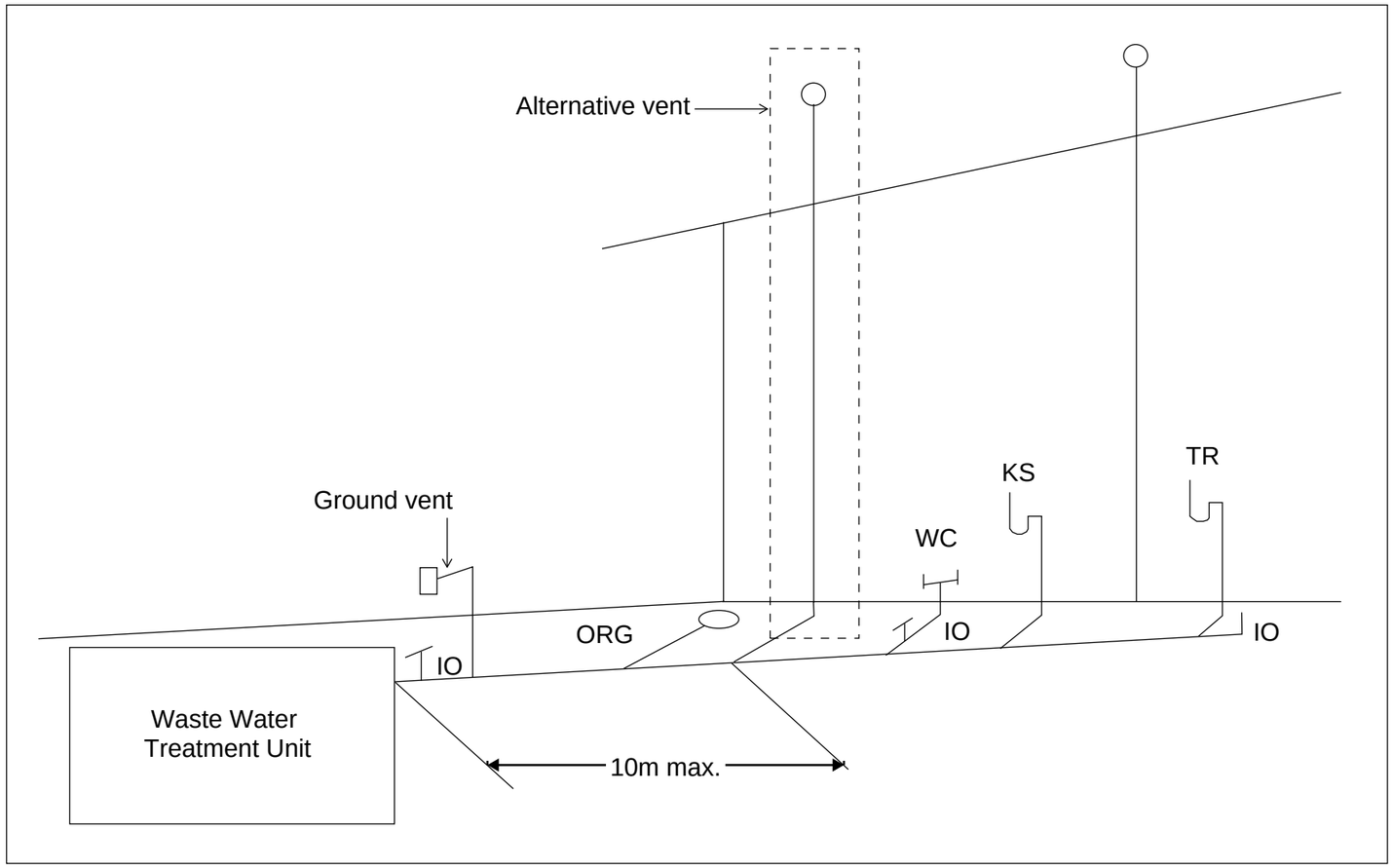
1. APPLICABLE FOR SLOPE ANGLES UP TO 10%
2. BASE OF APPLICATION AREA TO BE SCARIFIED TO BREAK SURFACE LAYER. ALTERNATIVELY LINES CAN BE RIPPED INTO TOPSOIL WITH SUITABLE TRACTOR AND PIPE LAYER. SMEARING AND COMPACTION TO BE AVOIDED
3. IRRIGATION LINES TO BE INSTALLED INTO NATURAL SANDY TOPSOIL MIN 100mm DEPTH
4. DEPENDANT ON TREATMENT SYSTEM A 200µm FILTER MAY BE INSTALLED AT THE PUMPING CHAMBER OUTLET, BUT A 100-120µm INLINE DISC FILTER SHOULD BE INSTALLED PRIOR TO DISCHARGE INTO THE IRRIGATION AREA.
5. A VACUUM BREAKER VALVE MUST BE INSTALLED AT THE HIGHEST POINT OF THE IRRIGATION AREA IN A MARKED AND PROTECTED VALVE CONTROL BOX.
6. A FLUSH LINE MUST BE INSTALLED AT THE LOWEST POINT OF THE IRRIGATION AREA
7. THE MINIMUM IRRIGATION PUMPING CAPACITY SHOULD BE EQUIVALENT TO 120 kpa (i.e. 12m OF HEAD) AT THE HIGHEST POINT OF THE IRRIGATION AREA.
8. CUT-OFF DIVERSION DRAIN UPSLOPE AS REQUIRED
9. ALL WORKS TO COMPLY WITH AS3500 AND TASMANIAN PLUMBING CODE

APPLICATION AREA CROSS-SECTION



Do not scale from these drawings. Dimensions to take precedence over scale.				CROSS-SECTION SUBSURFACE APPLICATION SLOPES <10%		Sheet 1 of 1 Drawn by: SR

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



Tas Figure C2D6 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent in not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment unites must terminate at or above finished surface level

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure C2D6 Alternative Venting Arrangements		Sheet 1 of 1

Dang Van

From: Olivia Halton [redacted]
Sent: Thursday, 4 June 2026 5:58 PM
To: Dang Van
Cc: Development; Roxy Goss
Subject: Re: Further information request - DA 2026/102 (65A Lachlan Court, Brighton)

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Dang,

The containers shown on Aerial images were the previous owners and are no longer present on site. Please confirm the advertising date for this application as soon as possible.

Thanks!

Kind regards,

SJM property developments

Olivia Halton | Chief Operating Officer
P [redacted]
Web sjmpd.com.au
Address 1/37 Ascot Drive Huntingfield TAS 7055