



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/155

LOCATION OF AFFECTED AREA

640 BOYER ROAD, DROMEDARY

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 **26/08/2026**. 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



Brighton
going places

PROPOSED: DWELLING, SHIPPING CONTAINER, & ACCESS
AT: 640 BOYER ROAD, DROMEDARY
FOR: C. EVANS

NO.	TITLE	REV#
00.0	Cover Page	B
00.1	Location Plan	B
00.2	Site Plan	B
01.0	Floor Plan	B
02.0	Elevations	B
08.0	3D Views 01	B

Title Reference: 186252/2

Brighton Council

Zone: Rural Living Zone B

Code Overlays:
Natural Assets Code | Priority Vegetation Area
Landslip Hazard Code | Low Landslip Hazard Band
Bushfire-prone Areas Code | Bushfire-prone Areas



above: Easterly view

No	Description	Date
A	Design Development docs issued for client review	31/03/2026
B	Issued for Development Application	10/07/2026

Charlie Evans
New Dwelling, Container & Access
640 Boyer Road, Dromedary

Cover Page
Project number 2511
Date JULY 2026
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GENERAL NOTES

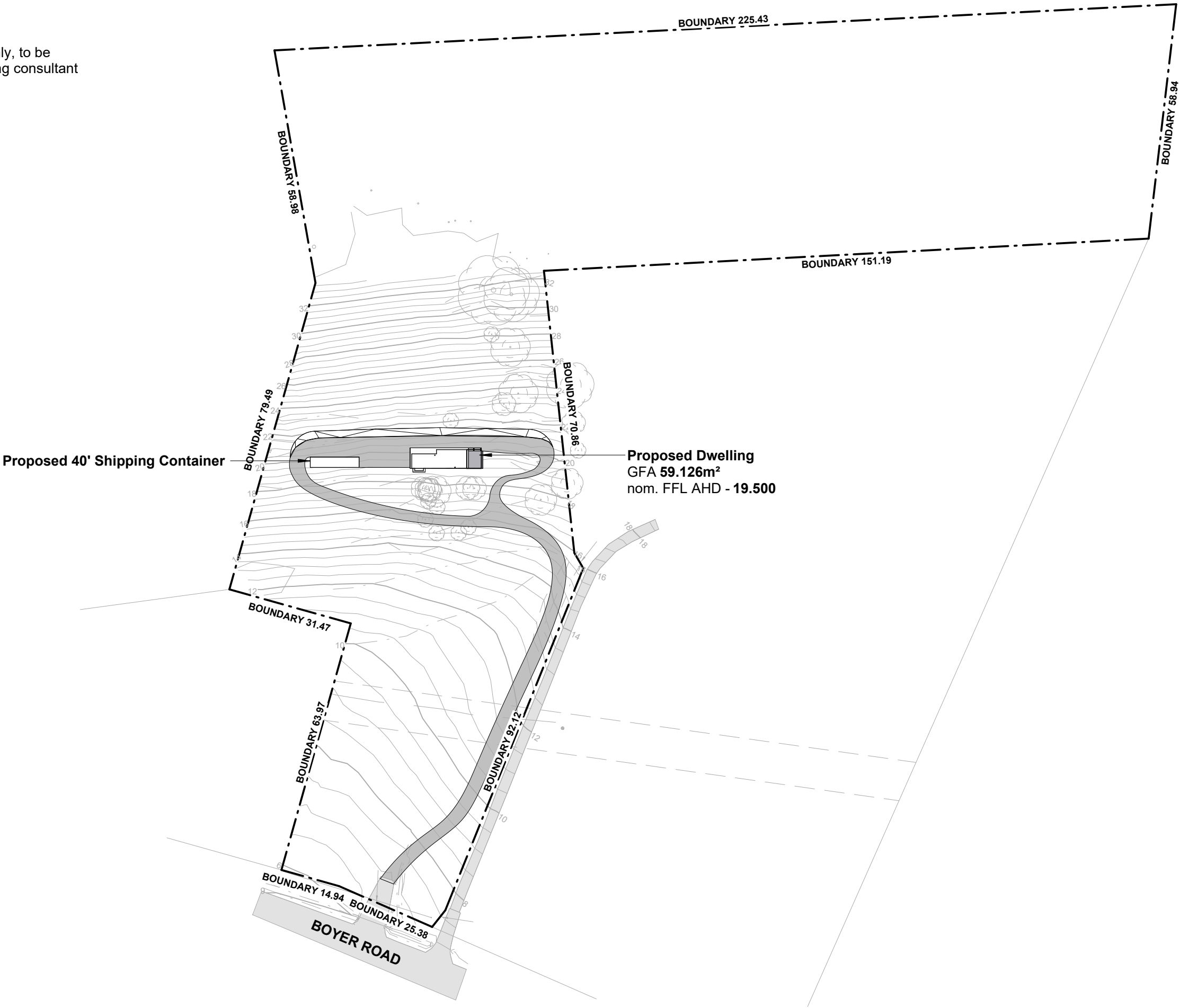
- 1. Driveway configuration indicative only, to be developed further by civil engineering consultant

SITE INFORMATION

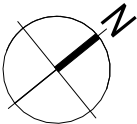
ROOFED AREAS

Prop. Dwelling: 59.126m²
Prop. 40' Cont. 31.500m²

Site Area: 22,162m²



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A	Design Development docs issued for client review	31/03/2026
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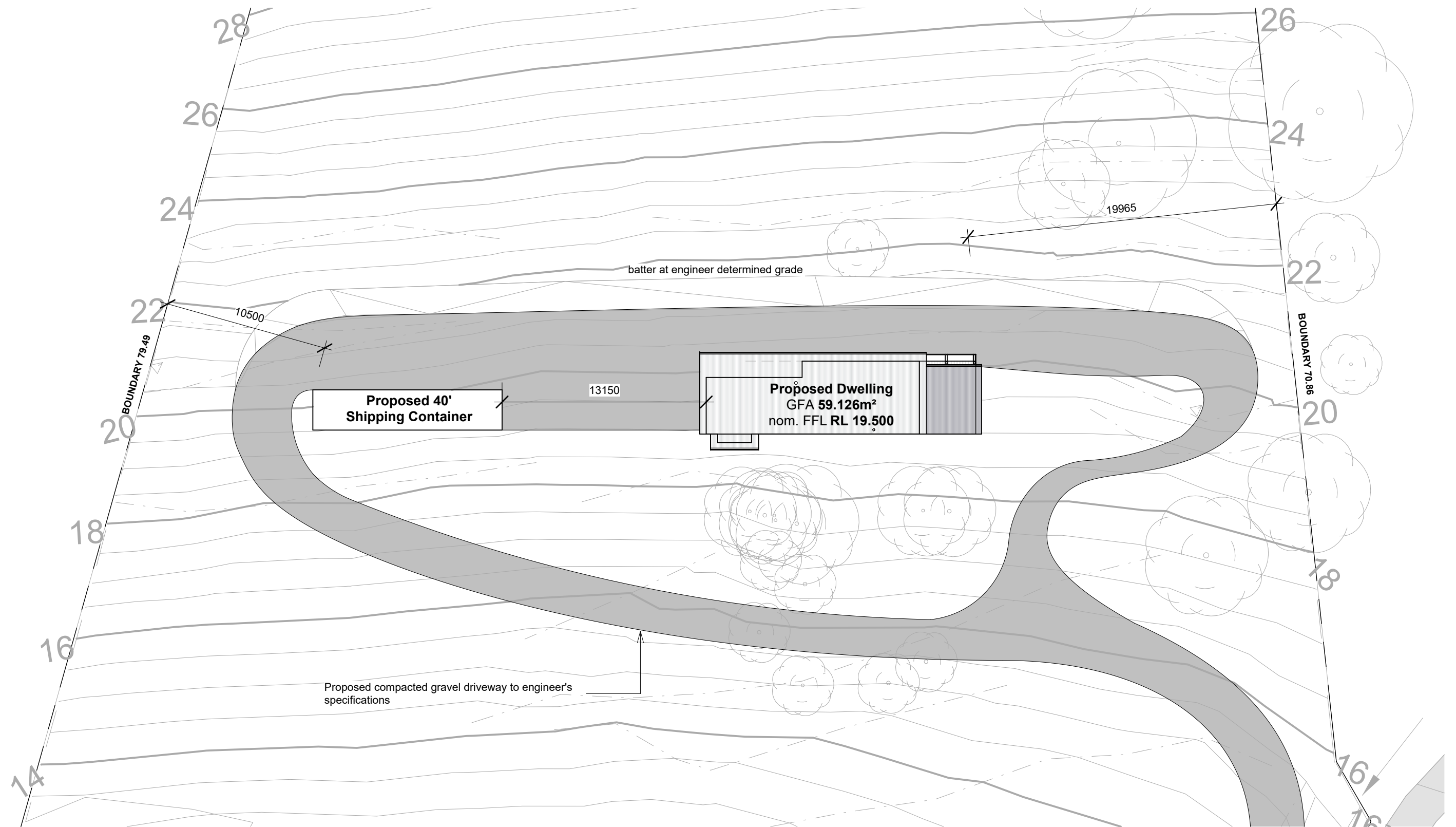
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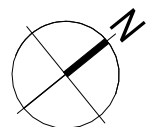
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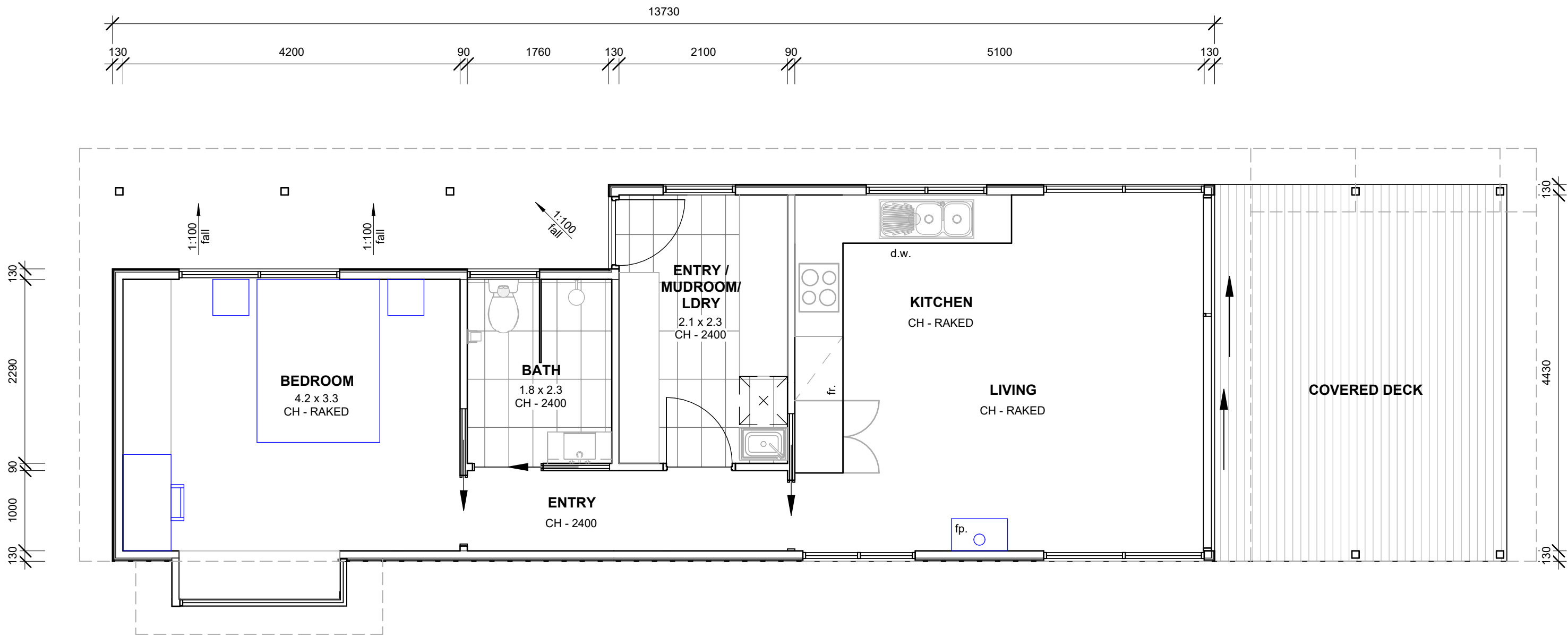
Site Plan

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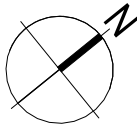
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Gross Floor Area **59.126m²**

No	Description	Date
A	Design Development docs issued for client review	31/03/2026
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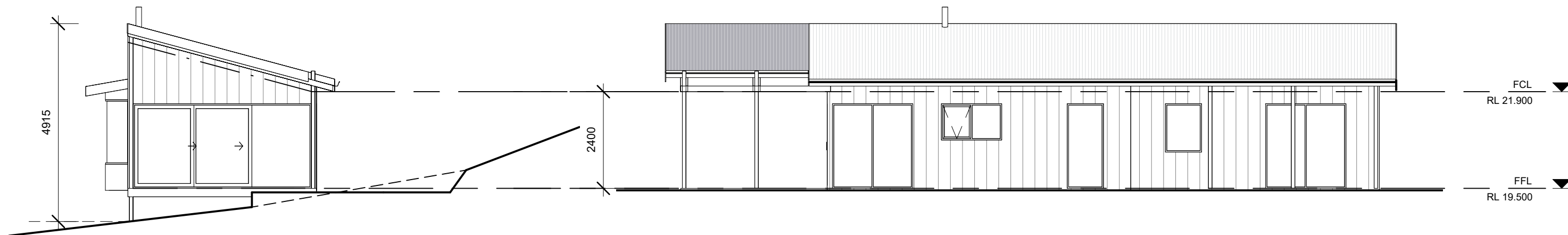
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Floor Plan
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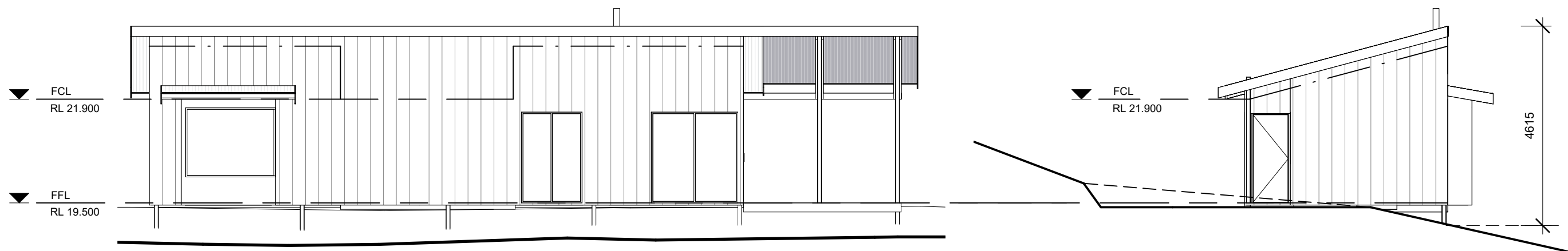
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1 North-East Elevation
1 : 100

2 North-West Elevation
1 : 100



3 South-East Elevation
1 : 100

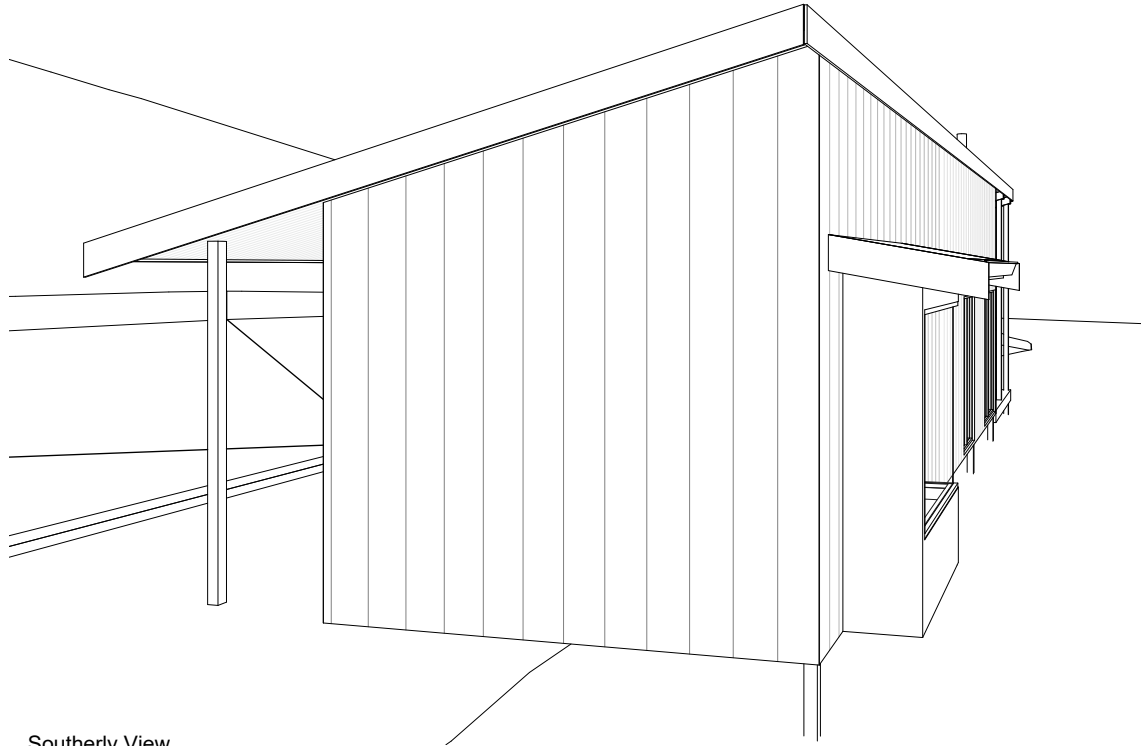
4 South-West Elevation
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No	Description	Date
A	Design Development docs issued for client review	31/03/2026
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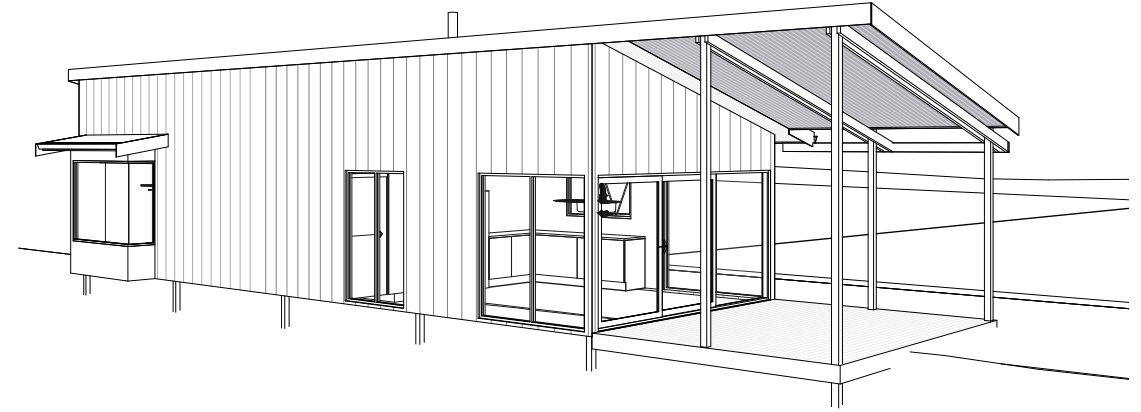
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Elevations			02.0
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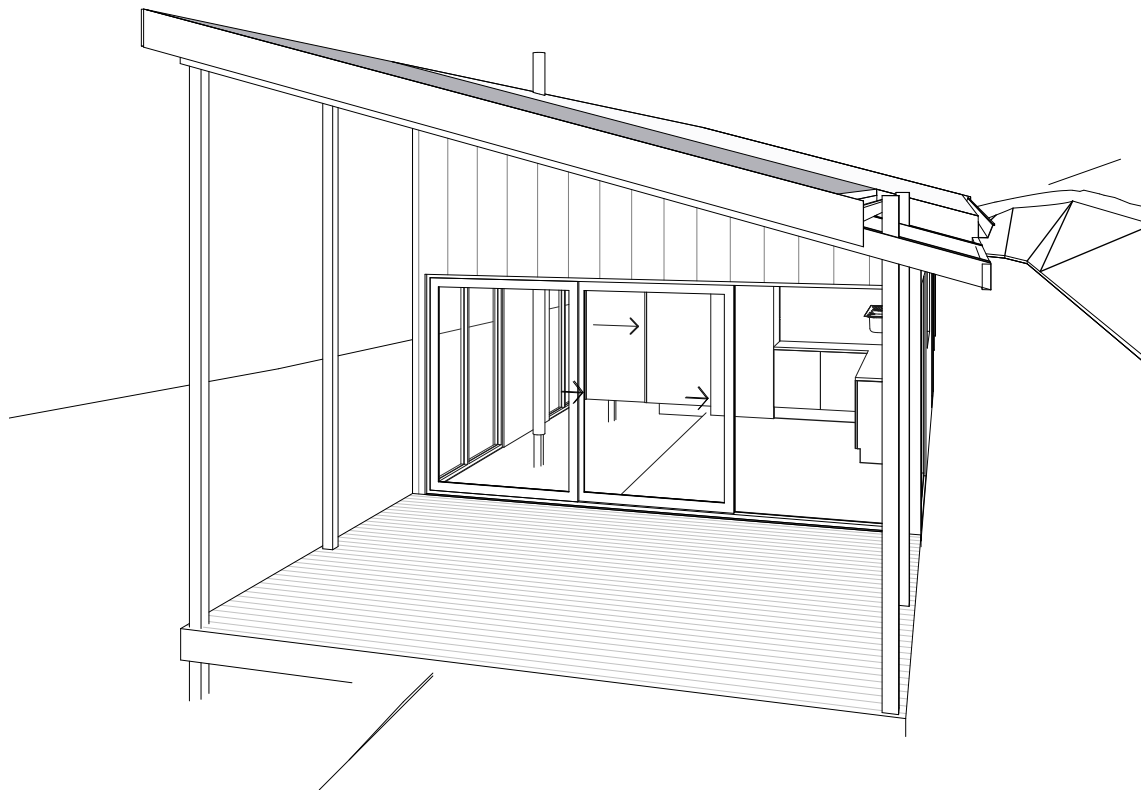




1	Southerly View



2	Easterly View



3	Northerly View

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3D Views 01

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BUSHFIRE HAZARD REPORT & BUSHFIRE HAZARD MANAGEMENT PLAN



NEW SINGLE RESIDENTIAL DWELLING

CHARLIE EVANS

**640 BOYER ROAD
DROMEDARY 7030**

31 OCTOBER 2025 – VERSION 1.0

EXECUTIVE SUMMARY

The subject land is located at 640 Boyer Road, Dromedary. The development proposal includes the construction of a new single residential dwelling (Class 1a building, NCC 2022). The proposed development is assessed to comply with the requirements of AS3959-2018 *Construction of Buildings in bushfire-prone areas*, Tasmanian Planning Scheme, Director's Determination – Bushfire Hazard Areas Version 1.2 (Determination), Building Regulations 2016.

If construction standards for proposed building works comply with the BAL – 19 of AS3959-2018 and provisions provided by the Bushfire Hazard Management Plan (BHMP) are implemented and maintained, the bushfire risk is reduced and the residual risk is deemed to be acceptable. The BHMP is certified as meeting the Deemed-to-Satisfy (DtS) requirements in the Determination.

LIMITATIONS

This report is based on findings concluded from a desktop and field investigation of the subject property. Classification of vegetation has been based on the site inspection and does not account for any further growth of existing or new vegetation.

The assessment is based on information provided at the time of the report. If the location of the proposed development differs from the location shown in the Bushfire Hazard Report and Bushfire Hazard Management Plan the author must be contacted otherwise both the report and plan is void.

The BAL assessment is based on the Fire Danger Index (FDI) of 50. The FDI will exceed 50 when the Australian Fire Danger Rating System is Extreme or Catastrophic.

The forward of AS3959 – 2018, *Construction of buildings in bushfire prone areas* states that “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.”

Due to the unpredictable nature and behaviour of fire, compliance with AS359-2018 does not guarantee a dwelling will survive a bushfire event.

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1.0 INTRODUCTION

1.1 SCOPE

To determine a Bushfire Attack Level in accordance with *AS3959 – 2018 Construction of buildings in bushfire-prone areas* and assess the proposed development against the *Determination*.

1.2 PROPOSAL

New single residential main dwelling.

1.3 GENERAL INFORMATION

SITE ADDRESS

640 Boyer Road, Dromedary

OWNER

Charlie Evans

TITLE REFERENCE

C.T. 186252/2

PROPERTY ID NUMBER

9785907

PROPERTY SIZE

2.21 ha.

MUNICIPALITY

Brighton Council

ZONING

Rural Living, Tasmanian Planning Scheme

2.0 SITE DESCRIPTION

2.1 LOCALITY

The subject land is located at 640 Boyer Road, Dromedary. The site is situated on the lower slopes of a large hill (O'Connors Flat). The site is surrounded by low density development with a mixture of pasture and bushland.

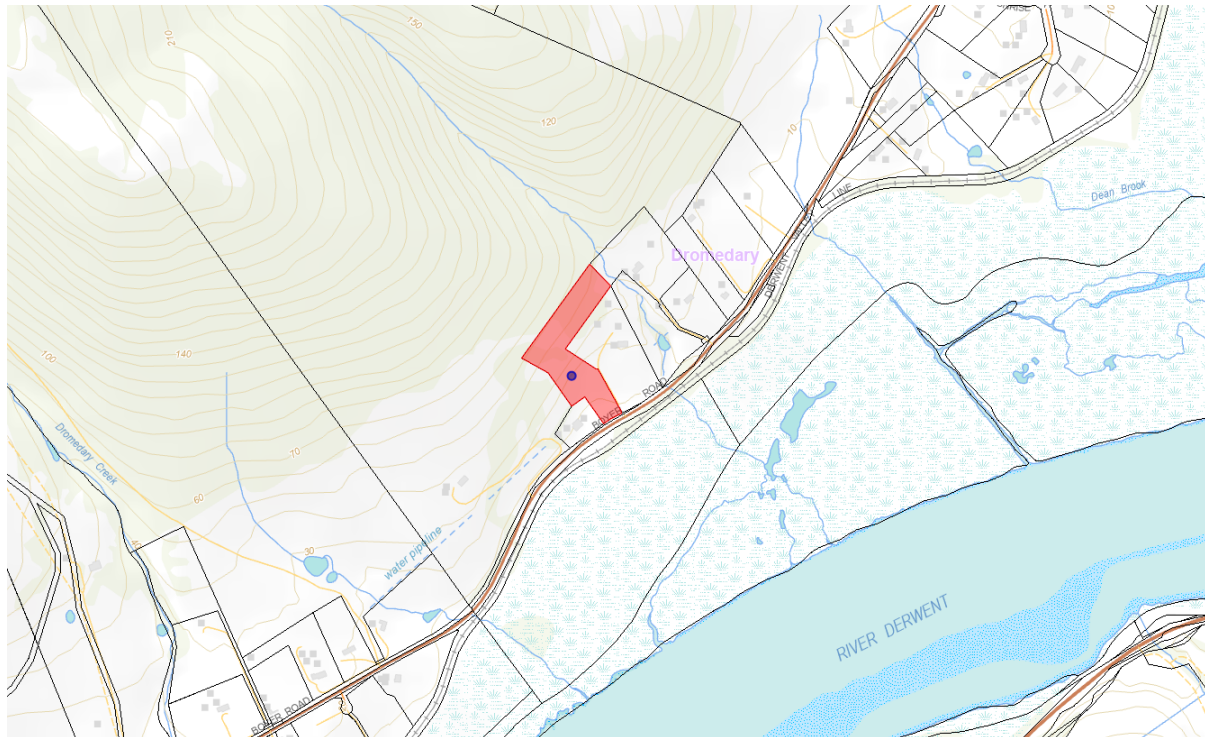


Figure 1: Locality map of the area with subject lot shown (red fill) and building area (blue circle). Source: Land Information System Tasmania, <http://www.thelist.tas.gov.au>

The property is accessed from Boyer Road, which is a dual lane, sealed and maintained road.

2.1.2 FIRE HISTORY

Recent bushfires or planned burns¹ within 1km of the proposed development site are shown below.

Ignition date	Fire Name	Type	Location to site	Size (approx.)
21/1/2003	Broadmarsh-Bluff rd (TFS)	Bushfire	0m	14345.8 ha
7/2/1967	1967 Fire	Bushfire	550m	198781 ha

¹ Data source from the Land Information Systems Tasmania and should not be considered a complete list of historical fires.

2.1.2 PLANNING – ZONING & TENURE

The lot is zoned as Rural Living and is privately owned. Zoning and tenure of surrounding lots is shown below (within 100m from property boundaries).

Direction	Zoning	Tenure
North - east	Rural Living	Private Freehold
South - east	Utilities & Environmental Management	Public Reserve
South - west	Rural Living	Private Freehold
North - west	Landscape Conservation	Private Freehold

2.1.3 PLANNING – OVERLAYS

Overlay	Within proposed Hazard Management Area (HMA)	Development Response
Bushfire-prone areas	Yes	Proposed works are not hazardous or vulnerable use, this code is not applicable to the proposed development.
Low landslip hazard band	Yes	The requirements of the BHMP do not require the removal of any significant vegetation within this overlay and will not affect land stability.
Priority vegetation area	No	Not within the proposed HMA.
Waterway and coastal protection area	No	Not within the proposed HMA.

2.1.4 PLANNING – THREATENED FLORA AND FAUNA

A threatened flora and fauna search² revealed no threatened flora and fauna identified on the site.

² Threatened species search using Land Information Systems Tasmania. This is not a complete search and other information may be available from other agencies.

2.2 TOPOGRAPHY & VEGETATION



Figure 2: Aerial photo of the area with proposed building area shown. The solid yellow circle is a minimum 100m from edge of the proposed development. Classified vegetation and exclusion shown. Effective slope shown with yellow text and arrows. Source: Land Information System Tasmania, <http://www.thelist.tas.gov.au>.

Vegetation types and effective slope from proposed **main dwelling**.

Direction	Existing Vegetation Description	Effective slope
North - east	0m: Over storey of mix species trees with canopy cover height of <10m. Trees are isolated into small sections and not continuous. Dominant under storey of grass with isolated shrubs. Shrubs could regenerate and likely be at a height >2m (become scrub). Classified vegetation: D: Scrub (Open Scrub)	Upslope / 0°
South - east	0m: Over storey of mix species trees (mostly eucalypts) with canopy cover height of <10m. Trees are isolated into small sections and not continuous. Dominant under storey of grass with isolated shrubs. Shrubs could regenerate and likely be at a height >2m (become scrub). Classified vegetation: D: Scrub (Open Scrub) 30m: Dense pasture, periodically cured. Classified vegetation: G: Grassland	Down slope >5° – 10°
South - west	0m: Over storey of mix species trees with canopy cover height of <10m. Trees are isolated into small sections and not continuous. Dominant under storey of grass with isolated shrubs. Shrubs could regenerate and likely be at a height >2m (become scrub). Classified vegetation: D: Scrub (Open Scrub)	Upslope / 0°
West	0m: Over storey of mix species trees with canopy cover height of <10m. Trees are isolated into small sections and not continuous. Dominant under storey of grass with isolated shrubs. Shrubs could regenerate and likely be at a height >2m (become scrub). Classified vegetation: D: Scrub (Open Scrub)	Upslope / 0°

TAS Veg 4.0 communities within 100m of the site are shown in the figure below.

Direction	Distance from site	TAS Veg Live Description
North	0m	FAG – Agricultural land
	35m	DPU – Eucalyptus pulchella forest and woodland
East	0m	FAG – Agricultural land
South	0m	FAG – Agricultural land
West	0m	FAG – Agricultural land

3.0 BUSHFIRE HAZARD SITE ASSESSMENT

3.1 EXISTING BUSHFIRE HAZARD ASSESSMENT

3.1.1 CONSTRUCTION

No existing buildings exists on the site.

3.1.2 PROPERTY ACCESS

The property is accessed from Boyer Road. No formal property access exists for the proposed development.

3.1.3 WATER SUPPLY

The site has a tank water supply only.

3.2.4 HAZARD MANAGEMENT AREA

No existing formal HMA on the property.

3.2.5 EMERGENCY PLAN

No emergency plan exists for the subject lot.

3.2 BUSHFIRE ATTACK LEVEL ASSESSMENT

Proposed building

	North - east	South - east	South - west	North - west
Vegetation classification as per AS3959:2018	Scrub	Scrub & Grassland	Scrub	Scrub
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)				
Distance to classified vegetation (m) from proposed / existing edge of building.	0	0	0	0
Classified vegetation	Scrub	Scrub	Scrub	Scrub
Effective slope under the classified vegetation	Upslope / 0°	Down slope >5° to 10°	Upslope / 0°	Upslope / 0°
Bushfire Attack Level	FZ	FZ	FZ	FZ
Minimum separation distance to achieve BAL – 19.	19m	24m	19m	19m
Minimum separation distance to achieve BAL – 12.5.	27m	35m	27m	27m

Effective slope is measured over a minimum distance of 100m. If the distance between the edge of the building and the classified vegetation are maintained the bushfire attack level for the proposed building is assessed as the BAL shown in table above. The assessment is based on a FDI of 50. The FDI will exceed 50 when the Fire Danger Rating is Extreme or Catastrophic.

4.0 BUSHFIRE HAZARD MANAGEMENT REQUIREMENTS

The following bushfire hazard management requirements are required comply with the DtS provisions of the Determination. A DtS solution which complies with the following DtS provisions is deemed to achieve compliance with the Performance Requirements in the Determination.

4.1 Design and Construction

4.1.1 DtS Provisions

- (1) Building work (including additions or alterations to an existing building) in a bushfire-prone area must be designed and constructed in accordance with the relevant Deemed-to-Satisfy provisions of:
- (a) NCC Volume 1, Part G5 for Class 2 or Class 3 Buildings or Certain Class 9 Buildings and a Class 10a Building or deck associated with a building to which this Division applies.
 - (b) NCC Volume 2, Part H7 for Class 1 building and Class 10a Building or deck associated with a building to which the Division applies.
- (2) Despite subclause (1) is above, permissible variations are specified in Table 1 below for Class 1, Class 2 and Class 3 Buildings and an associated Class 10a Building or deck.
- (3) Performance Requirements for buildings subject to BAL – 40 or BAL Flame Zone (BAL-FZ) cannot be satisfied by Deemed-to-Satisfy provisions and must be satisfied by means of a Performance Solutions

4.1.2 Proposed Development Solutions

- (1) The proposed building work shall comply with DtS provisions of Part H7 of the NCC 2022. The building works for the dwelling shall comply with the construction requirements of BAL – 19. See section 3 and section 6 of AS3959 – 2018.
- (2) Permissible variations (if any) are demonstrated in Table 1 within the appendix of this report.
- (3) Not applicable – Site is not assessed as BAL 40 or BAL Flame Zone if the formal agreement as specified above is achieved. If a formal agreement cannot be completed, a Performance Solution is required.

4.2 Property Access

4.2.1 DtS Provisions

(1) The following building work must be provided with property access to the building and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4) below:

- (a) a new habitable building
- (b) a new Class 10a Building to which this Division applies, if not accessible using an existing property access.

(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no property access available, property access must be provided to the building and the firefighting water point accessible by a carriageway as specified in subclause (4).

(3) An addition or alteration to an existing building in a bushfire-prone area must not restrict any existing property access to the building or the water supply for firefighting.

(4) Vehicular access from a public road to a building must:

- (a) comply with the property access requirements specified in Table 2;
- (b) include access from a public road to a hardstand within 90 metres of the furthest part of the building as measured by a hose lay;
- (c) include access to the hardstand area for the firefighting water point.

(5) Certain Class 9 Buildings have additional property access requirements as specified in Table 2.

4.2.2 Proposed Development Solutions

(1) Property access for the habitable building shall comply with subclause (4). Property access requirements for Table 2 are shown in the appendix of this report.

(2) Not applicable – Proposed works are not for an addition to existing building.

(3) Not applicable – Proposed works are not for an addition to existing building.

(4) The proposed property access shall comply with subclause (4).

(5) Not applicable – Proposed works are not for a certain Class 9 building.

4.3 Water Supply for Fire Fighting

4.3.1 DtS Provisions

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

4.3.2 Proposed Development Solutions

- (1) A static water supply dedicated for firefighting purposes is required for the proposed building works and comply with Table 3B.
- (2) Not applicable – Proposed building works is not for additions or alteration to an existing building.
- (3) Not applicable – Proposed building works is not for a Certain Class 9 building.

4.4 Hazard Management Areas

4.4.1 Deemed-to-Satisfy Provisions

- (1) The following building work must be provided with a hazard management area of sufficient dimensions and which provides an area around the building which separates the building from the bushfire hazard and complies with subclause (2), (3), (4) and (5):
 - (a) a new habitable building;
 - (b) an existing building in the case of an addition or alteration to a building; or
 - (c) a new Class 10a Building to which this Determination applies unless fire separation is provided in accordance with clause 3.2.3 of AS3959.
- (2) The hazard management area must comply with the requirements specified in Table 4.
- (3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for the BAL in Table 2.6 of AS 3959 (Method 1)
- (4) The hazard management area must be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.
- (5) Certain Class 9 Buildings have additional requirements for hazard management areas as specified in Table 4.

4.4.2 Proposed Development Solutions

- (1) The proposed new buildings must be provided with a hazard management area of sufficient dimensions and provides an area around the building that separates the building from the bushfire hazard. The hazard management area must comply with subclauses (2), (3), (4) and (5) below.
- (2) The hazard management area shall comply with the requirements specified in Table 4.
- (3) The hazard management area must have minimum dimensions required for the separation distances specified in Table 2.6 of AS 3959 (Method 1).
- (4) The hazard management area shall be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuel s and other hazard do not significantly contribute to the bushfire attack. The hazard management area shall be installed as per the certified BHMP.
- (5) Not applicable – Proposed building works are not for a Certain Class 9 Buildings.

4.5 Bushfire Emergency Plan

4.5.1 Deemed-to-Satisfy Provisions

(1) In a bushfire prone area, a bushfire emergency plan must be prepared for:

- (a) a new building
- (b) an existing building in the case of an addition or alteration to a building;
- (c) an existing building in the case of a change of building class;
- (d) a building associated with the use, handling, generation or storage of a hazardous chemical or explosive;
- (i) clause (1) does not apply to following:
 - (a) Class 1a Buildings;
 - (b) Class 10a Buildings; or
 - (c) decks associated with another class of building.

(2) A bushfire emergency plan must comply with the requirements specified in Table 5.

4.5.2 Proposed Development Solutions

(1) Note applicable - Bushfire emergency plan is not required for a Class 1a building as per clause (d).

(2) Not applicable – Bushfire emergency plan not required.

5.0 CONCLUSIONS AND RECOMMENDATIONS

A bushfire hazard report and BHMP has been completed for 640 Boyer Road, Dromedary. The proposed development includes the construction of a single residential dwelling.

The site is within 100m of bushfire-prone vegetation greater than 1Ha in area. The bushfire attack level has been assessed as BAL – 19 with HMA separation distances and maintenance installed for the dwelling.

The property access shall comply with the DtS requirements of the Determination.

A minimum 10,000-litre static water supply shall be installed and comply with the DtS requirements of the Determination.

A Bushfire Hazard Management Plan is certified and meets the DtS requirements of the Determination.

This Bushfire Hazard Report and Bushfire Hazard Management Plan does not endorse the removal of any vegetation without the approval from the local government authority.

It is the owners' responsibility to ensure that the requirements of the bushfire assessment report and bushfire hazard management plan are implemented and maintained for the life of the development.

6.0 REFERENCES

AS3959 – 2018 - Construction of Buildings in Bushfire Prone Areas

Director's Determination – Bushfire Hazard Areas, version 1.2

Building regulations 2016

The LIST - Department of Primary Industries Parks Water & Environment

Tasmanian Planning Scheme

7.0 APPENDIX

7.1 FIELD PHOTOS



Photo 1: Field photo taken facing north-east from the proposed building area. Classified vegetation: D: Scrub (Open Scrub) shown.



Photo 2: Field photo taken facing south-east from the proposed building area. Classified vegetation: D: Scrub (Open Scrub) shown in the foreground and G: Grassland in the background.

Date & Time: Tue, 09 Sep 2025 at 15:18:13 AEST
Position: -042.741073° / +147.166670° ($\pm 4.7\text{m}$)
Altitude: 17m ($\pm 4.2\text{m}$)
Datum: AUSTRALIAN GEOCENTRIC 2020 (GDA2020)
Azimuth/Bearing: 225° S45W 4000mils True ($\pm 11^\circ$)
Elevation Angle: +08.2°
Horizon Angle: +05.1°
Zoom: 0.5X



Photo 3: Field photo taken facing south-west from the proposed building area. Classified vegetation: G: Grassland shown however may regenerate into D:Scrub.

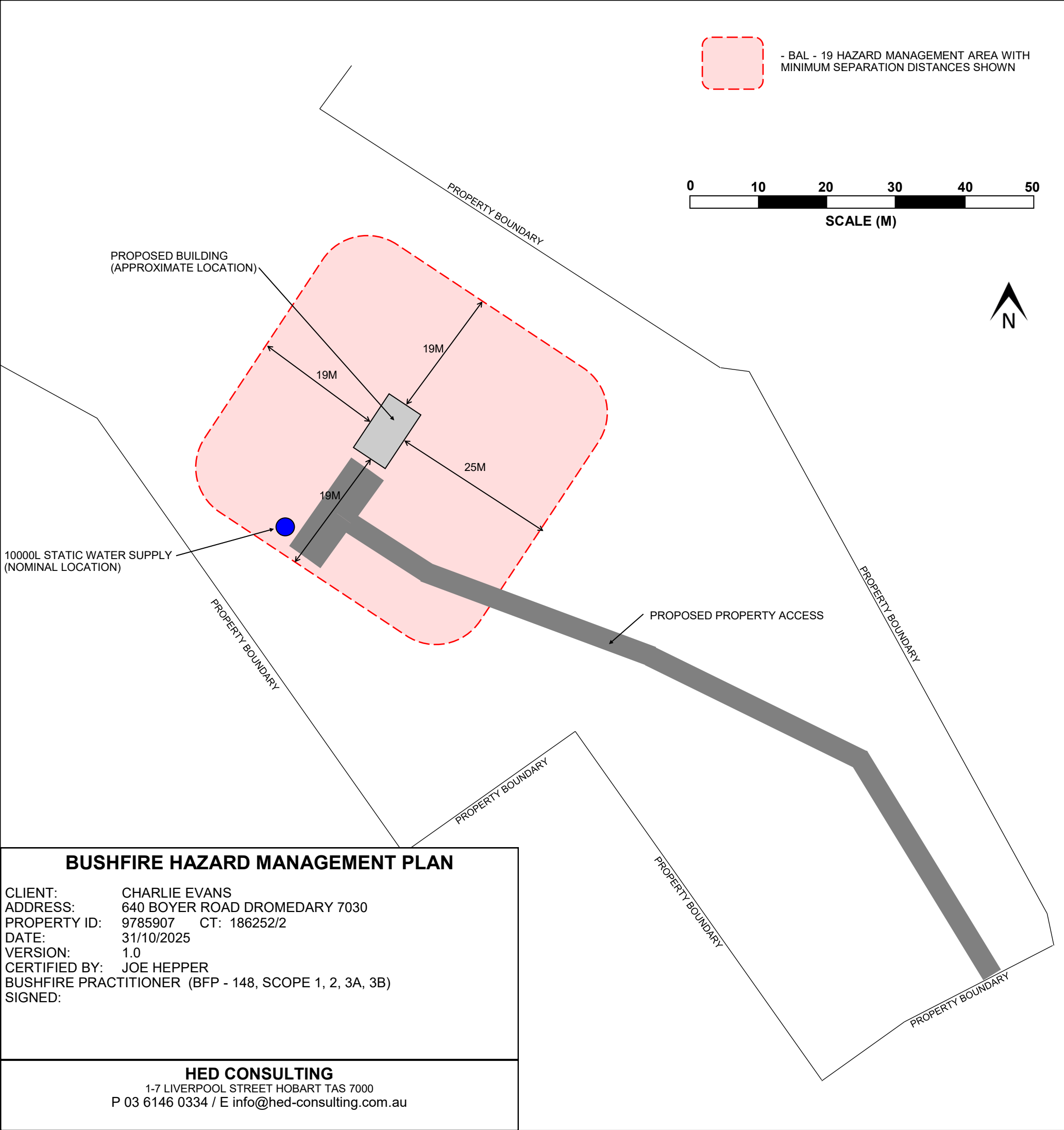
Date & Time: Tue, 09 Sep 2025 at 15:18:26 AEST
Position: -042.741078° / +147.166624° ($\pm 4.7\text{m}$)
Altitude: 18m ($\pm 4.1\text{m}$)
Datum: AUSTRALIAN GEOCENTRIC 2020 (GDA2020)
Azimuth/Bearing: 314° N46W 5582mils True ($\pm 11^\circ$)
Elevation Angle: +20.3°
Horizon Angle: +00.1°
Zoom: 0.5X



Photo 4: Field photo taken facing north-west from the proposed building area. Classified vegetation: G: Grassland shown however may regenerate into D:Scrub.



Photo 5: Field photo taken showing example of Classified vegetation: D: Scrub towards the south east.



BUSHFIRE HAZARD MANAGEMENT REQUIREMENTS

1. Building Design & Construction
- Minimum separation distances shown on this plan provide for a BAL - 19 solution.

- New building works for the habitable buildings must be designed and constructed to comply with AS3959:2018 - Section 3 for General Requirements and Section 6 for BAL - 19 requirements.
2. Property Access
- Design and construct all weather property access with 4m wide carriageway from the public road to within <90m of the furthest part of the habitable building measured as a hose lay and to the hardstand located within <3m of the water connection point.

- Load capacity greater than 20 tonnes (inc. bridges and culverts). Cross fall less than 3°, dips less than 7°, curves min. 10m inner radius. 10° max. gradient for unsealed road and 15°max. gradient for sealed roads.

- Design and construct a 20m long passing bay providing 2m additional carriageway width with a maximum interval of 200m.

- Terminate in a turning circle with a 10m Min. outer radius or alternatively in a hammerhead ‘T’ or ‘Y’ turning area for fire appliances with turning heads 4m wide x 8m long.

- Keep clear of vegetation and other obstructions 0.5m either side and 4m above carriageway.
3. Static Water Supply For Firefighting
- Install steel or metal firefighting water tank with minimum 10,000 litre (each building) stored water dedicated to firefighting purpose. Tank fitted with a compliant Storz water connection point located within <90m of furthest element of the habitable building, measured as a hose lay & accessible within <3m of the hardstand, may have a remote offtake connected to the static water supply.

- Identify the firefighting water point with permanently fixed compliant signage complying with TFS guidelines. Keep clear of vegetation immediately above and around the connection point.

- Ensure hardstand is <3m of the water connection point and >6m from the buildings to be protected.
4. Hazard Management Area (HMA)
- The dimensioned HMA to be managed as defensible space from a bushfire flame, radiant heat and ember attack.

- Maintain in minimal fuel condition in perpetuity, ensuring all fuels are reduced significantly and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.

- Limited amounts of low flammability plants are acceptable within the HMA. This includes maintained lawn, low growing plants and ground covers, low flammability ornamental gardens, vegetable gardens and similar.

- Do not plant adjacent to walls & decks or directly below glazed elements.

- Ground fuels such as fallen branches, sticks, leaves, bark, lawn clippings to be removed regularly. Maintain lawn height to less than 100mm.

- Non - combustible ground cover of small rock and pebbles to be used instead of pine bark or mulch.

- Thin-out understory vegetation and prune low-hanging tree branches. Prune canopies to maintain horizontal separation between canopies.

- Minimise storage of flammable materials such as firewood and building materials. Keep roof gutters clear of leaves and other debris.

7.3.1 DIRECTOR'S DETERMINATION – BUSHFIRE HAZARD AREAS V1.2

Table 1 – Construction Requirements and Construction Variations

Column 1		Column 2	Development response
Element		Requirement	
A.	Straw Bale Construction	May be used in exposures up to and including BAL 19.	Straw Bale Construction is acceptable.
B.	Shielding provisions under Section 3.5 of AS3959-2018.	To reduce construction requirements due to shielding, building plans must include suitable detailed elevations or plans that demonstrate that the requirements of Section 3.5 of the Standard can be met. Comment: Application of Section 3.5 of the standard cannot result in an assessment of BAL – LOW.	Bushfire can come from all directions thus the shielding provisions cannot be used.
C.	Additional requirements for Certain Class 9 Buildings.	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.	Not applicable. Proposed building works is not applicable Class 9 building.

z7.3.2 DIRECTOR'S DETERMINATION – BUSHFIRE HAZARDS V1.2

Table 2 – Requirements for Property Access

Column 1		Column 2	
Element		Requirement	Notes
A.	Property access length is less than 30 metres, or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.	See Element B.
B.	Property access length is 30 metres or greater, or access is required for a fire appliance to a firefighting water point	The following design and construction requirements apply to property access:	Property access shall comply.
		(a) All – weather construction;	
		(b) Load capacity of at least 20 tonnes, including for bridges and culverts;	Property access shall comply.
		(c) Minimum carriageway width of 4m;	Property access shall comply.
		(d) Minimum vertical clearance of 4m;	Property access shall comply.
		(e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;	Property access shall comply.
		(f) Cross falls of less than 3° (1:20 or 5%);	Property access shall comply.

		(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;	Property access shall comply.
		(h) Curves with a minimum inner radius of 10m	Property access shall comply.
		(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed road, and 10° (1:5.5 or 18%) for unsealed roads;	Property access shall comply.
		(j) Terminate with a turning area for fire appliances provided by one of the following: (i) A turning circle with a minimum outer radius of 10m (ii) A property access encircling the building; or (iii) A hammerhead “T” or “Y” turning head 4m wide and 8m long	Property access shall comply.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) The Requirements for B above; and (b) Passing bays of 2m additional carriageway width and 20m length	Not applicable – Proposed property access length is less than 200m.

		provided every 200m	
D.	Property access length is greater than 30m, and access is provided to 3 or more properties	The following design and construction requirements apply to property access: (a) The Requirements for B above; and (b) Passing bays of 2m additional carriageway width and 20m length provided every 100m	Not applicable – Access is provided to less than 3 properties.

7.3.3 DIRECTOR'S DETERMINATION – BUSHFIRE HAZARDS V1.2

Table 3B – Requirements for Static Water Supply for Firefighting

Column 1		Column 2	Proposed static water supply for fire fighting compliance required	Development response
Element		Requirement		
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 fire fighting water point of a static water supply; and	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(b) The distance must be measured as a hose lay, between the fire fighting point and the furthest part of the building area.	Yes	The proposed static water supply for fire fighting purposes shall comply.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply.	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(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;	Yes	The proposed static water supply for fire fighting purposes shall comply.

		(c) Must be a minimum 10,000 litres per building to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(d) Must be metal, concrete or lagged by non – combustible materials if above ground; and	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS3959 – 2009, the tank may constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; (iii) fibre-cement a minimum of 6mm thickness	Yes	The proposed static water supply for fire fighting purposes shall comply.
C.	Fittings, pipework and accessories (including stands and tank)	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;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(c) Be metal or lagged by non-combustible materials if above ground;	Yes	The proposed static water supply for fire fighting purposes shall comply.

		(d) Where buried, have a minimum depth of 300mm;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(f) Ensure coupling is accessible and available for connection at all times;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(g) Ensure coupling is fitted with a blank cap and securing chain (minimum 220mm length);	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(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 from vehicles.	Yes	The proposed static water supply for fire fighting purposes shall comply.

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 AS 2304 ; or	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.	Yes	The proposed static water supply for fire fighting purposes shall comply.
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);	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(b) No closer than six metres from the building area to be protected;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(c) With a minimum width of three metres constructed to the same standard as the carriageway; and	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(d) Connected to the property access by a carriageway equivalent to the standard of the property access.	Yes	The proposed static water supply for fire fighting purposes shall comply.

F.	Additional requirements for Certain Class 9 Buildings	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.	NA	Not applicable – Proposed building works is not applicable Class 9 building.
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7.3.4 DIRECTOR'S DETERMINATION – BUSHFIRE HAZARDS V1.2

Table 4 – Requirements for Hazard Management Area

Column 1		Column 2	Proposed HMA compliance required	Development response
Element		Requirement		
A.	New buildings on lots provided with a BAL at the time of subdivision.	A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL – 19, except where a higher BAL was approved as part of the subdivision bushfire hazard management plan; and	NA	Not applicable.
		(b) have a HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable.
B.	New buildings on lots not provided with a BAL at the time of subdivision.	A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL – 29; and	Yes	A dwelling shall be provided with a HMA no smaller than the separation distances required for BAL – 19.
		(b) Hve a HMA established in accordance with a certified bushfire hazard management plan.	Yes	HMA is established in accordance with a certified bushfire hazard management plan.

C.	Alterations and additions to buildings.	An alteration or addition to a building must: (a) be located on the lot so as to be provided with a HMA which: (i) has the separation distance required for the BAL assessed for the construction of the existing building; or (ii) in the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable.
		(c) Have an HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable.
D.	New buildings and additions and alterations to buildings classified as an accommodation building Class 1b, Class 2, or Class 3, other than communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	A new building or an alteration or addition must: (a) be located on the lot so as to provided with HMA's no smaller than the separation distances required for BAL – 12.5; and	NA	Not applicable.

		(b) have an HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable.
E.	New buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the relevant planning scheme.	A new building or an alteration or addition, including change of use, for a building associated with the use, handling, generation or storage of a hazardous chemical must: (a) be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and	NA	Not applicable
		(b) have an HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable
F.	New buildings or additions and alterations to buildings associated with the use, handling, generation or storage of a hazardous chemical or explosive.	A new building or an alteration or addition, including change of use, for a building associated with the use, handling, generation or storage of a hazardous chemical must: (a) be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan: and	NA	Not applicable
		(b) have a HMA established in accordance with	NA	Not applicable

		a certified bushfire hazard management plan.		
G.	Additional requirements for Certain Class 9 Buildings and associated Class 10a Buildings and decks.	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.	NA	Not applicable.

7.3.5 DIRECTOR'S DETERMINATION – BUSHFIRE HAZARDS V1.2

Table 5 – Requirements for Bushfire Emergency Planning

Column 1		Column 2	Development response
Element		Requirement	
A.	Bushfire emergency plans	A bushfire emergency plan must be developed for the site, which is:	Not applicable.
		(a) consistent with the TFS Bushfire Emergency Planning Guideline; and	
		(b) endorsed by the TFS or a person accredited by the TFS.	Not applicable.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

Details of work:

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

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

Certificate details:

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

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

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

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report dated 31 October 2025, version 1.0 and Bushfire Hazard Management Plan dated 31 October 2025, version 1.0
Relevant calculations:	
References:	AS3959 – 2018 Construction of buildings in bushfire prone areas Director's Determination – Bushfire Hazard Areas, version 1.2 Tasmanian Planning Scheme Building Regulations 2016

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

Bushfire Hazard Report dated 31 October 2025, version 1.0 and Bushfire Hazard Management Plan dated 31 October 2025, version 1.0.

Dwelling to comply with requirements of BAL – 19 with Hazard Management Area installed as shown on the Bushfire Hazard Management Plan dated 31 October 2025, version 1.0

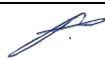
Scope and/or Limitations

The provisions in the Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan as based on present conditions at the time of inspection. Vegetation growth (natural and manmade) or any other changes on the existing property and adjacent properties have not been considered.

The assessment is based on information provided at the time of the report. If the location of the proposed development differs from the location shown in the Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan, both the report and plan is void.

The Bushfire Hazard Management Plan must be implemented and maintained for the life of the development otherwise the plan is void.

I certify the matters described in this certificate.

Qualified person:	Signed: JOE HEPER	Certificate No: H3084	Date: 31/10/2025
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