DISCRETIONARY APPLICATION

For Public Display

Applicant:
Formation Design & Drafting

Location:
8 Meredith Springs Road, Miena

Proposal:
Dwelling

DA Number:
DA 2021 / 00017

Date Advertised:
23 March 2021

Date Representation Period Closes:
12 April 2021

Responsible Officer:
Louisa Brown (Planning Officer)

Viewing Documents:
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:
development@centralhighlands.tas.gov.au

central highlands COUNCIL

Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

Application for Planning Approval
Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Applicant Name FORMATION DESIGN + DRAFTING

Postal Address Lvl 1, 11A MURRAY ST Phone No: 04 92 597 960

HOBART TAS 7000 Fax No:

Email address jane@formationdrafting.com.au

Owner/s Name PETER JACKSON
(if not Applicant)

Postal Address 8 MEREDITH SPRINGS RD Phone No: 0488 027 082

MIENA TAS 7030 Fax No:

Email address: pwjackson61@gmail.com

Description of proposed use and/or development:

Address of new use and development: 8 MEREDITH SPRINGS RD, MIENA TAS 7030

Certificate of Title No: Volume No 169046 Lot No: 811

Description of proposed use or development: NEW RESIDENTIAL DWELLING

ie: New Dwelling /Additions/ Demolition / /Shed / Farm Building / Carport / Swimming Pool or detail other etc.

Current use of land and buildings: VACANT

Eg. Are there any existing buildings on this title? If yes, what is the main building used as?

Proposed Material

What are the proposed external wall colours: DUNE

What is the proposed roof colour: NIGHT SKY

What is the proposed new floor area m^2.: 84

DECK 28.8

What is the estimated value of all the new work proposed: $ 70,000

Is proposed development to be staged:	*Yes* ☐	*No* ☑	Tick ✓
Is the proposed development located on land previously used as a tip site?	*Yes* ☐	*No* ☑	
Is the place on the Tasmanian Heritage Register?	*Yes* ☐	*No* ☑	
Have you sought advice from Heritage Tasmania?	*Yes* ☐	*No* ☑	
Has a Certificate of Exemption been sought for these works?	*Yes* ☐	*No* ☑	

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.

3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature);
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature (if not the Owner)	Applicant Name *(Please print)*	Date
J Hadley.	JANE HADLEY FOR FORMATION DESIGN + DRAFTING	5.3.24

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
169046	811
EDITION	DATE OF ISSUE
2	14-May-2015

SEARCH DATE : 13-Jan-2021
SEARCH TIME : 11.01 AM

DESCRIPTION OF LAND

Parish of FENWICK Land District of CUMBERLAND
Lot 811 on Sealed Plan 169046
Derivation : Part of Lot 3156, 640 Acres Gtd to F & W Synnot
Prior CT 164721/800

SCHEDULE 1

M515250 TRANSFER to PETER WILLIAM JACKSON and KRISTY ELIZABETH JACKSON (jointly as between themselves) of one undivided 1/2 share and KRISTY ELIZABETH JACKSON of one undivided 1/2 share as tenants in common Registered 14-May-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP169046 COVENANTS in Schedule of Easements
SP169046 FENCING COVENANT in Schedule of Easements
SP164721 COVENANTS in Schedule of Easements
SP164721 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: PETER HENRIC THIESSEN

FOLIO REFERENCE: 164721-800

GRANTEE
PART OF LOT 3156, 640 ACRES GRANTED TO FREDERICK & WALTER SYNNOT

PLAN OF SURVEY

BY SURVEYOR J.B.MEDBURY
J.B.MEDBURY P/L SURVEYORS
OF 224 CAMPBELL STREET, HOBART

LOCATION
LAND DISTRICT OF CUMBERLAND
PARISH OF FENWICK

SCALE 1: 1500 LENGTHS IN METRES

REGISTERED NUMBER
SP169046

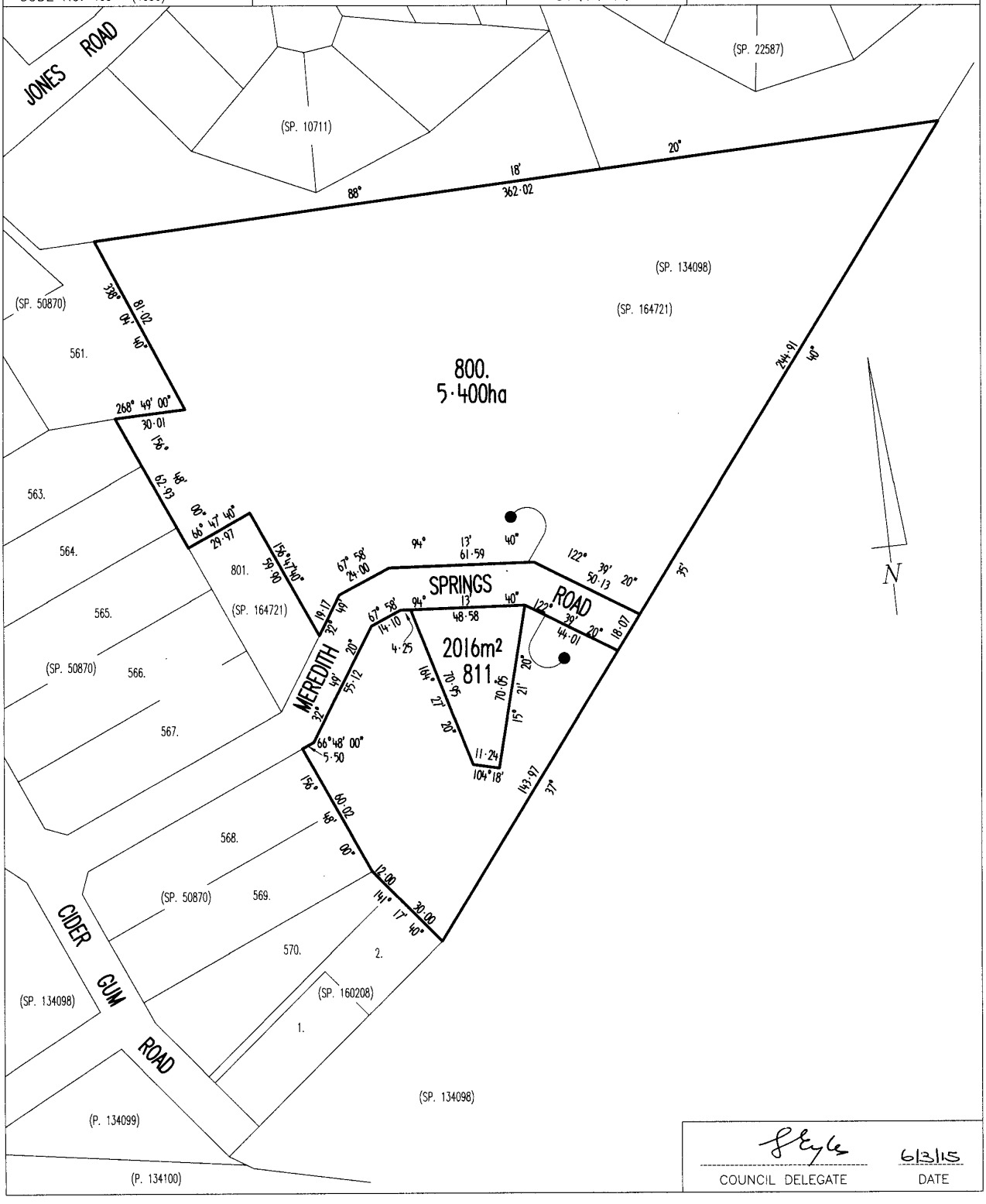
~~APPROVED~~
EFFECTIVE FROM 20 MAR 2015
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 105 (4635)

LAST UPI No.

LAST PLAN No. SP164721

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



COUNCIL DELEGATE

6/3/15
DATE

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 169046

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

RESTRICTIVE COVENANTS

Lots 800 and 811 on the Plan are burdened by Restrictive Covenants created by and more fully set forth in Sealed Plan 164721.

The owner of Lot 811 on the Plan covenants with the Vendor, Peter Henric Thiessen and the owner or owners for the time being of every other lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulation:

(1) Not to further subdivide Lot 811.

FENCING COVENANT

The owner of each lot on the Plan covenants with the Vendor (Peter Henric Thiessen) that the Vendor shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Peter Henric Thiessen FOLIO REF: 164721/800 SOLICITOR & REFERENCE: Mr William C Justo:LAM:054177	PLAN SEALED BY: Central Highlands Council DATE: 6 March 2015 DA 2010/32 (REF NO.) Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 169046
SUBDIVIDER: Peter Henric Thiessen FOLIO REFERENCE: 164721/800	

SIGNED by the said **PETER HENRIC THIESSEN** in the presence of:

Witness.....

Name: WILLIAM JUSTO.

Address: 4 WATCHORN ST HOBART

Occupation: SOLICITOR

.....

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

PROPOSAL:

NEW RESIDENTIAL DWELLING

PROJECT ADDRESS:

8 MEREDITH SPRINGS RD, MIENA TAS 7030

CONSTRUCTION IN A BUSH-FIRE PRONE AREA - BAL 12.5

CONSTRUCTION SHALL COMPLY WITH AUSTRALIAN STANDARDS AS3959-2018

THE BUSH FIRE ATTACK LEVEL HAS BEEN DETERMINED BY GES GEO-ENVIRONMENTAL SOLUTIONS. THEIR REPORT FORMS PART OF THIS DOCUMENT AND IS TO BE ADHERED TO FOR CONSTRUCTION REQUIREMENTS AS WELL AS AS3959:2018

CONSTRUCTION TO BE BASED ON A BUSH FIRE ATTACH LEVEL (BAL) OF BAL-12.5, SECTION 3 & 5 OF AS 3959-2018

SUBFLOOR SUPPORTS
ENCLOSED WITH COMPLYING WALL OR ALUMINUM STEEL OR BRONZE METAL MESH (2mm) OR IF UNENCLOSED EXPOSED MATERIAL TO BE BUSHFIRE RESISTING TIMBER OR NON-COMBUSTIBLE.
FLOORS
ENCLOSED WITH COMPLYING WALL OR ALUMINUM, STEEL OR BRONZE METAL MESH (2mm) OR IF UNENCLOSED AND <400mm FROM FGL EXPOSED MATERIAL BE BUSHFIRE RESISTING TIMBER, NON-COMBUSTIBLE OR TIMBER FLOORING WHERE SARKED.
EXTERNAL WALLS
<400mm FROM FGL OR FLAT SURFACE MUST BE NON-COMBUSTIBLE, FIBRE CEMENT (6mm) OR BUSHFIRE RESISTING TIMBER, FULLY SARKED.
EXTERNAL WINDOWS
SCREEN OPENABLE WINDOWS WITH ALUMINUM , STEEL OR BRONZE METAL MESH (max. 2mm APERTURE)** & BUSHFIRE RESISTING TIMBER OR NON-COMBUSTIBLE FRAME.
** GLAZING <400mm FROM FINISHED GROUND LEVEL IS TO BE 4mm GRADE 'A' SAFETY GLASS, REFER TOAS3959-2018.
EXTERNAL DOORS
SCREENED WITH ALUMINUM, STEEL OR BRONZE METAL MESH, NON-COMBUSTIBLE, SOLID CORE TIMBER (min. 35mm THICK)OR GLAZED DOOR**AND TIGHT FITTING/DRAUGHT EXCLUDERS & BUSHFIRE RESISTING TIMBER OR NON-COMBUSTIBLE FRAME.
ROOFS
NON-COMBUSTIBLE, ROOF WALL JUNCTION SEALED, OPENINGS FITTED WITH NON-COMBUSTIBLE EMBER GUARDS AND FULLY SARKED/SKYLIGHT REQUIREMENTS.
VERANDAHS, DECKS, STEPS ETC.
BUSHFIRE RESISTING TIMBER OR NON-COMBUSTIBLE MATERIAL.
WATER & GAS SUPPLY PIPES
EXPOSED PIPES TO BE METAL.
REFER TO STATE GAS REGULATIONS AS/NZS 5601.1 AND AS/NZS 4645.1

THESE NOTES PROVIDE AN OVERVIEW OF BAL-12.5 REQUIREMENTS AND THE COMPLETE AS3959-2018 IS TO BE USED TO COMPLETE ALL REQUIRED CONSTRUCTION.

GENERAL NOTES:

BUILDERS, TRADESMEN, SUB-CONTRACTORS AND PREFABRICATORS TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY BUILDING WORKS. USE WRITTEN DIMENSION ONLY. DO NOT SCALE FROM DRAWINGS.

SURVEYOR TO VERIFY ALL DIMENSIONS, SET-OUTS, LEVELS, LOCATION OF SERVICES, EASEMENTS AND ANY OTHER INFORMATION RELEVANT TO THE PROPOSED BUILDING WORKS.

ENGINEER TO PROVIDE ALL STRUCTURAL CERTIFICATES AS REQUIRED BY LOCAL COUNCIL AND RELEVANT AUTHORITIES. ENGINEERING DETAILS TO OVERRIDE ARCHITECTURAL DRAWING AND SPECIFICATION.

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PLANNING AND BUILDING PERMITS. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE STATE BUILDING REGULATIONS, LOCAL COUNCIL BY-LAWS AND RELEVANT CURRENT EDITIONS OF BCA CODES, AUSTRALIAN STANDARDS, PLANS, SPECIFICATIONS AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

BUILDER AND SURVEYOR TO REPORT TO THE DESIGNER ALL RELEVANT DISCREPANCIES, VARIATIONS AND CHANGES PRIOR TO ANY WORKS COMMENCING. 24 HOURS MINIMUM REQUIRED FOR DRAWINGS TO BE AMENDED.

CONFIRMATION OF ANY CHANGES BY THE BUILDER, CLIENT, OR BUILDING SURVEYOR MUST BE IN WRITING AND CONFIRMED BY THE DESIGNER

ALL WORKS ARE TO FOLLOW THE 'DIAL-BEFORE-YOU-DIG' PROCESS IN ORDER TO OBTAIN INFORMATION ON EXISTING INFRASTRUCTURE AND UNDERGROUND SERVICES.

SITE INFORMATION

LOT:	811
TITLE:	169046
LAND AREA:	2016m2
HOUSE SIZE:	84m^2
FRONT DECKS:	28.8m^2
COUNCIL:	CENTRAL HIGHLANDS COUNCIL
ZONING:	12.0 LOW DENSITY RESIDENTIAL
SCHEME OVERLAYS:	ATTENUATION AREA 126.ATT
BAL RATING:	12.5
CLIMATE ZONE:	ZONE 8 - ALPINE
SOIL CLASSSIFICATION:	CLASS M
WIND RATING:	N3
DEVELOPMENT CLASS	1A

SCHEDULE OF PAGES

DOCUMENTS BY OTHERS: *TO BE READ IN CONJUNCTION WITH BUILDING PLANS*

• BUSHFIRE HAZARD REPORT	GES GEO-ENVIRONMENTAL SOLUTIONS	3/3/21
• SOIL & WASTEWATER REPORT	GES GEO-ENVIRONMENTAL SOLUTIONS	FEB 2021
• ATTENUATION LETTER	GES GEO-ENVIRONMENTAL SOLUTIONS	1/3/21

IMAGE IS AN INTERPRETATION ONLY

FORMATION
DESIGN & DRAFTING
JANE HADLEY
BUILDING DESIGNER (DOMESTIC)
LICENSE NUMBER 924704307
LEVEL 1, 11A
MURRAY STREET
M: 0492 597 960
E: jane@formationdrafting.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

DO NOT SCALE DRAWINGS,
USE WRITTEN DIMENSIONS ONLY.
BUILDERS & CONTRACTORS TO CHECK AND VERIFY ALL DIMENSION AND LEVELS PRIOR TO STARTING ANY WORK ON SITE.
ANY DESCREPENCIES NEED TO BE REPORTED TO FORMATION DESIGN & DRAFTING.

PROPOSAL:
NEW RESIDENTIAL DWELLING

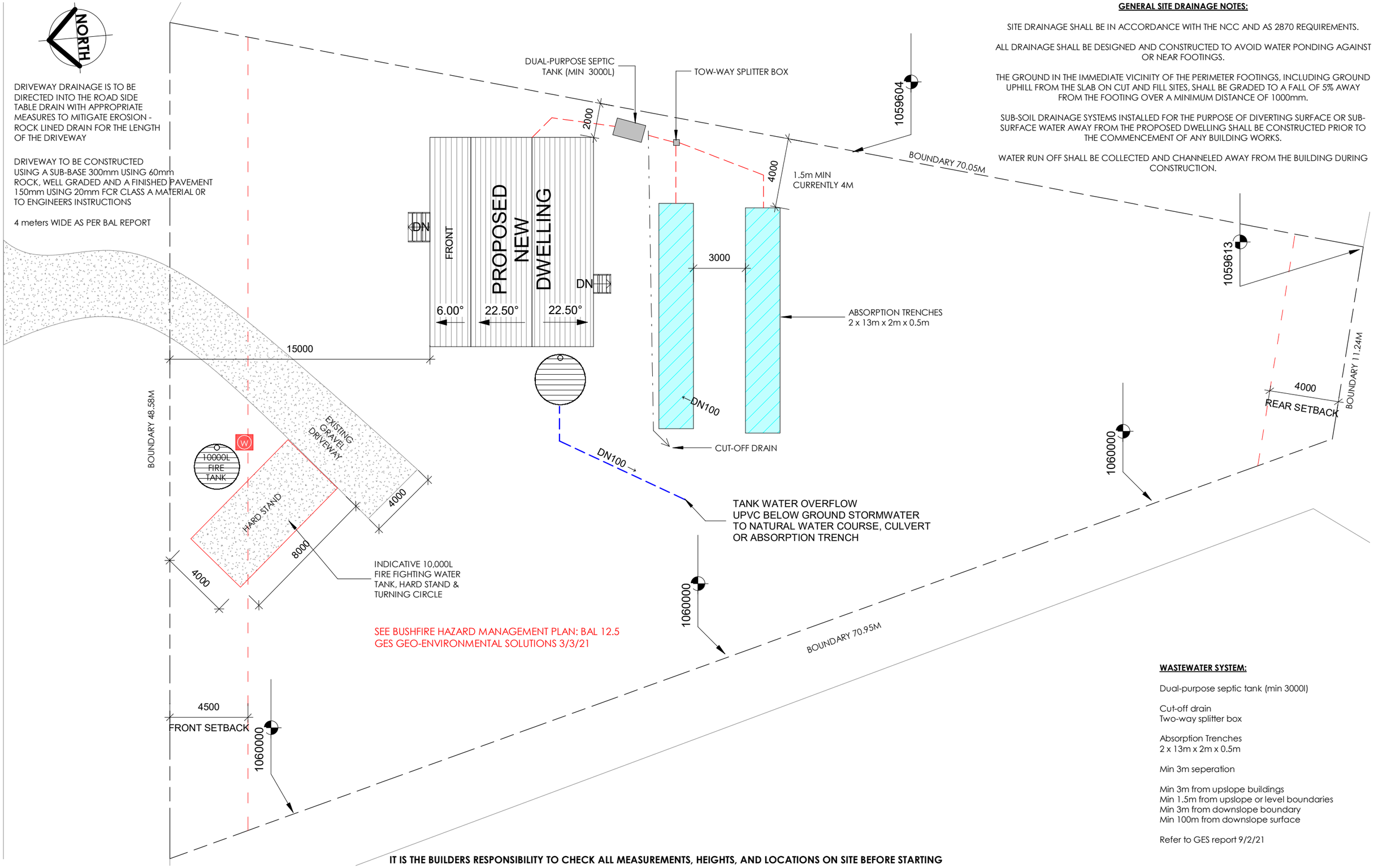
Client:
PETER JACKSON

PROJECT ADDRESS:
8 MEREDITH SPRINGS RD
MIENA TAS 7030

REVISION #	DESCRIPTION	DATE

Phase: PLANNING PERMIT
Sheet: COVER PAGE
Drawn: JANE HADLEY
Scale: 1 : 1 **Size:** A3 **Date:** 05.03.21

Proiect: 21002
Sheet: A00
Rev:



GENERAL SITE DRAINAGE NOTES:

SITE DRAINAGE SHALL BE IN ACCORDANCE WITH THE NCC AND AS 2870 REQUIREMENTS.

ALL DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR FOOTINGS.

THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTINGS, INCLUDING GROUND UPHILL FROM THE SLAB ON CUT AND FILL SITES, SHALL BE GRADED TO A FALL OF 5% AWAY FROM THE FOOTING OVER A MINIMUM DISTANCE OF 1000mm.

SUB-SOIL DRAINAGE SYSTEMS INSTALLED FOR THE PURPOSE OF DIVERTING SURFACE OR SUB-SURFACE WATER AWAY FROM THE PROPOSED DWELLING SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

WATER RUN OFF SHALL BE COLLECTED AND CHANNELED AWAY FROM THE BUILDING DURING CONSTRUCTION.

WASTEWATER SYSTEM:

Dual-purpose septic tank (min 3000l)

Cut-off drain
Two-way splitter box

Absorption Trenches
2 x 13m x 2m x 0.5m

Min 3m seperation

Min 3m from upslope buildings
Min 1.5m from upslope or level boundaries
Min 3m from downslope boundary
Min 100m from downslope surface

Refer to GES report 9/2/21

IT IS THE BUILDERS RESPONSIBILITY TO CHECK ALL MEASUREMENTS, HEIGHTS, AND LOCATIONS ON SITE BEFORE STARTING

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REVISION #	DESCRIPTION	DATE

Phase: PLANNING PERMIT
Sheet: SITE PLAN
Drawn: JANE HADLEY
Scale: 1 : 200 **Size:** A3 **Date:** 05.03.21

Project: 21002
Sheet: A01
Rev:

DOORS			
Mark	Height	Width	Comments
CS01	2100	1000	CAVITY SLIDER
CS02	2100	1200	ROBE SLIDER
CS03	2100	1200	ROBE SLIDER
CS04	2100	1000	LINEN SLIDER
D01	2040	820	INTERNAL
D02	2040	820	EXTERNAL
D03	2040	720	INTERNAL
D04	2040	720	INTERNAL
D05	2040	820	EXTERNAL
D06	2040	820	INTERNAL
SD01	2100	1800	SLIDING XF

WINDOWS			
Mark	Height	Width	Comments
W01	1200	1800	AWNING
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W04	1200	1800	AWNING
W05	1200	900	AWNING
W06	600	600	AWNING
W07	1200	1800	AWNING

WINDOW & DOOR NOTES

DOORS & WINDOWS TO CONFORM WITH AS3959-2018 FOR BAL-12.5

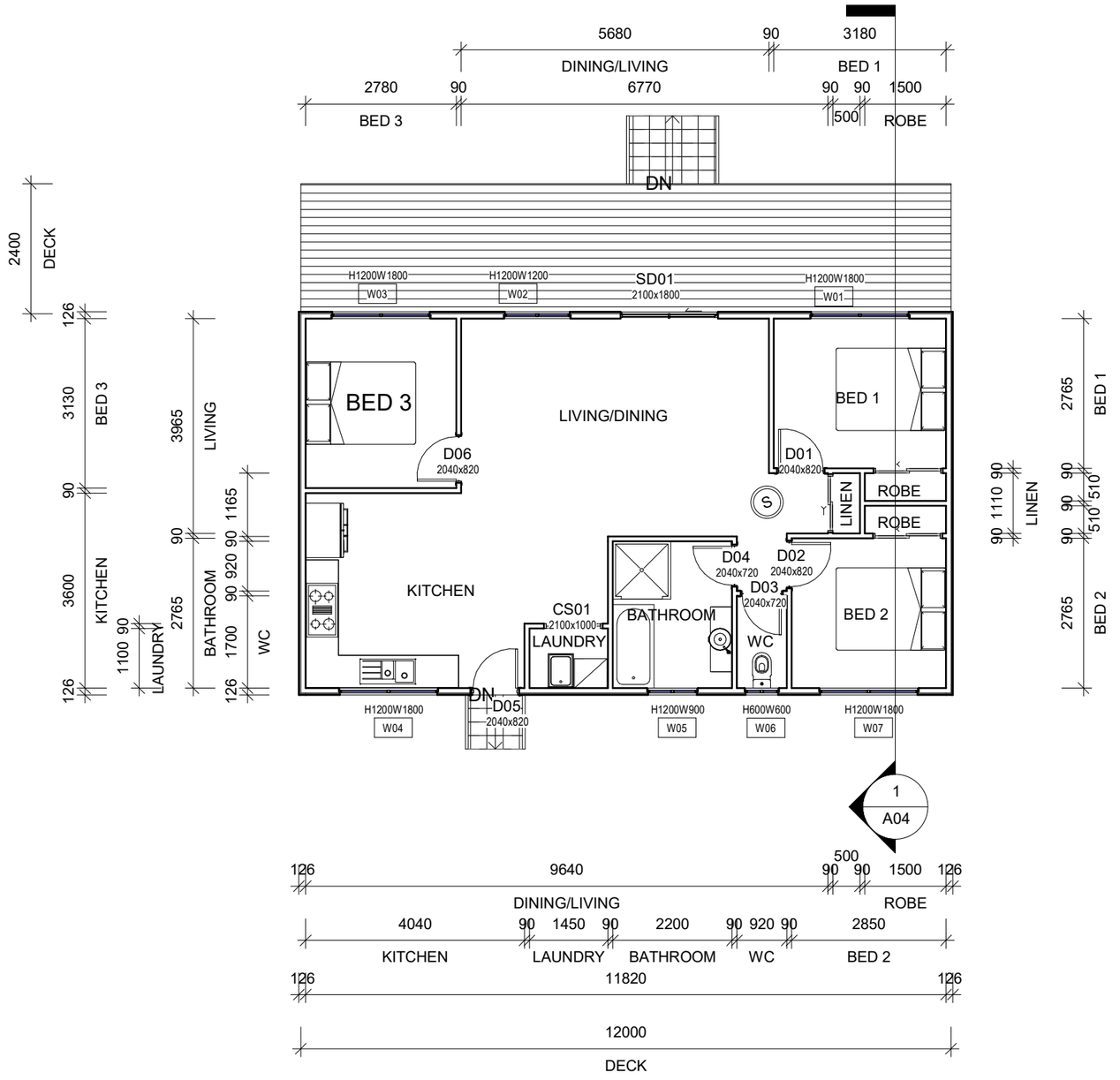
ALL WINDOW & DOOR SIZES TO BE CONFIRMED BY THE BUILDER PRIOR TO ORDERING AND INSTALLATION.

THE ABOVE WINDOW SCHEDULES ARE FOR WALL FRAME OPENINGS ONLY. REVEALS AND PACKING TO BE DETERMINED BY BUILDER & WINDOW SUPPLIERS.

WINDOWS TO BE DOUBLE GLAZED (unless otherwise noted) WITH ALUMINUM FRAMES - COLOR TO BE DECIDED BY CLIENT.

ALL NEW WINDOW HEAD HEIGHTS ARE TO BE 2100mm ABOVE FFL UNLESS SPECIFIED ON THE ELEVATIONS

(S) SMOKE ALARMS - HARED WIRED & INTERCONNECTED IF MORE THAN ONE INSTALLED. SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH NCC BCA VOL 2 PART 3.7.5 SMOKE ALARMS



FULL DESIGN, DRAWINGS & ENGINEERING SUPPLIED BY SHEDS'n'HOMES TASMANIA

ALL DIMENSION ARE MEASURED BETWEEN STEEL STUD FRAMES OR LIGHT WEIGHT CLADDING WALL FACES - **NO PLASTERBOAD LININGS** INCLUDED IN FLOOR PLANS

CONSTRUCTION IN A BUSH-FIRE PRONE AREA - BAL 12.5

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CONSTRUCTION IN AN ALPINE AREA - NCC BCA 2019 PART 3.10.4

EXTERNAL DOORS - THAT MAY BE SUBJECT TO BUILD-UP OF SNOW MUST OPEN INWARDS OR SLIDE; AND BE CONSTRUCTED SO THAT THE THRESHOLD IS NOT LESS THAN 900mm ABOVE THE ADJOING SURFACE

EXTERNAL STAIRS SERVING THE BUILDING MUST HAVE A FLOOR SURFACE THAT CONSISTS OF EXPANDED MESH IF IT IS USED AS A MEANS OF EGRESS; AND FOR A STAIR, GOINGS AND RISERS MUST BE BUILT IN ACCORDACE
TO TABLE 3.9.1.1 OR 3.10.4.1 OF THE BCA.

CLEAR SPACES AROUND BUILDINGS TO COMPLY WITH BCA 3.10.4.4

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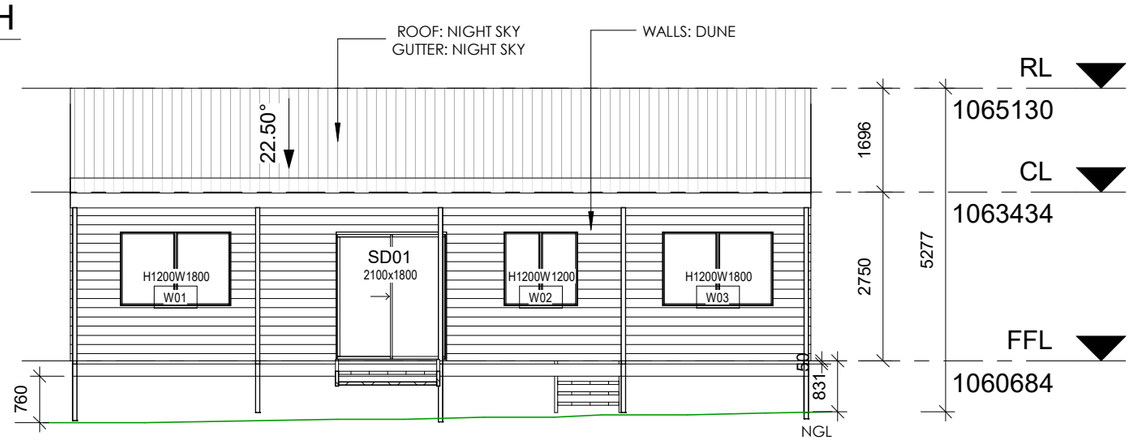
REVISION #	DESCRIPTION	DATE

Phase: PLANNING PERMIT
Sheet: FLOOR PLAN
Drawn: JANE HADLEY
Scale: 1 : 100 **Size:** A3 **Date:** 05.03.21

Proiect: 21002
Sheet: A02 **Rev:**

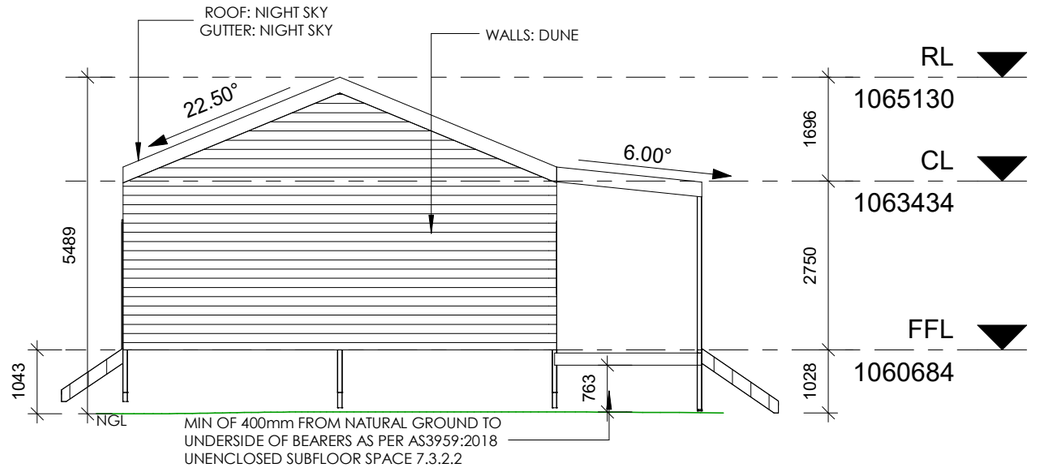
NORTH

1 : 100



EAST

1 : 100



SOUTH

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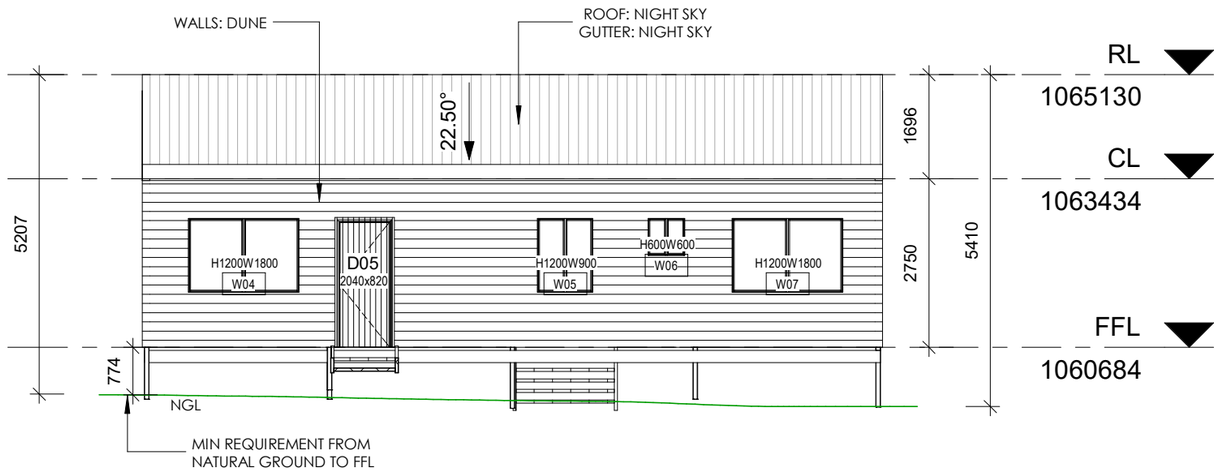
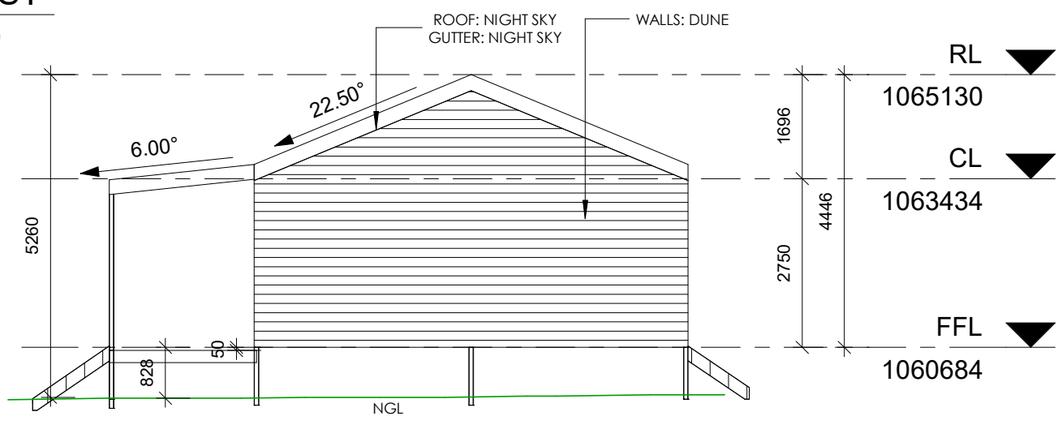


WEST

1 : 100



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D03	2040	720	INTERNAL
D04	2040	720	INTERNAL
D05	2040	820	EXTERNAL
D06	2040	820	INTERNAL
SD01	2100	1800	SLIDING XF

WINDOW & DOOR NOTES

DOORS & WINDOWS TO CONFORM WITH AS3959-2018 FOR BAL-12.5

ALL WINDOW & DOOR SIZES TO BE CONFIRMED BY THE BUILDER PRIOR TO ORDERING AND INSTALLATION.

THE ABOVE WINDOW SCHEDULES ARE FOR WALL FRAME OPENINGS ONLY. REVEALS AND PACKING TO BE DETERMINED BY BUILDER & WINDOW SUPPLIERS.

WINDOWS TO BE DOUBLE GLAZED (unless otherwise noted) WITH ALUMINUM FRAMES - COLOR TO BE DECIDED BY CLIENT.

ALL NEW WINDOW HEAD HEIGHTS ARE TO BE 2100mm ABOVE FFL UNLESS SPECIFIED ON THE ELEVATIONS

IF THE DECK IS CONSTRUCTED OVER 1000mm ABOVE NATURAL GROUND LEVEL A HANDRAIL MUST BE PROVIDED AND TO COMPLY WITH CONSTRUCTION IN A BUSH-FIRE PRONE AREA - BAL 29: AS3959:2018 & NCC BCA PART 3.10.4 - ALPINE REGION.

PROTECTIVE COATINGS FOR STEELWORK (BCA 3.4.4.4)

ENVIRONMENT: MODERATE (more than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or non-heavy industrial ares)

INTERNAL - NO PROTECTION REQUIRED IN A PERMANENTLY DRY LOCATION

EXTERNAL STEELWORK PROTECTIVE COATINGS:
OPTION 1: 2 COATS ALKYD PRIMER
OPTION 2: 2 COATS ALKYD GLOSS
OPTION 3: HOT DIP GALVANISED 300 g/m2 MIN PLUS -
a. 1 COAT SOLVENT BASED VINYL PRINMER: OR
b. 1 COAT VINYL GLOSS OR ALKYD

CONSTRUCTION IN A BUSH-FIRE PRONE AREA - BAL 12.5

CONSTRUCTION IN AN ALPINE AREA - NCC BCA 2019 PART 3.10.4

Part	Colour
Walls - Standard Sheeting	DUNE®
Roof - Corodek	NIGHT SKY®
Gutters	NIGHT SKY®
Gable End Capping	NIGHT SKY®
Corner Flashings	DUNE®
Opening Flashings	DUNE®

FORMATION
DESIGN & DRAFTING
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BUILDING DESIGNER (DOMESTIC)
LICENSE NUMBER 924704307
LEVEL 1, 11A
MURRAY STREET
M: 0492 597 960
E: jane@formationdrafting.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

PROPOSAL:
NEW RESIDENTIAL DWELLING

Client:
PETER JACKSON

PROJECT ADDRESS:
8 MEREDITH SPRINGS RD
MIENA TAS 7030

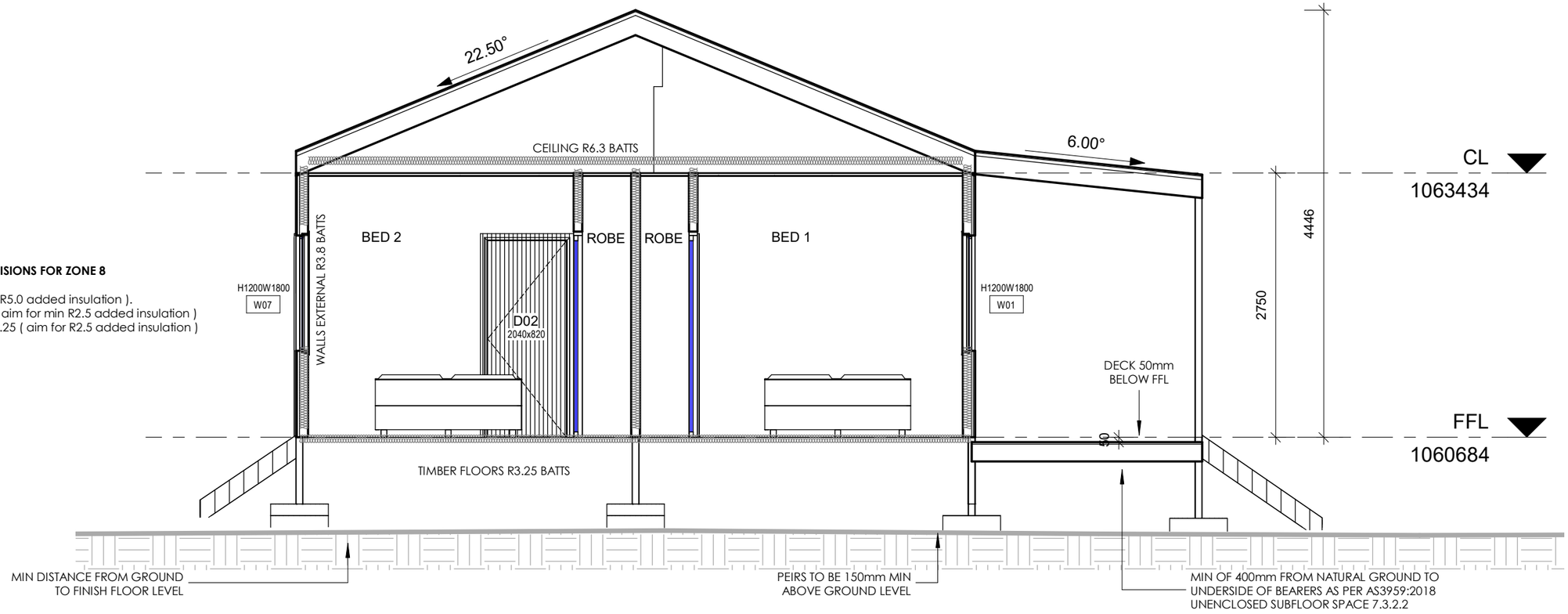
REVISION #	DESCRIPTION	DATE

Phase: PLANNING PERMIT
Sheet: ELEVATIONS
Drawn: JANE HADLEY
Scale: 1 : 100 **Size:** A3 **Date:** 05.03.21

Proiect: 21002
Sheet: A03
Rev:

NCC BCA 2019 INSULATION PROVISIONS FOR ZONE 8

Roof: Min total R6.3 (aim for min R5.0 added insulation).
External walls: total R value R3.8 (aim for min R2.5 added insulation)
Timber floors: min total R value R3.25 (aim for R2.5 added insulation)



CONSTRUCTION IN A BUSH-FIRE PRONE AREA - BAL 12.5

CONSTRUCTION SHALL COMPLY WITH AUSTRALIAN STANDARDS AS3959-2018

THE BUSH FIRE ATTACK LEVEL HAS BEEN DETERMINED BY GES GEO-ENVIRONMENTAL SOLUTIONS. THEIR REPORT FORMS PART OF THIS DOCUMENT AND IS TO BE ADHERED TO FOR CONSTRUCTION REQUIREMENTS AS WELL AS AS3959:2018

CONSTRUCTION TO BE BASED ON A BUSH FIRE ATTACH LEVEL (BAL) OF BAL-12.5, SECTION 3 & 5 OF AS 3959-2018

SUBFLOOR SUPPORTS
ENCLOSED WITH COMPLYING WALL OR ALUMINUM STEEL OR BRONZE METAL MESH (2mm) OR IF UNENCLOSED EXPOSED MATERIAL TO BE BUSHFIRE RESISTING TIMBER OR NON-COMBUSTIBLE.
FLOORS
ENCLOSED WITH COMPLYING WALL OR ALUMINUM, STEEL OR BRONZE METAL MESH (2mm) OR IF UNENCLOSED AND <400mm FROM FGL EXPOSED MATERIAL BE BUSHFIRE RESISTING TIMBER, NON-COMBUSTIBLE OR TIMBER FLOORING WHERE SARKED.
EXTERNAL WALLS
<400mm FROM FGL OR FLAT SURFACE MUST BE NON-COMBUSTIBLE, FIBRE CEMENT (6mm) OR BUSHFIRE RESISTING TIMBER, FULLY SARKED.
EXTERNAL WINDOWS
SCREEN OPENABLE WINDOWS WITH ALUMINUM , STEEL OR BRONZE METAL MESH (max. 2mm APERTURE)** & BUSHFIRE RESISTING TIMBER OR NON-COMBUSTIBLE FRAME.
** GLAZING <400mm FROM FINISHED GROUND LEVEL IS TO BE 4mm GRADE 'A' SAFETY GLASS, REFER TOAS3959-2018.
EXTERNAL DOORS
SCREENED WITH ALUMINUM, STEEL OR BRONZE METAL MESH, NON-COMBUSTIBLE, SOLID CORE TIMBER (min. 35mm THICK)OR GLAZED DOOR**AND TIGHT FITTING/DRAUGHT EXCLUDERS & BUSHFIRE RESISTING TIMBER OR NON-COMBUSTIBLE FRAME.
ROOFS
NON-COMBUSTIBLE, ROOF WALL JUNCTION SEALED, OPENINGS FITTED WITH NON-COMBUSTIBLE EMBER GUARDS AND FULLY SARKED/SKYLIGHT REQUIREMENTS.
VERANDAHS, DECKS, STEPS ETC.
BUSHFIRE RESISTING TIMBER OR NON-COMBUSTIBLE MATERIAL.
WATER & GAS SUPPLY PIPES
EXPOSED PIPES TO BE METAL.
REFER TO STATE GAS REGULATIONS AS/NZS 5601.1 AND AS/NZS 4645.1

THESE NOTES PROVIDE AN OVERVIEW OF BAL-12.5 REQUIREMENTS AND THE COMPLETE AS3959-2018 IS TO BE USED TO COMPLETE ALL REQUIRED CONSTRUCTION.

CONSTRUCTION IN AN ALPINE AREA - NCC BCA 2019 PART 3.10.4

EXTERNAL DOORS - THAT MAY BE SUBJECT TO BUILD-UP OF SNOW MUST OPEN INWARDS OR SLIDE; AND BE CONSTRUCTED SO THAT THE THRESHOLD IS NOT LESS THAN 900mm ABOVE THE ADJOING SURFACE

EXTERNAL STAIRS SERVING THE BUILDING MUST HAVE A FLOOR SURFACE THAT CONSISTS OF EXPANDED MESH IF IT IS USED AS A MEANS OF EGRESS; AND FOR A STAIR, GOINGS AND RISERS MUST BE BUILT IN ACCORDACE
TO TABLE 3.9.1.1 OR 3.10.4.1 OF THE BCA.
Landing not required if Max. 3 risers or MAX. 570mm, BCA PART 3.9.1.5: LANDINGS

IF THE DECK IS CONSTRUCTED OVER 1000mm ABOVE NATURAL
GROUND LEVEL A HANDRAIL MUST BE PROVIDED. PART 3.9.2 BARRIERS
AND HANDRAILS

CLEAR SPACES AROUND BUILDINGS TO COMPLY WITH BCA 3.10.4.4

PROTECTIVE COATINGS FOR STEELWORK (BCA 3.4.4.4)

ENVIRONMENT: MODERATE (more than 1km from breaking surf or more than 100m
from salt water not subject to breaking surf or non-heavy industrial ares)

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EXTERNAL STEELWORK PROTECTIVE COATINGS:
OPTION 1: 2 COATS ALKYD PRIMER
OPTION 2: 2 COATS ALKYD GLOSS
OPTION 3: HOT DIP GALVANISED 300 g/m2 MIN PLUS -
a. 1 COAT SOLVENT BASED VINYL PRINMER: OR
b. 1 COAT VINYL GLOSS OR ALKYD

FULL DESIGN, DRAWINGS & ENGINEERING SUPPLIED BY SHEDS'n'HOMES TASMANIA, INCLUDES FOOTINGS

FORMATION
DESIGN & DRAFTING
JANE HADLEY
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DO NOT SCALE DRAWINGS,
USE WRITTEN DIMENSIONS ONLY.
BUILDERS & CONTRACTORS TO CHECK AND VERIFY ALL DIMENSION AND LEVELS PRIOR TO STARTING ANY WORK ON SITE.
ANY DESCREPENCIES NEED TO BE REPORTED TO FORMATION DESIGN & DRAFTING.

PROPOSAL:
NEW RESIDENTIAL DWELLING

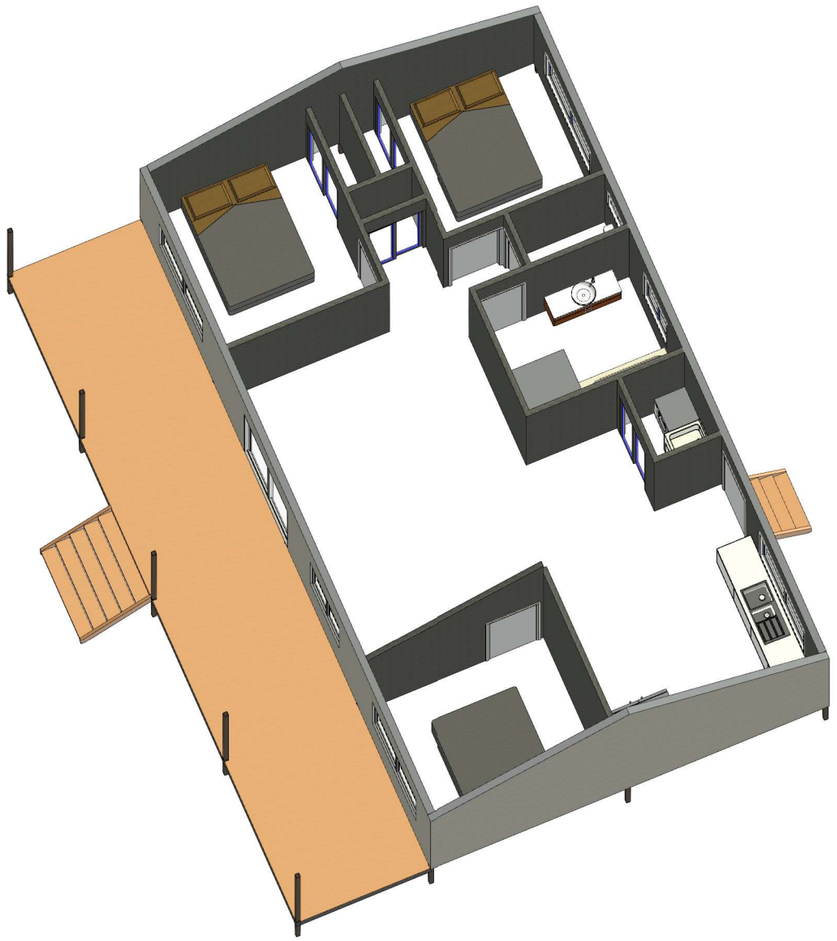
Client:
PETER JACKSON

PROJECT ADDRESS:
8 MEREDITH SPRINGS RD
MIENA TAS 7030

REVISION #	DESCRIPTION	DATE

Phase: PLANNING PERMIT
Sheet: SECTION
Drawn: JANE HADLEY
Scale: 1 : 50 **Size:** A3 **Date:** 05.03.21

Proiect: 21002
Sheet: A04
Rev:



3D FLOOR PLAN

NORTH VIEW

EAST VIEW

SOUTH VIEW

WEST VIEW

FORMATION
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NEW RESIDENTIAL DWELLING

Client:
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MIENA TAS 7030

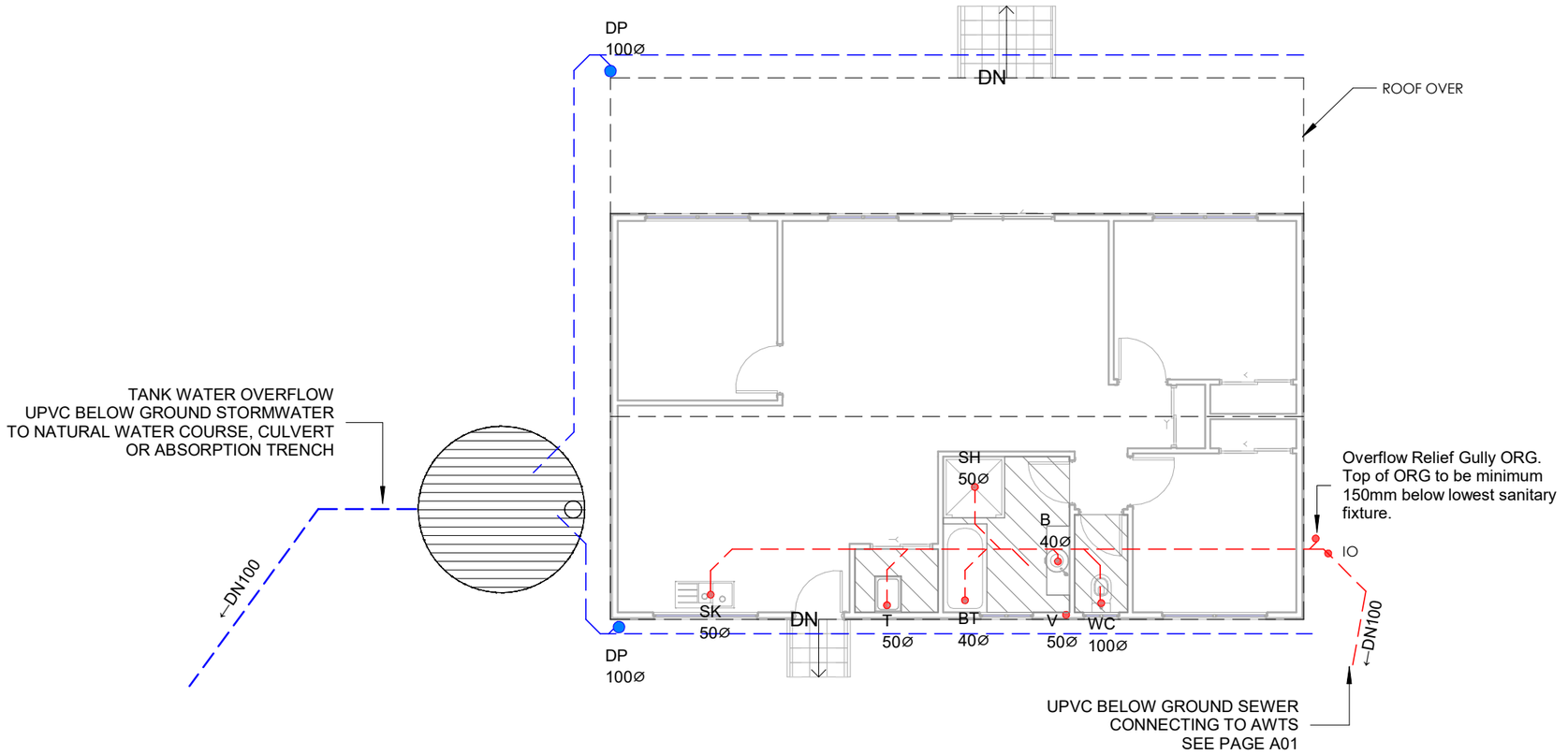
REVISION #	DESCRIPTION	DATE

Phase: PLANNING PERMIT
Sheet: 3D IMAGES
Drawn: JANE HADLEY
Scale: **Size:** A3 **Date:** 05.03.21

Proiect: 21002
Sheet: A05
Rev:

PLUMBING PLAN

1 : 100



KEY

SH	SHOWER
B	BASIN
BT	BATH
WC	TOILET
SK	SINK
V	VENT
DP	DOWN PIPE
IO	INSPECTION OUTLET
ORG	OVERFLOW RELEIF GULLY

SW — 100mm DOWNPIPES - STORMWATER

S — 100mm PIPES - SEWER

ROOF OVER

WET AREAS

PLUMBING

PLUMBING AND DRAINAGE SHALL COMPLY WITH AS 3500,
NCC VOL 3 AND THE TASMANIAN REGULATIONS.
PROVIDE MEMBRANE TO ALL WET AREAS TO THE BCA
AND AUSTRALIAN STANDARDS.
HOT AND COLD WATER RETICULATION BRANCHES TO EACH INDIVIDUAL FIXTURE.
FIT RWC OR SIMILAR TEMPERATURE CONTROL VALVE
TO LIMIT WATER TEMP AT BASIN, BATH, SHOWER ETC. TO 50° IN
ACCORDANCE WITH AS3498 & NCC Vol 3 Tas B2.6(2)(d)

ROOF PENETRATIONS

ROOF PENETRATIONS, INCLUDING ROOF AND EAVE VENTS,
ROOF-MOUNTED EVAPORATIVE COOLER UNITS,
SOLAR SYSTEMS, EVACUATED TUBE SYSTEMS,
AERIALS, VENTS AND PIPES SHALL BE ADEQUATELY
SEALED AT THE ROOF.
ROOF AND EAVE VENTS GAPS NO GREATER THAN 2mm

FORMATION
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REVISION #	DESCRIPTION	DATE

Phase: PLANNING PERMIT
Sheet: PLUMBING PLAN
Drawn: JANE HADLEY
Scale: As indicated **Size:** A3 **Date:** 05.03.21

Proiect: 21002
Sheet: H01
Rev:

GES
GEO-ENVIRONMENTAL
SOLUTIONS

1/3/2021

Peter Jackson
13 Newitt Drive
Austins Ferry 7011

RE: Proposed Dwelling in Attenuation Overlay – 8 Meredith Springs Rd, Miena

Peter, following inspection of the site, a review of attenuation overlay and an examination of the proposed plans I can provide the following additional information.

The proposed dwelling is located within a Potential Impact Area (Attenuation Area) of existing sewage treatment ponds. The Attenuation Area has a radius of 320m, and the proposed dwelling will be located just within this zone with an approximate distance of 275m north-west from the ponds (Figure 1). The prevailing wind in the area are from the north-west, which would direct any odours from the ponds away from the proposed dwelling. The proposed dwelling will also be screened from the ponds by existing vegetation (Figure 2).

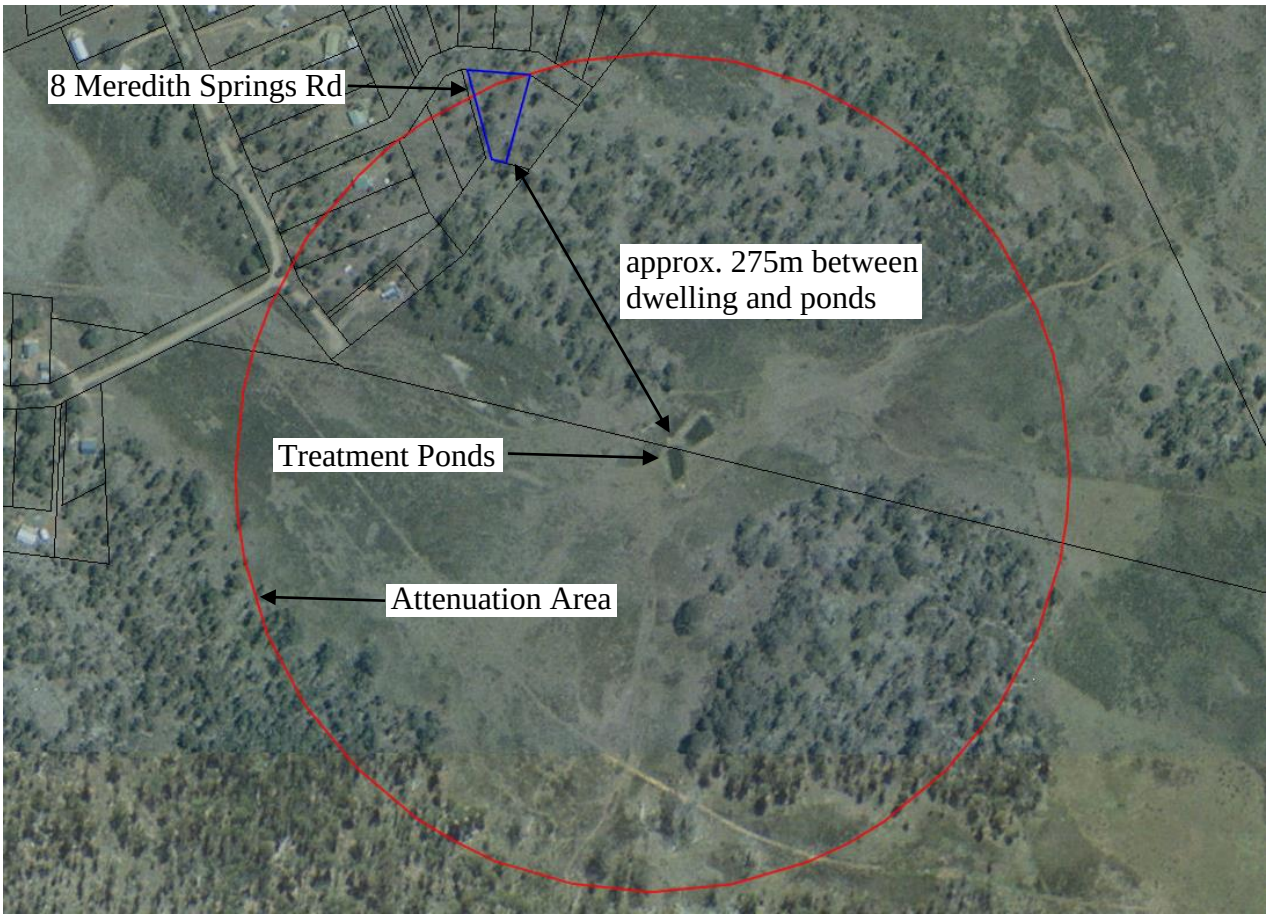


Figure 1: The proposed development site (blue) is located to the NW of the treatment ponds (Attenuation Area outlined in red)

Figure 2: View from the proposed dwelling towards the treatment ponds (approx. South-East) showing existing vegetation buffer.

Given the proposed dwelling is located greater than 250m upwind from the ponds it is not considered that the residential amenity of the proposed dwelling will be adversely impacted by the operation a treatment system of this type and scale. Considering the nature and scale of the treatment ponds, the available setback distance, and the construction type of the proposed dwelling it is my conclusion that the proposal is compliant with E9.7.2 P1 of the Central Highlands Interim Planning Scheme 2015.

Kind regards,

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

GEO-ENVIRONMENTAL ASSESSMENT

8 Meredith Springs Road

Miena

February 2021

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Geo-Environmental Solutions P/L 29 Kirksway Place, Battery Point 7004. Ph 6223 1839

Introduction

Client: Peter Jackson

Date of inspection: 20/1/2021

Location*:* 8 Meredith Springs Rd, Miena

39Land description: Approx. 2020m^2

Building type: Proposed new dwelling

Investigation: Hand Auger

Inspected by: G. McDonald

Background information

Map: Mineral Resources Tasmania SE Tasmania 1:250000

Rock type: Jurassic Dolerite

Soil depth: Approx. 1.20m+.

Planning overlays: Attenuation Area

Local meteorology: Annual rainfall approx 800 mm

Local services: Tank water and on-site wastewater required

Site conditions

Slope and aspect: Approx 3% north facing slope

Site drainage: Moderately well drained

Vegetation: Mixed native flora

Weather conditions: Cloudy, approx. 10mm of rain received in preceding 7 days.

Ground surface: Slightly moist surface conditions, very rocky

Investigation

A number of auger holes were completed to identify the distribution of, and variation in soil materials onsite. A representative auger hole drilled at the approximate location indicated on the site plan was chosen for testing and classification according to AS2870-2011 and AS1547-2012 (see profile summary).

Profile Summary

Hole 1 + 2 Depth (m)	Hole 3 Depth (m)	Horizon	Description
0.00 – 0.30	0.00 – 0.30	A1	Dark Reddish Brown **GRAVELLY CLAY (CL),** moderate polyhedral structure, moist stiff consistency, medium plasticity, TH1 and TH2 refusal on assumed floating rock, TH3 gradual boundary to
	0.30 – 0.50	B1	Brown and Strong Brown **CLAY (CL)**, strong sub-angular blocky structure, moist stiff consistency, medium plasticity, gradual boundary to
	0.50 – 1.2+	B12	Brown and Strong Brown **Sandy Gravelly CLAY (CL)**, strong sub-angular blocky structure, moist stiff consistency, medium plasticity, common rocks and cobbles, lower boundary undefined

Soil Profile Notes

The soils onsite consist of clayey sands overlying clay loam subsoils which are developing on a combination of dolerite colluvium and fractured dolerite bedrock. The clay fraction of this soil may exhibit moderate ground surface movement with moisture fluctuations. The significant amount of gravels throughout the profile will improve soil permeability for onsite wastewater disposal.

Site Classification

According to AS2870-2011 for construction the natural soil is classified as **Class M**, that is a moderately reactive site. Design and construction must adhere to this classification.

Wind Classification

The AS 4055-2012 Wind load for housing classification of the site is:

Region:	**A**
Terrain category:	**TC2**
Shielding Classification:	**PS**
Topographic Classification:	**T2**
Wind Classification:	**N3**
Design Wind Gust Speed ($V_{h,u}$)	**50 m/sec**

Wastewater recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Clay Loam (Category 4)** with a Design Loading Rate (DLR) of 12L/m^2/day. Due to the rocky clay soils onsite, it is recommended that a carefully constructed absorption trench for wastewater disposal be installed.

The proposed dwelling will have a maximum wastewater output of 600L/day. This is based on tank water supply and a maximum occupancy of 5 people (120L/person/day).

Using the DLR of 12L/m^2/day, an absorption area of 50m^2 will be required to accommodate the expected flows. This may be accommodated by two 13m x 2.0m x 0.5m absorption trenches connected to a dual-purpose septic tank (min 3000L) via a two-way splitter box to ensure equal distribution. A 100% reserve area should be set aside for future wastewater requirements. There is sufficient space available onsite to accommodate the required reserve.

The following setback distances are required to comply with Building Act 2016:

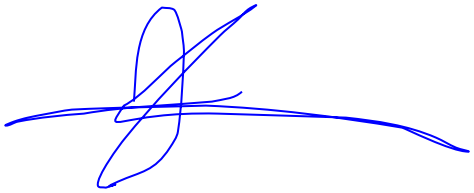
Upslope or level buildings:	3m
Downslope buildings:	6m
Upslope or level boundaries:	1.5m
Downslope boundaries:	3m
Downslope surface water:	100m

Compliance with Building act 2016 is demonstrated in the attached table.

Construction recommendations

The natural soil is classified according to AS2870 as **Class M,** that is a moderately reactive site. Consideration should be given to drainage and sediment control on site during and after construction to minimise possible weakening of the clay sediments in the foundation area and potential foundation movement. All colluvial boulders should be removed from under founding areas and backfilled with concrete to a minimum bearing capacity of 150KPa.

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



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

Geo-Environmental Solutions Pty Ltd

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Peter Jackson	Assess. Date	9-Feb-21
		Ref. No.	
Assessed site(s)	8 Meredith Rd Miena	Site(s) inspected	20-Jan-21
Local authority	Central Highlands	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 entered into TRENCH.

Wastewater Characteristics

'astewater volume (L/day) used for this assessment = 600 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 200

Sullage volume (L/day) = 400

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

otal phosphorus (kg/year) generated by wastewater = 2.3

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)	53	47	55	66	74	77	86	88	80	76	63	64
Adopted rainfall (R, mm)	53	47	55	66	74	77	86	88	80	76	63	64
Retained rain (Rr, mm)	48	42	50	59	67	69	77	79	72	68	57	58
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**83**	**68**	**42**	**4**	**-25**	**-40**	**-46**	**-37**	**-9**	**16**	**48**	**68**

Annual evapotranspiration less retained rain (mm) = 171

Soil characterisitics

Texture = Clay loam Category = 4 Thick. (m) = 2

Adopted permeability (m/day) = 0.78 Adopted LTAR (L/sq m/day) = 12 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 dual purpose septic tank(s)
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Trench(es)
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) =	28
Width (m) =	2
Depth (m) =	0.6
Total disposal area (sq m) required =	50
comprising a Primary Area (sq m) of:	50
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The calculated DLR for the Category 4 soil present is 12L/sq m/day with a required absorption area of 50sq m for the proposed dwelling on tank water. Therefore the system will have the capacity to cope with predicted climatic and loading events.

Geo-Environmental Solutions Pty Ltd

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Peter Jackson	Assess. Date	9-Feb-21
		Ref. No.	
Assessed site(s)	8 Meredith Rd Miena	Site(s) inspected	20-Jan-21
Local authority	Central Highlands	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		
A	Density of disposal systems	/sq km	25	Mod.	High		
	Slope angle	degrees	2	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Mod. good		High	Low		
	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		
	Wastewater volume	L/day	600	High	Moderate		
	SAR of septic tank effluent		1.4	High	Low		
	SAR of sullage		2.5	High	Moderate		
	Soil thickness	m	2.0	V. high	Very low		
	Depth to bedrock	m	2.0	V. high	Low		
AA	Surface rock outcrop	%	10	V. high	Very high		
	Cobbles in soil	%	10	V. high	Low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	7	V. high	Very low		
	Adopted permeability	m/day	0.78	Mod.	Moderate		
	Long Term Accept. Rate	L/day/sq m	12	High	Very low		

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site has the capabilityto accept onsite wastewater

Geo-Environmental Solutions Pty Ltd

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Peter Jackson	Assess. Date	9-Feb-21
		Ref. No.	
Assessed site(s)	8 Meredith Rd Miena	Site(s) inspected	20-Jan-21
Local authority	Central Highlands	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	85	High	Low		
	Phos. adsorp. capacity	kg/cub m	0.6	High	Moderate		
	Annual rainfall excess	mm	-171	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	7.7	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	200	V. high	Moderate		
	Dist. to nearest other feature	m	50	V. high	Moderate		
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	200	V. high	Low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments:

The soil system has a good capacity to cope with the applied nutrient load from the wastewater system. Therefore there is a low environmental risk associated with onsite wastewater disposal.

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater Disposal*

Acceptable Solutions	**Performance Criteria**	**Compliance**
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	Complies with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level 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.	Complies with A2 (a) Land application area located > 100m from 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.	Complies 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 Complies with A3 (b) (ii) Land application area will be located with a minimum separation distance of 3m 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	Complies with A4 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	Complies with A5 (a) 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.	Complies with P6 Vertical separation distance of 0.6m is consistent with AS1547 Appendix R
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	Complies

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AS1547:2012 – Loading Certificate – Septic System Design

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

Site Address: 8 Meredith Springs Rd, Miena

System Capacity: 5 people @ 120L/person/day

Summary of Design Criteria

DLR: 12L/m^2/day.

Absorption area: 50m^2

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

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 capacity of system and site area (provided loading changes within 25% of design)

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to visible signs of overloading and owner monitoring.

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. Risk considered acceptable.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the absorption area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Septic tank de-sludging must also be monitored to prevent excessive sludge and scum accumulation. Monitoring and regulation by the property owner required to ensure compliance.

Other operational considerations: Owners/occupiers must be aware of the operational requirements and limitations of the system, including the following; the absorption area must not be subject to traffic by vehicles or heavy stock and should be fenced if required. The absorption area must be kept with adequate grass cover to assist in evapotranspiration of treated effluent in the absorption trenches. The septic tank must be desludged at least every 3 years, and any other infrastructure such as septic tank outlet filters must also be cleaned regularly (approx. every 6 months depending upon usage). Foreign materials such as rubbish and solid waste must be kept out of the system.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Peter Jackson *Owner /Agent*

13 Newitt Drive *Address*

Austins Ferry 7011 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Battery Point 7004

Phone No: 03 6223 1839

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

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

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

Speciality area of expertise: AS2870-2011 Foundation Classification

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

Details of work:

Address: 8 Meredith Springs Road

Miena 7030

Lot No:

Certificate of title No: 169046/8 11

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.

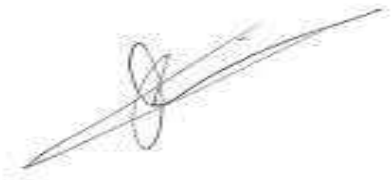
Scope and/or Limitations

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: J3024

Date: 09/02/2021

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Peter Jackson *Owner name*
13 Newitt Drive *Address*
Austins Ferry 7011 *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 Peter Jackson
Designer's project reference No. J3024
Address: 8 Meredith Springs Road
Lot No: 169046/811
Miena 7030

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

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

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

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

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

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

Other details:

Dual-purpose septic tank and onsite absorption

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Feb-21
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Feb-21
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Feb-21

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:

Geo-Environmental Assessment - 8 Meredith Springs Road, Miena - Feb-21

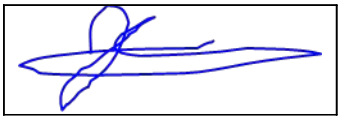
Geo-Environmental Assessment - 8 Meredith Springs Road, Miena - Feb-21

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		09/02/2021
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

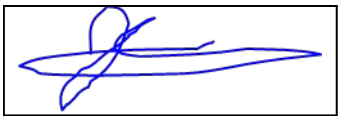
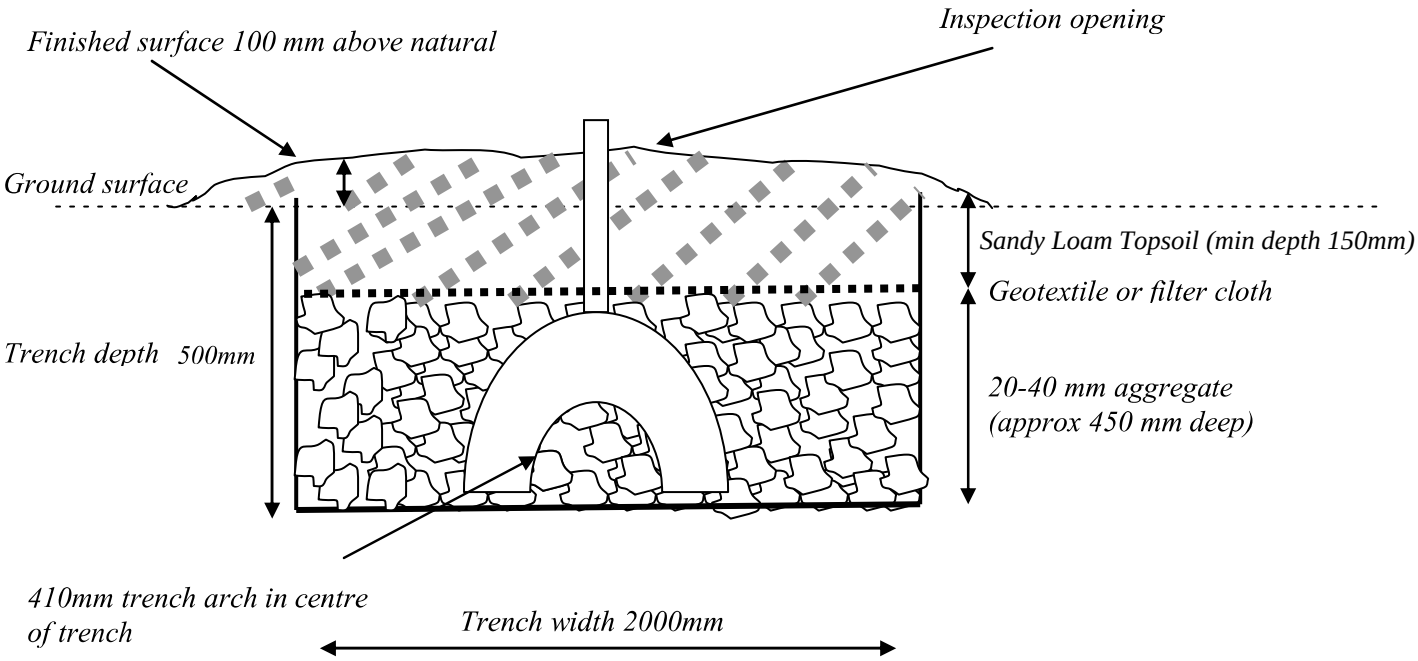
	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		09/02/2021

Figure 1 –absorption trench design



Design notes:

1. Absorption trench dimensions of up to 20m long by 0.50m deep by 2.0m wide.
2. Base of trenches to be excavated level and smearing and compaction avoided.
3. 410mm arch should be paced in centre of trench **or** slotted 100mm PVC pipe @ 1000mm centres and covered with aggregate (PVC in top 100mm of aggregate).
4. Geotextile or filter cloth to be placed over the distribution arch/PVC pipes to prevent clogging of the pipes and aggregate – in sand (category 1 soils) the sides of the trench over the aggregate should also be covered.
5. Construction on slopes up to 20% to allow trench depth range 650mm upslope edge to 450mm on down slope edge.
6. On slopes over 10% the sandy loam cover should be 150mm above natural with a toes no less than 500mm in length to avoid surface water accumulation (up slope ag drain also recommended to divert surface water flows).
7. All works on site to comply with AS3500 and Tasmanian Plumbing code.

Wastewater system:

Dual-purpose septic tank (min 3000L)

Cut-off drain
Two-way splitter box

Absorption Trenches
2 x 13m x 2m x 0.5m

Min 3m separation

Min 3m from upslope buildings
Min 1.5m from upslope or level boundaries
Min 3m from downslope boundary
Min 100m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-
Hydraulic
CCC774A

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

9/2/2021

GENERAL SITE DRAINAGE NOTES:

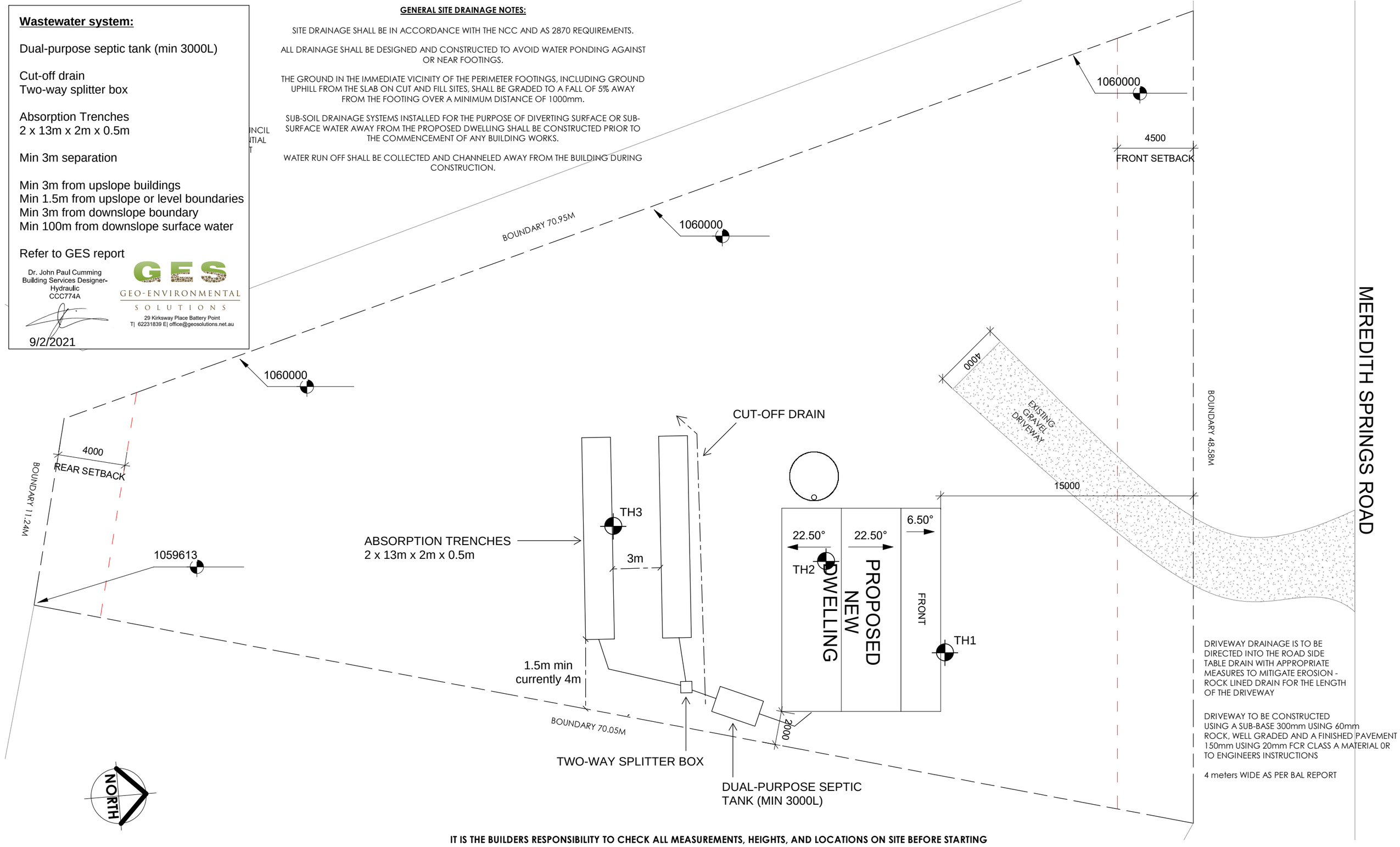
SITE DRAINAGE SHALL BE IN ACCORDANCE WITH THE NCC AND AS 2870 REQUIREMENTS.

ALL DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR FOOTINGS.

THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTINGS, INCLUDING GROUND UPHILL FROM THE SLAB ON CUT AND FILL SITES, SHALL BE GRADED TO A FALL OF 5% AWAY FROM THE FOOTING OVER A MINIMUM DISTANCE OF 1000mm.

SUB-SOIL DRAINAGE SYSTEMS INSTALLED FOR THE PURPOSE OF DIVERTING SURFACE OR SUB-SURFACE WATER AWAY FROM THE PROPOSED DWELLING SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

WATER RUN OFF SHALL BE COLLECTED AND CHANNELED AWAY FROM THE BUILDING DURING CONSTRUCTION.



DRIVEWAY DRAINAGE IS TO BE DIRECTED INTO THE ROAD SIDE TABLE DRAIN WITH APPROPRIATE MEASURES TO MITIGATE EROSION - ROCK LINED DRAIN FOR THE LENGTH OF THE DRIVEWAY

DRIVEWAY TO BE CONSTRUCTED USING A SUB-BASE 300mm USING 60mm ROCK, WELL GRADED AND A FINISHED PAVEMENT 150mm USING 20mm FCR CLASS A MATERIAL OR TO ENGINEERS INSTRUCTIONS

4 meters WIDE AS PER BAL REPORT

MEREDITH SPRINGS ROAD

IT IS THE BUILDERS RESPONSIBILITY TO CHECK ALL MEASUREMENTS, HEIGHTS, AND LOCATIONS ON SITE BEFORE STARTING

FORMATION
DESIGN & DRAFTING

JANE HADLEY
BUILDING DESIGNER (DOMESTIC)
LICENSE NUMBER 9247043O7

LEVEL 1, 11A MURRAY STREET
HOBART TAS 7000
M: 0492 597 960
E: JANE@FORMATIONDRAFTING.COM.AU

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

DO NOT SCALE DRAWINGS,
USE WRITTEN DIMENSIONS ONLY.
BUILDERS & CONTRACTORS TO CHECK AND VERIFY ALL DIMENSION AND LEVELS PRIOR TO STARTING ANY WORK ON SITE.
ANY DESCREPENCIES NEED TO BE REPORTED TO FORMATION DESIGN & DRAFTING.

PROPOSAL:
NEW RESIDENTIAL DWELLING

Client:
PETER JACKSON

PROJECT ADDRESS:
8 MEREDITH SPRINGS RD
MIENA TAS 7030

REVISION #	DESCRIPTION	DATE

Phase: DR1 - PLANNING PERMIT
Sheet: SITE PLAN
Drawn: JANE HADLEY
Scale: 1 : 200 **Size:** A3 **Date:** 13.01.20
0 500 1000 2500
SCALE: 1:100
Project: 21002 **Sheet:** A01 **Rev:**

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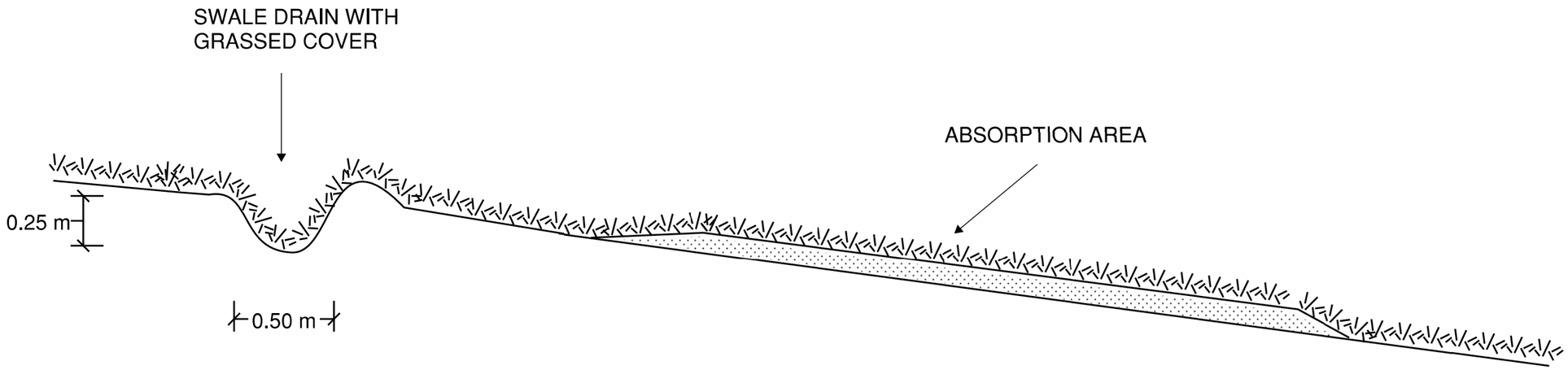
TYPICAL GRASSED SWALE DRAIN CROSS-SECTION

SWALE DRAIN TO BE MIN 0.5M WIDE BY MIN 0.25M DEEP

GRASS COVER TO BE MAINTAINED TO SLOW WATER FLOW AND MINIMSE EROSION



Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions		Date: June 2017	Grassed swale drain typical cross-section	Sheet 1 of 1 Drawn by PL

GEO-ENVIRONMENTAL SOLUTIONS

Proposed Residential Development – 8 Meredith Springs Road, Miena

Bushfire Hazard Report

Applicant: P. Jackson

March 2021 J3024v1.0

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 substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions.

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

Authorship

This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of Geo Environmental Solutions. Base data for mapping: TasMap, Digital and aerial photography: Mark Van den Berg, GoogleEarth.

1.0 Purpose

This bushfire hazard report is intended to provide information in relation to the proposal. It will demonstrate compliance with the *Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6th February 2020*. Provide a certificate of others (form 55) as specified by the Director of Building Control for bushfire hazard and give guidance by way of a certified bushfire hazard management plan which shows a means of protection from bushfires in a form approved by the Chief Fire Officer of the Tasmania Fire Service.

2.0 Summary

Site details & compliance

Title reference	169046/811
PID	3357160
Address	8 Meredith Springs Road
Applicant	P. Jackson
Municipality	Central Highlands
Planning Scheme	Central Highlands Interim Planning Scheme 2015
Zoning	Low Density Residential
Land size	~0.2Ha
Bushfire Attack Level	BAL-12.5
Certificate of others (form 55)	Complete and attached
Bushfire Hazard Management Plan	Certified & Attached

Development of a new class 1a building at 8 Meredith Springs Road requires demonstrated compliance with the *Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6th February 2020*, the site is located in a bushfire prone area. The Bushfire attack level has been determined as 'BAL-12.5', provisions for property access and water supplies for firefighting will be required as detailed in this report and the Bushfire Hazard Management Plan (BHMP).

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 hazard management plan has been provided for compliance purposes.

4.0 Proposal

It is proposed that a new class 1a building be developed at 8 Meredith Springs Road (appendix B). Construction standards for buildings, property access, water supplies for firefighting and hazard management areas will be required (as appropriate) to meet the standards outlined in the *'Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6th February 2020'* and '*Australian Standard 3959-2018 Construction of Buildings in Bushfire-prone Areas.*

5.0 Bushfire Attack Level (BAL) Assessment

5.1 Methods

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

5.2 Site Description

The proposal is located at 8 Meredith Springs Road, in the municipality of Central Highlands and is zoned Low Density Residential under the Central Highlands Interim Planning Scheme 2015. Access to the lot will be by an existing crossover from Meredith Springs Road, a council-maintained road. The lot is ~0.2 Ha, is triangular in shape and is located approximately 1.2km south east of Mackersey Head (Figure 1).
Adjacent lands surrounding the lot are zoned low density residential with rural resource to the south and east. At a landscape scale the lot occurs in a rural setting characterised by predominantly native forest vegetation. The lot is generally flat with no discerning aspect and is unlikely to have a significant effect on fire behaviour.
Vegetation surrounding the lot was assessed (Table 1) and described as 'forest' (as per AS3959-2018). The classified vegetation potentially having the greatest impact on the site occurs to the south and east of the site (Figure 2). The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.3 (A to H) has been used to determine vegetation types within 100 metres of the site (Table 1).

Figure 1. The lot in a topographical context (lot outlined in pink).

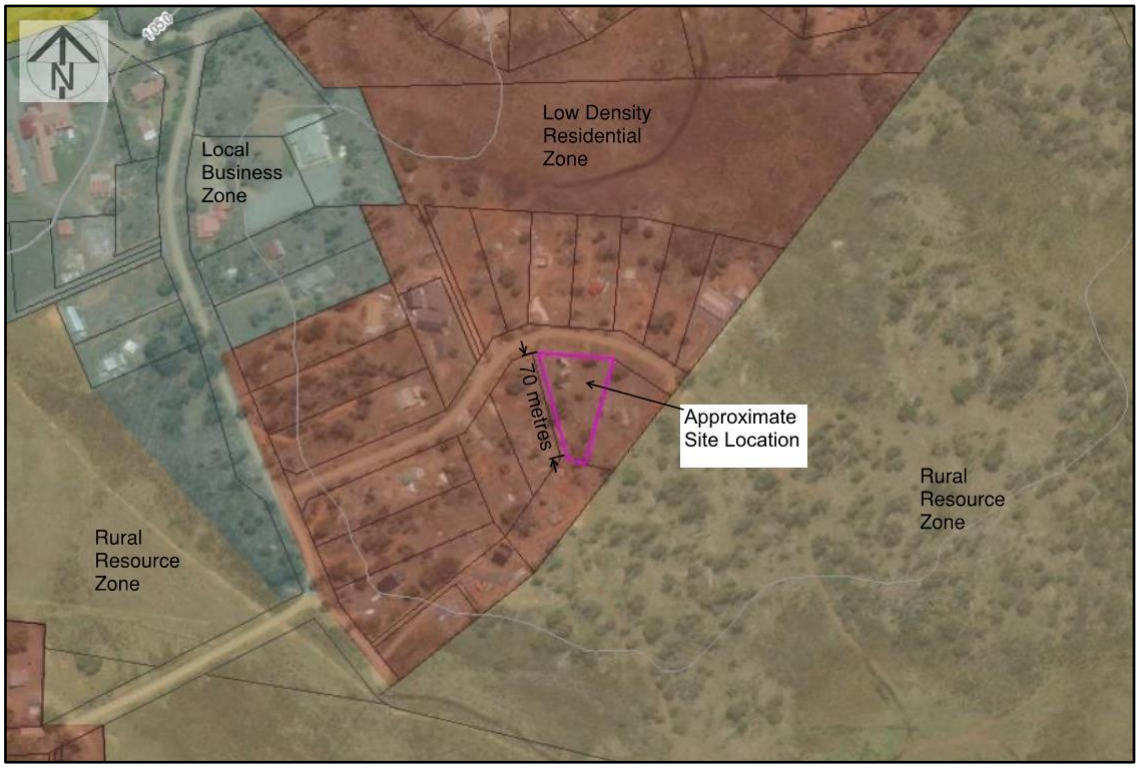


Figure 2. Shows the approximate location of the site (pink line) in the context of the adjacent lands and classified vegetation.

Table 1. Bushfire Attack Level (BAL) Assessment

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)^^	flat 0º	0 to >100 metres	15 metres	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^^	flat 0º	0 to 35 metres	2 metres	**BAL-12.5**
	Forest^	flat 0º	35 to >100 metres		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^^	flat 0º	0 to 58 metres	Min 32 metres	**BAL-12.5**
	Forest^	flat 0º	58 to >100 metres		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^^	flat 0º	0 to >100 metres	Title Boundary	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.6(A) to 2.6 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, 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. While the risk is considered to be low, there is a risk of ember attack and a likelihood of low levels of radiant heat impacting the site. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m^2.
The eastern azimuth requires a minimum separation distance from the bushfire prone vegetation of 32 metres to achieve a BAL of 12.5. This will be a combination of 2 metres inside the title boundary and the adjoining excluded land.

6.1 Property Access

B) Property access length is 30 metres or greater; or access is for a fire appliance to a fire fighting water point.
The following design and construction requirements apply to property access:
(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 outer 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

6.2 Water supplies for fire fighting

Table 2. Requirements for Static Water Supplies dedicated for Firefighting

Element		Requirement
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 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 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 (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area 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) 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 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; (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 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 firefighting 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 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 2304:2019; 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 area to be protected; (c) With a minimum width of three 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.

6.3 Hazard management area.

A hazard management area 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 hazard management area is given below and on the BHMP.

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 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 (<2m from the ground) to provide vertical separation between fuel layers;
- Remove and or prune larger trees to maintain 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;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

7.0 Compliance

Table 3. Compliance with the Directors Determination Requirements for Building in Bushfire-prone Areas, version 2.2, 6th February 2020.

Requirements	Compliance
4.1 Construction Requirements	Clause 4.1 requires buildings to be constructed in accordance with AS3959-2018 or NASH standard – Steel Framed Construction in Bushfire Areas consistent with the BAL determined for the site. The BHMP specifies construction to BAL-12.5 standards of AS3959-2018. If the proposed buildings are designed and constructed in accordance with BAL-12.5 construction standards the development will comply with clause 4.1.
4.2 Property Access	Clause 4.2 requires property access to be designed and constructed to comply with table 4.2 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. Design and construction requirements are specified within this report and are required for compliance on the BHMP. If the property access is designed and constructed in accordance with the requirements of section 6.1 of this report, the proposal will comply with clause 4.2.
4.3 Water Supply for Firefighting	Clause 4.3 requires that a new building constructed in a bushfire-prone area is provided with a dedicated firefighting water supply in accordance with tables 4.3A or 4.3B. Static water supplies consistent with table 4.3B have been specified in this report and are required for compliance on the BHMP. If the requirements of section 6.2 of this report are implemented the proposal will comply with clause 4.3.
4.4 Hazard Management Areas	Clause 4.4 requires that new buildings in bushfire-prone areas are provided with an HMA which is compliant with table 4.4. 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 sites. 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 4.4.
4.5 Emergency Plan	The proposal is for the construction of a class 1a building and therefore in this circumstance Emergency Plans are not required for compliance.

8.0 Guidance

The defendable space (hazard management area) around a building is critical for providing occupants and/or fire fighters with safe access to the building in order that fire fighting activities may be under taken. 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, short cropped lawns;
- Establishment of orchards, vegetable gardens, dams or waste water 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;
- It is not necessary to remove all vegetation from the defendable space, trees can provide protection from wind borne embers and radiant heat in some circumstances.

9.0 Further Information

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

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

10.0 References

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

Building Amendment (Bushfire-Prone Areas) Regulations 2016

Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6th February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania.

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania,* Tasmania Fire Service, Hobart.

Tasmania Fire Service 2013, *Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners and Builders*.

Central Highlands Interim Planning Scheme 2015, Tasmanian Planning Commission 2015, Tasmanian Planning Commission, Hobart.

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

11.0 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 as a result of bushfire. As stated in AS3959-2018 “It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions”. In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

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

Appendix A – Site Photos

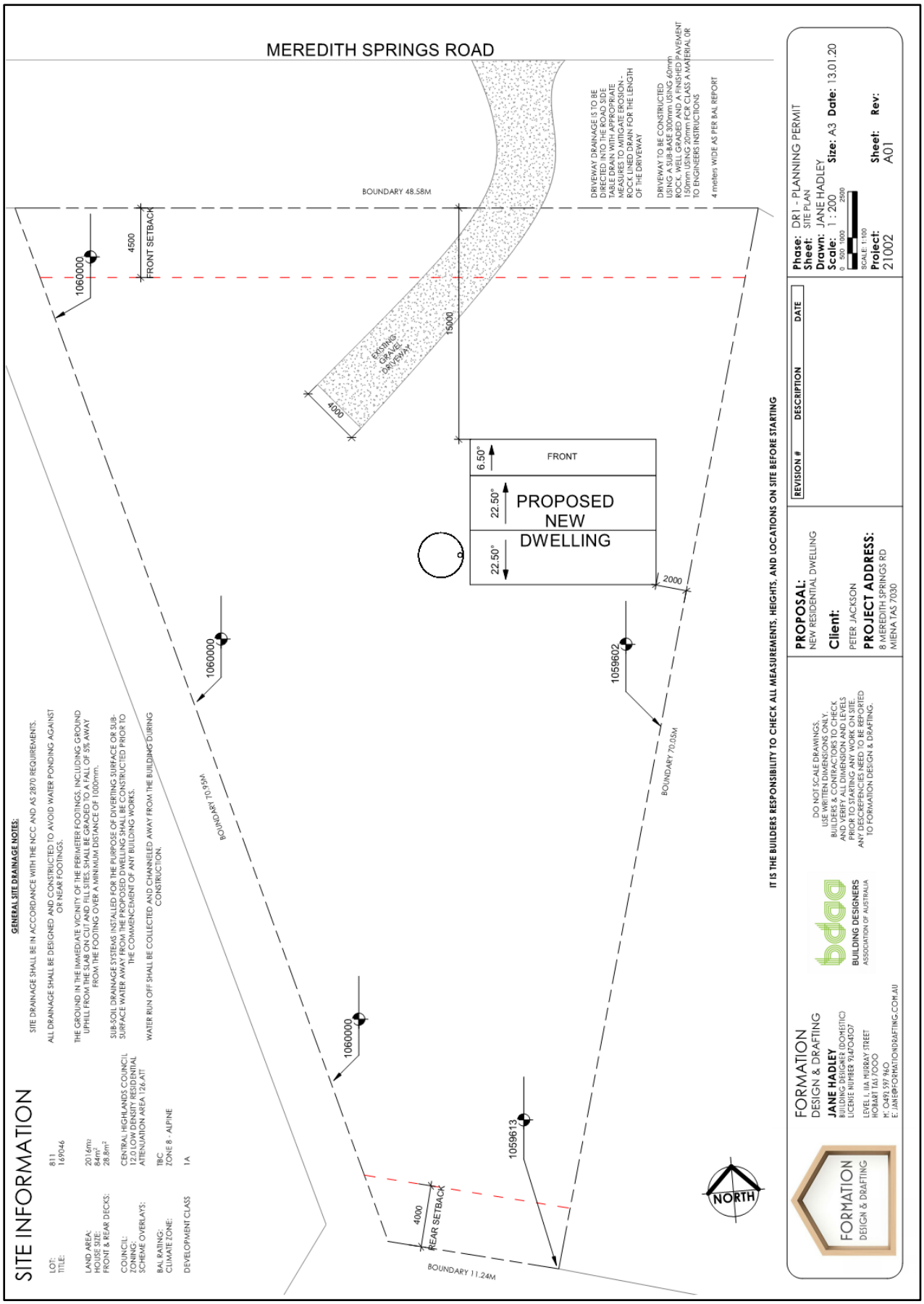
Figure 3. Northern azimuth from the site.

Figure 4. Eastern azimuth from the site.

Figure 5. Southern azimuth from the site.

Figure 6. Western azimuth from the site.

Appendix B - Site Plan



BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan 8 Meredith Springs Road
Miena. March 2021. J3024v1.0
Central Highlands Interim Planning Scheme 2015

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

Design and Specification Requirements
4.2 Standards for Property Access
Property access length is greater than 30 metres; or access is required for a fire appliance to access a water connection point.

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

4.3B Static Water Supply for Fire fighting

Static water supplies and associated infrastructure for firefighting purposes will be provided in accordance with table 4.3B of the Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6th February 2020

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.

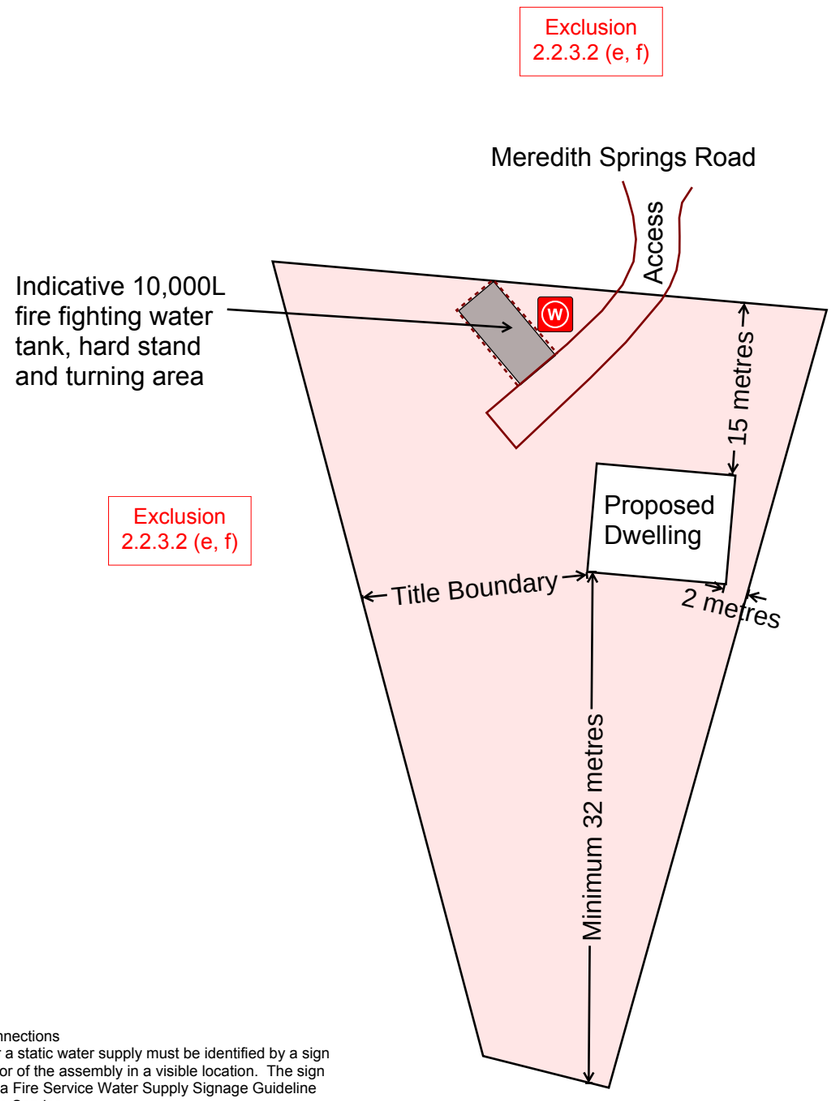
B) Static Water Supplies
A static water supply:
(a) May have a remotely located offtake connected to the static water supply;
(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
(c) Must be a minimum of 10,000 litres per building area 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 3959-2009, 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.

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; (2) Be fitted with a valve with 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 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 area to be protected;
(c) With a minimum width of three 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.

Hazard Management Area Requirements

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.



W Approximate location of water point

Property Access

Hazard Management Area

Building Specifications to BAL-12.5 of AS3959-2018

Hazard Management Area
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;

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

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.

Certification No. J3024

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings. Dimensions to take precedence over scale.	P. Jackson 13 Newitt Drive Austins Ferry TAS 7011	C.T.: 169046/811 PID: 3357160	Date: 3/03/2021	Bushfire Hazard Management Plan: 8 Meredith Springs Road, Miena. 3rd March 2021. J3024v1.0 Bushfire Hazard Report: 8 Meredith Springs Road, Miena. 3rd March 2021. J3024v1.0	Drawing Number: A01	Sheet 1 of 1 Prepared by: MvdB

TBA

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: P. Jackson *Owner /Agent*

13 Newitt Drive *Address*

Austins Ferry TAS 7011 *Suburb/postcode*

Qualified person details:

Qualified person: Mark Van den Berg

Address: 29 Kirksway Place

Battery Point TAS 7004

Phone No: 03 6223 1839

Fax No:

Licence No: BFP - 108

Email address: mvandenberg@geosolutions.net.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the Fire Service Act.
BFP-108 scope 1, 2, 3a, 3b, 3c.
Sterling 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: 8 Meredith Springs Road

Miena TAS 7030

Lot No: 811

Certificate of title No: 169046

The assessable item related to this certificate: New building work 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 item, at any stage, as part of - *(tick one)*

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

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report 8 Meredith Springs Road. 3rd March 2021. J3024v1.0 Bushfire Hazard Management Plan 8 Meredith Springs Road. 3rd March 2021. J3024v1.0 And Form 55
Relevant calculations:	Not Applicable.
References:	Determination, Director of Building Control Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6th February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014 Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney.

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

The Bushfire Attack Level for the proposed lot is **BAL-12.5**. All specifications of the Bushfire hazard management plan and report to be implemented for compliance.

Scope and/or Limitations

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;-1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report. 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		J3024	3/03/2021