



DISCRETIONARY APPLICATION

For Public Display

Applicant:

Katree Designs

Location:

11 Ruby Road, Miena

Proposal:

Dwelling

DA Number:

DA 2021 / 00005

Date Advertised:

15 February 2021

Date Representation Period Closes:

1 March 2021

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

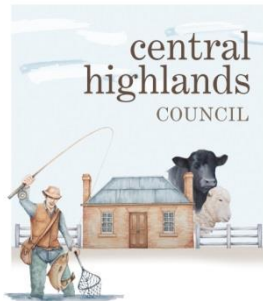
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au



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

Katree Designs

Postal Address

144 Channel Hwy

Phone No:

0458 412 377

Taroona

7053

Fax No:

Email address

katreedesigns@gmail.com

Owner/s Name

Mr and Mrs Raffaele

(if not Applicant)

Postal Address

Phone No:

0429 663 153

Fax No:

Email address:

danielraffaele@me.com

Description of proposed use and/or development:

Address of new use and development:

11 ruby road Miena

Certificate of Title No:

Volume No

176534

Lot No:

688

Description of proposed use or development:

new residence , waste water

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

monument colourbond

What is the proposed roof colour

monument colourbond

What is the proposed new floor area m².

100 sq.m

What is the estimated value of all the new work proposed:

\$ 280,000

<i>Is proposed development to be staged:</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Tick ✓
<i>Is the proposed development located on land previously used as a tip site?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Is the place on the Tasmanian Heritage Register?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Have you sought advice from Heritage Tasmania?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Has a Certificate of Exemption been sought for these works?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

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

Kath Wilson
(if not the Owner)

Applicant Name (Please print)

Katriona Wilson

Date

21/01/2021

Land Owner(s) Signature

Land Owners Name (please print)

Daniel Raffaele

Date

Land Owner(s) Signature

Land Owners Name (please print)

Pauline Raffaele

Date

✓

[illegible]

<p>Information</p> <p>If you provide an email address in this form then the Central Highlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 (“the Act”).</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box</p>	<input type="checkbox"/>
<p>Heritage Tasmania</p> <p>If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	

MR AND MRS RAFFAELE
11 RUBY ROAD
MIEHA

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DOCUMENTATION FOR NEW RESIDENCE
VOLUME 1 76534 LOT 688

4916 - 01 SITE PLAN
4916 - 02 FLOOR PLAN
4916 - 03 ELEVATIONS
4916 - 04 PLANNING COMPLIANCE
4916 - 04 BUILDING ENVELOPE

LAND SIZE

23645Q.M

OTHER

PROPOSED HOUSE SIZE

GROUND 91SQ.M

LOFT 345Q.M

SOIL TEST

DECK

18.3 SQM

WASTE WATER DESIGN
SITE SURVEY

SOIL CLASSIFICATION

1 M"

CLIMATE ZONE

8 ALPINE

WIND CLASSIFICATION

N3

CORROSION ENVIRONMENT

low

BAL

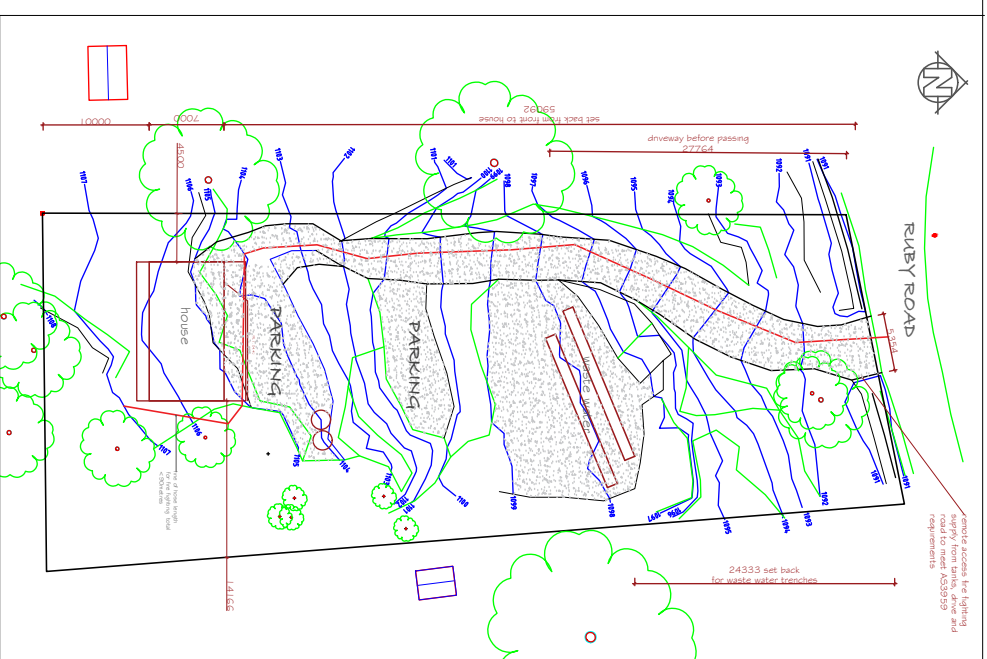
29

Copyright shall vest only at dimensions on site before commencing any work on the project.
This drawing is to be read in conjunction with any associated written documents.

NEW RESIDENCE 11 Ruby Road Mieha CLIENT: Mr and Mrs Raffaele	DRAWING FORMAT: A3		 COPYRIGHT This drawing is the property of KATIEZ DESIGNS and shall not be reproduced without permission.	KATIEZ WILSON KATIEZ DESIGNS 76534 LOT 688 TEL: 6427 2951 info@katiezdesigns.com
	DATE: JAN 2021	ISSUED: TITLE		
PLANNING APPLICATION	REVISED 3	NUMBER 4916-00		



KATIEZ DESIGNS
BUILDING DESIGN

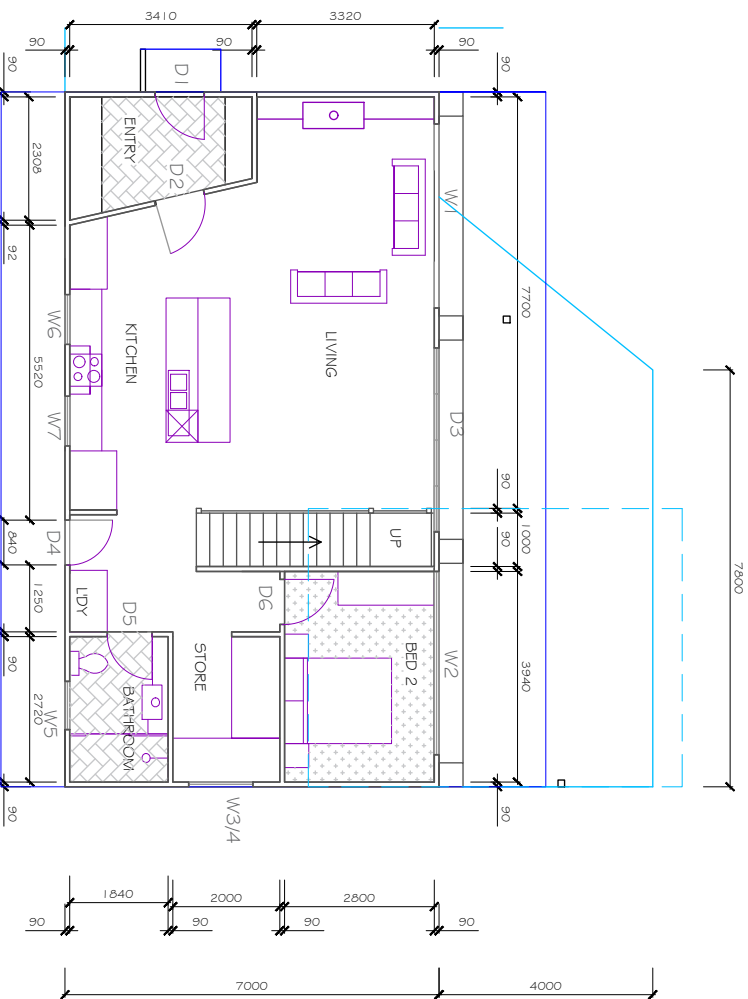


WHOLE SITE PLAN SCALE 1:500

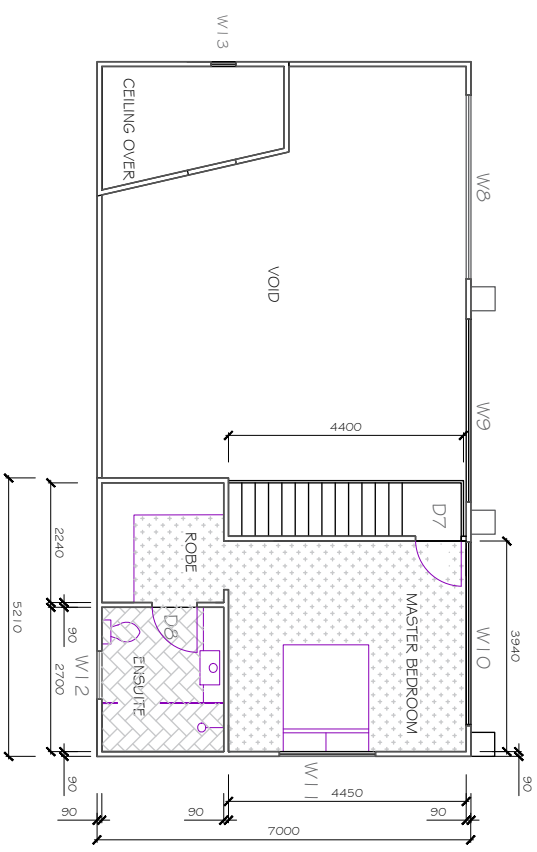
THE SITE HAS BEEN LEVELLED AS PART OF THE PROCESS OF SITE CLEARING. GRAVELLED ACCESS IS EXISTING WITH REQUIRED CULVERT TO RUBY ROAD. NO FURTHER EXCAVATION WILL BE REQUIRED FOR THE CONSTRUCTION OF THE HOUSE <

ROOF STORMWATER WILL BE COLLECTED IN RAINWATER TANKS WHILE ANY OVERFLOW WILL BE GRAVITY FED INTO EXISTING SPOON DRAIN AT BOUNDARY TO NORTH. SITE IS SLOPED AT APPROX 1:0-1:5 DEGREES AND NATURALLY DRAINS. WASTEWATER DESIGN TO BE INSTALLED AS PER DESIGN BY GES

NEW RESIDENCE Meadow Road CLIENT: Mr and Mrs Kallide PLANNING APPLICATION	Contractor shall verify all dimensions on site before commencing any work on site. To be read in conjunction with any associated specification, consultants drawings, geo technical reports or other written documents.	
	DATE	JAN 2021
	REVISION	4916-01
REVISIONS	KALLIDIAN DESIGN 144 CHANELL HIGHWAY TACOMA 7053 TEL: 6227 6951 e-mail: kallidian@kallidian.com	
	COPYRIGHT KALLIDIAN DESIGN all rights reserved and must not be copied or reproduced without permission	
	KALLIDIAN DESIGN 144 CHANELL HIGHWAY TACOMA 7053 TEL: 6227 6951 e-mail: kallidian@kallidian.com	

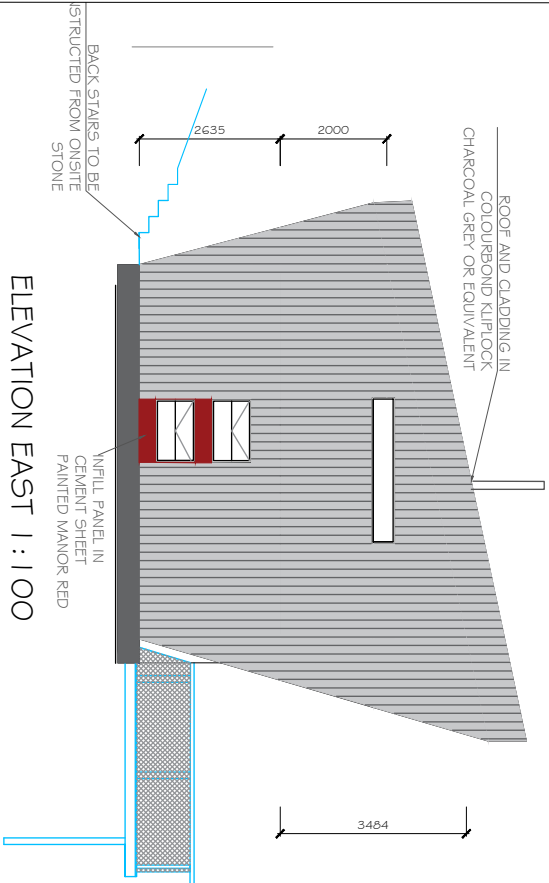


GROUND FLOOR PLAN SCALE 1 : 1 00

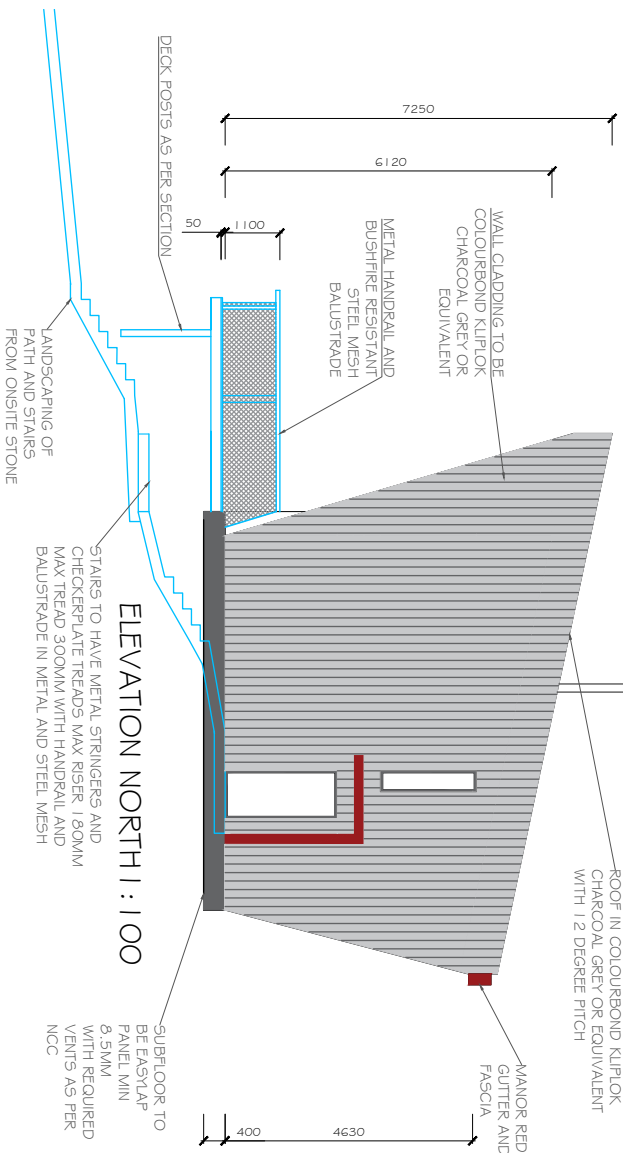


UPPER FLOOR PLAN SCALE 1 : 1 00

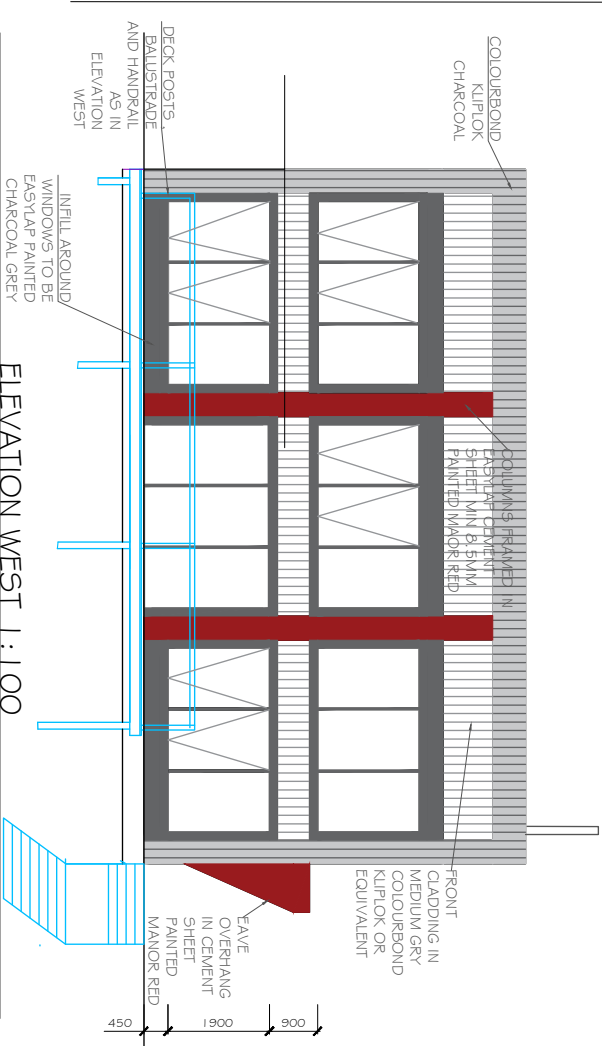
<p>Contractor shall verify all dimensions on site before commencing any work on site. This drawing is to be read in conjunction with any associated specification, consultants drawings, geo-technical reports or other written documents.</p>	NEW RESIDENCE 111 Ruby Road Merina		DRAWING FORMAT A3	<p>© COPYRIGHT This drawing is the property of KATRIEL DESIGNS and must not be copied or reproduced without permission</p>	<p>KATRIONA WILSON KATRIEL DESIGNS 1-44 CHANNEL HIGHWAY TAROOMA 7053 TEL 6227 6951 e-mail: katriel@katriel.com CC7450</p>	 <p>INTERIORS BUILDING DESIGN</p>
	CLIENT: Mr and Mrs Raffaele		DRAWING FLOOR PLAN DATE: JAN 2021			
	PLANNING APPLICATION		REVISED 3			



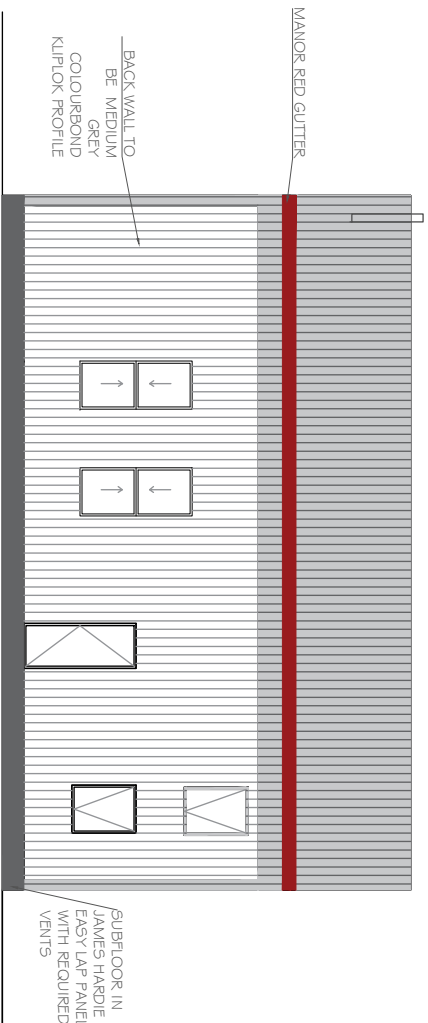
ELEVATION EAST 1:100




ELEVATION NORTH 1:100



ELEVATION WEST 1:100



ELEVATION SOUTH 1:100

Contractor shall verify all dimensions on site before commencing any work on site. This drawing is to be used in conjunction with any associated architectural specifications, drawings, specifications reports or other written documents.	NEW RESIDENCE 111 Ruby Road Melina	DRAWING FORMAT A3		 COPYRIGHT This drawing is the property of KARTRINA WILSON KARTEE DESIGNS and must not be copied or reproduced without permission	KARTRINA WILSON KARTEE DESIGNS 144 CHANNEL HIGHWAY TARONGA 7053 TEL: 6227 0951 e-mail: kartradesigns@gmail.com		
	CLIENT: Mr and Mrs Raffaele	DATE: JAN 2021	DRAWING NAME ELEVATIONS				
		PLANNING APPLICATION				REVISED 3	
							DRAWING NUMBER 4916-03
 INTERIORS BUILDING DESIGN							

Contractor shall verify all dimensions on site before commencing any work on site.
This drawing is to be read in conjunction with any associated site plans, specifications, drawings, geo-technical reports or other written documents.

A discretionary permit is required for residential dwelling as it exceeds the building envelope

12.4.2 Setbacks and building envelope

- Setback > frontage 4.5m – MEETS REQUIREMENT
- > side 3m - MEETS REQUIREMENT
- > rear 4m - MEETS REQUIREMENT
- Height required 8.5m max height within envelope – DOES NOT MEET REQUIREMENT see attached drawing for dimensions

12.4.3 Coverage and Private Open Space

- Site coverage < 25% - MEETS REQUIREMENT
- Water permeable surface min 25% - NO IMPERMEABLE SURFACES ARE PROPOSED
- Private Open Space - DECK
- 24m2 (4m min in one direction)
- Connected to habitable room
- To north of building
- Gradient < 1:10

12.4.6 Privacy

where within 3m of side, and 4m of rear boundary decks > 1m above ground must have fixed screen of min 1700mm with uniform transparency of <25%. – NOT REQUIRED DUE TO SETBACK where within 3m of side, and 4m of rear boundary with floor > 1m above ground glazing treatment required.

12.4.7 Frontage Fences

NO FENCING IS PROPOSED

CODES

E 3.0 Landslide Code

The development is located with the LOW landslide area and THE DWELLING is exempt from the Code.

ALTHOUGH NOT CURRENTLY LISTED AS IN A BUSH FIRE ZONE ALL REQUIREMENTS AS LISTED IN AS3959- BULINDG IN A BUSH FIRE ZONE WILL BE REQUIRED

E1.0 Bush Fire

Required Bush Fire Management Plan

Includes: Access, internal road and turn around
Static water supply, fittings and hardstand

EG.O Parking and Access Code

There will be parking for 2 vehicles on the property.

E7.O Storm water Management Code

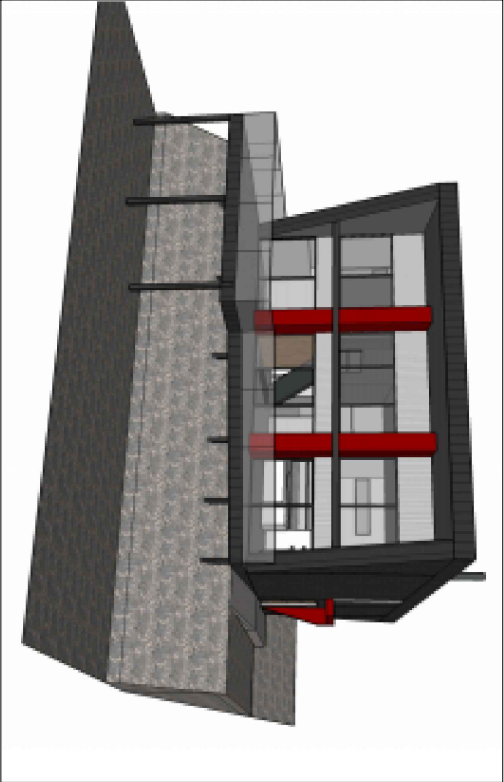
All storm water will be collected in rainwater tanks and overflow directed to existing spoon drain on Ruby Road.

E23.O

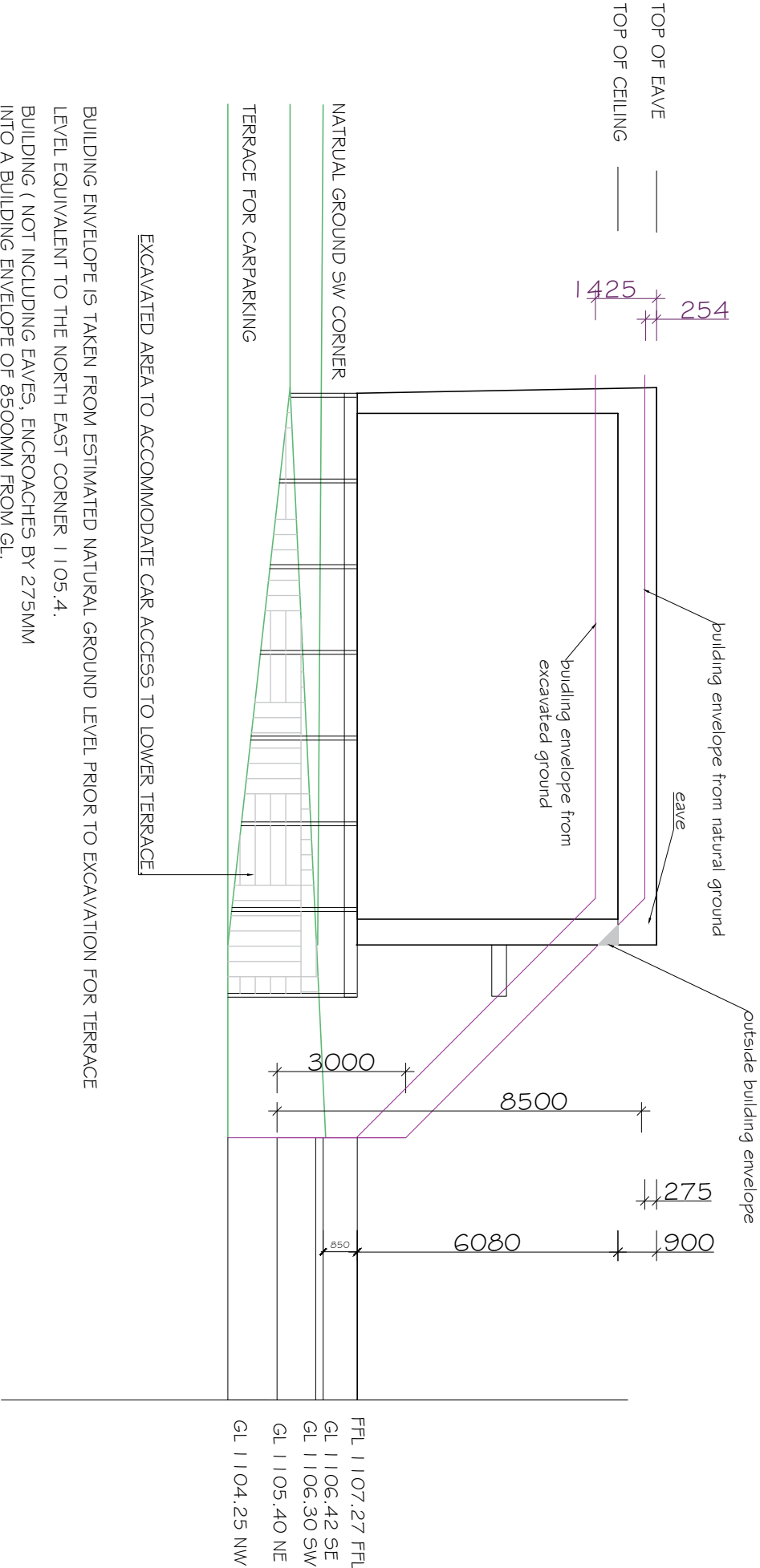
Onsite Wastewater Management Code

Land application area is to be compliant with the waste water design, within the 30m reserved area at front of block for waste water.

THE PROPOSAL IS FOR A MODEST TWO BEDROOM HOME FOR A PERMANENT RESIDENCE. ACCESS TO THE HOME FROM THE WEST VIA A LANDSCAPED PATH FROM THE PARKING TERRACE.
THE LOCATION OF THE HOUSE SITE IS DETERMINED BY A LARGE ROCK OUTCROP AT THE REAR OF THE BLOCK THAT EXTENDS ACROSS THE ADJOINING SITES. BY SITUATING THE PROPOSAL TO THE BACK THERE WILL BE SPACE REQUIRED FOR WASTE WATER AND PARKING, WHILE FIRE FIGHTING INFRASTRUCTURE WILL USE REMOTE ACCESS WATER AND THE ROAD AS PART OF THE HARDSTAND.
IT IS PROPOSED TO USE A TIMBER FLOOR TO MINIMISE THE IMPACT ON THE NATURAL GROUND.
WASTE WATER TRENCHES WILL BE LOCATED AT THE FRONT OF THE SITE WITHIN THE 30M SETBACK. THE TRENCH DESIGN WILL BE DETERMINED BY AN ACCREDITED DESIGNER, NOTING THE EXTREME WEATHER CONDITIONS.



Contractor shall verify all dimensions on site before commencing any work on site. This is to be used in conjunction with any associated specification, constraints, drawings, geo-technical reports or other written documents.	NEW RESIDENCE 11 Raby Road Meru		DRAWING FORMAT: A3 DATE: JAN 2021		COPYRIGHT The drawings are the property of K&N DESIGN reproduction without permission is prohibited	K&N DESIGN 144 CHAMEL HIGHWAY WANDOOB 7003 TEL: 0227 8951 Email: info@kandn.com.au GST: 40	
	CLIENT: Mr and Mrs Schiller	PLANNING APPLICATION	DATE: JAN 2021	DRAWN BY: JAKUBIK COMPANY/IZ			
				SCALE: 1:4916-04			



there is no disadvantage to the neighbouring property as there is only a shed.

BUILDING ENVELOPE
SCALE 1:100

BUILDING ENVELOPE IS TAKEN FROM ESTIMATED NATURAL GROUND LEVEL PRIOR TO EXCAVATION FOR TERRACE LEVEL EQUIVALENT TO THE NORTH EAST CORNER 1105.4.

BUILDING (NOT INCLUDING EAVES, ENCROACHES BY 275MM INTO A BUILDING ENVELOPE OF 8500MM FROM GL.

Contractor shall verify all dimensions on site before commencing any work on site. This drawing is to be read in conjunction with any associated written documents.	NEW RESIDENCE 11 Raby Road Mentis		DRAWING FORMAT: A3 DATE: JAN 2021		<div>©</div> <div>COPYRIGHT</div> <div>The drawing is the property of KATRIE DESIGNS It is not to be copied or reproduced without permission</div>	KATRINA WILSON KATRIE DESIGNS 144 CHANELL HIGHWAY TAROOMA 7053 TEL 6227 8951 katriedesigns@gmail.com CCTV/ISO	 INTERIORS BUILDING DESIGN
	CLIENT: Mr and Mrs Raffaele		DRAWING BUILDING ENVELOPE NAME				
	PLANNING APPLICATION		REVISED 3 DRAWING NUMBER: 4916-05				

AS28070-2011 SITE ASSESSMENT

11 Ruby Road

Miena

October 2020



GEO-ENVIRONMENTAL

S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Introduction

Client: Engineering Plus
Date of inspection: 12/10/20
Location: 11 Ruby Road, Miena
Land description: Approx. 2300m²
Building type: Proposed new dwelling
Investigation: Hand Auger
Inspected by: A Plummer

Background information

Map: Mineral Resources Tasmania SE Tasmania 1:250000
Rock type: Jurassic Dolerite
Soil depth: Approx. 1.20m+.
Planning overlays: None identified
Local meteorology: Annual rainfall approx 800 mm
Local services: Tank water and on-site wastewater required

Site conditions

Slope and aspect: Approx 10% north west 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 Depth (m)	Hole 2 Depth (m)	Horizon	Description
	0.00 – 0.30	A1	Dark Reddish Brown Gravelly SILT (ML) , weak polyhedral structure, moist stiff consistency, ~15% clay, rocks and cobbles, gradual boundary to
	0.30 – 0.50	B1	Brown and Strong Brown CLAY (CL) , strong sub-angular blocky structure, moist stiff consistency, medium plasticity, common rocks and cobbles, gradual boundary to
	0.50 – 1.2+	B12	Light Reddish Brown Sandy Gravelly CLAY (CL) , strong sub-angular blocky structure, moist stiff consistency, medium plasticity, common rocks and cobbles, lower boundary undefined
0 -		Rock	Fractured dolerite rock

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. Hole 1 was located on the excavated building pad at the rear of the site on dolerite rock, and hole 2 was located in natural soils downslope.

Site Classification

According to AS2870-2011 for construction the natural soil is classified as **Class M**, that is a moderately reactive site. Care must also be taken as the site has been disturbed to ensure foundations are not placed in site fill.

Wind Classification

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

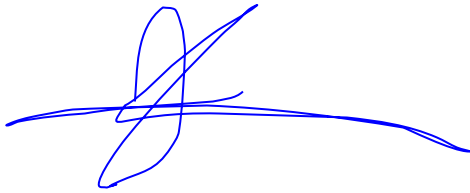
Region:	A
Terrain category:	TC2
Shielding Classification:	PS
Topographic Classification:	T2
Wind Classification:	N3
Design Wind Gust Speed ($V_{h,u}$)	50 m/sec

Construction recommendations

The natural soil is classified according to AS2870-2011 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.

Care must also be taken due to the disturbance of the site and previous terracing to ensure foundations are not placed in site fill.

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

A handwritten signature in blue ink, consisting of a stylized 'J' and 'C' followed by a horizontal line.

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

Site Plan

SITE PLAN

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

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

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

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

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

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

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	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:

Date:

J2379

20/10/2020



A handwritten signature in black ink, appearing to be "John Paul Cumming", written over a light grey background.

BUSH FIRE RISK ASSESSMENT REPORT

NEW CLASS 1A DWELLING

11 RUBY ROAD - MIENA

23RD NOVEMBER 2020



Disclaimer: The information in this report is ensuring compliance with the Central Highlands Interim Planning Scheme 2015, and consistent with, the Director's Determination 16th March 2020 – Requirements for Building in Bushfire-Prone Areas (transitional), *Building Act 2000* & *Building Regulations 2014* that remain in force by virtue of clause 3(2) of Schedule 6 of the *Building Regulations 2016*. The information stated within this report is also based on the instructions of *AS 3959 – 20018 – Construction of buildings in bush fire-prone areas*. The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

"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".

GPM P/L has taken all reasonable steps to ensure that the information and data collected in the preparation of this assessment is accurate and reflects the conditions on and adjoining the site and allotment on the date of assessment. GPM P/L do not warrant or represent that the information contained within this assessment report is free from errors or omissions and accepts no responsibility for any loss, damage, cost or expense (direct or indirect) incurred as result of a person taking action in respect to any representation, statement or advice referred to in this report. This report is only to be used for the purpose of which it was commissioned.

Document Version: 01 – 23rd November 2020

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EXECUTIVE SUMMARY

This bushfire report is completed in support of Council building approval. The development consists of a proposed new Class 1A Dwelling. The development site is located in Miena, an inland shack area nestled on the south western shores of Great Lake. The private allotment is bounded by Ruby Road to the north, which in turn adjoins similar sized, developed and undeveloped allotments consisting of woodland. Adjoining to the east is also similar sized allotments consisting of woodland, with the immediately adjoining allotment consisting of minor development. Adjoining to the south is a larger consolidated allotment consisting of woodland. Adjoining to the west is another similar sized allotment that is currently being developed (shed and road), with the majority of vegetation removed or modified. This allotment can be considered as managed ground. Further adjoining this allotment is a larger consolidated allotment consisting of woodland.

The development site itself has been fully cleared in preparation for the development, thus can all be considered as managed ground.

Assessment of the allotment has concluded that there is a risk of bushfire associated with the development due to the location of the bushfire prone woodland community that exists within 100m of the proposal.

The proposed development is located within an area of Low-Density Residential Zoning. The lot size is $\pm 2364\text{m}^2$.

Using ASA3959 – 2018 Simplified procedure (Method 1) the Bushfire Attack Level of the site and the associated construction requirements will be classified as BAL 29. BAL – 29 is described as being exposed to “Increasing ember attack, windborne debris and radiant heat between 19 kW/m^2 and 29 kW/m^2 ”.

The BAL classification provided provides specifications for construction standards and the determination of the hazard management area defined in the Bushfire Hazard Management Plan (BHMP). A BAL 29 solution has been designated as there is enough room for clearing or maintenance of vegetation to achieve the required hazard management area within the allotment boundaries or by relying on adjoining managed ground.

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared under the *Building Act 2000 & Building Regulations 2014* that remain in force by virtue of clause 3(2) of Schedule 6 of the *Building Regulations 2016* and the requirements of Planning Directive No. 5.1 Bushfire-Prone Areas Code, September 01st 2017.



INTRODUCTION

Client: D. Raffaele

Development Type / BCA Classification: New Class 1A Dwelling

Dwelling Floor Plan: As per attachment.

Area Schedule: Unknown

Construction Materials:

- Will be required to achieve BAL 29 rating standard.
- As per drawings.

Date of Site Inspection: October 2020

Inspected by: Justin Cashion – Ground Proof Mapping P/L

This proposal will ensure that “use and development is appropriately designed, located, serviced and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires”.

This Bushfire Risk assessment report will define the sites Bushfire Attack Level classification and determine its compliance with the requirements of the National Construction Code (NCC), 2019 and AS3959 – Construction of Buildings in Bushfire Prone Areas 2018.

This report will satisfy associated Council Building Requirements.

DESCRIPTION OF PROPOSAL

Proposal: New Class 1A Dwelling

Applicants Name: D. Raffaele

Location: 11 Ruby Road - Miena

Property ID: 9662721

Title Reference: 176534/688

Lot Size: ±2364m²

Zoning: Low Density Residential

Special Areas Overlay:

- Landslide Hazard Area (126.LDS)

Council: Central Highlands

Defendable Space – Maintain the vegetation in a “low fuel” state within the required distance set out in this report (as shown on the Bushfire Hazard Management Plan) to satisfy ongoing compliance.

Access – Existing access is onto Ruby Road (Council maintained street/road). Further requirements to satisfy access and egress as outlined further in this report.

Water Supply – No existing satisfactory static firefighting water supply. Further requirements to satisfy water supply as outlined further in this report.

Construction – Construct and maintain the proposed dwelling extension to a minimum specification complying with BAL – 29 in accordance with AS3959 2018, Sections 3 and 7.

Surrounding Area - The development site is surrounded by a combination of managed ground and woodland.

Predominant Fire Direction – The predominant fire direction during the summer period is from the North and North West. The vegetation that triggers the assessment provides a realistic fire threat under predominant fire weather conditions.

BUSHFIRE SITE ASSESSMENT

Vegetation

Assessable bushfire prone vegetation within 100m of the site of development is *Eucalyptus coccifera* forest and woodland (DCO). No further vegetation clearing is required as the allotment has been cleared already, however maintenance is required for this development to comply with hazard management area specifications and should continue in perpetuity. The maintenance management requirements are specified further in this report.

Slope / Aspect

The slope class across the development site is within the 0 - 15° range, although some benching has been completed. Surrounding areas within 100m of the development are also within the 0 -15° range. The aspect is predominantly northerly. The altitude for the proposed dwelling is at ±2005m.

Distances to Vegetation

Appropriate distances to assessable flammable vegetation from the all façades, allows for the construction standards for the dwelling to be classified within those required for a BAL rating of 29, if proposed hazard management areas are maintained in perpetuity. The required HMA for BAL 29 rating is shown on the attached BHMP map. A purple line delineated on the attached BHMP map shows the extent of the assessment area (e.g. all vegetation with 100m of each façade of the proposed dwelling extension).

Assessment and HMA

The proposed development is located in a forested interface and the risk of bushfire attack is considered to be a realistic threat. Using AS3959-2018 Simplified Procedure (Method 1) the Bushfire Attack Level of the site and the associated construction requirements will be classified as BAL – 29.

Bushfire Attack Level (BAL) – Steps 1 to 5 Summary Results

For calculations based on Tasmania's FDI of 50, please refer to Table 1 below:

	North	East	South	West
Vegetation to 100m	Woodland	Woodland	Woodland	Woodland
Vegetation Classification	B	B	B	B
Slope	Downslope 10 - 15°	Level/Upslope	Level/Upslope	Level/Upslope
Current BAL	BAL 12.5	BAL 29	BAL 29	BAL 12.5
Proposed BAL	BAL 29	BAL 29	BAL 29	BAL 29
HMA for BAL 29	19m+	10m+	10m+	10m+

*2.2.3.2:

(e) Exclusions – Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.

(f) Exclusions—Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

HMA Requirements

As per Director's Determination – Requirements for Building in Bushfire-Prone Area, Table 4.4 Requirements for Hazard Management Area:

Element B: Hazard management areas for new buildings on lots not provided with a BAL at the time of subdivision

Requirement: A new building must:

- a) Be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and
- b) Have a HMA established in accordance with a certified bushfire hazard management plan (BHMP).

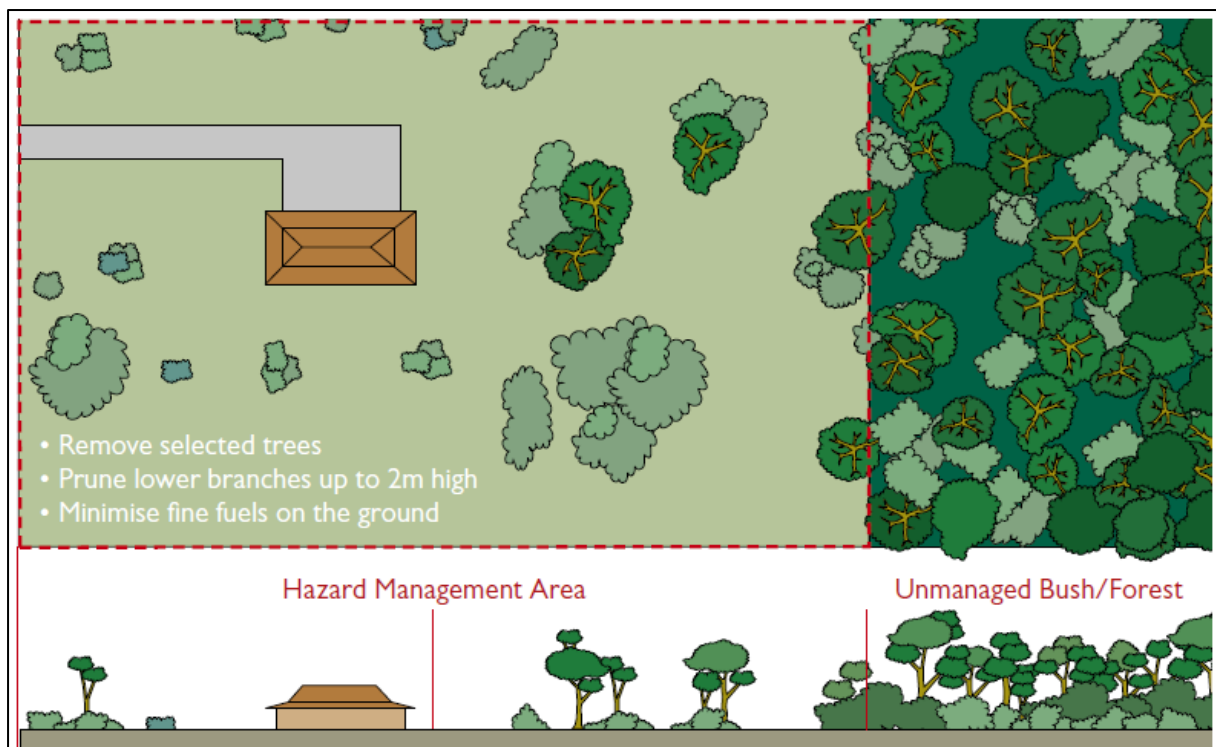
HMA Guidelines

The HMA requirements listed in Table 1 are the minimum distances required to achieve a compliance rating of BAL – 29. The HMA (defendable space area), should have significant fuel reduction carried out to ensure compliance with low threat vegetation classification. This single zone hazard management area must be managed and kept in a minimum fuel condition at all times "where fine fuels are minimised to the extent that the passage of fire will be restricted, e.g. short green lawns, paths, driveways etc.". All grassed areas within this zone need to be short cropped and kept to a nominal height of 100mm.

The four design principles for this area are to:

- (1) Create space
- (2) Remove flammable objects or materials
- (3) Separate fuel
- (4) Selection, location and maintenance of trees

The diagram below explains this requirement.



Other recommendations Include:

- Trees and large shrubs should be pruned to remove branches within 2 m of the ground.
- Use only mown lawn, bare ground (driveways, paths etc.) or non-flammable native succulent ground cover plants immediately adjacent to buildings (within 2 metres).
- Total understorey canopy cover should be less than 20%.
- Separate tree crowns by four metres.
- Shrubs should be isolated or in small clumps; avoid continuous canopies.
- New trees should not be planted closer to buildings than their expected full height.
- Avoid planting or retaining trees and shrubs with rough fibrous bark, or which retain shed bark in long strips (ribbon bark) (e.g. any of the stringy bark group of eucalypts).
- Avoid planting or retaining trees and shrubs that retain dead material in their canopies (e.g. most conifers, and most *Melaleuca* and *Leptospermum* species).
- Avoid planting or retaining shrubs under trees.
- Canopies of trees and shrubs should not touch walls or overhang buildings.
- Avoid planting or retaining trees and shrubs that deposit large quantities of litter in a short period, particularly in spring and summer.
- Combustible mulches should not be used, except in very limited quantities around the base of shrubs; use non-combustible mulches, such as pebble, scoria or gravel, or mown grass.
- Shrubs should not be allowed to grow to within 2 m of windows with annealed (standard) glass, or within 1 m of windows with heat toughened glass or walls with timber cladding.
- Locate any combustible materials, such as woodpiles, flammable fuel stores etc., outside the Hazard Management Area.



Figure 1: This photo illustrates a maintained hazard management zone in the foreground with unmanaged vegetation in the background.

Some thought should be given to other landscaping alternatives using such plants as described in the “Fire Resisting Garden Plants” booklet produced by the Tasmania Fire Service (TFS) available on the website @ www.fire.tas.gov.au

Access/Egress

The primary principles for specifications in regards to access and egress, is to provide safe access to properties for residents, and to allow emergency service vehicles access to assist with firefighting and protection of buildings. This also enables emergency personnel to evacuate residents when required and provide access to the water supply for firefighting purposes. Existing access is onto Ruby Road (Council maintained street/road). Private access to the dwelling off Ruby Road is $\pm 50\text{m}$. As per Director's Determination – Requirements for Building in Bushfire-Prone Area, Table 4.2 Requirements for Property Access:

Element B: Property access length is 30m or greater; or access is for a fire appliance to a firefighting water point.

Requirement: 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 degrees (1:20 or 5%);
- g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- h) Curves with a minimum inner radius of 10 metres;
- i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- j) Terminate with a turning area for fire appliances provided by one of the following:
 - i. A turning circle with a minimum inner radius of 10 metres;
 - ii. A property access encircling the building; or
 - iii. A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

Water Supply

A new building constructed in a bushfire-prone area, must be provided with a water supply dedicated for firefighting purposes.

Reticulated Water Supply for Firefighting: **Not Applicable**

Static Water Supply for Firefighting: **Applicable as per below.**

As per Director's Determination – Requirements for Building in Bushfire-Prone Area, Table 4.3B Requirements for Static Water Supply for Firefighting:

Element A: Distance between building area to be protected and water supply

Requirement: The following requirements apply:

- (a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and
- (b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Element B: Static Water Supplies

Requirement: 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 3959-2009, 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.

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

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

- (a) Have a minimum nominal internal diameter of 50mm;
- (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (c) Be metal or lagged by non-combustible materials if above ground;
- (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
- (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to 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.

Element D: Signage for static water connections

Requirement: 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 comply with the Tasmanian Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

This document is attached as an appendix to this report.

Element E: Hardstand

Requirement: A hardstand area for fire appliances must be provided:

- (a) No more than three metres from the water connection 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.

Please note that a remote firefighting water offtake is located to the RHS of the private driveway, just after the crossover as indicated on the BHMP. This does not negate the requirement for the requirement of a non-combustible tank, minimum 10,000 litres to feed the outlet.

Construction

The building and elements shall be designed, constructed, and maintained in accordance with Construction Sections 3 and 7 of AS 3959-2018 *Construction of Buildings in Bushfire Prone Areas* for BAL – 29.

BAL–29	BAL–40	BAL–FZ (FLAMEZONE)
Enclosure by external wall or by steel, bronze or aluminium mesh, non-combustible supports where the subfloor is unenclosed, naturally fire resistant timber stumps or posts on 75 mm metal stirrups	If enclosed by external wall refer below 'External Walls' section in table or non-combustible subfloor supports or tested for bushfire resistance to AS 1530.8.1	Subfloor supports – enclosure by external wall or non-combustible with an FRL of 30/-/- or be tested for bushfire resistance to AS 1530.8.2
Concrete slab on ground, enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground, enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or be tested for bushfire resistance to AS 1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside with 30 minute Incident spread of fire system or be tested for bushfire resistance to AS 1530.8.2
Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 6 mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed or steel framed walls sarked on the outside and clad with 9 mm fibre cement sheeting or steel sheeting or be tested for bushfire resistance to AS 1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with minimum thickness of 90 mm or an FRL of -/30/30 when tested from outside or be tested for bushfire resistance to AS 1530.8.2
Protected by bushfire shutter or completely screened with steel, bronze or aluminium mesh, or 5 mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resisting timber and portion within 400 mm of ground level screened	Protected by bushfire shutter or 5 mm toughened glass. Openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS 1530.8.2
Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or non-combustible, or 35 mm solid timber for 400 mm above threshold. Metal or bushfire resisting timber framed tight-fitting with weather strips at base	Protected by bushfire shutter, non-combustible or 35 mm solid timber, metal framed tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and an FRL of -/30/-
Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS 1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
Enclosed sub-floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to have no gaps and be non-combustible

OTHER CONSIDERATIONS

Natural and Cultural Values

No natural or cultural values were identified on site or through desktop assessments, which would prevent the clearing and or maintenance of vegetation communities within the Hazard Management Area for achieving BAL – 29 classification. The following resources were checked as part of the desktop assessment;

- Natural Values Atlas – DPIPWE 2015
- TasVeg 3.0 – Tasmanian Government / DPIPWE 2015
- The List – DPIPWE 2015

Other Environmental or Planning Issues

No environmental or planning issues were identified on site or through desktop assessments, including review of the Central Highlands Interim Planning Scheme 2015, zoning and special area maps.

CONCLUSIONS / RECOMMENDATIONS

This assessment covers the minimum requirements for the construction of a new Class 1A dwelling. It is important to note that the assessment covers only the requirements from a bushfire perspective and not any other building regulations.

The development site is located in a forested setting, within 100m of a flammable woodland vegetation community. The risk of bushfire attack needed to be considered as the site is classified as being in a Bushfire Prone Area and may be susceptible to bushfires in the future.

By building to construction standards of a BAL – 29 rating, the hazard management area distances are specified. The management and ongoing maintenance of this hazard management area in a low fuel state, in perpetuity, as prescribed in this plan is of upmost priority in regards to bushfire risk. Access requirements have been specified and a static water firefighting supply is required to allow the development to fully comply to applicable standards and specifications. When the development is built following the construction guidelines of AS3959 – 2018 and other recommendations outlined in this report, it will ensure compliance with the *Building Act 2016* & *Building Regulations 2016*.

This report should be considered in conjunction with all other planning documents for this proposed development in case of conflict. It is the client's responsibility to provide this report to all relevant parties that are involved with the planning, development or construction of this proposed extension. Any changes in relation to these functions that may alter the proposed BAL rating, need to be addressed with GPM P/L as there may be a necessity for a new assessment to be undertaken.

Other valuable resources in regards to bushfires and planning and preparation are available on the Tasmania Fire Service (TFS) website @ www.fire.tas.gov.au

REPORT PREPARATION & CERTIFICATION

This Bushfire Risk Assessment Report was prepared by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 23/11/2020

This Bushfire Risk Assessment Report is certified by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 23/11/2020

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation No: **BFP-112**

Certificate: **GPM 20 – 085**

DEFINITIONS

Term	Definition
accredited person	Means as defined in the act
BAL	A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per square metre, which is the basis for establishing the requirements for construction to improve protection of building elements from attack by a bushfire (AS 3959-2009).
BAL ratings	Used as the basis for establishing the requirements for construction to improve protection of a (proposed) building from bushfire attack. There are 6 BAL ratings; low, 12.5, 19, 29, 40 and FZ.
bushfire hazard management plan	Means as defined in the Act
bushfire-prone area	Means: land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.
bushfire-prone vegetation	Means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
contiguous	Means separated by less than 20m.
defendable space	An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with a bushfire.
hazard management zone / area	Means the zone / area, between a habitable building or building area and 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.
Part 5 agreement	Means as defined in the Act.
TFS	Means the Tasmanian Fire Service.
slope	The slope under the classified vegetation in relation to the (proposed) building.
static water supply	Means water stored in a tank, swimming pool, dam, or lake that is available for firefighting purposes at all times.
vegetation	The vegetation that presents a bushfire hazard within 100 metres of the development and is classified in accordance with Clause 2.2.3 of AS 3959-2009.

REFERENCES

- Standards Australia Limited. (2011). AS 3959 – 2018 – *Construction of buildings in bush fire-prone areas*.
- Central Highlands Interim Planning Scheme 2015.
- Australian Building Codes Board. (2019). *National Construction Code* - ABCB.
- *Building Act 2000 & Building Regulations 2014* that remain in force by virtue of clause 3(2) of Schedule 6 of the *Building Regulations 2016*.
- UTS:CLG / TFS. Development and Building in Bushfire Prone Areas course resources.
- Katree Designs, Drawing No. No. 4916, November 2020.

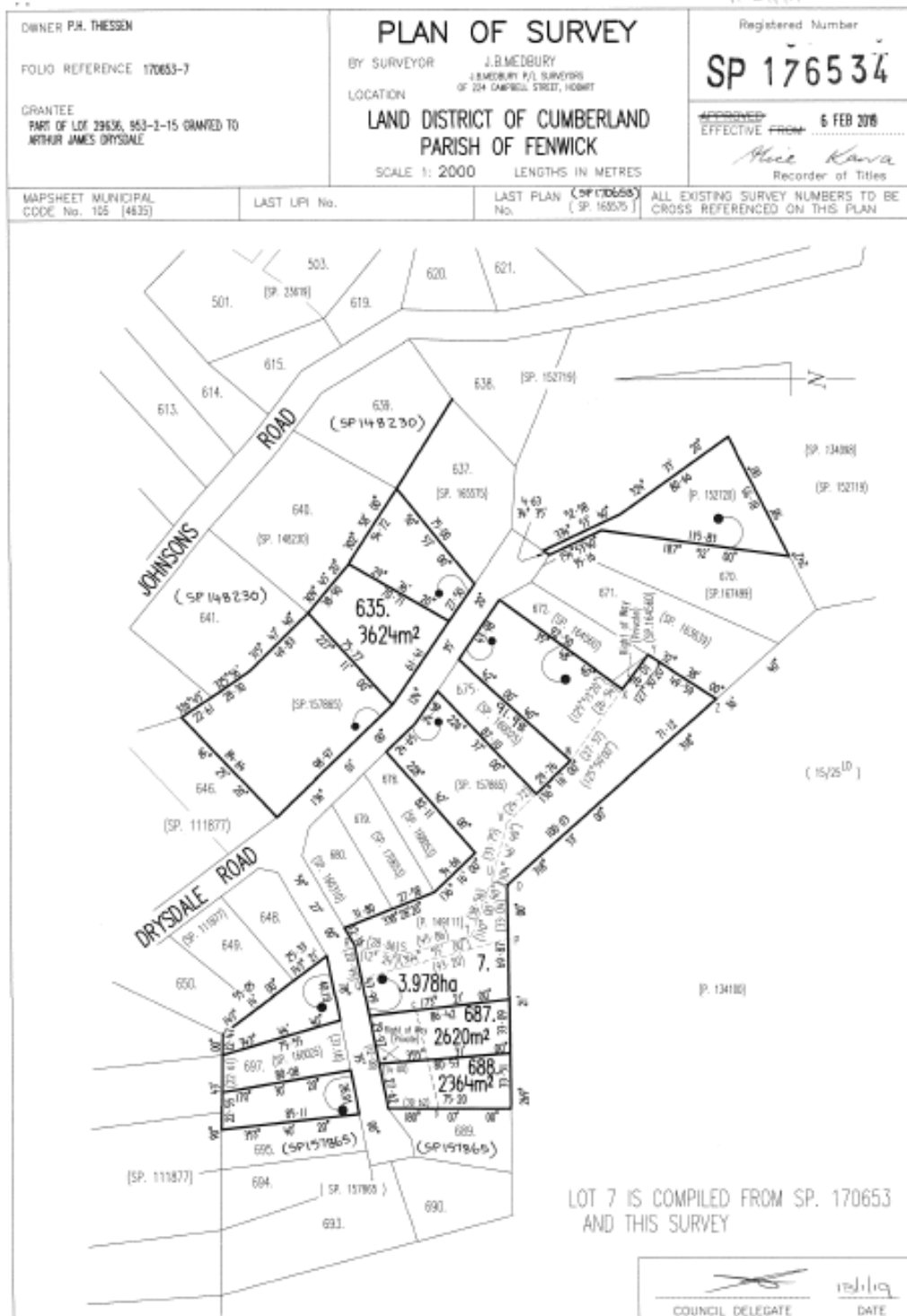


Figure 1: Title Plan (Lot 688).

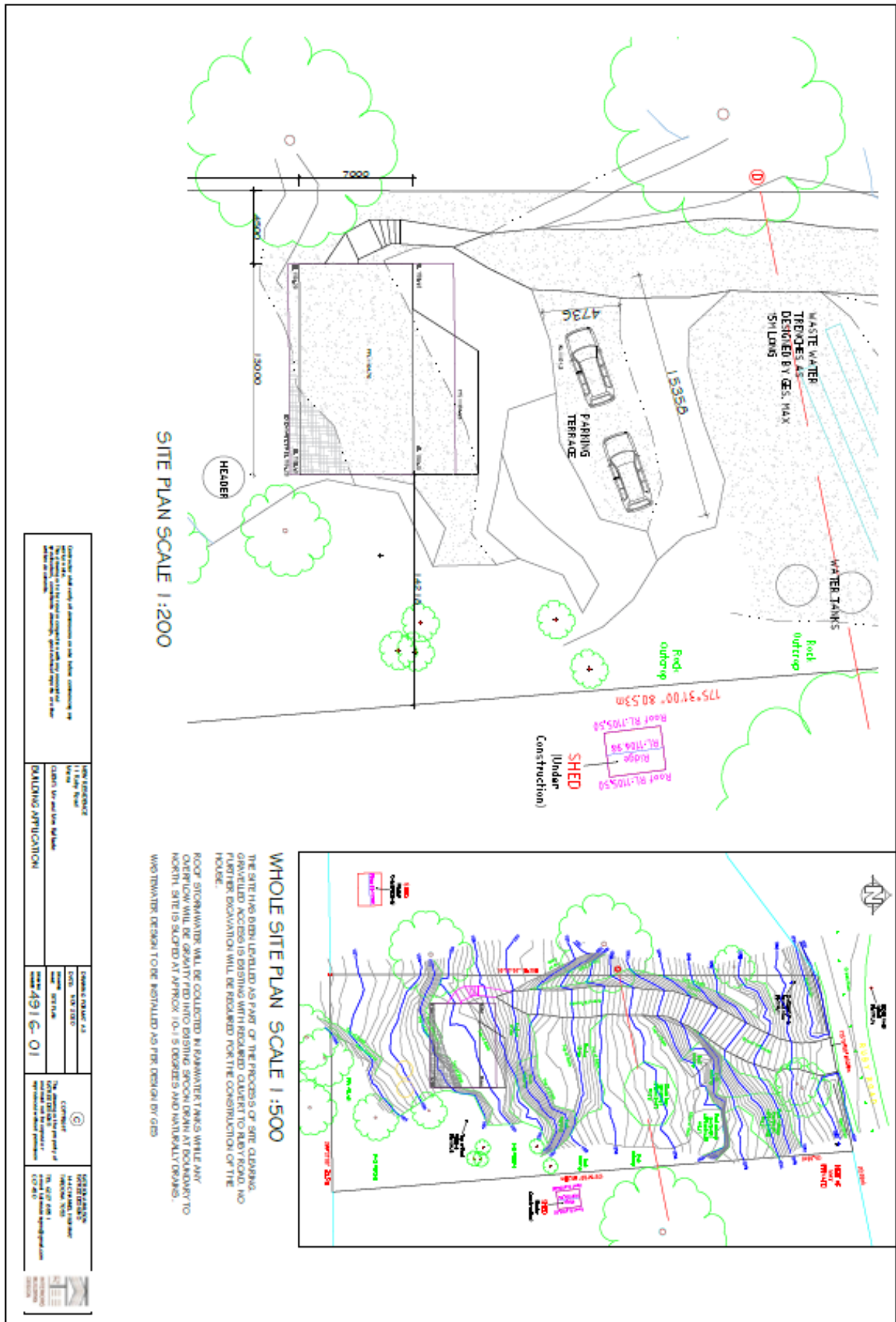


Figure 2: Site Plan.



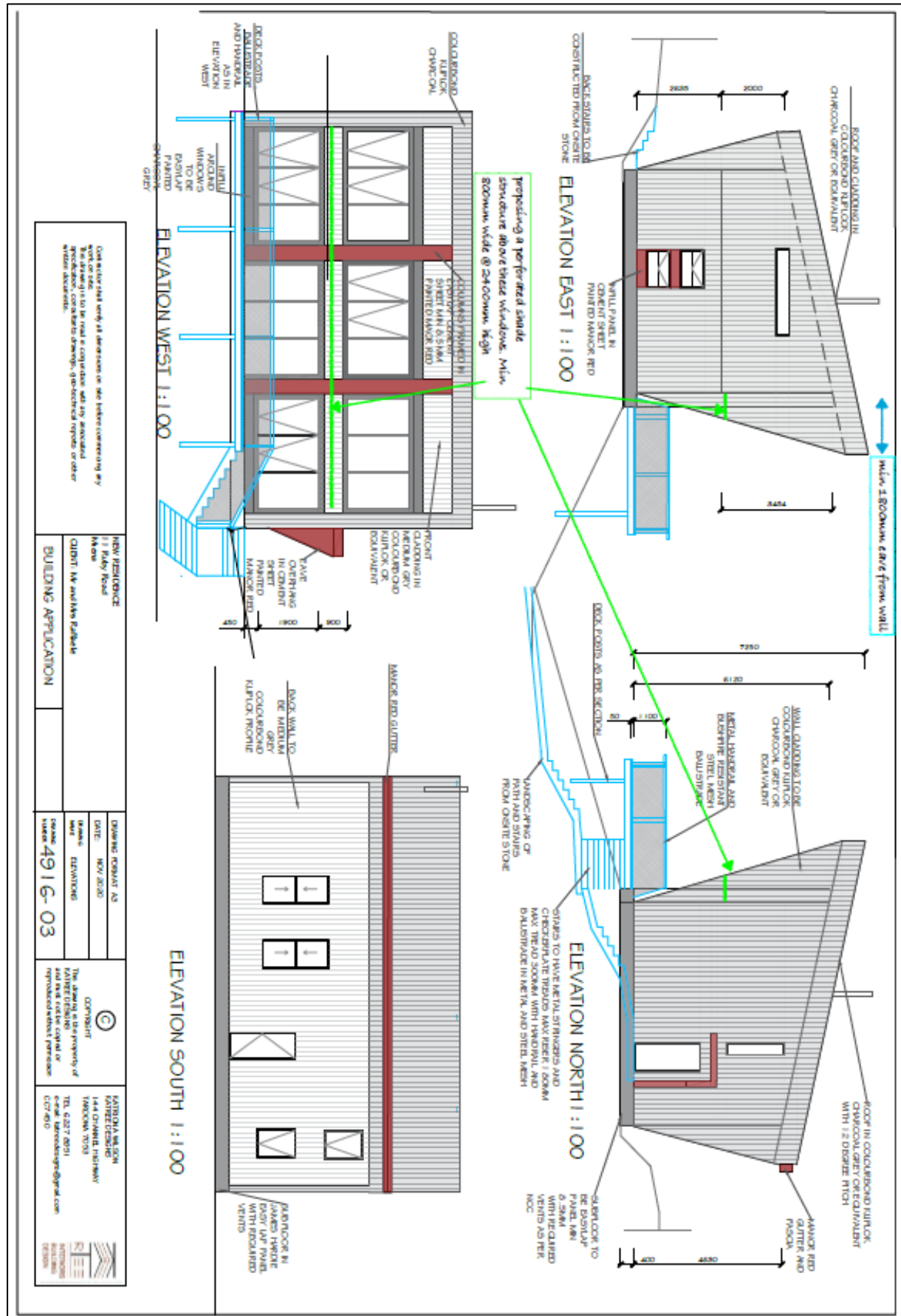


Figure 4: Elevation Plans.



Figure 5: Aerial View of allotment.

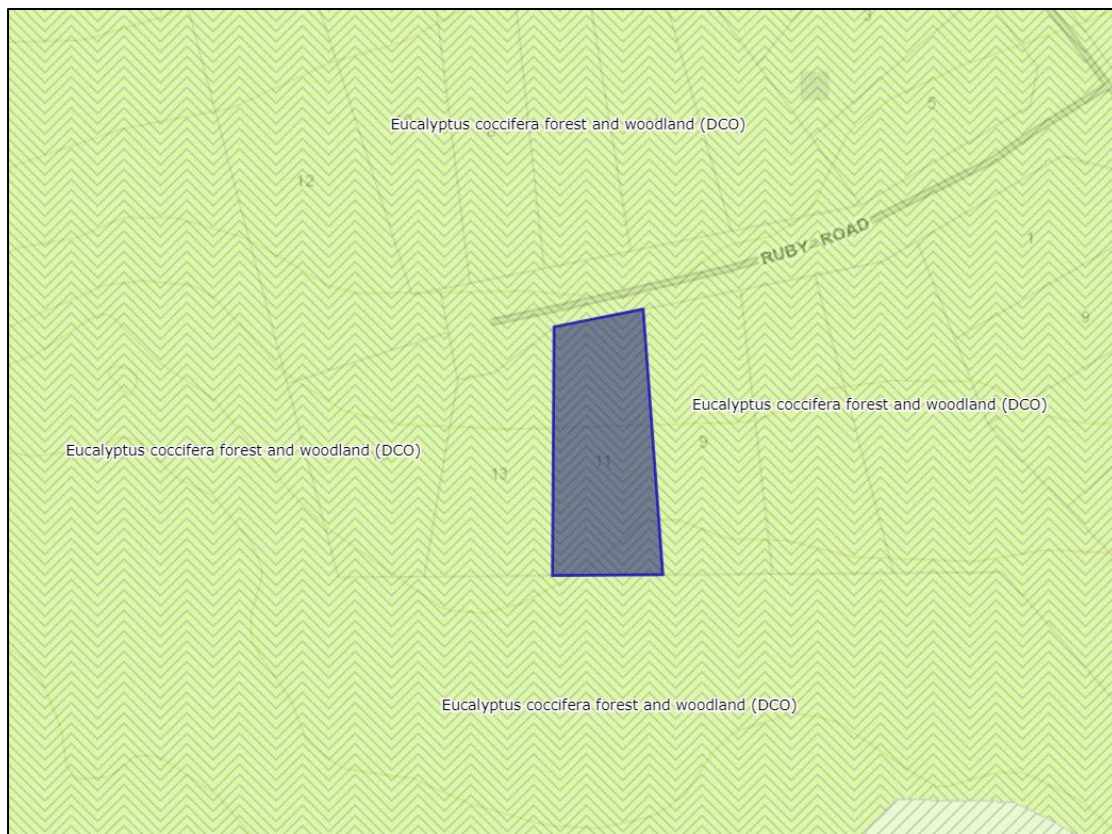


Figure 6: TasVeg 3.0 Map.

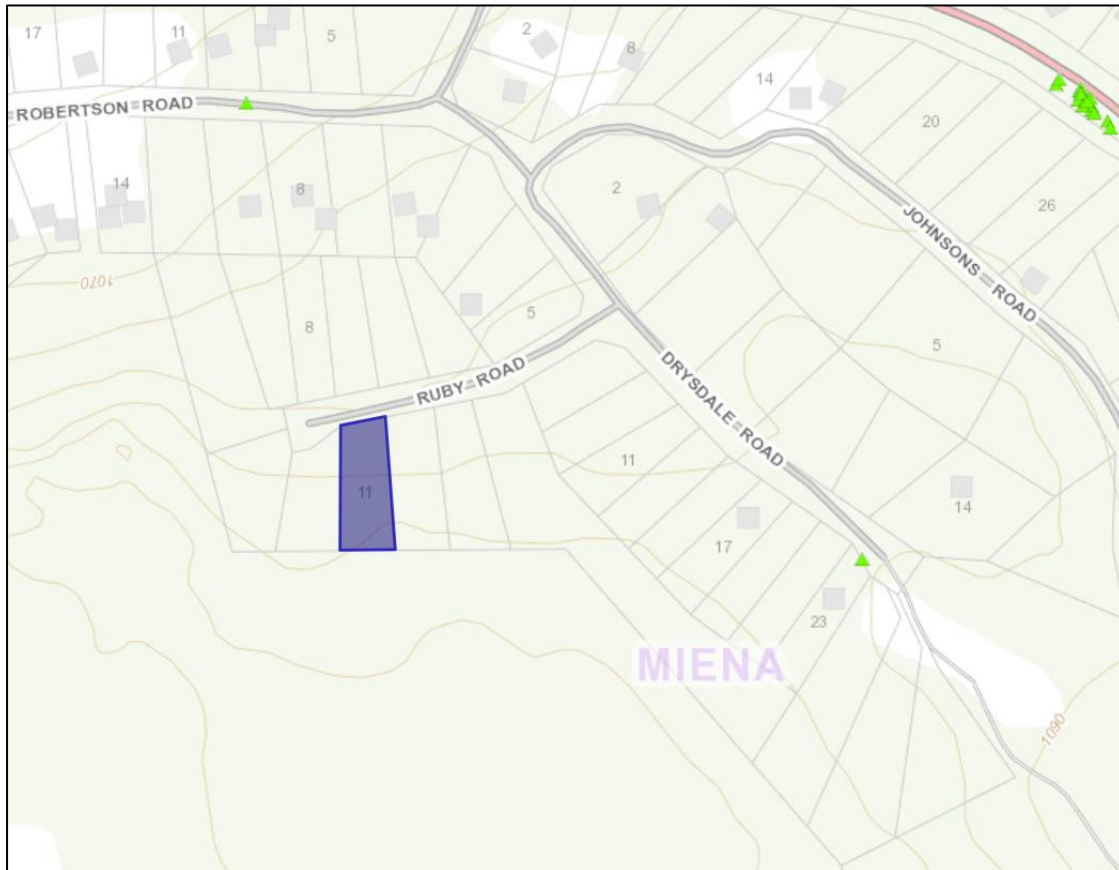


Figure 7: Natural & Cultural Values Map (none identified on subject allotment).



Figure 8: Photo of development site.



Figure 9: Photo to the north.



Figure 10: Photo to the east.



Figure 11: Photo to the south.



Figure 12: Photo to the west.



Bushfire Hazard Practitioner Accreditation Certificate

In accordance with Section 60D of the Fire Service Act 1979

Justin Cashion

Accreditation No: BFP - 112

Accreditation Category: 2

Is hereby granted accreditation to perform the functions of an Accredited Person under Part 4A of the Fire Service Act 1979 with the following conditions and restrictions:

Scope of Work		Status
1	Certify a Bushfire Hazard Management Plan for the purposes of the Building Act 2016.	Accredited
2	Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the Building Act 2016 or the Land Use Planning and Approvals Act 1993.	Accredited
3A	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the Land Use Planning and Approvals Act 1993.	Accredited
3B	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions (less than 10 lots) for the purposes of the Land Use Planning and Approvals Act 1993.	Accredited
3C	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for large subdivisions (more than 10 lots, or multiple stages) for the purposes of the Land Use Planning and Approvals Act 1993.	Accredited
4	Certify an Emergency Management Strategy or Bushfire Emergency Plan for all uses and classes of building for the purposes of the Building Act 2016 or the Land Use Planning and Approvals Act 1993.	Not Accredited
Conditions Conform with requirements of the Chief Officer's Scheme for the Accreditation of Bushfire Hazard Practitioners, and Bushfire Hazard Advisory Notes issued by the Chief Officer.		

This accreditation remains valid until such time that it is surrendered, varied, suspended or revoked.


 Jeff Harper AFSM
 A/CHIEF OFFICER

1 May 2018

Figure 13: Accreditation Documentation.



INTAS INSURANCE SERVICES

Registered Insurance Brokers

Friday, 20 March 2020

To whom it may concern,

This letter is to certify that the below mentioned client's policy is current as detailed:

Insured Party: Ground Proof Mapping

Policy Class: Professional Indemnity Insurance

- Limit of Indemnity: \$5,000,000 any one claim

Public Liability Insurance

- Limit of Indemnity: \$20,000,000 any one claim

Workers Compensation

Covering all Employees

Expiry Date: 1st April, 2021

Occupations: Land Mapping

Bushfire Mitigation Plans

Fire Management Plans

Bushfire Attack Level Assessment

Bushfire Hazard Management Plans

Burn Plans

Vegetation Plans

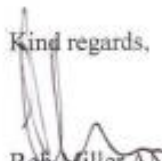
Fuel Assessments

Ecological Assessments

Post Fire Regeneration Plans

Supervision of Prescribed Planned Burning

Kind regards,



Rob Miller ANZIIF (Snr Assoc) CIP
SENIOR ACCOUNT MANAGER

"C.T. Finney" Building 16 Brisbane Street PO Box 27 Launceston Tas 7250
Telephone: (03) 6334 6922 Facsimile: (03) 6334 7860 Email: enquiries@intasgroup.com.au
Intas Insurance Services Pty Ltd ABN 53 143 137 517 ACN 143 137 517 AFSLN 365432

Figure 14: Copy of Insurance.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: **D. Raffaele** *Owner /Agent*
140 Loongana Road *Address*
Nietta **7315** *Suburb/postcode*

Qualified person details:

Qualified person: **Justin Cashion**
Address: **81 Elizabeth Street** Phone No: **0487 476 479**
Launceston **7250** Fax No: **N/A**
Licence No: **BFP - 112** Email address: **justin@groundproofmapping.com.au**

Qualifications and Insurance details: **Accredited to Report on Bushfire Hazards under Part IVA of the Fire Services Act 1979. Current Insurance with INTAS Insurances Services.** *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise: **Analysis of 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: **11 Ruby Road** Lot No: **688**
Miena **7030** Certificate of title No: **176534**
The assessable item related to this certificate: **Inspection and inspection of the Bushfire Hazard and Determination of the Bushfire Attack Level (BAL) for a New Class 1A Dwelling.** *(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:

or

a building, temporary structure or plumbing installation:

☐☒

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Attack Level (BAL 29 Solution) Assessment & Bushfire Hazard Management Plan (BHMP) for 11 Ruby Road – Miena.

Relevant
calculations:

As per AS 3959-2018 Construction of Buildings in Bushfire Prone areas and onsite findings.

References:

AS 3959-2018 Construction of Buildings in Bushfire Prone areas.
Central Highlands Interim Planning Scheme 2015.
Director's Determination – Application of Requirements for Building in Bushfire Prone Areas (Transitional) – *Building Act 2000 & Building Regulations 2014* that remain in force by virtue of clause 3(2) of Schedule 6 of the *Building Regulations 2016*.

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

Bushfire Attack Level - BAL 29 Solution for Proposed Class New 1A Dwelling.

Scope and/or Limitations

This report evaluates the risks to the development associated with bushfire hazard and defines the site's Bushfire Attack Level (BAL). It also determines the compliance of the development with the requirements of the Building Code of Australia, Director's Determination – Application of Requirements for Building in Bushfire Prone Areas (Transitional) – Building Act 2000 & Building Regulations 2014 that remain in force by virtue of clause 3(2) of Schedule 6 of the Building Regulations 2016 and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas. It recommends measures to help protect buildings from the effects of a bushfire and reduce the likelihood of fatalities arising from occupants of a dwelling who do not evacuate a property prior to exposure from a bushfire event.

The information contained within this report is based on the instructions of AS 3959-2018. The Standard states that “Although this Standard is designed to improve the performance of buildings when subjected to bushfire attack in designated bushfire-prone areas there can be no 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.”

The effectiveness of the measures and recommendations detailed in this report are dependent on their implementation and maintenance for the life of the development. Should the site characteristics that this assessment has been measured from alter from those identified, the BAL classification may differ and cause this report to become void. The inspection has been undertaken and report provided on the understanding that the report:

- Only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this 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.
- Doesn't deal with Impacts of future development.
- Vegetation growth has not been considered.

No liability can be accepted for actions by Lot Owners, Council or Government Agencies which compromise the effectiveness of this report.

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:	<i>Justin Cashion</i>	GPM 20-085	23/11/2020

SEARCH OF TORRENS TITLE

VOLUME 176534	FOLIO 688
EDITION 1	DATE OF ISSUE 06-Feb-2019

SEARCH DATE : 01-Jul-2020

SEARCH TIME : 11.33 AM

DESCRIPTION OF LAND

Parish of FENWICK Land District of CUMBERLAND
 Lot 688 on Sealed Plan 176534
 Derivation : Part of Lot 29656, 953A-2R-15P Gtd. to Arthur
 James Drysdale
 Prior CT 170653/7

SCHEDULE 1

PETER HENRIC THIESSEN

SCHEDULE 2

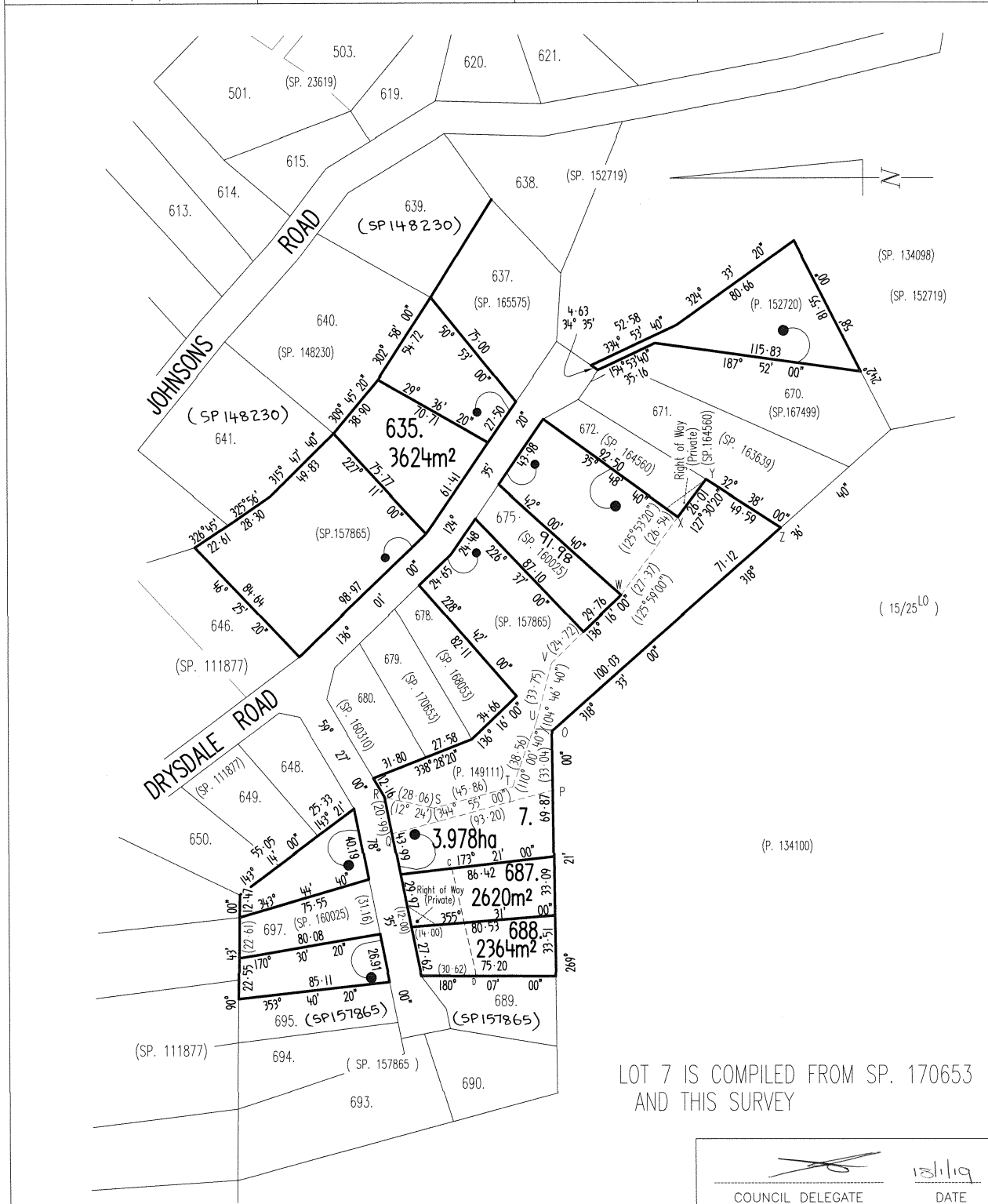
Reservations and conditions in the Crown Grant if any
 SP176534 EASEMENTS in Schedule of Easements
 SP176534 COVENANTS in Schedule of Easements
 SP176534 FENCING COVENANT in Schedule of Easements
 SP157865, SP160025, SP160310, SP163639, SP164560, SP165575,
 SP167499, SP168053 & SP170653 COVENANTS in Schedule
 of Easements
 SP157865, SP160025, SP160310, SP163639, SP164560, SP165575 &
 SP167499 FENCING COVENANT in Schedule of Easements
 D144169 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 20-Nov-2014 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FP 29/1/19

OWNER P.H. THIESSEN	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR J.B.MEDBURY J.B.MEDBURY P/L SURVEYORS OF 224 CAMPBELL STREET, HOBART</p> <p>LOCATION</p> <p>LAND DISTRICT OF CUMBERLAND PARISH OF FENWICK</p> <p>SCALE 1: 2000 LENGTHS IN METRES</p>	Registered Number
FOLIO REFERENCE 170653-7		SP 176534
GRANTEE PART OF LOT 29636, 953-2-15 GRANTED TO ARTHUR JAMES DRYSDALE		APPROVED EFFECTIVE FROM 6 FEB 2019 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 105 (4635)	LAST UPI No.	LAST PLAN (SP 170653) No. (SP. 165575)
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



SCHEDULE OF EASEMENTS	Registered Number SP 176534
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 2 PAGE/S

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.

Lot 687 is subject to a right of carriageway ^{^ (appurtenant to Lot 688)} over the land marked "Right of way (Private)" ~~to Lot 688~~ on the plan.

Lot 688 is together with a Right of Carriageway over the Right of Way (private) on the plan.

That part of Lot 7 on the Plan marked "OPQRSTUVWXYZ" is together with a right of carriageway over the Right of Way (Private) (Sealed Plan 164560) on the Plan. ✓

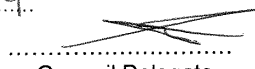
Fencing Covenant

The owners of Lots 635, 687 and 688 covenant with the Vendor (Peter Henric Thiessen) that the Vendor shall not be required to fence.

Restrictive Covenants

The owners of Lots 687 and 688 on the Plan covenant with the Central Highlands Council to the intent that the burden of this covenant may run with and bind the Covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with the Central Highlands Council to erect or permit to be erected any building or structure (save for waste water infrastructure) between the line marked "CD" and Drysdale Road on the Plan unless it can be demonstrated by a consultant acceptable to the Central Highlands Council that the onsite waste water can be contained within the lot.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Peter Henric Thiessen FOLIO REF: 170653/7 SOLICITOR & REFERENCE: Mr William C Justo:061466	PLAN SEALED BY: Central Highlands Council DATE: 18 January 2019 REF NO. 59 2010/32  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 176534
SUBDIVIDER: <i>Peter Henric Thiessen</i> FOLIO REFERENCE: <i>170653/7</i>	

The owners of Lots 635, 687 and 688 on the Plan covenant with the Central Highlands Council to the intent that the burden of these covenants may run with and bind the Covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with the Central Highlands Council:

1. Not to remove any native vegetation from Lots 687, 688 and 635 on the Plan, except where required for safety purposes and where the prior written approval of the Central Highlands Council has been obtained unless the removal is required in order to ensure compliance with the requirements of the Tasmanian Fire Service Fire Protection.
2. Not to further subdivide Lots 687, 688 and 635.

The owners of Lots 635, 687 and 688 on the Plan covenant with the Vendor, Peter Henric Thiessen to the intent that the burden of this covenant may run with and bind the Covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolved with the owners of every other lot on the Plan for the time being:

1. Not to further subdivide Lots 635, 687 and 688.

Lots 7, 687, 688 and 635 on the Plan are each burdened by the restrictive covenants created by and more full set forth in Sealed Plans 167499, 157865, 160025, 160310, 163639, 164560, 165575 and 168053.

Signed by the said **Peter Henric Thiessen**)

in the presence of:)

Witness.....

Name:.....

Address:.....

Occupation:.....

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.