PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2026/22
Application Type:	Discretionary Development Application
Property Location:	2296 Marlborough Road, Little Pine Lagoon
Proposal:	Dwelling
Advertising Commencement Date:	11 May 2026
Representation Period Closing Date:	25 May 2026
Responsible Officer:	Louisa Brown, Senior Planning Officer

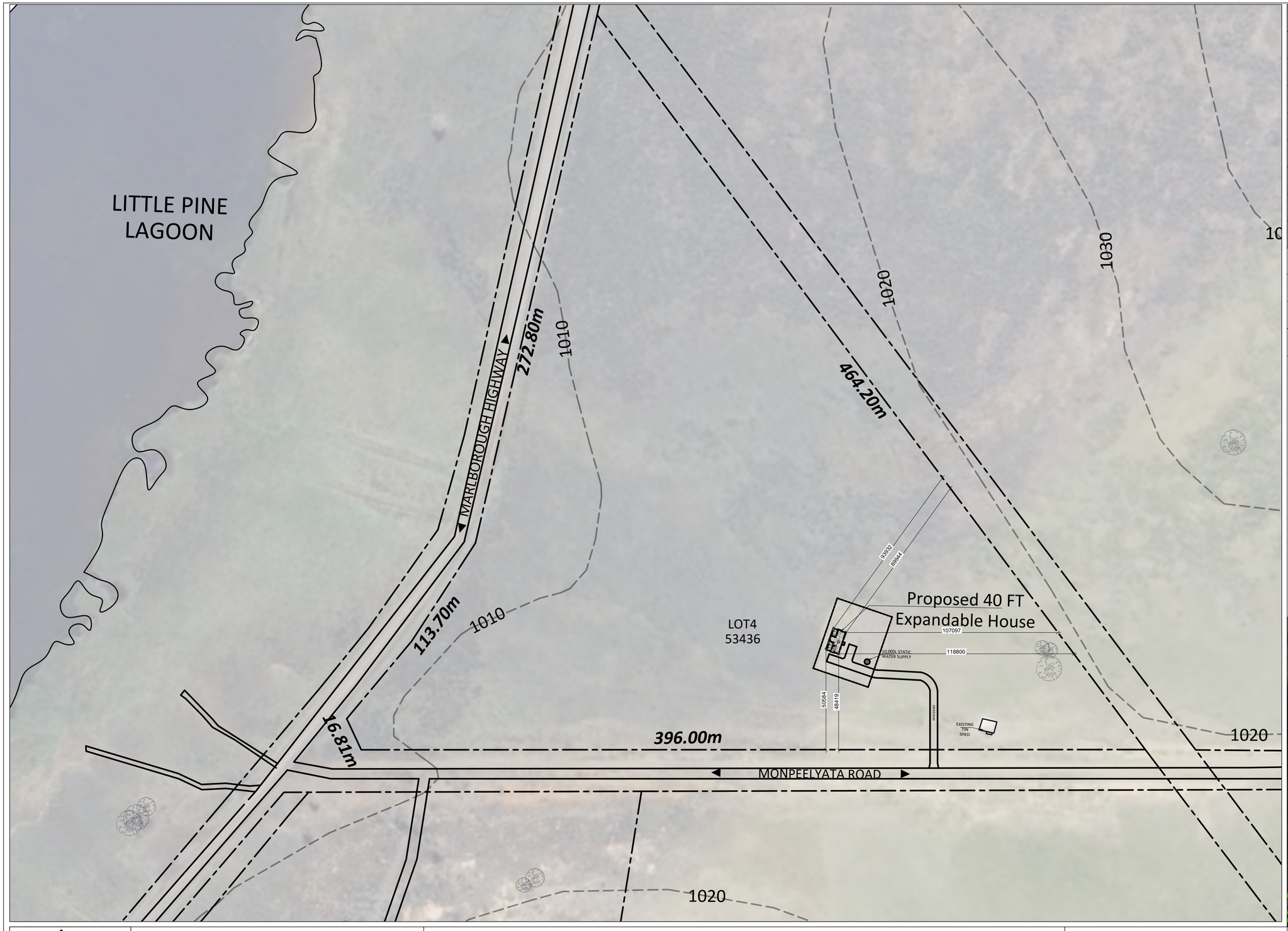
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal business hours.

Enquiries regarding this Application can be made by contacting Central Highlands Council on (03) 6259 5503 or by emailing development@centralhighlands.tas.gov.au. Please quote the "Application Number" when making your enquiry.

Representations on this application may be made to the General Manager in writing either by:

Post: 19 Alexander Street, Bothwell TAS 7030
Email: development@centralhighlands.tas.gov.au

All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.



SITE DETAILS	
LOT/PLAN	LOT 4 / 53436
LOT SIZE	69570 SQ.M
COUNCIL	
CENTRAL HIGHLANDS COUNCIL	
ZONE	
RURAL LIVING	
FLOOR AREA	
PROPOSED DWELLING	79.296 SQ.M
SITE COVER %	0.11%
LEGENDS	
BOUNDARY LINE	
CONTOUR LINE	

01 SITE **MASTER PLAN**
SCALE 1:35000

All units are in mm

KEY PLAN NTS

MR CABINS

PRIMARY DWELLING

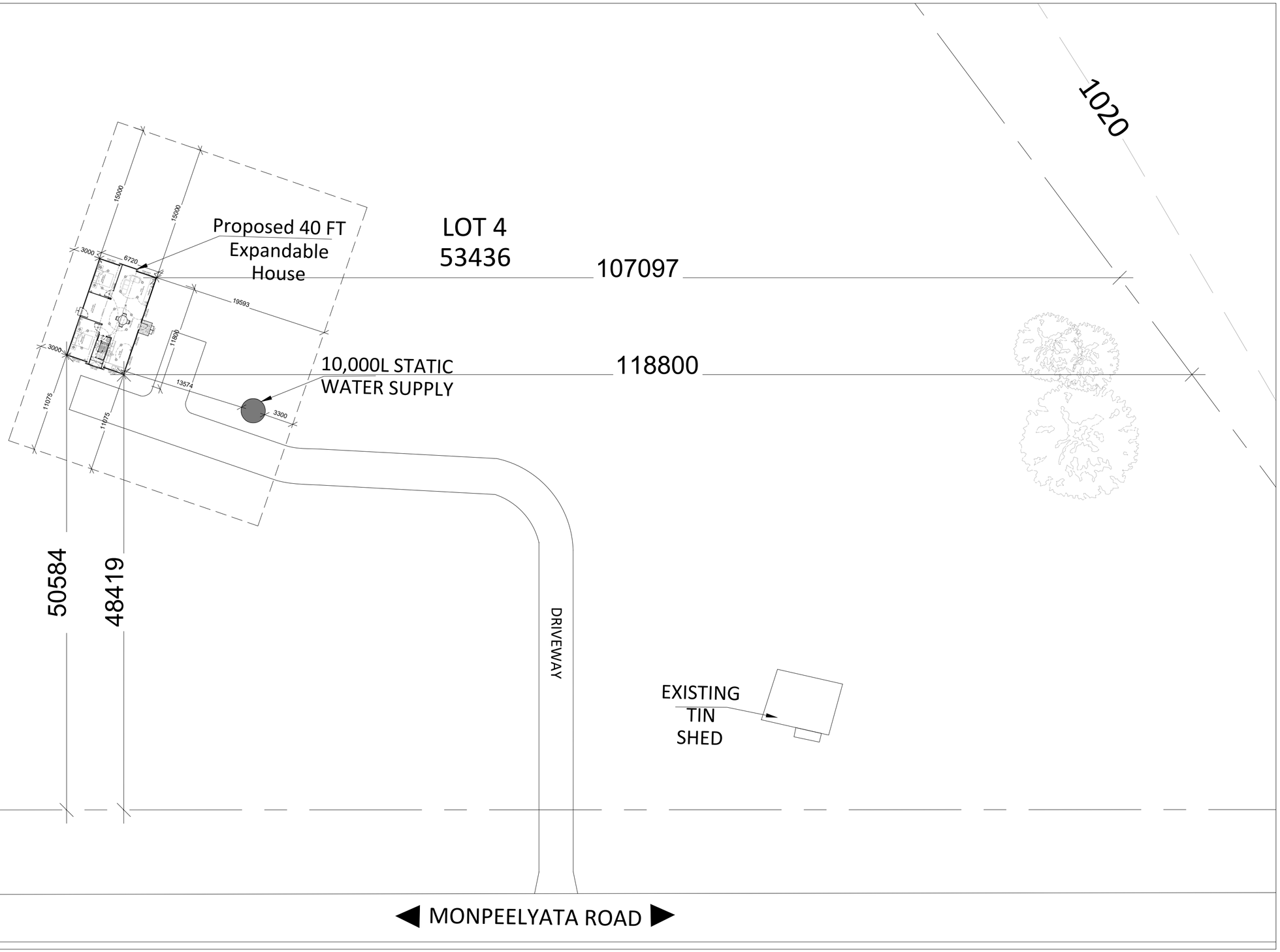
MASTER PLAN

ALL DIMENSIONS ARE IN MILLIMETRES

PROJECT : 40FT EXPANDABLE HOUSE
CLIENT : SEAN ELLIOTT
LOCATION : 2296 MARLBOROUGH ROAD, LITTLE PINE LAGOON, TAS 7140, AUSTRALIA

DATE : 10.04.2026
REV NO : REV-A
SHEET NO : 01
PROJECT NO: 34489

AMENDMENTS



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LOT/PLAN	LOT4 / 53436
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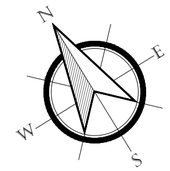
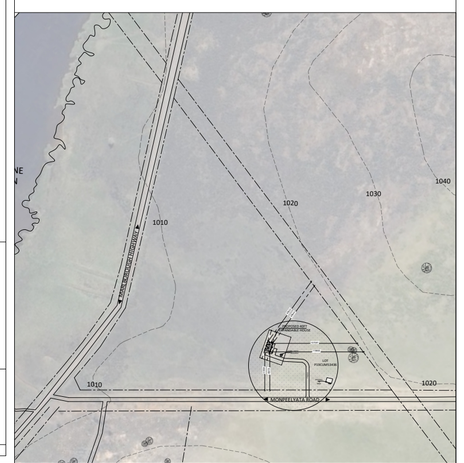
ZONE	
RURAL LIVING	
FLOOR AREA	
PROPOSED DWELLING	79.296 SQ.M
SITE COVER %	0.11%
LEGENDS	
BOUNDARY LINE	——— — ——— —
CONTOUR LINE	————————



02 SITE **SITE PLAN**
SCALE 1:8000

All units are in mm

KEY PLAN NTS



MR CABINS

PRIMARY DWELLING

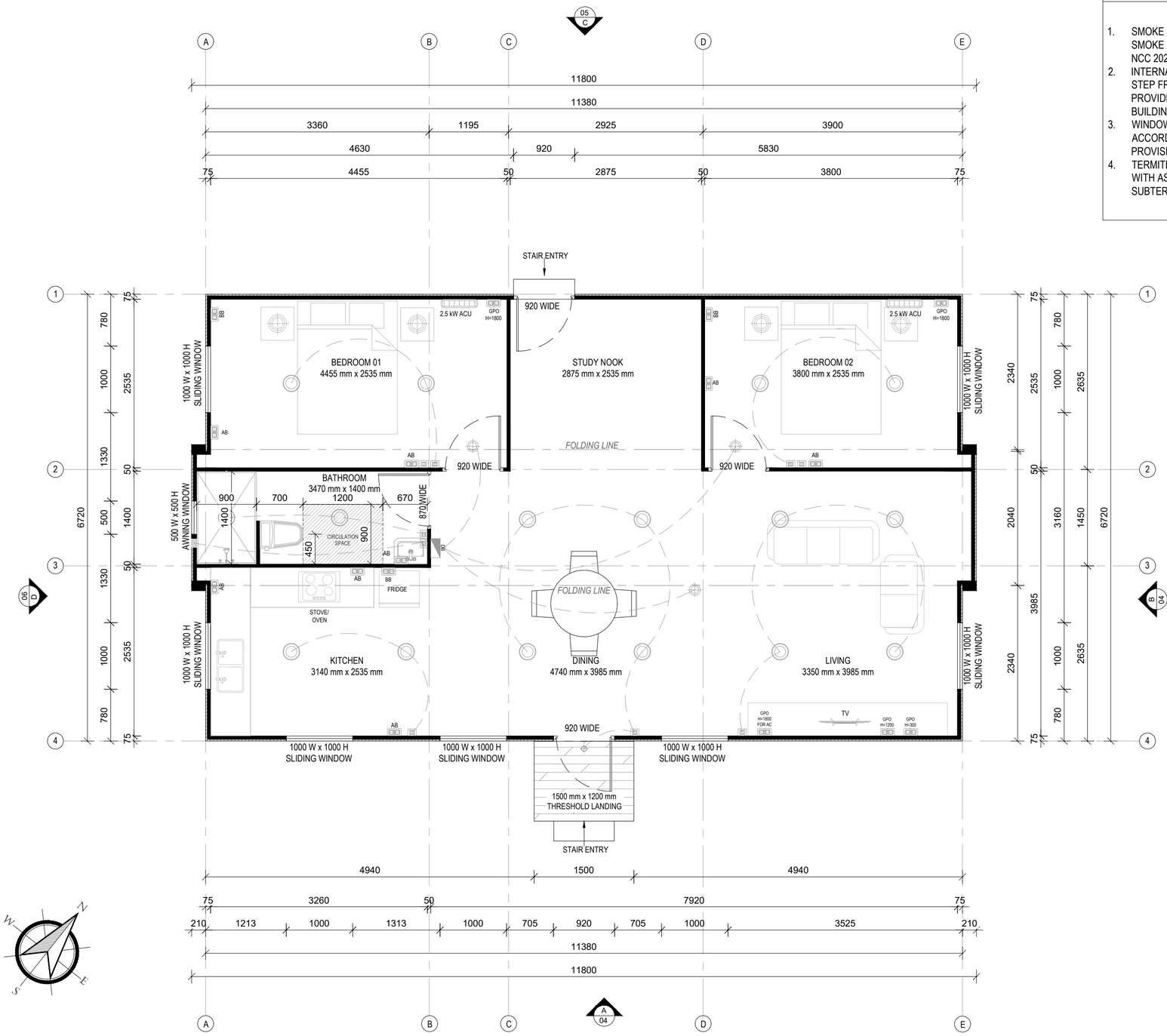
SITE PLAN

ALL DIMENSIONS ARE IN MILLIMETRES

PROJECT : 40FT EXPANDABLE HOUSE
CLIENT : SEAN ELLIOTT
LOCATION : 2296 MARLBOROUGH ROAD, LITTLE PINE LAGOON, TAS 7140, AUSTRALIA

DATE :10.04.2026
REV NO : REV-A
SHEET NO : 02
PROJECT NO: 34489

AMENDMENTS



03 PLAN — **FLOOR PLAN** SCALE 1:1250

NOTES :

1. SMOKE ALARMS-
   SMOKE ALARMS ARE PROVIDED IN ACCORDANCE WITH NCC 2022 VOLUME TWO, PART 10.7 AND AS3786
2. INTERNAL DOOR THRESHOLD-
   STEP FREE ACCESS INTERNAL DOOR THRESHOLD PROVIDED FOR EVERY INTERNAL DOORS AND BUILDING ENTRY DOOR AS PER LHD REQUIREMENTS.
3. WINDOWS IN SHOWER AREAS ARE PROVIDED IN ACCORDANCE WITH AS 3740 / ABCB HOUSING PROVISIONS PART 10.2.
4. TERMITE BARRIER TO BE PROVIDED IN ACCORDANCE WITH AS 3660.1 "PROTECTION OF BUILDING FROM SUBTERRANEAN TERMITES".

DWELLING FLOOR AREA	79.296 SQ.M.

ITEMS	***COLOUR / SIZES***
INTERNAL HEIGHT	2.400m (from F.L)
EXTERIOR WALL	50MM THICK EPS SANDWICH PANEL + 25MM THICK PU BOARD CLADDING
INTERIOR WALL	50MM THICK EPS SANDWICH PANEL
BUILDING ROOF	75MM EPS INSULATION INTEGRATED BOARD
TRUSS ROOF	CORRUGATED COMPOSITE INSULATION PANEL (75MM THICK WITH 0.6MM STEEL SKINS EPS CORE INSULATED TRUSS ROOF PANEL WITH R6.0 BRADFORD GOLD HI-PERFORMANCE INSULATION OR INSULATION LAYER HAVING R-VALUE 6.0
FLOORING MATERIAL / FLOOR COVERINGS	14MM CEMENT SANDING BOARD, 50MM EPS INSULATION (R2 FLOOR INSULATION). PANEL THICKNESS CAN VARY BASED ON THE ENERGY ASSESSMENT REPORT.

LEGENDS

15 amp PIP	15 amp POWER INLET PLUG
	LIGHT SWITCH
BB	DOUBLE POWER POINT BELOW BENCH (BB) - 350mm
AB	DOUBLE POWER POINT ABOVE BENCH (AB) - 1200mm
H	DOUBLE POWER POINT AC - 1800mm
	LED CEILING LIGHT, 20W
	EXHAUST FAN
DB	DISTRIBUTION BOX
	2.5KW SPLIT-TYPE ACU
	WALL MOUNTED LAMP
	SMOKE ALARM

DOORS & WINDOWS	
ENTRANCE DOOR	ALUMINIUM FRAMES 920MM WIDE SWING DOOR
ROOM DOOR	HIGH QUALITY STEEL WOOD DOOR
TOILET DOOR	ALUMINIUM ALLOY DOOR
WINDOWS	ALUMINIUM FRAMED LOW-E GLAZING:5 MM BLUE COATED GLASS + 12A + 5MM WHITE GLASS

BATHROOM / ENSUITE INSTALLATION

CERAMIC MATERIAL TOILET, SHOWER ENCLOSURE, CERAMIC SINK CABINET, MIRROR CABINET. HOBLESS / STEP FREE SHOWER - AT LEAST ONE SHOWER TO HAVE A HOBLESS, STEP-FREE ENTRY. WALL REINFORCEMENT - PROVIDE WALL REINFORCEMENT FOR FUTURE GRAB RAILS.

KITCHEN INSTALLATION

ARTIFICIAL MARBLE COUNTERTOP WITH STAINLESS STEEL FAUCET, TITANIUM MAGNESIUM ALLOY SINK, COMPOSITE WOOD CABINET WITH HIGH QUALITY PET DOOR PANELS.

MR. CABINS

PRIMARY DWELLING

FLOOR PLAN

ALL DIMENSIONS ARE IN MILLIMETRES

PROJECT : 40FT EXPANDABLE HOUSE
CLIENT : SEAN ELLIOTT
LOCATION : 2296 MARLBOROUGH ROAD, LITTLE PINE LAGOON , TAS 7140, AUSTRALIA

DATE : 10.04.2026
REV NO : REV-A
SHEET NO : 03
PROJECT NO: 34489

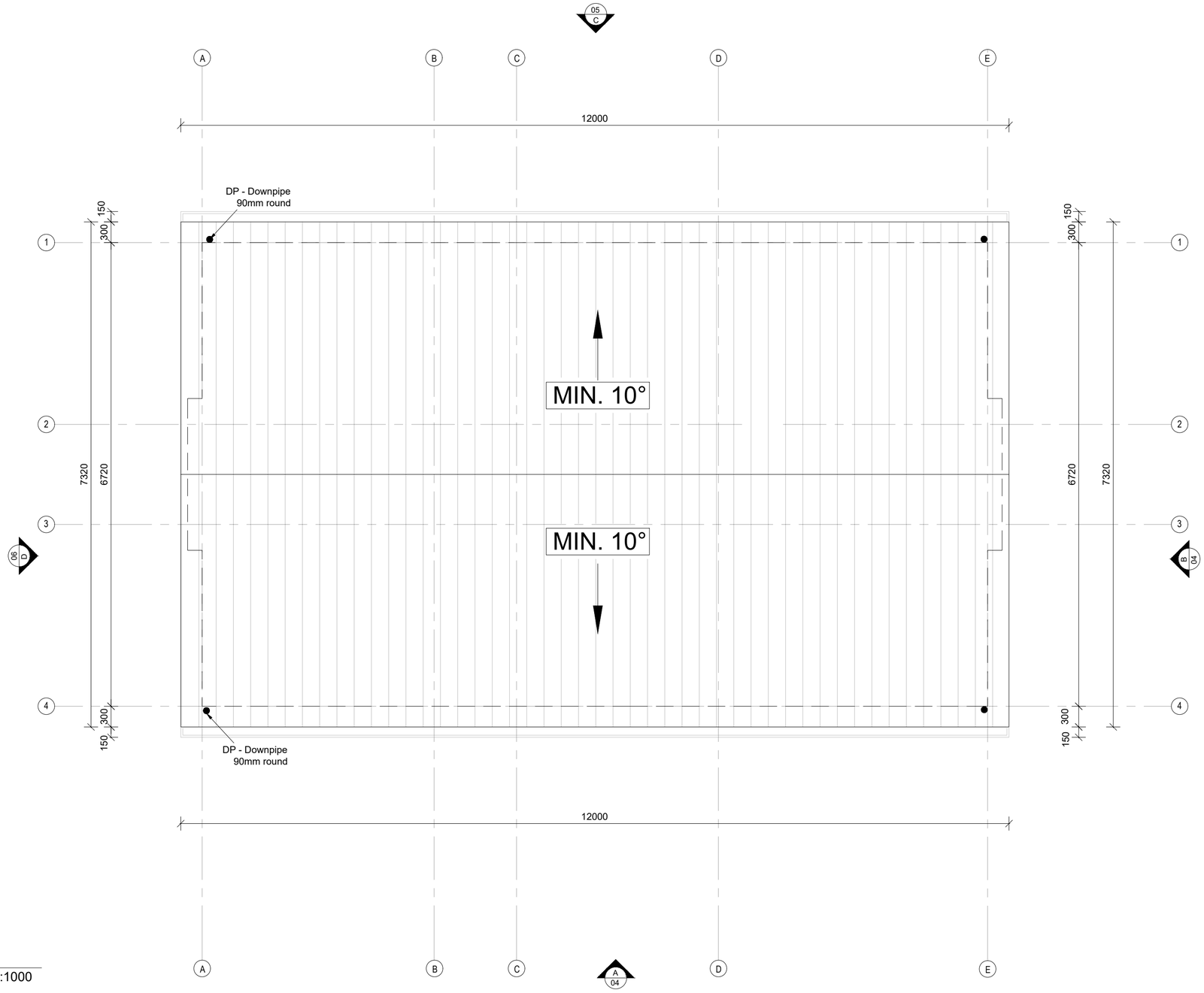
AMENDMENTS

FLOOR AREA	79.29 SQ.M.
LANDING AREA	1.80 SQ.M.

NOTES:

DOWNPIPES:

1. DOWNPIPES LOCATIONS ARE CONNECTED TO THE EXISTING BELOW GROUND STORMWATER DRAINAGE SYSTEM IN ACCORDANCE WITH AS3500.



03 ROOF PLAN
PLAN SCALE 1:1000

All units are in mm

LEGENDS

● DP	DOWNPIPE QUANTITY - 4
	CORRUGATED COMPOSITE INSULATION PANEL (75MM THICK WITH 0.6MM STEEL SKINS EPS CORE INSULATED TRUSS ROOF PANEL WITH R6.0 BRADFORD GOLD HI-PERFORMANCE INSULATION OR INSULATION LAYER HAVING R-VALUE 6.0
—— ——	BUILDING LINE

MR CABINS

SECONDARY DWELLING

ROOF PLAN

ALL DIMENSIONS ARE IN MILLIMETRES

PROJECT : 40 FT. EXPANDABLE HOUSE - 6.700m X 5.900m
CLIENT : SEAN ELLIOTT
LOCATION : 2296 MARLBOROUGH ROAD, LITTLE PINE LAGOON, TAS 7140 , AUSTRALIA

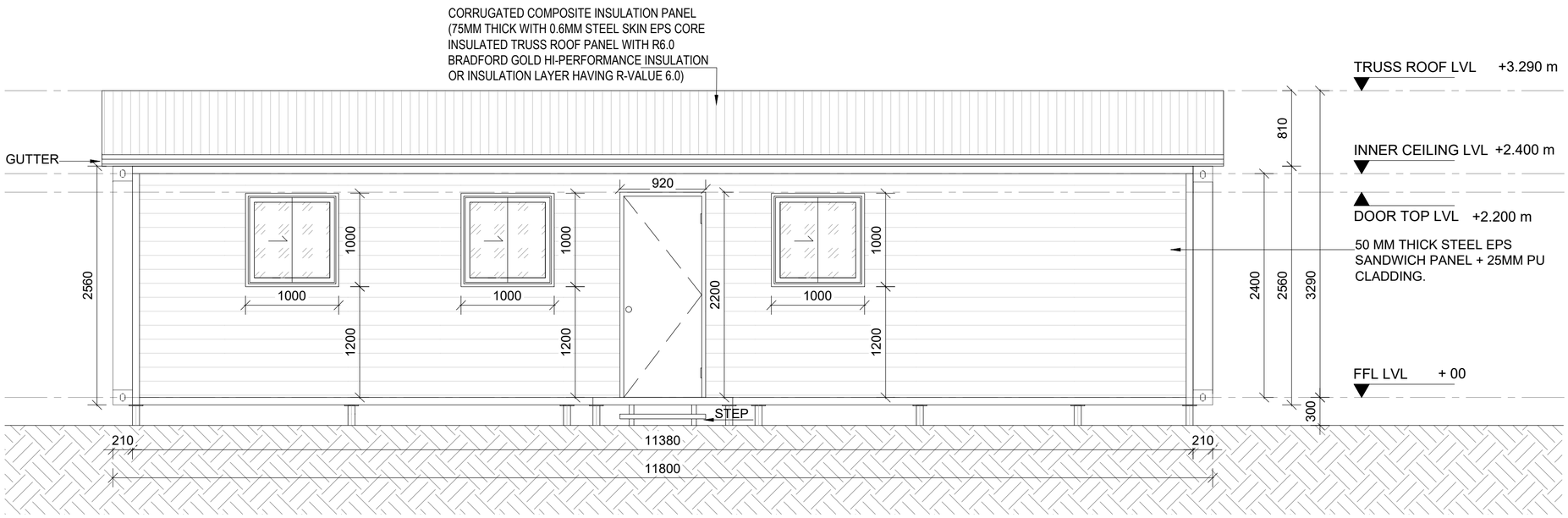
DATE : 10.04.2026
REV NO : REV- A
SHEET NO : 04
PROJECT NO: 34489

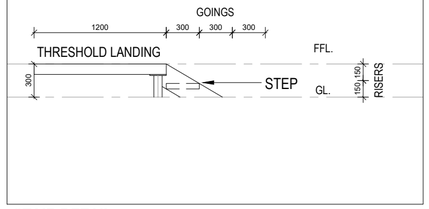
AMENDMENTS

NOTES

NOTES:

1. PANEL THICKNESS OR INSULATION CAN VARY BASED ON ENERGY ASSESSMENT.
2. FOR SKID BEAMS, COLUMNS, STUMPS DETAILS REFER ENGINEERING DRAWINGS
3. GABLE TRUSS ROOF : CORRUGATED COMPOSITE INSULATION PANEL (75MM THICK WITH 0.6MM STEEL SKINS EPS CORE INSULATED TRUSS ROOF PANEL WITH R6.0 BRADFORD GOLD HI-PERFORMANCE INSULATION OR INSULATION LAYER HAVING R-VALUE 6.0



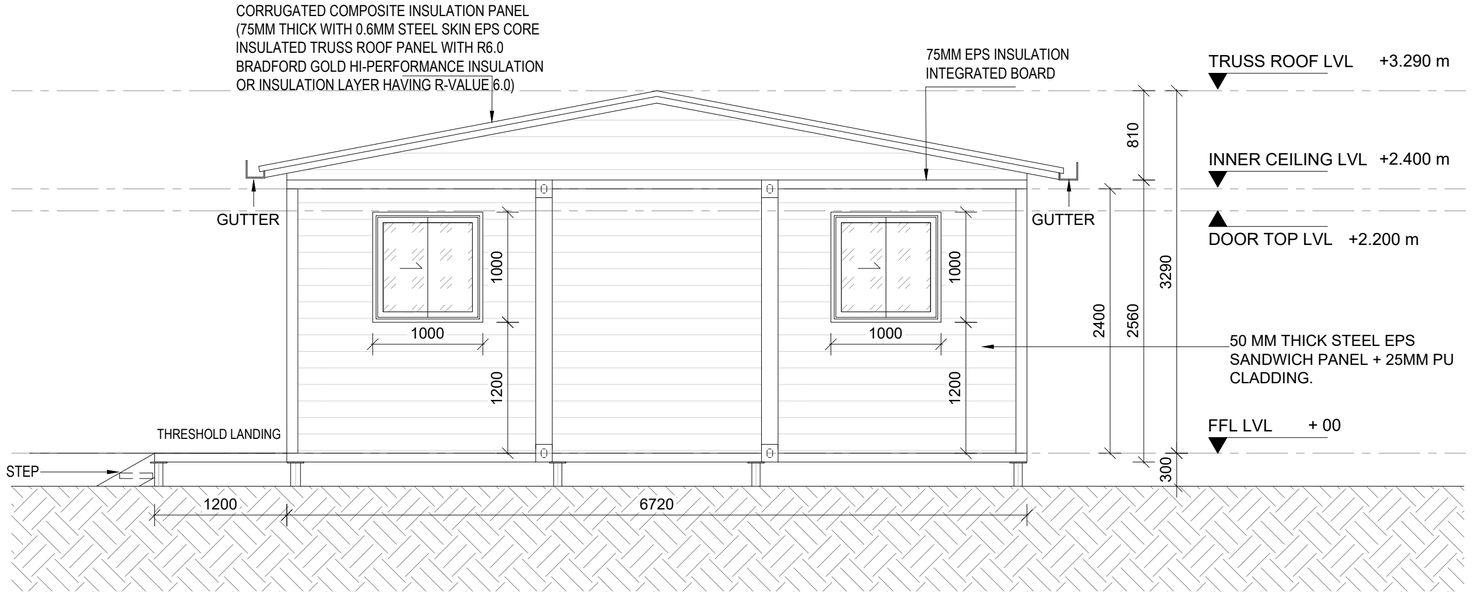


STAIR DETAIL

THE STAIRS COMPLY WITH BCA3.9.1
SCALE 1:1000

04 ELEVATION - A (FRONT)

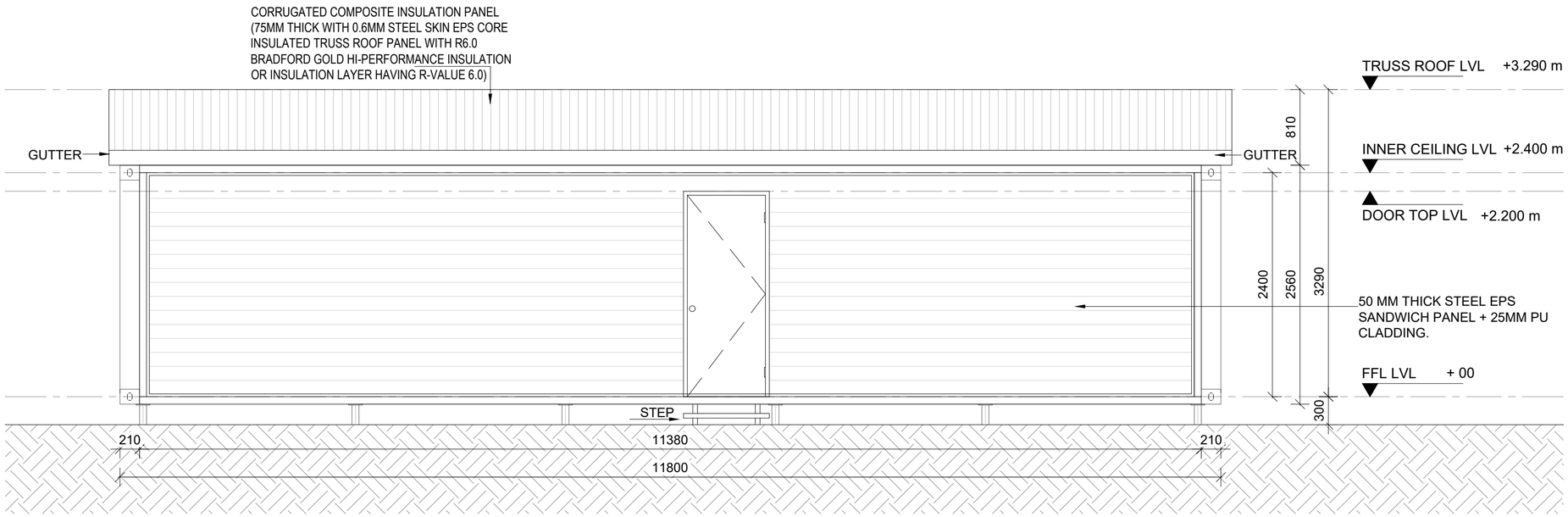
SCALE 1:1000



05 ELEVATION - B (RIGHT SIDE)

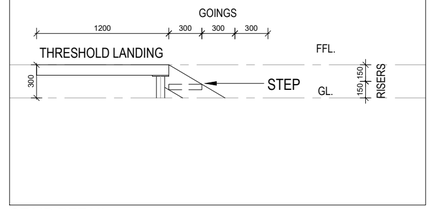
SCALE 1:1000

MR CABINS	PRIMARY DWELLING	PROJECT : 40FT EXPANDABLE HOUSE	DATE : 10.04.2026	***NOTES***
	ELEVATIONS	CLIENT : SEAN ELLIOTT	REV NO : REV-A	BASED ON THE SITE CONDITION, HEIGHT OF THE STUMPS FROM THE GROUND WILL VARY (MAXIMUM 900MM HEIGHT WITHOUT CROSS BRACING).
	ALL DIMENSIONS ARE IN MILLIMETRES	LOCATION : 2296 MARLBOROUGH ROAD, LITTLE PINE LAGOON , TAS 7140, AUSTRALIA	SHEET NO : 05	FOR SKID DETAILS, REFER ENGINEERING DRAWINGS.
			PROJECT NO: 34489	AMENDMENTS



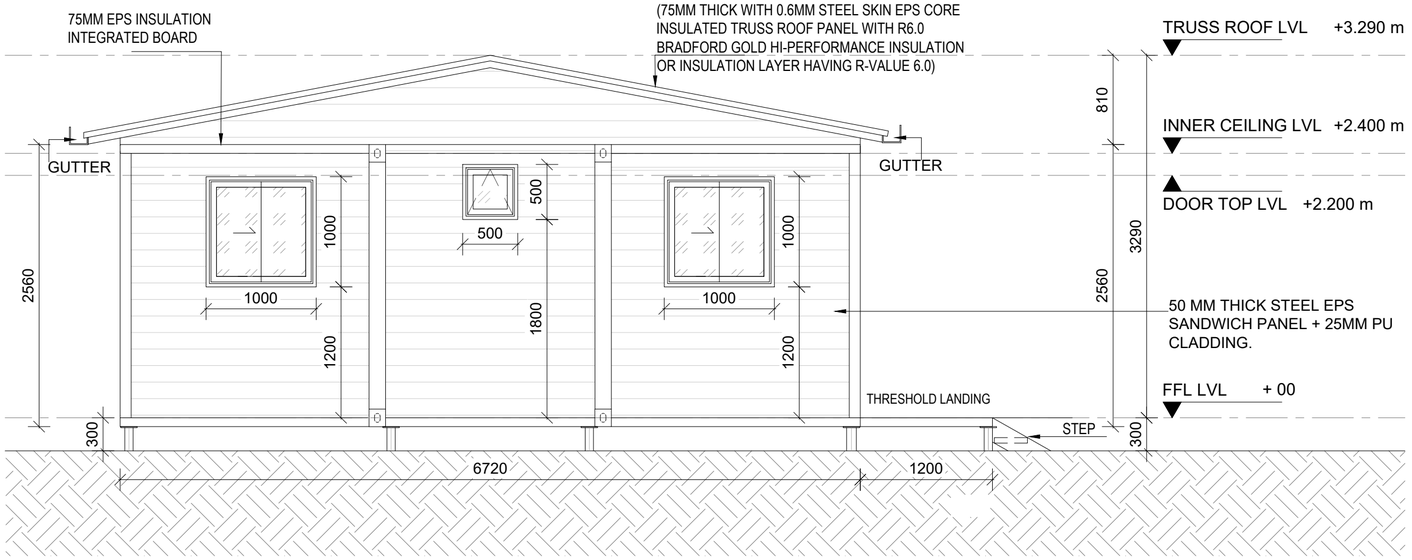
NOTES:

1. PANEL THICKNESS OR INSULATION CAN VARY BASED ON ENERGY ASSESSMENT.
2. FOR SKID BEAMS, COLUMNS, STUMPS DETAILS REFER ENGINEERING DRAWINGS
3. GABLE TRUSS ROOF : CORRUGATED COMPOSITE INSULATION PANEL (75MM THICK WITH 0.6MM STEEL SKINS EPS CORE INSULATED TRUSS ROOF PANEL WITH R6.0 BRADFORD GOLD HI-PERFORMANCE INSULATION OR INSULATION LAYER HAVING R-VALUE 6.0



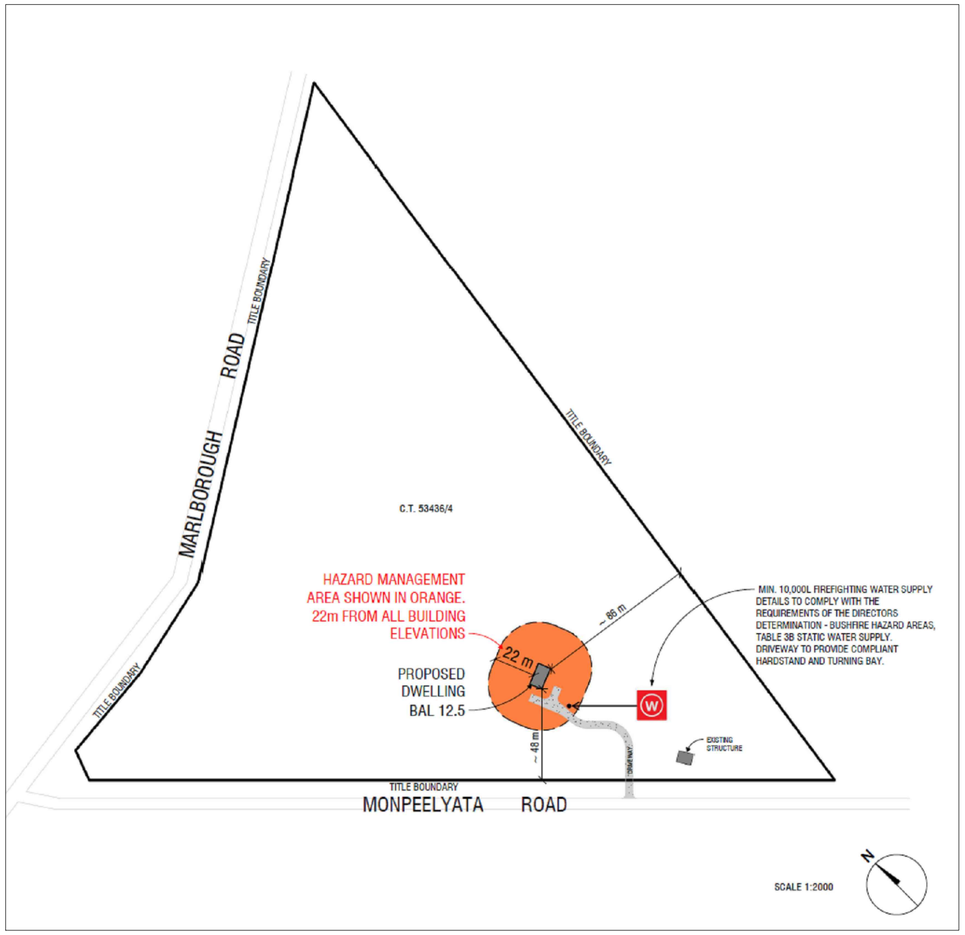
STAIR DETAIL
THE STAIRS COMPLY WITH BCA3.9.1
SCALE 1:1000

06 ELEVATION - C (REAR)
SCALE 1:1000



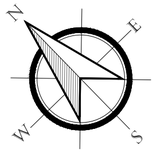
07 ELEVATION - D (LEFT SIDE)
SCALE 1:1000

MR CABINS	PRIMARY DWELLING	PROJECT : 40FT EXPANDABLE HOUSE	DATE : 10.04.2026		***NOTES***
	ELEVATIONS	CLIENT : SEAN ELLIOTT	REV NO : REV-A		BASED ON THE SITE CONDITION, HEIGHT OF THE STUMPS FROM THE GROUND WILL VARY (MAXIMUM 900MM HEIGHT WITHOUT CROSS BRACING).
	ALL DIMENSIONS ARE IN MILLIMETRES	LOCATION : 2296 MARLBOROUGH ROAD, LITTLE PINE LAGOON , TAS 7140, AUSTRALIA	SHEET NO : 06		FOR SKID DETAILS, REFER ENGINEERING DRAWINGS.
			PROJECT NO: 34489	AMENDMENTS	



Bushfire data sourced from the Bushfire Report prepared by TAS BUSH FIRE CONSULTING , DATED: 11/03/2026

Determined Bushfire Attack Level	BAL - 12.5



08 **APZ PLAN**
SCALE : NTS

All units are in mm

Reqirement For Static Water Supply for Fire Fighting

The following requirements apply:

(a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply;

(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

A static water supply:

(a) may have a remotely located off take 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 10,000l 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 Australian Standard AS

3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material

provided that the lowest 400mm of the tank exterior is protected by:

(i) metal;

(ii) non-combustible material; or fibre-cement a minimum of 6mm thickness.

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

(a) have a minimum nominal internal diameter of 50mm;

(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;

(c) be metal or lagged by non-combustible materials if above ground;

(d) if buried, have a minimum depth of 300mm2;

(e) provide a DIN or NEN standard forged Storz 65mm 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 220mm length);

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

(i) if 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.

Reqirement For Property Access

Access required for a fire appliance to access firefighting water point

The following design and construction requirements apply to property access:

(a) all-weather construction;

(b) load capacity of at least 20t, including for bridges and culverts;

(c) minimum carriageway width of 4m;

(d) minimum vertical clearance of 4m;

(e) minimum horizontal clearance of 0.5m 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 10m;

(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 outer radius of 10m; or

(ii) a property access encircling the building; or

(iii) a hammerhead “T” or “Y” turning head 4m wide and 8m long.

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the

assembly in a visible location. The sign must:

(a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire

protection systems; or

(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

A hardstand area for fire appliances must be:

(a) no more than 3m 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 6m from the building area to be protected;

(c) a minimum width of 3m constructed to the same standard as the carriageway; connected to the property access by a carriageway equivalent to the standard of the property access.

AS3959 - 2018 BAL - 12.5 Construction Requirements

Joints
All Joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed.

Vents and Weepholes
Vents and Weepholes in external walls are to be screened with corrosion - resistant steel, bronze or aluminium mesh with a maximum aperture of 2 mm.

External glazed elements, assemblies and doors

Screens for Windows and Doors
Where fitted, screens for windows and doors shall have mesh or perforated sheet made of corrosion- resistant steel, bronze or aluminium with a maximum aperture of 2 mm.

Roofs
The following apply to all types of roofs and roofing systems:

a) Roof tiles, roof sheets and roof covering accessories shall be non - combustible,
b) The roof/wall and roof/roof junction shall be sealed, or otherwise protected to prevent openings greater than 2 mm.
c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember gaurds made of non-combustible material or a mesh or perforated sheet with a max aperture of 2mm made of corrosion resistant steel, bronze or aluminium.

Gutters and Downpipes
Box gutters are to be non-combustible and flashed at the roof junction with non-combustible material.

Water and Gas Supply Pipes
Above ground, exposed water and gas supply pipes shall be metal.

SITE ASSESSMENT - SUMMARY RELEVANT FIRE DANGER INDEX : FFDI 50

ASPECT	NORTH	EAST	SOUTH	WEST
VEG <100 M	0-100M SHRUBLAND	0-100M SHRUBLAND	0-100M SHRUBLAND	0-100M SHRUBLAND
SLOPE (DEGREE OVER 100 M)	>0 TO 5°	>0 TO 5°	LEVEL/ UPSLOPE	LEVEL/ UPSLOPE
MIN REQ. DEFENDABLE SPACE BAL 12.5	22 M	22 M	19 M	19 M

KEY PLAN
SCALE : NTS

MR . CABINS

PRIMARY DWELLING

APZ PLAN

ALL DIMENSIONS ARE IN MILLIMETRES

PROJECT : 40FT EXPANDABLE HOUSE
CLIENT : SEAN ELLIOTT
LOCATION : 2296 MARLBOROUGH ROAD, LITTLE PINE LAGOON, TAS 7140, AUSTRALIA

DATE : 10.04.2026
REV NO : REV-A
SHEET NO : 07
PROJECT NO: 34489

SITE AND SOIL EVALUATION SUMMARY

Client

Name	**Sean Elliott**
Site Address	**2296 Marlborough Road, Little Pine Lagoon 7140**
Postal Address	**sean@kingleghorn.com.au**

Site and Soil Assessment

Soil Category	Category 4 Rocky Clay Loam
Soil Permeability	0.25m/day
LTAR	17L/m^2/day
Slope/Aspect	The disposal area has very gentle slopes of 2 degrees. The site has a north westerly aspect.
Site Factors	The soils contain high amounts of rock, to alleviate this factor the absorption beds have been enlarged, with all rock encountered to be removed during construction of the wastewater disposal area.

Wastewater System Design

This design is for a proposed two bedroom dwelling on tank water. The loadings have been based on two persons per bedroom with each person generating up to 120L of wastewater per day. This creates a total wastewater loading of: **4 x 120L = 480L per day**.

Proposed Disposal Method:

It is proposed to collect all of the wastewater in a new 3000L (minimum) dual purpose septic tank, then gravity feed the wastewater (via a distribution box) into two absorption beds.

Each absorption bed is to be: 14m x 1.2m x 0.6m

See site plan for the absorption bed location.

NOTE: If bedrock is encountered during the construction please notify SEAM to arrange alteration of disposal area location.

*Wastewater loadings based on Appendix table H1 of AS/NZS 1547:2012

SEE FULL REPORT FOR FURTHER DETAILS

SITE AND SOIL EVALUATION REPORT

BACKGROUND

Site and Soil Evaluation Reports must be submitted with all applications for on-site wastewater management systems. Suitably qualified persons such as – soil scientists, engineering geologists, engineers, environmental health officers or other persons must complete evaluation reports. Designers of the on-site wastewater systems are to use their professional judgement to determine if issues outlined in the Report are relevant or if additional information is required. Also designers are to consider applicable legislation, Codes and Standards in relation to the design of the system.

For further information on site evaluation please consult AS/NZS 1547 – 2012 on-site domestic wastewater management.

REPORT

Municipality	Central Highlands Council
Location	2296 Marlborough Road, Little Pine Lagoon, 7140
Lot Area	69,570m^2
Owner/Agent	Sean Elliott
Site Plan	See attached
Date of inspection	27th September 2016
Date of this Site & Soil Evaluation Report	11th November 2016
Water Supply	Tank Water (480L per day)

SITE INFORMATION

Key Features

The house site is located on a very gently sloping block of no more that 2 degrees. The soils are rocky and have been factored into the design. Should bedrock be encountered SEAM is to be contacted immediately.

Topography and Drainage

The soils consist of rocky clay loams (Category 4) throughout the site. Drainage appears to be OK. The aspect is north westerly.

Vegetation

The vegetation on the property consists of subalpine shrubs with pockets of grassland.

Land Use

Holiday “shack” area

Climate
Climate data for the site has been taken from the Australian Bureau of Meteorology web site. Mean monthly rainfall, and mean daily maximum temperature for each month has been taken directly from the Steppes (Christian Marsh) Station weather station. To allow for wetter than average weather, the adopted rainfall for each month has an additional 10% added to the mean. A summary of this climate information, as well as monthly retained rain, evapo-transpiration, and evapotranspiration less the retained rain is in the Trench 3™ assessment report. Trench 3™ uses this data when calculating the monthly water balance for the site, which helps determine the system sizing.

Soils

Test hole 1

0 – 100mm	Organic topsoil
100 - 350mm	Dark Brown Clay Loam (Category 4)
350 – 800mm+	Red Loamy (Rocky) Clay (Category 4)

- AS 1547 Soil Category: Cat. 4
- Modified Emerson Test: Class 8
- Soil permeability (estimated) 0.25m/day
- Long Term acceptance Rate (LTAR): 17mm/day

Groundwater
Not encountered to a depth of 800mm

Site Stability
Due to the flat nature of the site no site stability issues are expected, however this has not been assessed in detail

Existing System
Nil – Vacant lot.

Site Capability Issues for On-site Wastewater Management

Trench 3™ Summary report of Environmental Sensitivity

Sustainable Environmental Assessment and Management

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Wastewater Assessment and Design

Assessment for	Sean Elliott	Assess. Date	11-Nov-16
	sean@kingleghorn.com.au	Ref. No.	15085
Assessed site(s)	2296 Marlborough Road, Little Pine Lagoon 7140	Site(s) inspected	27-Sep-16
Local authority	Central Highlands Council	Assessed by	J.Wood

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	69,750	V. high	Very low		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	2	V. high	Very low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		Mod.	Very low		
	Heavy rain events	Infrequent		Mod.	Moderate		
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low		
	Frequency of strong winds	Infrequent		High	Moderate		
	Wastewater volume	L/day	480	Mod.	Low		
	SAR of septic tank effluent		2.3	Mod.	Moderate		
	SAR of sullage		2.5	Mod.	Moderate		
	Soil thickness	m	1.0	High	Low		
	Depth to bedrock	m	1.8	Mod.	Low		
A	Surface rock outcrop	%	8	V. high	High		
	Cobbles in soil	%	10	V. high	Low		
	Soil pH		6.0	Guess	Low		Other factors lessen impact
	Soil bulk density	gm/cub. cm	1.5	Guess	Low		
	Soil dispersion	Emerson No.	8	High	Very low		
	Adopted permeability	m/day	0.25	High	Very low		
	Long Term Accept. Rate	L/day/sq m	17	Mod.	Very low	Moderate	Other factors increase impact

Any rock encountered during the construction of the absorption beds is to be removed. The beds have been increased in size to compensate for the high rock percentage..

Environmental Sensitivity Issues for On-site Wastewater Management

Trench 3™ Summary report of Environmental Sensitivity

Sustainable Environmental Assessment and Management

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Wastewater Assessment and Design

Assessment for	Sean Elliott	Assess. Date	11-Nov-16
	sean@kingleghorn.com.au	Ref. No.	15085
Assessed site(s)	2296 Marlborough Road, Little Pine Lagoon 7140	Site(s) inspected	27-Sep-16
Local authority	Central Highlands Council	Assessed by	

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
A	Cation exchange capacity	mmol/100g	35	Mod.	High		
	Phos. adsorp. capacity	kg/cub m	0.7	Mod.	Moderate		
	Annual rainfall excess	mm	73	High	Low		
	Min. depth to water table	m	3	High	Very low		
	Annual nutrient load	kg	5.3	Guess	Low		
	G'water environ. value	Agric sensit/dom irrig		High	Moderate		
	Min. separation dist. required	m	3	High	Very low		
	Risk to adjacent bores						Factor not assessed
A	Surf. water env. value	Recreational		High	High		
	Dist. to nearest surface water	m	200	High	Moderate		
	Dist. to nearest other feature	m	50	High	Moderate		
	Risk of slope instability	Very low		High	Very low		
	Distance to landslip	m	300	High	Very low		

Comments

Although the surface water is of high environmental value, the nearest surface water is over 200m away. Cation exchange capacity has been noted.

Photo 1 – Soil Profile

Assessment Report for On-site Wastewater Management

Trench 3™ Summary report of Environmental Sensitivity

Sustainable Environmental Assessment and Management

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Wastewater Assessment and Design

Assessment for	Sean Elliott	Assess. Date	11-Nov-16
	sean@kingleghorn.com.au	Ref. No.	15085
Assessed site(s)	2296 Marlborough Road, Little Pine Lagoon 7140	Site(s) inspected	27-Sep-16
Local authority	Central Highlands Council	Assessed by	

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment =	480	(using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) =	160	
Sullage volume (L/day) =	320	
Total nitrogen (kg/year) generated by wastewater =	3.2	
Total phosphorus (kg/year) generated by wastewater =	2.1	

Climatic assumptions for site (Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	48	40	45	55	46	46	58	65	65	60	58	61
Adopted rainfall (R, mm)	53	44	50	60	51	51	64	72	72	66	64	67
Retained rain (Rr, mm)	48	40	45	54	46	46	58	65	65	59	58	60
Max. daily temp. (deg. C)	20	20	18	14	11	9	8	9	11	14	16	18
Evapotrans (ET, mm)	74	62	55	38	29	32	30	33	40	52	58	67
Evapotr. less rain (mm)	**27**	**22**	**10**	**-16**	**-17**	**-14**	**-28**	**-31**	**-25**	**-7**	**0**	**7**

Annual evapotranspiration less retained rain (mm) = -73

Soil characterisitics

Texture = Rocky Clay Loam Category = 4 Thick. (m) = 1

Adopted permeability (m/day) = 0.25 Adopted LTAR (L/sq m/day) = 17 Min depth (m) to water = 3

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:	Evapotranspiration bed(s)
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) =	1.2
Depth (m) =	0.6
Total disposal area (sq m) required =	200
comprising a Primary Area (sq m) of:	100
and a Secondary (backup) Area (sq m) of:	100

Sufficient area is available on site

Comments

See report for full details

RECOMMENDED SYSTEM DESIGN(S)

Wastewater System Design

This design is for a proposed two bedroom dwelling on tank water. The loadings have been based on two persons per bedroom with each person generating up to 120L of wastewater per day. This creates a total wastewater loading of: **4 x 120L = 480L per day**.

Proposed Disposal Method:

It is proposed to collect all of the wastewater in a new 3000L (minimum) dual purpose septic tank, then gravity feed the wastewater (via a distribution box) into two absorption beds.

Each absorption bed is to be: 14m x 1.2m x 0.6m

NOTE: If bedrock is encountered during the construction please notify SEAM to arrange alteration of disposal area location.

Specifications:

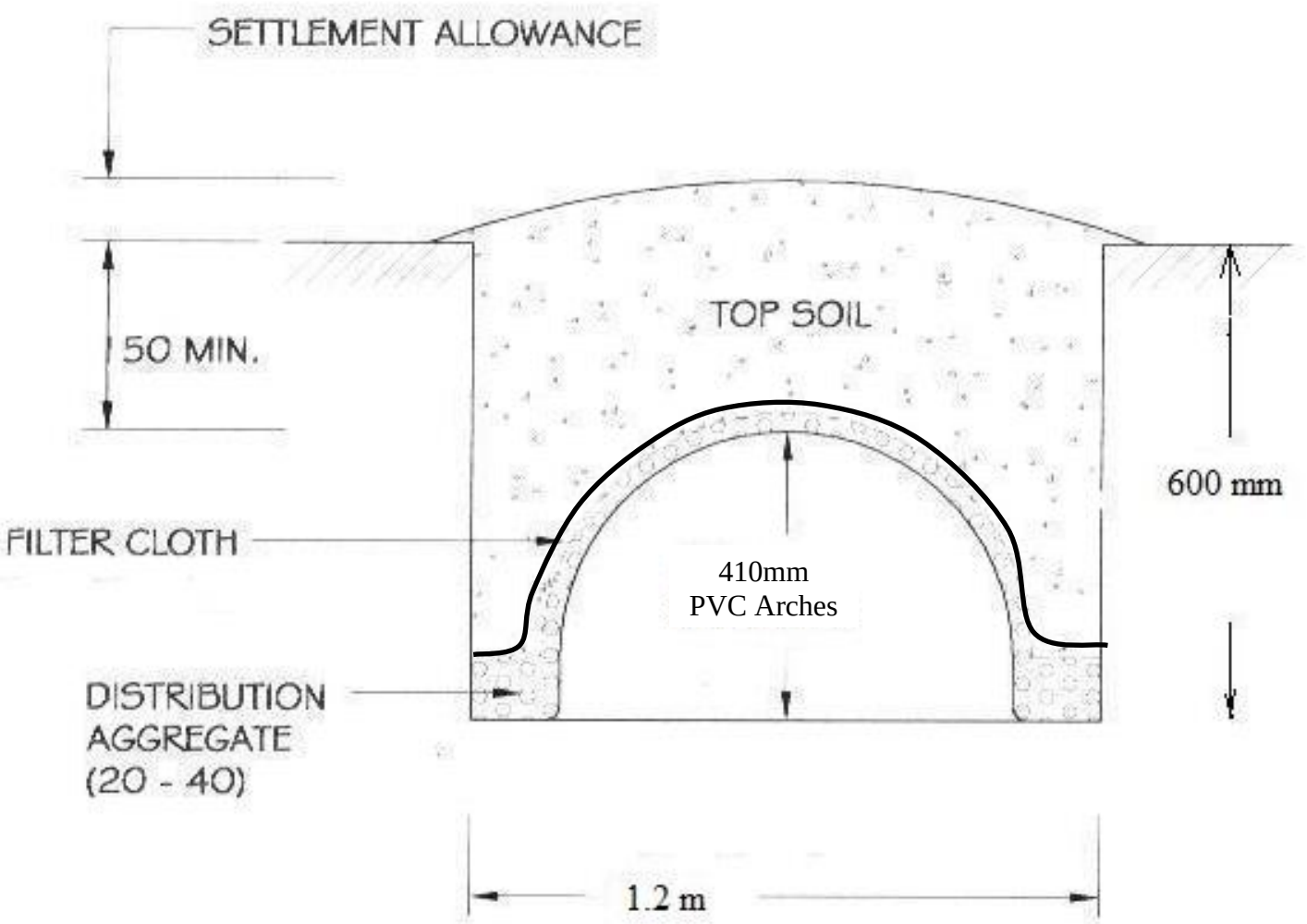
- An outlet filter is to be fitted to the septic tank
- Distribution box to be used to separate the absorption beds
- 410mm arch trench to be used
- The base of the beds are to be level
- The beds are to be parallel to the contours of the land
- Disposal area to be kept free of vehicular access
- Disposal area to be kept free of cloven hefted animals

Notes:

- If the soil varies significantly than that illustrated in this report please contact the designer immediately
- **If bedrock is encountered during the excavation of the beds the designer is to be contacted immediately**
- If ground water is encountered during the excavation of the beds the designer is to be contacted immediately

See over page for cross section details

Absorption bed Cross Section



Location Plan

SITE PLAN

NOTESAll plumbing work to be carried out by a licensed plumber
Absorption trenches / beds to follow contours of land
All work to be in accordance with the Plumbing Code 2014, Plumbing Regs. 2008 & AS 3500
The responsibility for the installation rests with the owner and their agent
An as constructed drawing of system to be provided on completion.
There are many factors affecting the successful operation of an on-site wastewater system and it is likely that at some time in the future additional work may be required to maintain the system operational and nuisance free.

Attachments:

- FORM 35B

I/We authorise the Central Highlands Council to make copies of the report for internal office use. Attached with the report or included with the application are original copies of all required certifications from suitably qualified persons. The design of this on-site wastewater system is suitable for the properties referred to in this report and the application.

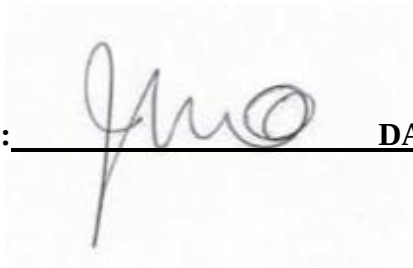
DESIGNER

Assessed by: Jamie Wood

NAME OF ORGANISATION:
SEAM (Sustainable Environmental Assessment and Management)

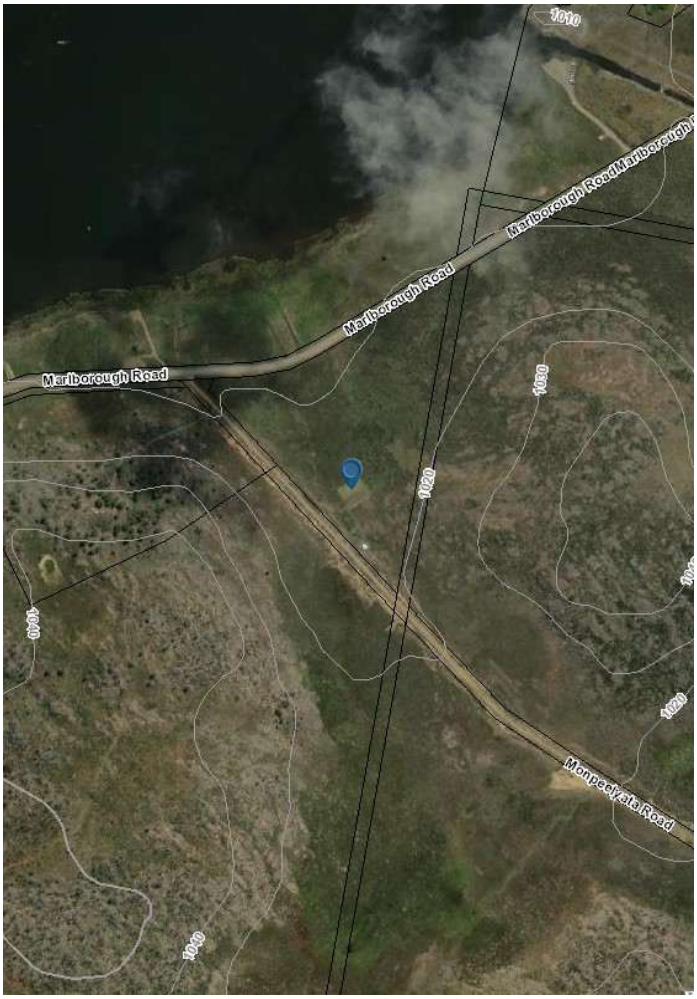
ADDRESS:
Postal: PO Box 2064, Lower Sandy Bay 7005;
Office: 160 New Town Road, NEW TOWN
102 Best St, Devonport 7310

CONTACT DETAILS:
Mob: 0419 330 686
Office: (03) 6228 1600



SIGNED:_____ DATE: 11th November 2016

BUSHFIRE HAZARD REPORT



2296 MARLBOROUGH ROAD LITTLE PINE LAGOON

The information in this report is based on the instructions of AS 3959:2018 - Construction of Buildings in Bushfire Prone Areas and the Directors Determination – Bushfire Hazard Areas.

Prepared by: Tas Bushfire Consulting
11/03/2026

CONTENTS

Associated Documents:

- Bushfire Hazard Management Plan
- Form 55
- Site Photos

DISCLAIMER

Please remember that the measures contained in this report cannot guarantee that a building will survive in the event of a bushfire 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 preparation of this document, all reasonable steps have been taken to ensure that the information in this report is correct and accurately reflects, both the conditions of the considered allotment and its surroundings on the date of this assessment.

EXECUTIVE SUMMARY

This Bushfire Hazard Report is prepared for the proposed Dwelling at 2296 Marlborough Road Little Pine Lagoon 7140 (C.T. 53436/4). This report is prepared as part of the documents required for Building Approval.

The property is considered as being bushfire prone being mapped within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme.

The report will define the bushfire attack level classification of the lot and determine its compliance with relevant bushfire building requirements, legislation and guidelines.

Using AS 3959:2018 simplified procedure, method 1, the bushfire attack level of the site and the construction requirements will be classified as BAL 12.5.

The site is to be maintained to the level set out in this report and the proposed Dwelling to be constructed and maintained in accordance with the Directors Determination - Bushfire Hazard Areas (Version 1.2) as well as the construction sections 3 and 5 of AS3959:2018 Construction of Buildings in Bushfire Prone Areas for BAL 12.5.

DESCRIPTION OF PROPOSAL

Location	2296 Marlborough Road Little Pine Lagoon 7140
Title Reference	53436/4
Property ID	2011053
Lot Size	7ha.
Zoning	Rural
Council	Central Highlands Council
Development Type	Dwelling
Environs	Lanscape dominated by highland sedgeland and heathland.
Access	Gravel access from Monpeelyata Road via Marlborough Road. Property driveway to access firefighting water point, to comply with Table 2 Part B of the Directors Determination - Bushfire Hazard Areas. Refer BHMP.
Water Supply	Static water supply and hardstand required to comply with Table 3B Requirements for Static Water supply for firefighting of the Directors Determination - Bushfire Hazard Areas. Refer BHMP.

Assessed by:

Jake Bell
Tas Bushfire Consulting
admin@tasbushfire.com.au

Accredited person under part 4a of the Fire Service Act 1979
BFP-154

BUSHFIRE SITE ASSESSMENT

The property is considered to be within a bushfire prone area due to the proximity of vegetation greater than 1ha in area.

The proposed building is located in a rural area and the risk of bushfire attack is considered to be a realistic outcome. Using AS 3959:2018 simplified procedure (method 1) the bushfire attack level of the allotment and the associated construction requirements will be classified as BAL 12.5. BAL 12.5 is described as being exposed to increasing levels of ember attack with radiant heat less than 12.5kW/m².

Please see table 1 below for results. These results were calculated on Tasmania's FDI of 50.

	North	East	South	West
Veg <100m	0-100m shrubland	0-100m shrubland	0-100m shrubland	0-100m shrubland
Slope (degrees over 100m)	0° - 5°	0° - 5°	Level/Upslope	Level/Upslope
Min. req. Defendable space - BAL 12.5	*22m*	*22m*	*19m*	*19m*

The defendable space requirement listed in the above table is the minimum distance required for a BAL 12.5 rating as per AS 3959 table 2.6. To achieve a BAL 12.5 and ensure ongoing compliance the allotment will need to meet the required defendable space distances as outlined in the associated Bushfire Hazard Management Plan.

This hazard management zone of defendable space area will need fuel reduction carried out to ensure compliance with low threat vegetation classification. This single zone hazard management area must be managed and kept at a minimum fuel condition at all times "where fine fuels are minimized 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 kept to a nominal height of 100mm.

The main design principles for this zone are to; create space, remove flammable objects or materials, separate fuel & influence the selection, location and maintenance of trees.

For more information, refer the "fire resisting garden plants" booklet produced by the Tasmanian Fire Service.

OBJECTIVES & REQUIREMENTS

Directors Determination - Bushfire Hazard Areas (V1.2) - Construction Requirements

Table 1 - Construction Requirements & Construction Variations		
Element	**Applicability**	**Requirement**
A.	N/A	N/A
B.	N/A	N/A
Table 2 - Requirements for Property Access		
Element	**Applicability**	**Requirement**
A.	N/A	N/A
B.	Yes	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
C.	N/A	N/A
D.	N/A	N/A
Table 3A - Requirements for Reticulated Water Supply for Firefighting		
Element	**Applicability**	**Requirement**
A.	N/A	N/A
B.	N/A	N/A
C.	N/A	N/A
Table 3B - Requirements for Static Water Supply for Firefighting		
Element	**Applicability**	**Requirement**
A.	Yes	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.	Yes	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.	Yes	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.	Yes	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.	Yes	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.
Table 4 - Requirements for Hazard Management Area		
Element	**Applicability**	**Requirement**
A.	N/A	N/A
B.	Yes	BAL 12.5 HMA identified and to be provided.
C.	N/A	N/A
D.	N/A	N/A
E.	N/A	N/A
F.	N/A	N/A
Table 5 - Requirements for Emergency Planning		
Element	**Applicability**	**Requirement**
A.	N/A	N/A

The proposed Dwelling is to be constructed to comply with BAL 12.5 requirements in accordance with AS 3959 and the deemed to satisfy requirements outlined in this report and associated BHMP.

No natural or cultural values were identified on site or through desktop assessment which would prevent the clearing of vegetation communities present on site required for achieving BAL 12.5.

No other environmental or planning issues were identified on site or through desktop assessment, including review of the Tasmanian Planning Scheme zoning and overlay maps.

CONCLUSION

The site was assessed as having a bushfire attack level of 12.5. The defendable space required to meet BAL 12.5 is specified in the associated Bushfire Hazard Management Plan and the ongoing maintenance of this defendable space area in a low fuel state as prescribed in this plan is of utmost priority in regards to bushfire risk.

Proposed development should be constructed to comply with all construction requirements of AS 3959 and other recommendations outlined in this report. These measures will need to be undertaken to avoid increasing risk from a bushfire.

This report should be considered in conjunction with all other design documents for this proposal in case of conflict. Therefore, it is the responsibility of the client to provide this report to all relevant parties involved in the future planning and construction at the property.

For other valuable resources in regards to building for bushfires and bushfires in general see the Tasmanian fire service website: www.fire.tas.gov.au

REFERENCES

- Directors Determination – Bushfire Hazard Areas (V1.2)
- Standards Australia Limited. AS 3959 – Construction of Buildings in Bushfire Prone Areas
- Tasmanian Planning Scheme
- Australian Building Codes Board. 2022 National Construction Code – volume two
- Tasmanian government DPIPWE - LISTmap

AERIAL IMAGERY

Aerial view showing 120m radius from site of proposed dwelling. Lanscape dominated by highland sedgeland and heathland, assessed as vegetation classification 'Group C Shrubland' as per table 2.3 of AS3959.

SITE PHOTOS

Typical vegetation surrounding the site – highland sedgeland and heathland, consistent with a 'shrubland' classification

NOTE:
TO BE READ IN CONJUNCTION WITH THE BUSHFIRE HAZARD REPORT.
THE HAZARD MANAGEMENT AREA (SHOWN IN ORANGE) MUST BE MANAGED AND KEPT AT A MINIMUM FUEL CONDITION AT ALL TIMES WHERE FINE FUELS ARE MINIMIZED 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 KEPT TO A NOMINAL HEIGHT OF 100MM.

DIRECTORS DETERMINATION - BUSHFIRE HAZARD AREAS - V1.2
THE FOLLOWING REQUIREMENTS ARE RELEVANT TO THIS DESIGN:

TABLE 2 REQUIREMENTS FOR PROPERTY ACCESS
PART B - Access required for a fire appliance to access firefighting water point

The following design and construction requirements apply to property access:
(a) all-weather construction;
(b) load capacity of at least 20t, including for bridges and culverts;
(c) minimum carriageway width of 4m;
(d) minimum vertical clearance of 4m;
(e) minimum horizontal clearance of 0.5m 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 10m;
(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 outer radius of 10m; or
(ii) a property access encircling the building; or
(iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.

TABLE 3B REQUIREMENTS FOR STATIC WATER SUPPLY FOR FIREFIGHTING

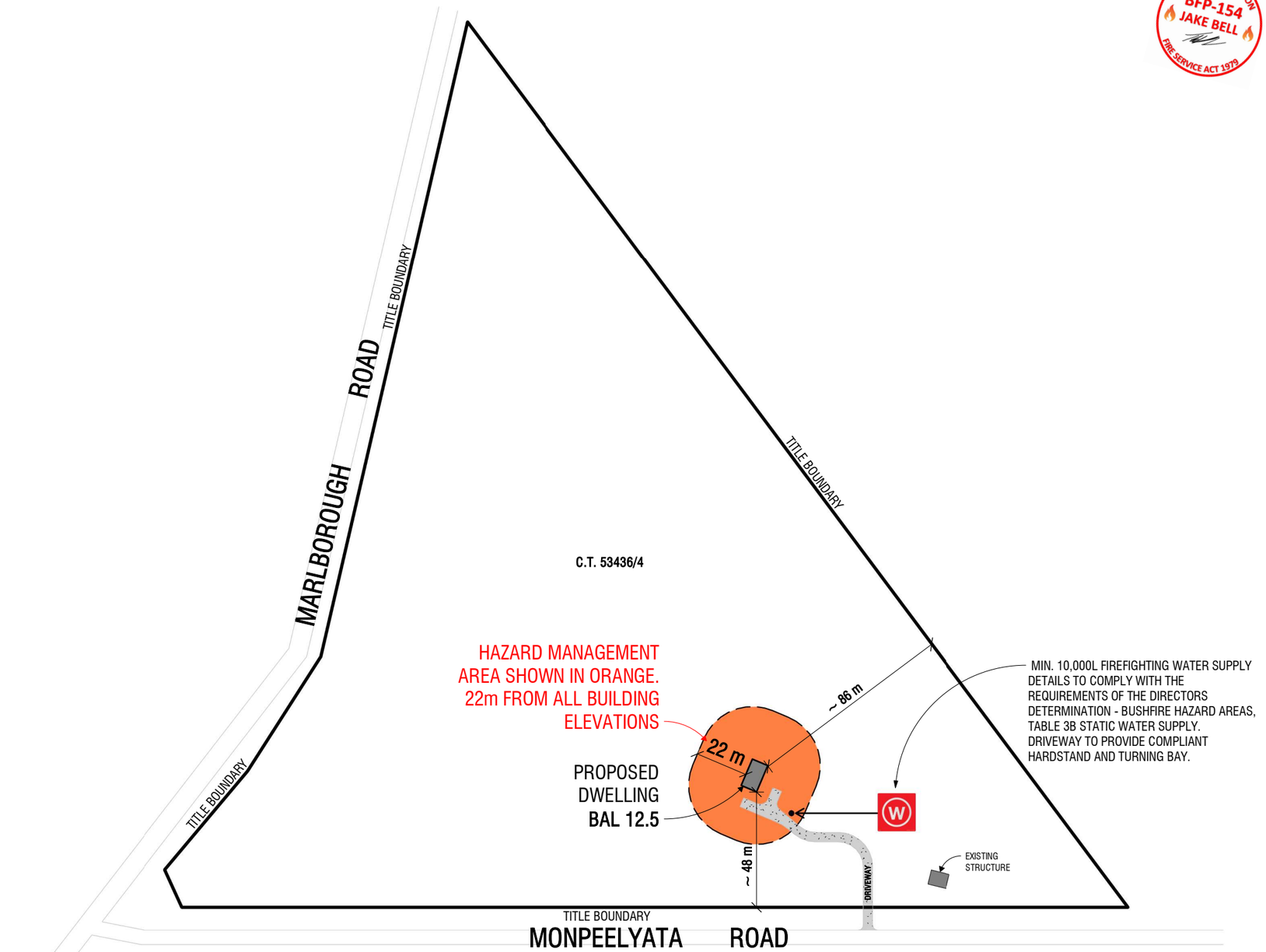
The following requirements apply:
(a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

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 10,000l 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 Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
(i) metal;
(ii) non-combustible material; or
(iii) fibre-cement a minimum of 6mm thickness.
Fittings and pipework associated with a fire fighting water point for a static water supply must:
(a) have a minimum nominal internal diameter of 50mm;
(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;
(c) be metal or lagged by non-combustible materials if above ground;
(d) if buried, have a minimum depth of 300mm2;
(e) provide a DIN or NEN standard forged Storz 65mm 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 220mm length);
(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
(i) if 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.

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:
(a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or
(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

A hardstand area for fire appliances must be:
(a) no more than 3m 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 6m from the building area to be protected;
(c) a minimum width of 3m 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.

ACCREDITED PERSON BFP-154 JAKE BELL FIRE SERVICE ACT 1979



SCALE 1:2000

N

CLIENT: SEAN ELLIOTT	2296 MARLBOROUGH ROAD LITTLE PINE LAGOON 7140 BUSHFIRE HAZARD MANAGEMENT PLAN		**M:** 0407 167 231 **E:** admin@tasbushfire.com.au
PRINT REDUCTION BAR | A3 SHEET 10 20 30 40 50mm	DATE: 11/03/2026	SCALE: As indicated	TAS BUSHFIRE CONSULTING
	DRAWN: JAKE BELL | BFP 154 | ACCREDITED: 1, 2, 3A		www.tasbushfire.com.au

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Sean Elliott *Owner /Agent*

Address

Suburb/postcode

Form **55**

Qualified person details:

Qualified person: Jake Bell

Address: 95A Mount Leslie Road

Prospect Vale 7250

Phone No: 0407 167 231

Fax No:

Licence No: BFP-154

Email address: admin@tasbushfire.com.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under part IVA of the Fire Service Act 1979

(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: 2296 Marlborough Road

Little Pine Lagoon 7140

Lot No: 4

Certificate of title No: 53436

The assessable item related to this certificate: Bushfire Hazard Report

(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 (Dated 11/03/2026) & Bushfire Hazard Management Plan (Dated 11/03/2026)
Relevant calculations:	
References:	AS 3959:2018 Construction of Buildings in Bushfire-prone Areas Directors Determination – Bushfire Hazard Areas v1.2

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

The Bushfire Attack Level is assessed for the site. The proposed dwelling has been assessed at BAL 12.5. Separation distances to meet BAL 12.5 requirements have been specified and shown on the BHMP.

Scope and/or Limitations

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:	Jake Bell	BFP-154	11/03/2026

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
53436	4
EDITION	DATE OF ISSUE
3	27-June-2018

SEARCH DATE : 08-Mar-2026
SEARCH TIME : 02.29 pm

DESCRIPTION OF LAND

Parish of RUSHCROFT, Land District of CUMBERLAND
Lot 4 on Plan 53436
Derivation : Part of Lot 1375 Gtd. to E. Nicholas
Prior CT 4883/19

SCHEDULE 1

M684184 TRANSFER to SHAUN AVERY ELLIOTT Registered 27-June-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: ~~BASSKOR NOMINEES P/L~~ SKITTLEBALL PLAINS PASTORAL Co. P/L	**PLAN OF SURVEY** by Surveyor T.S. CROMER of land situated in the CROMER & CERUTTY P/L 7 BAYFIELD ST. ROSNY PARK. CUMBERLAND RUSHCROFT SCALE 1:7500 MEASUREMENTS IN METRES	Registered Number: P53436 Approved 13 MAY 1992 ~~Effective from:~~ Recorder of Titles
Title Reference: C.T. 4193/67		
Grantee: PART OF LOT 655 (640 ACRES) GTD TO ARTHUR SMITH. PART OF LOT 1375 (794 ACRES) GTD. TO EDWARD NICHOLAS		

TASMAP MUNICIPAL CODE NO. 11	LAST TASMAP UPI NO. 0038	LAST SURVEY PLAN NO. P. 26630
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN