

30/06/2026
Att: Planning
Glenorchy City Council

Dear Sir/Madam,

PLN-26-133
51 Faulkners Rd, Glenlusk

In response to your correspondence dated 24/06/2026
I have addressed your requests as follows:

ITEM	COUNCIL REQUEST	DEVELOPMENT RESPONSE
1	<i>A bushfire management plan is required to be submitted, so the driveway requirements can be assessed</i>	Please Refer to Bush fire report
2	<i>The car parking space dimensions to demonstrate compliance with the requirements in Table C2.3; and</i>	Please refer to the amended drawings (pg.no A.02) showing a 4 m wide driveway complying with page 15 of the attached bushfire report, with car parking provided internally within the garage.
3	<i>A vertical clearance of not less than 2.1m above the parking surface level for the garage.</i>	As shown in floor plan and site plan P1 & P2 are to be located within the garage. Noted CH: 2400mm Please refer to (pg.no A.02 & A.03)

I trust the provided information addresses the matters identified in the further information request and ask that the council now accept the submitted documentation as a valid application under LUPA.

Kind Regards,

Director

BUSHFIRE ASSESSMENT REPORT

FOR

Proposed Dwelling
Faulkners Road
Glenlusk, 7012



G J WILLIAMS DRAFTING SERVICE

ABN 87 756 789 831

ARCHITECTURAL - HOME DESIGN. PLANS. APPROVALS.

SURVEY & GENERAL DRAFTING,

BUSHFIRE RISK ASSESSMENTS

Homes, Units, Extensions
Sale Plans
Development Applications
Council Approvals
Title Searches

Table of Content

- 1. Executive Summary**
- 2. Introduction**
- 3. Proposal**
- 4. Site Description**
- 5. Bushfire Attack Level Assessment**
- 6. Construction Requirements**
- 7. Recommendations**
- 8. Disclaimer**

- Appendix A. Building Drawings**
- Appendix B. Aerial Photograph**
- Appendix C. Bushfire Hazard Management Plan**
- Appendix D. Certificate of Title**
- Appendix E. Photos**

1.Executive Summary

This report has been prepared to assess any Bushfire risks associated with a proposed dwelling at Faulkners Road, Glenlusk and to provide measures to achieve an acceptable residual risk for the building. The proposal also includes the construction of a large shed that is not included in this assessment. (Refer Appendix A)

The proposed building work is in a Bushfire-prone Area as defined by the Director's Determination- Bushfire Hazard Areas (the Director's Determination) and Regulation 62 of the Building Regulations 2016 in being within the boundary of a bushfire-prone area on the planning scheme overlay map.

The development is on a 7694m² block in a rural area fronting onto Faulkners Road. (Refer Appendix B & D)

The lot has an easterly aspect of near 5 degrees consisting of pasture but with open forest on a steeper slope on the western portion of the Lot.

The BAL for the proposed Dwelling is assessed as:

BAL-19 for all Elevations.

This assessment is based on creating & maintaining a Hazard Management Area as shown on the Bushfire Hazard Management Plan. (Refer Appendix C)

The building works are to be compliant with the construction requirements of AS 3959:2018 for the assessed BAL, Building Regulations, and the Director's Determination.

A water supply for firefighting purposes is to be provided as per the Director's Determination. (Refer Appendix C).

Vehicular Access to a water supply for firefighting is to be compliant with the Director's Determination including a compliant hardstand and vehicle turning. (Refer Appendix C)

2.Introduction

Owners: (as per Certificate of Title)

This report has been prepared to provide an assessment of any bushfire risk issues associated with a proposed dwelling at Faulkners Road, Glenlusk.

Review of LIST/PlanBuild Tasmania shows the proposal as being within a Bushfire-prone Area on the Glenorchy Local Provisions Schedule overlay. Therefore, as defined by Code C13.0 of the Tasmanian Planning Scheme, the Building Regulations, and the Director's Determination, the proposed building works are within a Bushfire-prone Area. A site inspection was conducted on the 18th of October 2022.

3. Proposal

The proposal is for the construction of a split level single storey 3 Bedroom dwelling. The building plans specify the building is to have a variety of cladding materials including brick veneer, painted weathertex and silver top ash vertical boards. It is to have an enclosed subfloor area. The roof of steel sheet Colorbond is two gable sections with a box gutter between.

The proposal also includes the construction of a large steel sheet clad shed. As this shed is more than 6 metres from the proposed dwelling it is not included in this assessment as per AS 3959:2018 cl 3.2.3(a) and Schedule 1 of the Director's Determination. (Refer Appendix A)

4. Site Description

The property is the land contained within **Certificate of Title Volume 127900 Folio 1 (PID-1939300)** which describes the land as being **Lot 1 (7694m²) on Sealed Plan 127900** in the **City of Glenorchy** and is zoned **Rural** under the **Glenorchy Local Provisions Schedule**. (Refer to Appendix D)

The surrounding area landscape consists of grazing pasture with patches of remnant native forest.

The Lot sits on the eastern slopes of Brinkmans Ridge. It fronts onto and sits up to the west of Faulkners Road, which is a gravel no through road.

There is no TasWater reticulated water supply available to the lot.

5. Bushfire Attack Level Assessment. (Refer to Appendix B & Appendix E for Photographs)

The BAL has been determined by using the simplified procedure described in Clause 2.2 (Method 1) of AS 3959:2018.

As per Table 2.1 AS3959:2018 the relevant Fire Danger Index (FDI) for Tasmania is noted as 50 & thus Table 2.6 AS 3959:2018 applies for determining the Bushfire Attack Levels (BALs).

The vegetation has been classified as per AS 3959:2018 Table 2.3 and Figures 2.4 (A)-(H). The assessed vegetation is that out to the 100m offset.

Slopes are measured perpendicular to the proposed building's walls.

Down to the **North** on a 2 degree slope is grazing pasture to out past the 100m offset.

Across to the **South** on level ground is grazing pasture to the boundary at around 18m. On the adjoining Lot is some development including buildings but is assessed as Grassland on a downslope of 3 degrees to out past the 100m offset.

To the **East** on a downslope of around 5 degrees is grazing pasture to the non-vegetated area of Faulkners Road at around the 35m offset. From here out to the

100m offset is some development, including buildings, but as not considered maintained it is assessed as Grassland.

Up to the **West** is remnant eucalypt forest, with trees to 20m+ in height, to the title boundary at around the 100m offset. From here is a large expanse of grazing pasture on an upslope.

This remnant native vegetation is part of an isolated island of around 2ha sitting within grazing pasture. The eucalypt trees have minimal lower branches and virtually no understorey plants. This vegetation presents as woodland but due to the closed canopy cover, and for best practice, has been assessed as open forest.

TABLE OF ASSESSMENT					
		NORTH	SOUTH	EAST	WEST
SLOPE		DN 2°	DN 3°	DN <5°	UP
PREDOMINANT VEGETATION CLASSIFICATION		GRASSLAND	GRASSLAND	GRASSLAND	FOREST
BUSHFIRE PRONE VEG SEPARATION REQUIRED (m)	BAL-29	7-<11	7-<11	7-<11	16-<23
	BAL-19	11-<16	11-<16	11-<16	23-<32
BUSHFIRE PRONE VEG SEPARATION AVAILABLE (m)		13+	18	15	23

The BAL for the building work is assessed as:
BAL-19 for all Elevations.

This assessment is based on creating & maintaining a Hazard Management Area to at least that shown on the Bushfire Hazard Management Plan (Refer Appendix C)

6. Construction Requirements

AS 3959:2018 Construction of buildings in bushfire-prone areas provides for construction requirements for buildings.

Sections 3 & 6 provide for BAL-19

Also refer to the Director's Determination.

7. Recommendations

A Hazard Management Area (HMA) is to be created & maintained all year round, for the life of the buildings.

Also refer to Guide to Hazard Management Areas attached. (Refer Appendix C)

Some common maintenance includes:

- remove selected small trees to create clumps separated by open areas, rather than continuous strips of vegetation,
- prune shrubs & lower branches of trees to a height of at least 2m to separate the ground from any tree canopy.
- minimize fine fuels at ground level (mow, slash & rake)

- remove any trees likely to fall or drop debris on the building (NB permits may be required)
- regular cleaning of roof gutters. (with particular attention to box gutters)

The creation of the HMA and maintenance is the responsibility of the developer and the owner at the time.

Although the proposed shed is not included in this assessment, consideration should be given to extending the HMA to offer some protection for this shed, building the shed to at least BAL-12.5 construction standard and avoid the use of any polycarbonate roof cladding. An additional 10,000litres of firefighting water supply specifically for the shed should also be considered.

The Dwelling is to be compliant with the construction requirements of AS 3959:2018 for BAL-19, Building Regulations, and the Director's Determination.

A water supply for firefighting purposes is to be provided as per the Director's Determination. (Refer Appendix C).

Vehicular Access to a water supply for firefighting is to be compliant with the Director's Determination including a compliant hardstand and vehicle turning. (Refer Appendix C)

It is important that a bushfire survival plan be developed in accordance with Tasmania Fire Service "Bushfire Survival Plan" guidelines available at www.fire.tas.gov.au or ph 1800 000 699.

8.Disclaimer

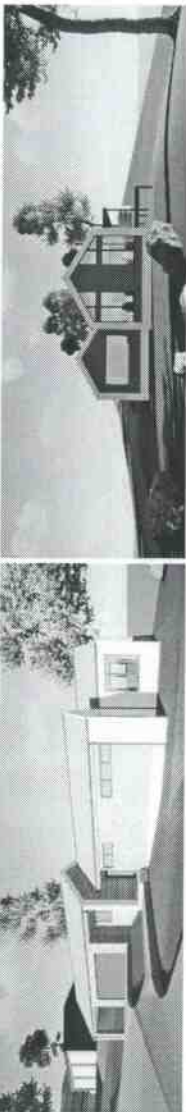
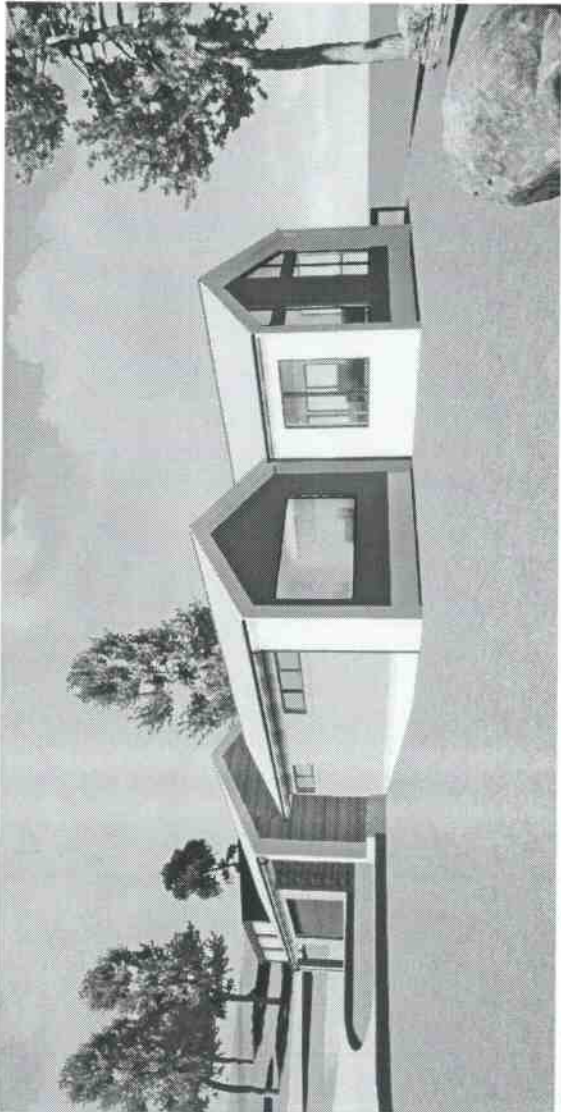
This report deals solely with the potential bushfire risk. All other assessments, statutory or otherwise, are outside the scope of this report. All commentary within this report is to be interpreted in relation to the bushfire risk/mitigation only.

This report is based on the status of the vegetation and other criteria at the time the site inspection was undertaken and cannot be relied upon for any future or altered development. The impact of future development and vegetation growth has not been considered.

This report and recommendations are an attempt to reduce the potential damage or loss caused by a bushfire as per legislation and regulations current at this time. No responsibility can be accepted for any such damage or loss.

As per AS 3959, it should be noted that the acceptable standards against which this has been assessed cannot guarantee to prevent damage or loss from a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature & behavior of fire & extreme weather conditions.

PINNACLE



Lot 1 Faulkners Road, Glenlusk

Owner(s) or Clients:	Adam & Nikki Kemp	Title Reference	127900/1
Building Classification	1a/10a	Zoning	Rural
Designer	Jason Nickerson CC6073Y	Land Size	7693m ²
Total Floor Area (Combined)	269.41m ²	Design Wind Speed	N3
		Soil Classification	M
Alpine Area	N/A	Climate Zone	7
Other Hazards	Natural Assets, Bushfire-prone Area	Corrosion Environment	Moderate
		Bushfire Attack Level (BAL)	TBA

Other Hazards
e.g., high wind, earthquake, flooding, landslide,
collapse of soil, water damage, other volcanic,
landfill, mine &/or other relevant facilities

Appendix 'A'
(1 of 7)

ID	Sheet Name	Issue
A.01	Location Plan	Prelim - 04
A.02	Site Plan	Prelim - 04
A.03	Floor Plan	Prelim - 04
A.04	Elevations - House	Prelim - 04
A.05	Elevations - House	Prelim - 04
A.06	Elevations - Shed	Prelim - 04
A.07	Roof Plan	Prelim - 04
A.08	Electrical Plan	Prelim - 04
A.09	Door & Window Schedule	Prelim - 04

Survey Notes from Surveyor

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

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

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

DATUM - Vertical: AHD per SP4101.73 with reputed AHD level of 419.241 from SURCOM on 27/10/2022

At the time of this survey, CT127900/1 was owned by Adam Charles.

Kemp & Nicole Louise Jennings
Date of Survey: 27/10/2022

TREE TO BE REMOVED

FILL TO COMPLY WITH
NCC 2022 VOL II 3.2.1 & TABLE 3.2.1FALL GROUND AWAY FROM HOUSE A MINIMUM OF
50mm OVER FIRST 1000mm IN ACCORDANCE WITH
AS2870 NCC 2022 PART 3.3.3, FIGURE 3.3.3a

RAINWATER TANKS

BATTER TO COMPLY
WITH NCC 2022 3.2.1
& TABLE 3.2.1FIRE FIGHTING TANK
WITH REMOVAL OF
TANKFIRE TRUCK TURNING
AREA AND HARDSTANDBATTER TO COMPLY
WITH NCC 2022 3.2.1
& TABLE 3.2.1

Site Areas

Site Area 7683 m²

Building Footprint 475.74 m²

Total Site Coverage 00.06%

PINNACLE

PINNACLE DWELLING & SHED
723 Abernethy Way, Camberidge 7120
03 6249 4218
admin@pinnacleaffinity.com.au
www.pinnacleaffinity.com.au
Licence: CL 20/223

Location Plan

PRE: 03

JRN

Scale: 1:500

Site No: A01

Proposal: New Dwelling & Shed

Client: Adam & Nikki Kemp

Address: Lot 1 Faulkners Road, Chertlook

Date: 25/07/2023

Drawn by: JD

JRN No: 02/02/2023

Engineer: Hika

Building Supervisor: TBA

Issue: 2/04

Revision: 02/04/2023

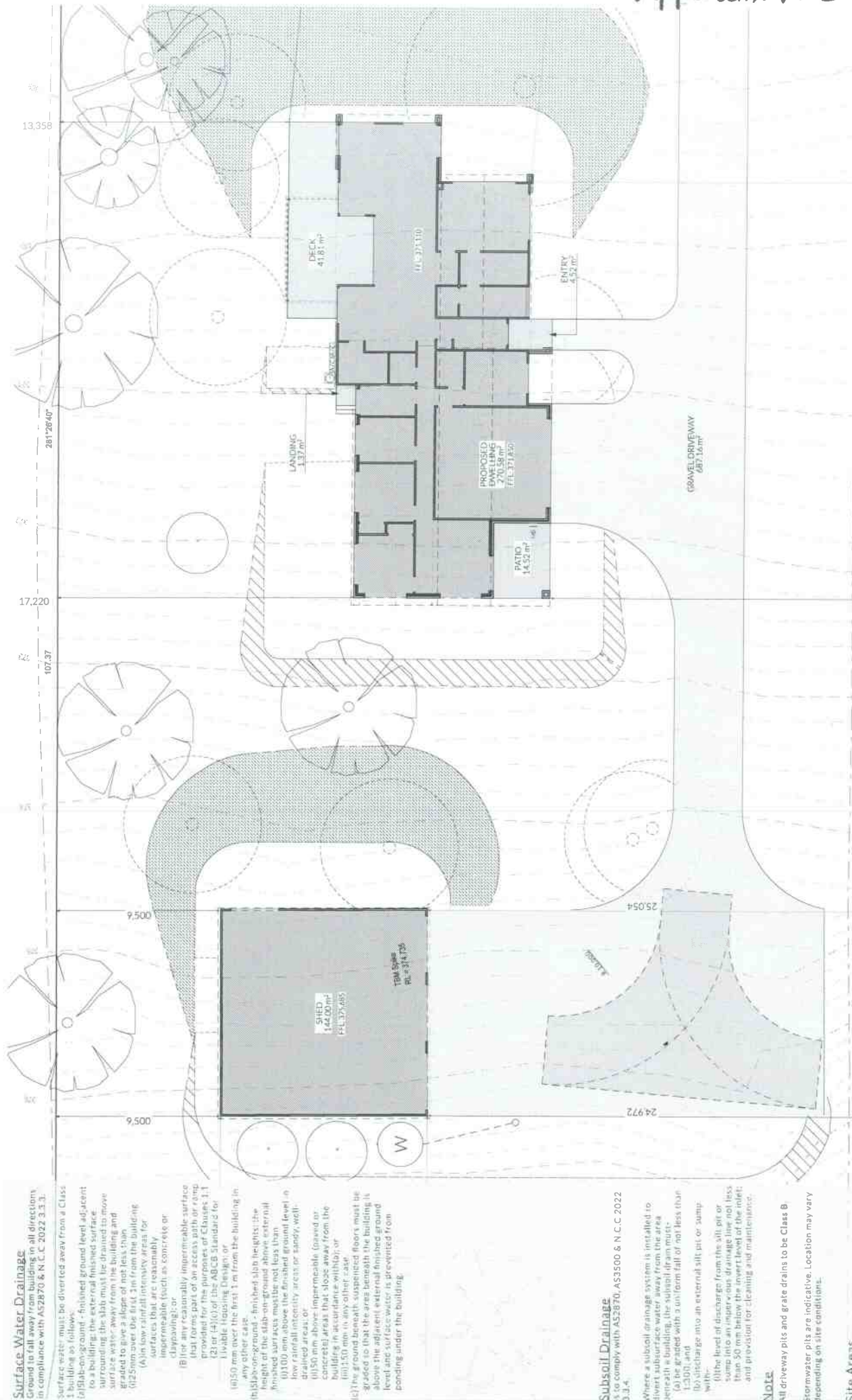
Revision: 02/04/2023

Revision: 02/04/2023

Revision: 02/04/2023

Revision: 02/04/2023

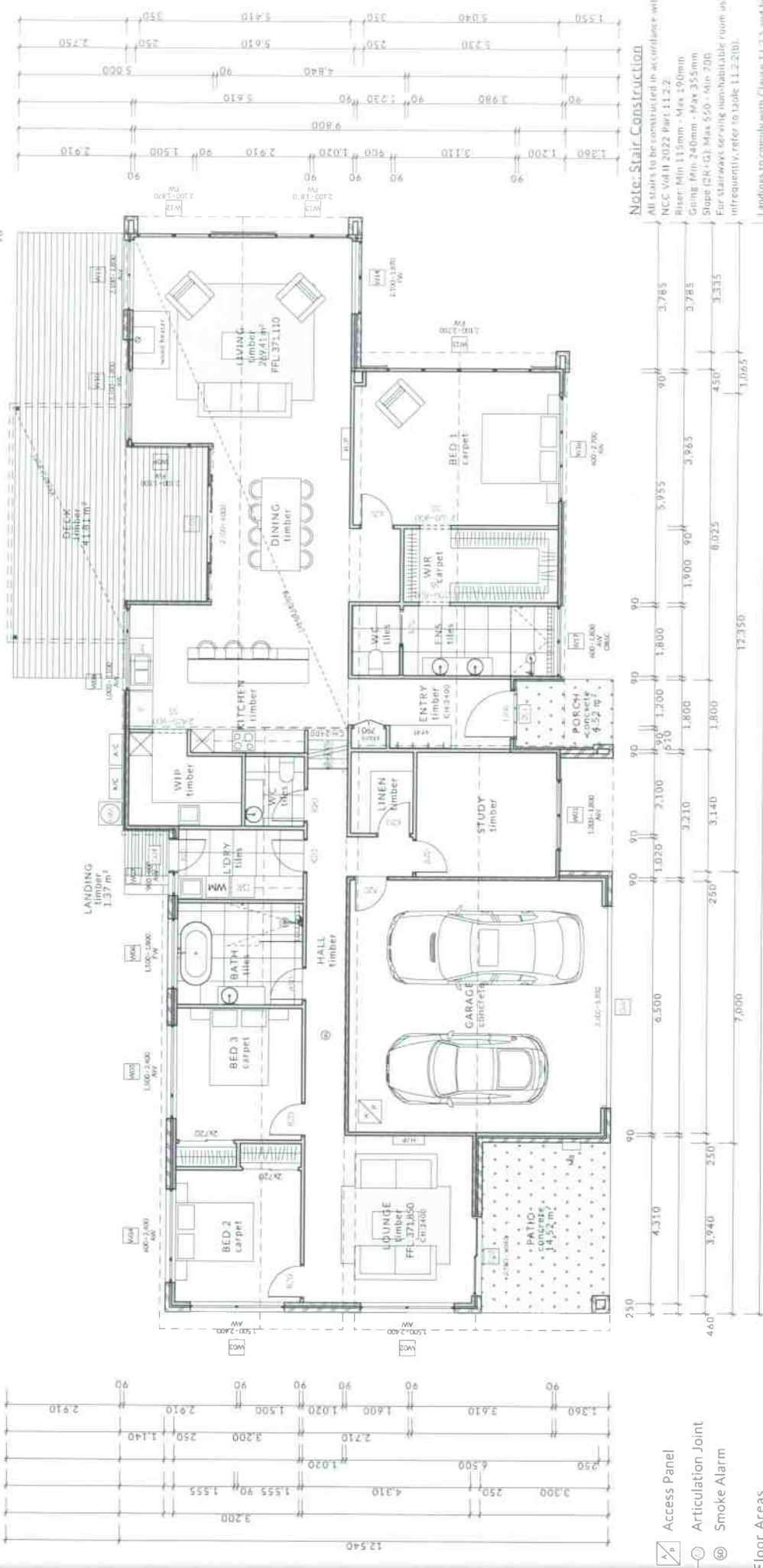
Revision: 02/04/2023



NOT FOR CONSTRUCTION				116.87		18057		1015600'		19417	
Pinnacle Drafting & Design				773 Abernethy Way, Cambridge 3170		03 6246 4218		adam@pinnacledrafting.com.au		www.pinnacledrafting.com.au	
Pinnacle				7693 m²		475.74 m²		00.06%			
Site Plan				Proposed: New Dwelling & Shed		Client: Adam & Nikki Yemp		Address: Lot 1 Faulkner's Road, Glenluk			
Scale				1:200		Fig. No: A02					
Site Plan				Date: 25/05/2023		Drawn by: JD		Joh. No: 026-2023		Building Surveyor: TBA	
Site Plan				Project ID: 25062023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			
Site Plan				Project No: 026-2023		Project No: 026-2023		Project No: 026-2023			

Construction of sanitary compartments 10.4.2 of NCC 2022
The door to a fully enclosed sanitary compartment must -
open outwards; or
be readily removable from the outside of the compartment
unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the sanitary compartment and the doorway.

Note: Safe Movement & Egress
Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.



PINNACLE
PINNACLE DRAFTING & DESIGN
712 Abernethy Way, Camberidge 7170
03 6248 4218
admin@pinnacle drafting.com.au
www.pinnacle drafting.com.au
LICENCE: CC-0/2020

Floor Plan
Revised by: Approved by:

Scale: 1:100
@ A3
Pg. No: A03

Proposal: New Dwelling & Shed
Client: Adam & Nikki Kamp
Address: Unit 1 Faulkners Road, Glenluk

Date: 25/05/2023
Drawn by: JD
Job No: 026-2023
Engineer: IBA
Building Supervisor: TBA

Issue Date:
Revision 02: 23/06/2023
Revision 03: 01/08/2023
Revision 04: 04/08/2023



PINNACLE
PINNACLE DRAFTING & DESIGN
712 Abernethy Way, Camberidge 7170
03 6248 4218
admin@pinnacle drafting.com.au
www.pinnacle drafting.com.au
LICENCE: CC-0/2020



WEATHERTEX
WEATHERGROOVE
FUSION SMOOTH
CLADDING, PAINT
FINISH, INSTALLED WITH
A VENTILATED CAVITY

CUSTOM ORB' SHEET
METAL ROOF PITCHED @
30°
- CB WALLABY

SELECTED BRICK
VENEER
-AB -OVERLAND
-CRADLE- OR SIMILAR

SILVER TOP ASH VERTICAL
TIMBER CLADDING

WOOD HEATER FLUE TO BE
INSTALLED IN ACCORDANCE
WITH AS2918 & NCC 2022
PART 12.4, FLUE TO
TERMINATE A MIN OF 300mm
ABOVE THE HIGHEST PART
OF THE BUILDING WITHIN
3.6m

RENDERED MASONRY
VENEER TO BE INSTALLED IN
COMPLIANCE WITH NCC
2022 PART 5.2, AS4773.1,
AS4773.2 & AS3700

CONTROLLED FILL IN
COMPLIANCE WITH NCC VOL
II PART 3.2.1, AS2870 &
AS3798

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above
ground level must be constructed in accordance
with AS/NZS 4387:2007
Riser: Min 115mm - Max 190mm

PINNACLE DRAFTING & DESIGN
7/3 Abernart Way, Cambridge 7170
03 6246 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
LHAWK C03724

Elevations - House

Scale

[illegible]

Proposal: New Dwelling & Shed

111

Date 25/0

05/2023

21°C 2064

Date: _____

1996). The authors also found that the use of a single, non-specific, question to assess the prevalence of depression was not as effective as the use of a more detailed, multi-item questionnaire. This suggests that the use of a single, non-specific, question to assess the prevalence of depression may be less effective than the use of a more detailed, multi-item questionnaire.

North Elevation

Not
bond pattern with raked joints.

Openable windows greater than 4 m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125 mm sphere cannot pass through and withstand a force of 250 N. Except for bedrooms, where the requirement is for heights above 2 m.

CC 2022 Vol II Part 11.2.2
Going: Min 240mm - Max 355mm

Slope (2R+G) Max 550 · Min 700

How can the use of a computer be used to help the teacher? The computer can be used to help the teacher in many ways. It can be used to help the teacher in the classroom, in the laboratory, and in the field. It can be used to help the teacher in the classroom by providing a means of communication between the teacher and the students. It can be used to help the teacher in the laboratory by providing a means of communication between the teacher and the students. It can be used to help the teacher in the field by providing a means of communication between the teacher and the students.

PINNACLE

PINNACLE DRAFTING & DESIGN
7/3 Abernart Way, Cambridge 7170
03 6246 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
LHAWK C03724

Elevations - House

Scale

--	--

Proposal: New Dwelling & Shed

1151

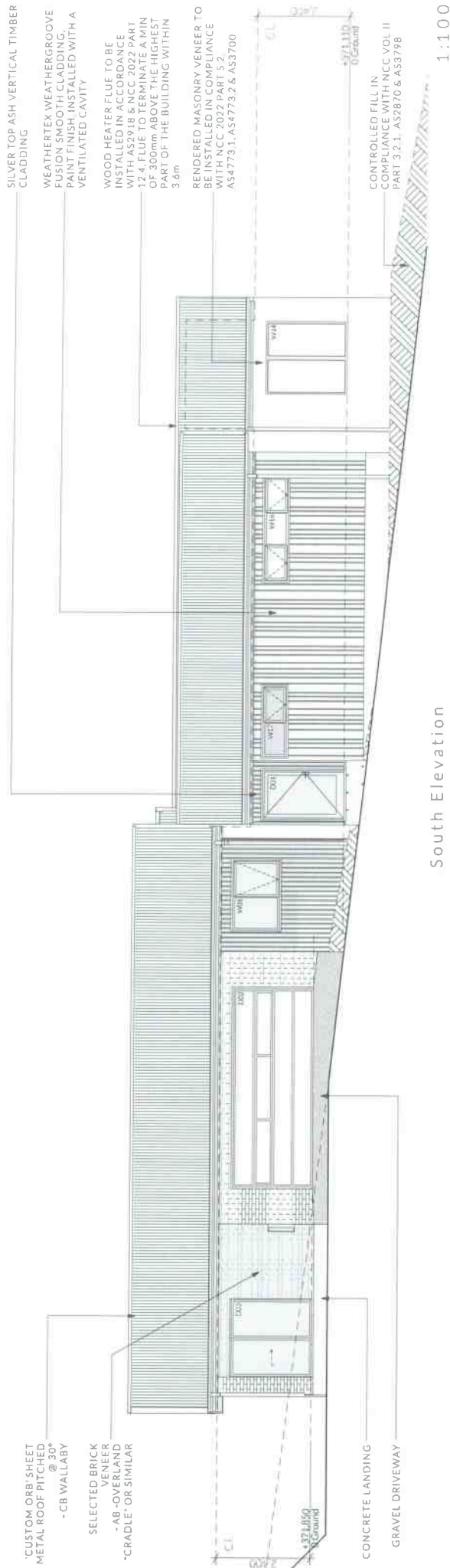
Date 25/0

05/2023

21°C 2064

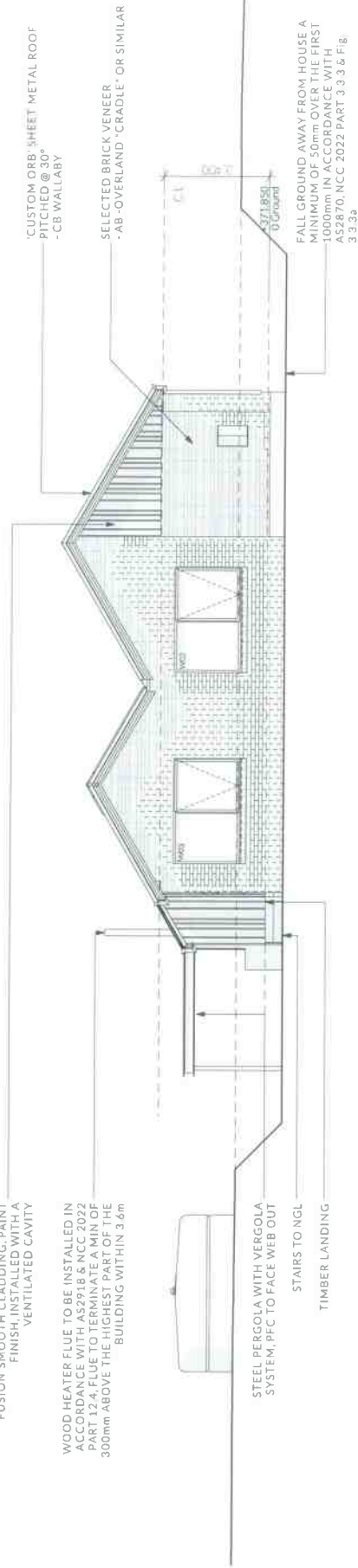
Date: _____

1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 26



South Elevation

1:100



West Elevation

1:100

NOTE

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas, or 50mm above impermeable areas that slope away from the wall.
Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

As per NCC parts 11.37 and 11.38,

Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through and with a force of 250N. Except for bedrooms where the requirement is for heights above 2m

Riser: Min 115mm - Max 190mm

Going: Min 240mm - Max 355mm

Slope (2R+G): M

Elevations - House

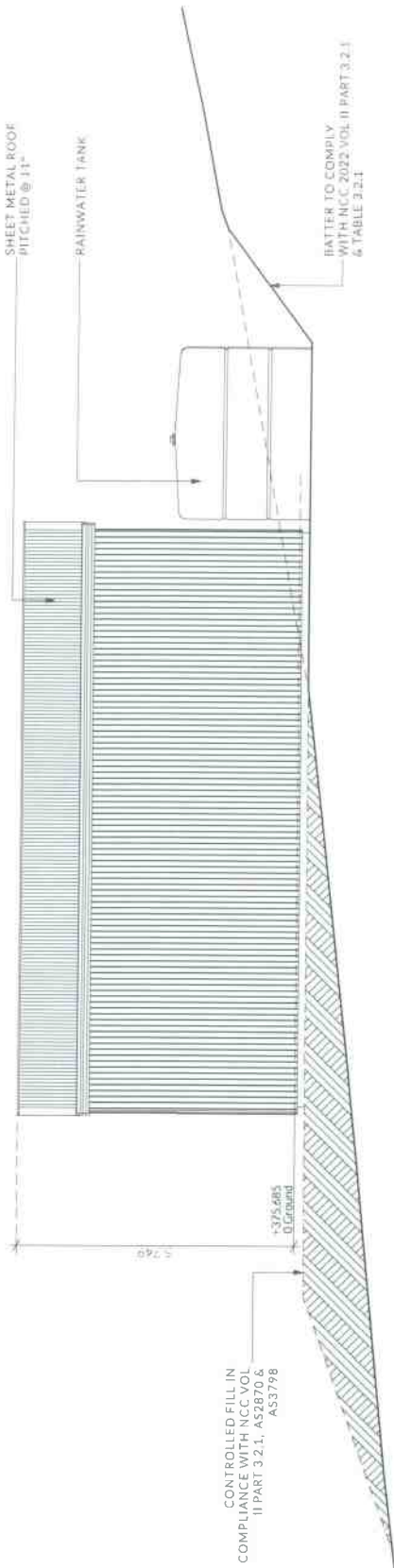
Scale:

Proposal: New Dwelling & Shed
Client: Adam & Nikki Kemp
Address: Lot 1 Faulkners Road, C

Date: 25/05/2023
Drawn by: JD
Job No: 026-2023
Engineer: IBA
Building Surveyor: TBA

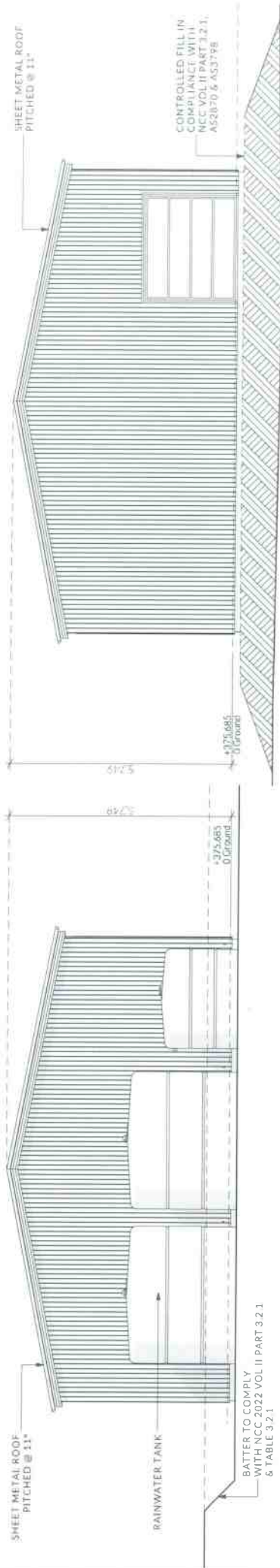
Issue	Date	Client revisions
Prelim 02	23.08.2023	Client revisions
Prelim 03	01.08.2023	Client revisions
Prelim 04	04.08.2023	Client revisions

the authors of this paper are grateful to the anonymous referees for their constructive comments. The authors also thank the participants at the 2010 Annual Meeting of the European Association of Agricultural Economists for their helpful comments. The authors are also grateful to the participants at the 2010 Annual Meeting of the European Association of Agricultural Economists for their helpful comments. The authors are also grateful to the participants at the 2010 Annual Meeting of the European Association of Agricultural Economists for their helpful comments.



North Elevation

1:100



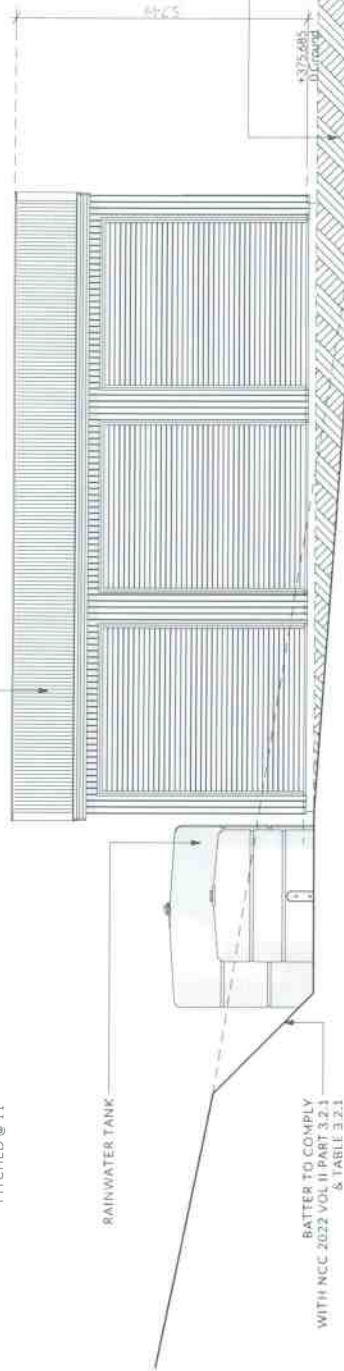
East Elevation

1:100

1:100

West Elevation

SHEET METAL ROOF PITCHED @ 11°



South Elevation

1:100

PINNACLE 73 Abernethy Way, Cambridge 7170 03 6246 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CL 50739	Elevations - Shed		Scale: 1:100 @A3 Pg. No: A06	Proposal: New Dwelling & Shed Client: Adam & Nikki Kemp Address: Lot 1 Faulkners Road, Glenluk	Date: 25/05/2023 Drawn by: JD Joh. No: 026-2023 Eng. No: TBA Building Surveyor: TBA	Issue Date: Prelim 02: 23.05.2023 Prelim 03: 01.08.2023 Prelim 04: 04.08.2023	Description: Client revision Client revision Client revision	 Pinnacle Drafting & Design 100-10
---	-------------------	--	---------------------------------------	--	---	--	---	--



www.thelist.tas.gov.au

100m offset
Assessed Area



BUILDING TO BE CONSTRUCTED TO REQUIREMENTS OF
AS 3959:2018 BAL-19
(OR HIGHER FOR POTENTIAL BETTER PROTECTION)

HAZARD MANAGEMENT AREA
(REFER TO GUIDE TO HAZARD
MANAGEMENT AREA ATTACHED)

THIS AREA TO BE CREATED & MAINTAINED TO, AT
LEAST, THE DIMENSIONS SHOWN SO THAT IT IS KEPT
IN A MINIMAL FUEL CONDITION TO TASMANIA FIRE
SERVICE (TFS) REQUIREMENTS AS DESCRIBED IN
TFS "Building for Bushfire" (AVAILABLE AT
www.fire.tas.gov.au) AND DIRECTOR OF BUILDING
CONTROL DETERMINATION "Bushfire Hazard Areas"
Version 1.0 (AVAILABLE AT www.justice.tas.gov.au)

CONSTRUCTION

TO COMPLY WITH THE PROVISIONS OF NCC H7D4,
BUILDING REGULATIONS & DIRECTOR OF BUILDING CONTROL'S
DETERMINATION-"Bushfire Hazard Areas"

VEHICULAR ACCESS

BUILDING REGULATIONS & DIRECTOR OF BUILDING
CONTROL DETERMINATION.)

TO BE TO WITHIN 90m FROM THE FURTHEST PART OF THE BUILDING AS
A HOSE LAY.

THERE ARE NO SPECIFIC ACCESS REQUIREMENTS WHERE ACCESS LENGTH IS
<30m or ACCESS IS NOT REQUIRED FOR A FIRE APPLIANCE TO ACCESS A
FIREFIGHTING WATER POINT.

WHERE ≥30m, IN LENGTH or ACCESS IS FOR A FIRE APPLIANCE TO A
FIREFIGHTING WATER POINT, ACCESS TO BE:

- ALL WEATHER CONSTRUCTION
- LOAD CAPACITY OF MIN. 20 TONNES, INCL BRIDGES & CULVERTS
- MIN. CARRIAGEWAY WIDTH OF 4m (TRAFFIC LANE WIDTH OF 3m +
SHOULDER WIDTH OF 0.5m EA. SIDE)
- MIN. VERTICAL CLEARANCE OF 4m.
- MIN. HORIZONTAL CLEARANCE OF 0.5m FROM THE EDGE OF CARRIAGEWAY.
- MAX. CROSSFALL OF 5%
- DIPS MAX. OF 12.5% ENTRY & EXIT ANGLES.
- MIN. CURVE INNER RADIUS OF 10m.
- MAX. GRADIENT OF 15%/28% FOR SEALED & 10%/18% FOR UNSEALED &
- END WITH A TURNING AREA FOR FIRE APPLIANCES OF A MIN. 10m OUTER
RADIUS TURNING CIRCLE, ACCESS ENCIRCLING THE BUILDING OR A
"T" or "Y" TURNING HEAD 4m WIDE & 8m LONG.

FOR ACCESS LENGTHS ≥200m, PASSING BAYS OF ADDITIONAL 2m WIDE &
20m LONG ARE TO BE PROVIDED NO MORE THAN 200m APART AND FOR
THAT PART OF THE ACCESS SERVING 3 OR MORE PROPERTIES, PASSING
BAYS ARE TO BE PROVIDED NO MORE THAN 100m APART.

WATER SUPPLY (for FIREFIGHTING)

BUILDING REGULATIONS & DIRECTOR OF BUILDING
CONTROL DETERMINATION.)

THE FURTHEST PART OF THE BUILDING AREA TO BE PROTECTED MUST
BE WITHIN 90m (HOSE LAY) OF A CONNECTION TO
A STORED WATER SUPPLY IN A TANK, SWIMMING POOL, DAM OR
LAKE AVAILABLE FOR FIREFIGHTING PURPOSES AT ALL TIMES WHICH HAS
A CAPACITY OF AT LEAST 10,000L FOR EACH SEPARATE BUILDING AREA.

THIS 10,000L IS NOT TO BE USED FOR FIREFIGHTING SPRINKLER SYSTEMS.
TANKS ARE TO BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTIBLE
MATERIAL IF ABOVE GROUND UNLESS SHIELDED IN ALL DIRECTIONS PER
SECN.3.5 AS 3959 WITH THE LOWEST 400mm EXTERIOR OF THE TANK PROTECTED
BY METAL, NON-COMBUSTIBLE MATERIAL OR MIN. 6mm FIBRE-CEMENT.

FITTINGS, PIPEWORK & ACCESSORIES, INC. STAND & SUPPORTS:

FITTINGS & PIPEWORK MUST BE BURIED TO A MIN. DEPTH OF 300mm PER
5.23 AS/NZS 3500.1 2003 OR BE METAL OR LAGGED WITH A NON-
COMBUSTIBLE MATERIAL IF ABOVE GROUND, HAVE A MIN NOMINAL INTERNAL
DIA. OF 50mm, BE FITTED WITH A VALVE OF MIN. INTERNAL DIA. OF 50mm
& BE PROVIDED WITH A DIN or STANDARD FORGED STORZ 65 COUPLING
WITH A SUCTION WASHER. THE COUPLING MUST BE ACCESSIBLE AT ALL
TIMES & BE FITTED WITH A BLANK CAP & SECURING CHAIN OF MIN.
220mm LONG. ALTERNATIVELY, UNDERGROUND TANKS MAY HAVE AN
OPENING IN THE TOP OF MIN 250mm DIA.

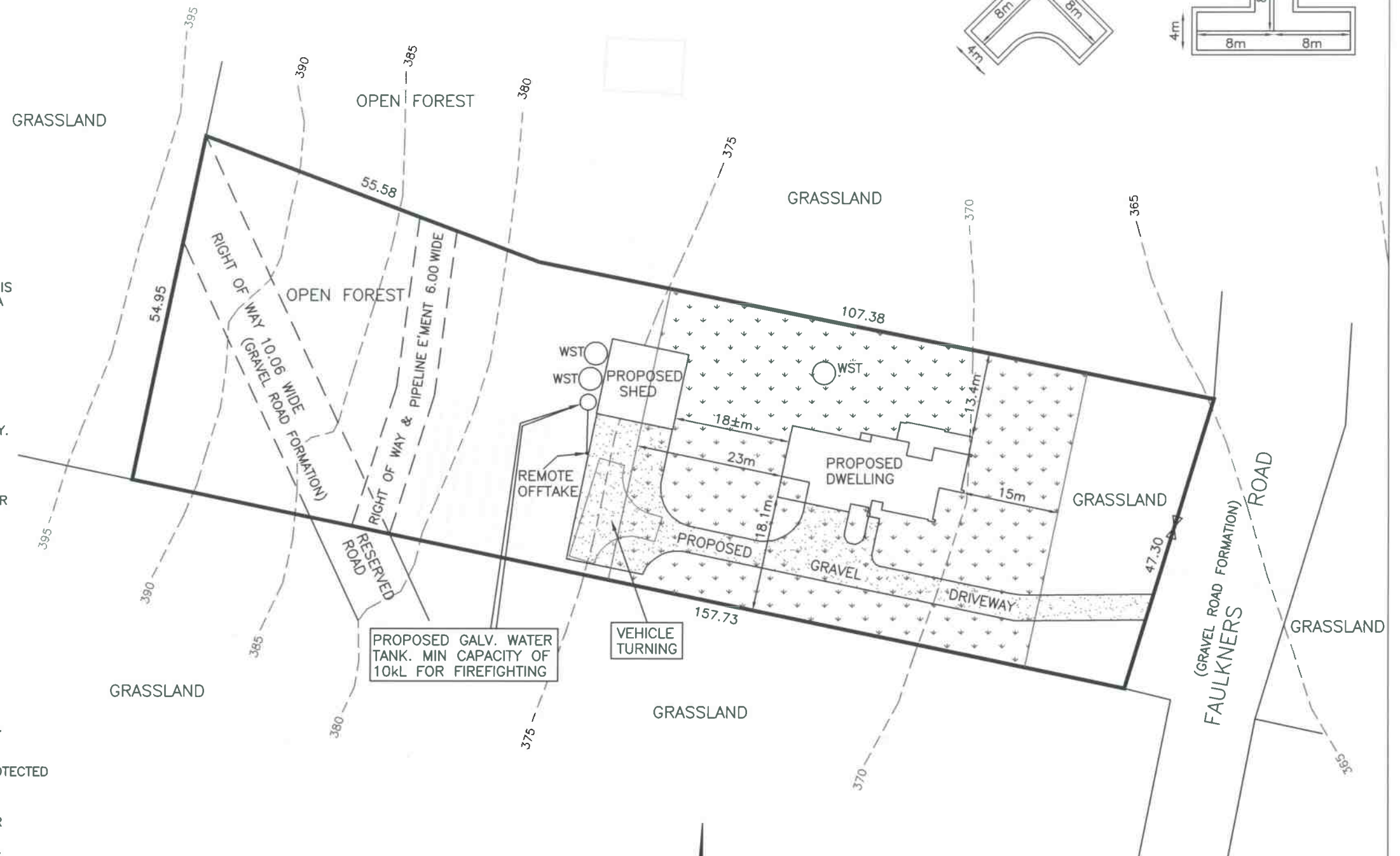
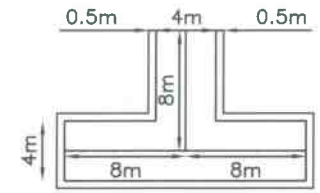
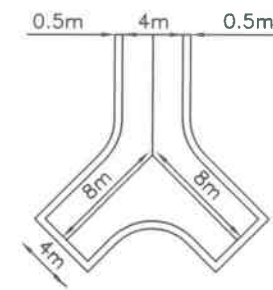
REMOTE OFFTAKES ARE TO BE VISIBLE, ACCESSIBLE, AT A HEIGHT OF
450-600mm ABOVE GROUND & BE PROTECTED FROM POSSIBLE DAMAGE.
SIGNAGE FOR STATIC WATER CONNECTIONS ARE TO BE PERMANENTLY FIXED
IN A VISIBLE LOCATION & COMPLIANT WITH: AS 2304-2011 Water storage
tanks for fire protection systems; OR
BE MARKED WITH THE LETTER "W", MIN 100mm HIGH IN UPPER CASE
WITHIN A CIRCLE, BE OF FADE RESISTANT MATERIAL WITH WHITE REFLECTIVE
"W" & CIRCLE ON A RED BACKGROUND. THE SIGN IS TO BE MIN. 400mm
HIGH, WITHIN 1m OF THE CONNECTION & NOT IMPEDE ACCESS OR OPERATION.
IT IS PREFERABLE THAT REMOTE OFFTAKES BE FROM A CHARGED LINE.

A HARDSTAND AREA FOR FIRE APPLIANCES OF MIN 3m WIDE OF THE SAME
STANDARD AS, & CONNECTED TO THE ACCESS CARRIAGEWAY IS TO BE
PROVIDED. IT IS TO BE MAX. 3m HOSE LAY FROM THE WATER CONNECTION,
INCLUDING THE MINIMUM LEVEL OF DAMS, SWIMMING POOLS ETC.
& MIN. 6m FROM THE BUILDING AREA TO BE PROTECTED.

WST = PROPOSED WATER STORAGE TANK

Appedix 'C'
(1 of 4)

VEHICLE TURNING
DIMENSIONS



THIS FORMS AN INTEGRAL PART OF THE
BUILDING PERMIT DOCUMENTATION
TO BE READ IN CONJUNCTION WITH
BUSHFIRE ASSESSMENT REPORT
BY G J WILLIAMS DRAFTING SERVICE
DATED 10th AUGUST 2023 REF. No 683K

LOT 1
SP 127900
7,694m²
CT 127900-1
PID 1939300

BUSHFIRE HAZARD MANAGEMENT PLAN

G. J. WILLIAMS DRAFTING SERVICE

ARCHITECTURAL, SURVEY & GENERAL DRAFTING
BUILDING DESIGNER & BUSHFIRE HAZARD PRACTITIONER
Gary Williams - Accreditation No.1110E & BFP-109 CATEGORY 2/SCOPE OF WORK: 1, 2 & 3A
995 PELVERATA RD. PELVERATA. 7150 gjdrafting@outlook.com.au
MOBILE 0428 396 159 ABN: 87 756 789 831

PROPOSED DWELLING
FOR A.C.KEMP & N.L. JENNINGS
FAULKNERS ROAD
GLENLUSK

DRAWING No:
683K-BHMP1
DATE:
10 AUGUST 2023
SCALE: @A3
1:750

GUIDE TO HAZARD MANAGEMENT AREA (HMA)

(THIS IS AN INTEGRAL PART OF THE BUILDING PERMIT DOCUMENTATION)

As per the Directors Determination – “Bushfire Hazard Areas”, the HMA *“means the 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.”*

It is to provide a defensible space for the building from bushfires.

The potential outcome is to reduce the amount of sparks and embers reaching the building, reduce radiant heat and protect from direct flame attack.

The creation and maintenance of a HMA does not necessarily require the total removal of or lack of vegetation.

The HMA may be considered as two zones, being a Building Protection Zone (BPZ) and a Fuel Modified Buffer Zone (FMBZ).

The BPZ is that adjacent to the building that has little or no material available to burn. This can be achieved by non-flammable areas such as paths, driveways and low cropped lawns. It may include dams, vegetable gardens, wastewater treatment system (eg septic tank) effluent disposal areas plus radiant heat shields, ember traps and windbreaks such as masonry/stone walls or non-combustible fences.

Fire hazards such as wood/rubbish heaps and stored fuel should be removed from this area. Regular cleaning of roof gutters is required (installation of no-combustible leaf gutter guards should be considered).

A non-combustible perimeter path around the building should be considered. Avoid planting shrubs against the building walls and decks or near windows and glass doors. Avoid high flammability plants and consider low-flammability plants (refer Tasmania Fire Service www.fire.tas.gov.au or phone 1800 000 699).

The FMBZ, still being part of the HMA, is an area further out from the building than the BPZ and is such that fine fuels are removed and larger fuels are strategically modified to reduce the intensity of an approaching bushfire.

This can potentially be achieved by separation of vegetation, both vertically and horizontally. Clumps of vegetation should be separated by open areas with minimal ground litter and fine fuels, rather than a continuous wall.

Appendix 'C' (3 of 4)

Trees should be such that there are areas of separation between the crowns. Retaining established trees can trap embers and reduce wind speed. Also create vertical separation by removing fine fuels between the ground and the tree canopy to at least 2 metres by pruning lower branches and shrubs and minimise ground litter.

Trees with smooth bark are less likely to catch fire and allow the fire to travel up the trunk to the canopy.

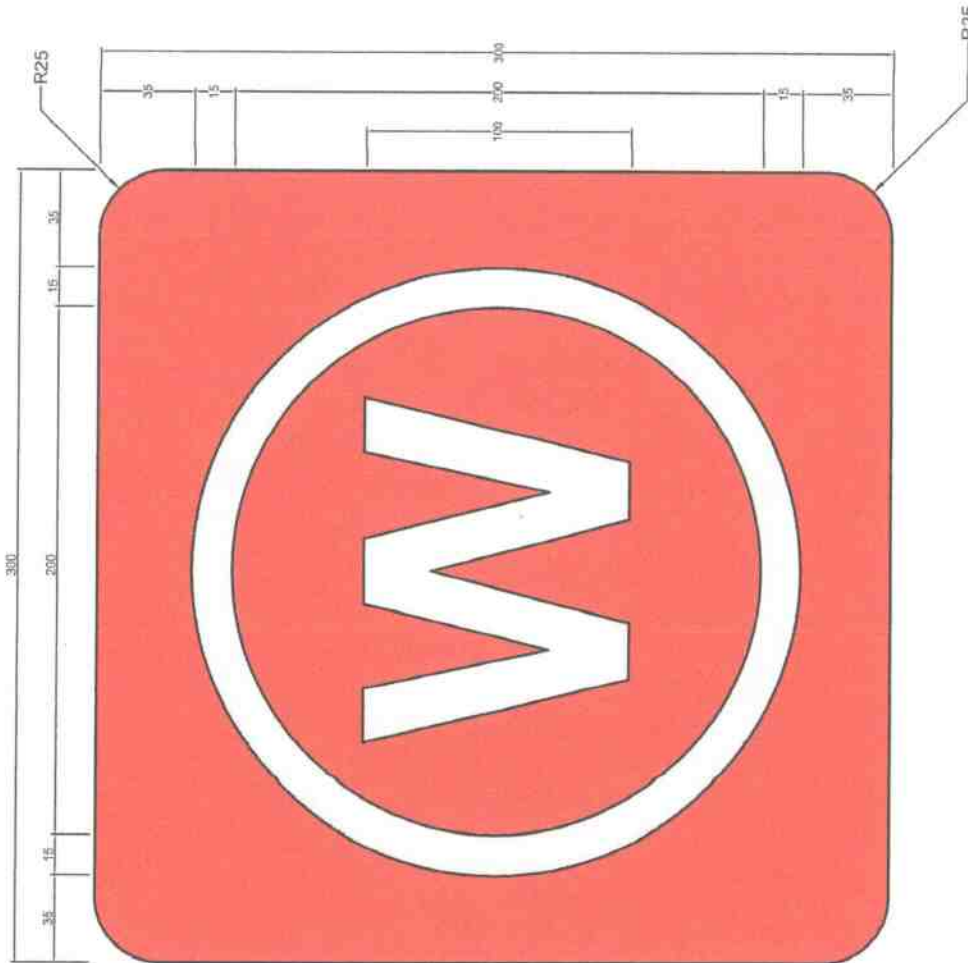
Trees that are likely to fall or drop debris on the building should be removed. Generally, trees should not be closer to the building than 1.5 times their mature height. The FMBZ can include low cropped grass and cultivated areas such as orchard, vineyards etc.

The slope of the land of the HMA (being the BPZ and FMBZ) has a bearing on its design and layout as fire tends to travel faster up slopes.

Consideration should also be given to the location of Class 10 buildings (non-habitable buildings such as sheds, detached garages and carports etc). These need to be positioned at an absolute minimum of 6 m from the habitable building unless built to the same assessed Bushfire Attack Level (BAL) construction requirements as that of the habitable building as prescribed in AS 3959. The HMA/BPZ may need to be extended accordingly.

The HMA should be created and maintained all year round for the life of the development. This is the responsibility of the developer/owner at the time.

Further information may be obtained from Tasmania Fire Service (TFS) at www.fire.tas.gov.au or ph 1800 000 699.



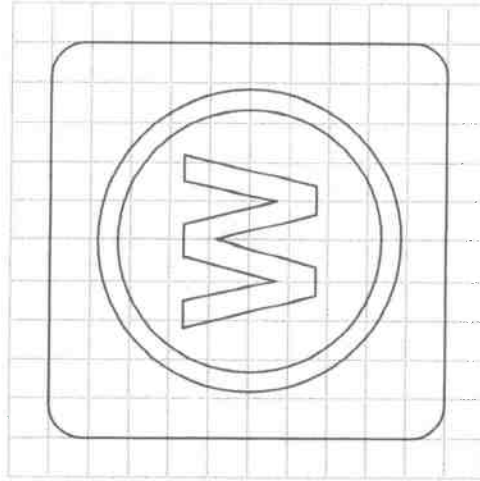
OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5
SURFACE AREA OF SIGN (sq m) : 0.0895

LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH AS2700,
WITH A RETROREFLECTIVE SURFACE FINISH

BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCORDANCE WITH AS2700

FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO
TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL
REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

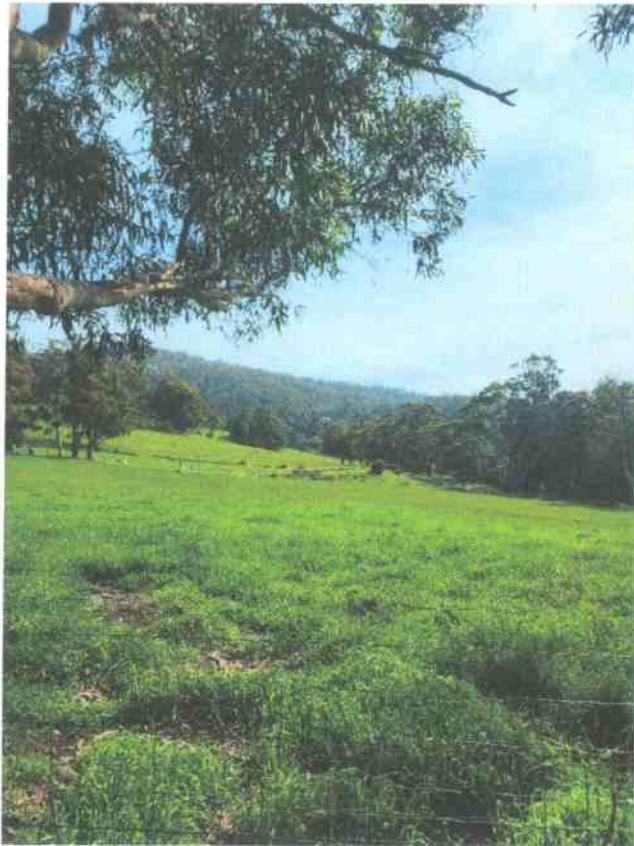


GRID MODULE X = 30mm Y = 30mm

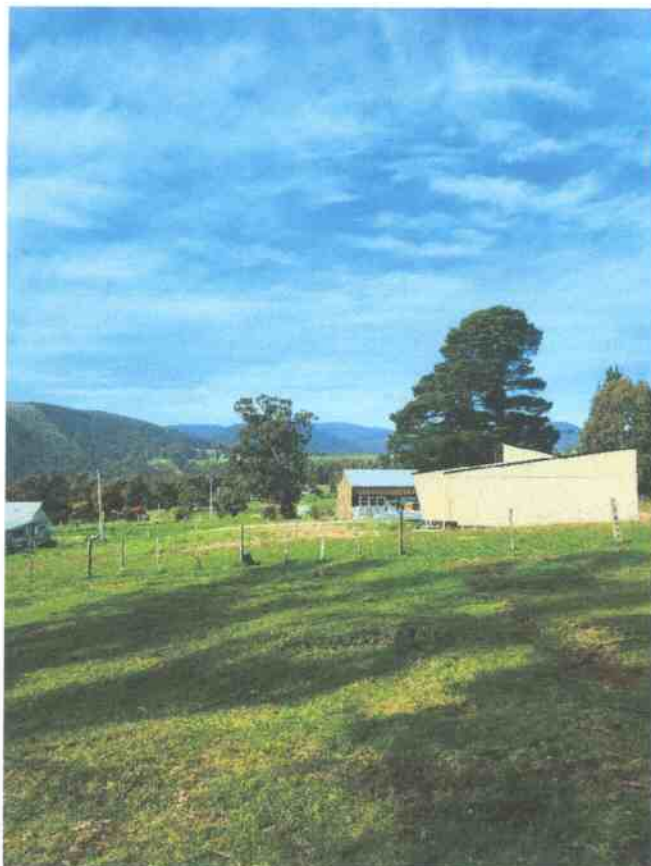
				TITLE TASMANIA FIRE SERVICE WATER SUPPLY SIGN				FILE	BPP	DWG NO.	TFS-WS01	SCALE	1:2
NOTES - all dimensions are in mm - written dimensions take precedence over scaled measurements													
ISSUE	APPR'D	DATE	AMENDMENT	DRWN	WH	APPR'D	CC	DATE					
A								2/2/2017					
B													
C													
D													

Appendix 'E' (1 of 4)

Looking North



Looking South

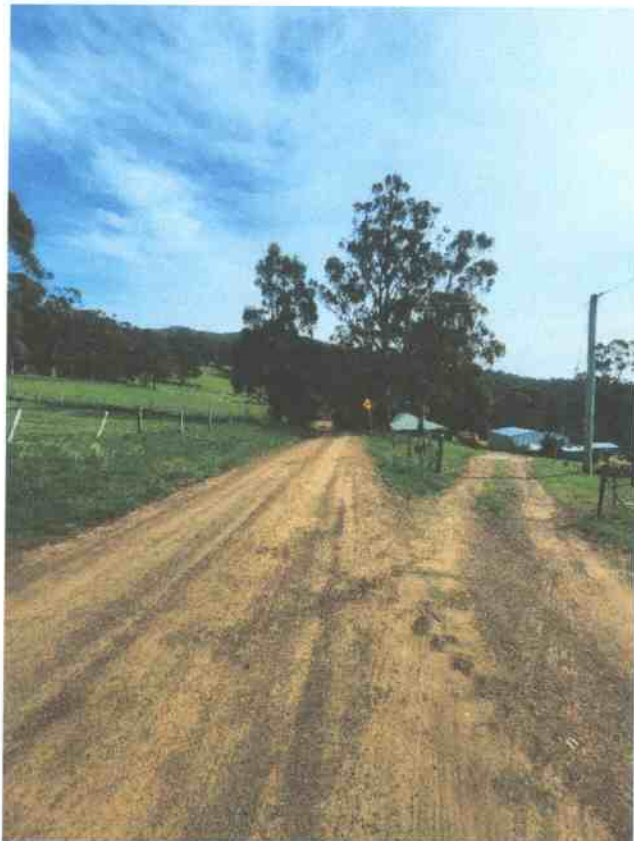


Appendix E' (2 of 4)

Looking East over the Lot



Looking North along Faulkners Road

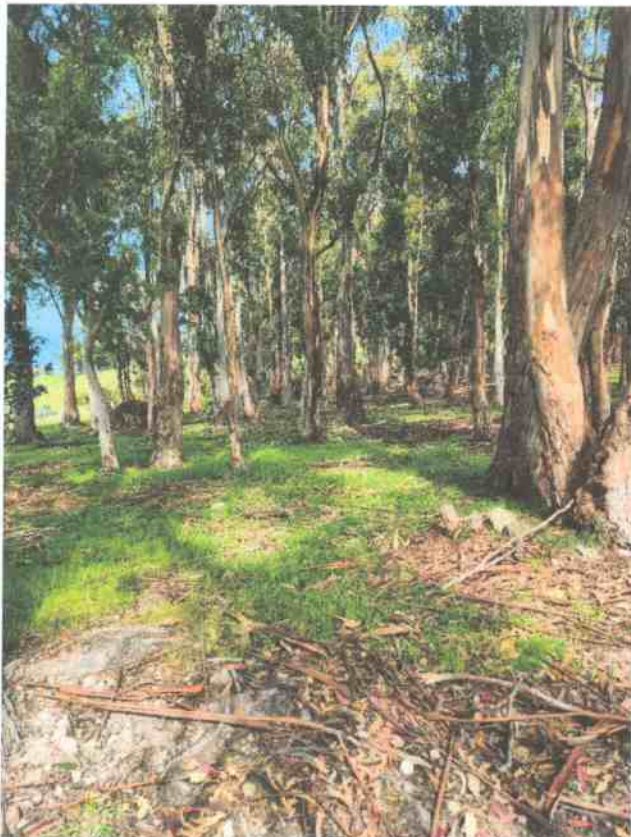


Appendix 'E' (3 of 4)

Looking West from Faulkners Road



Open Forest vegetation up to the west



Appendix 'E' (4 of 4)

Open Forest vegetation up to the west

