BUSHFIRE HAZARD REPORT

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.

104 BLACK SNAKE ROAD GRANTON 7030

Prepared by: Tas Bushfire Consulting 21/01/2026

CONTENTS

Associated Documents:

- Bushfire Hazard Management Plan
- Form 55

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 second dwelling at 104 Black Snake Road Granton 7030 (C.T. 179544/6). This report is prepared as part of the document 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 19.

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 6 of AS3959:2018 Construction of Buildings in Bushfire Prone Areas for BAL 19.

DESCRIPTION OF PROPOSAL

Location	104 Black Snake Road Granton 7030
Title Reference	179544/6
Property ID	9758727
Lot Size	8301m²
Zoning	Future Urban
Council	Glenorchy City Council
Development Type	Dwelling
Environs	semi-rural allotments with managed lawns and gardens around the dwellings and surrounded by paddocks of grassland
Access	Black Snake Road is sealed and provides good access. 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:

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 residential and rural interface 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 19. BAL 19 is described as being exposed to increasing levels of ember attack with radiant heat less than 19kW/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 managed/low risk	0-100m grassland	0-100m grassland	0-100m grassland
Slope (degrees over 100m)	5° - 10°	Level/Upslope	Level/Upslope	Level/Upslope
Min. req. Defendable space - BAL 19	*N/A*	*10m*	*10m*	*10m*

The defendable space requirement listed in the above table is the minimum distance required for a BAL 19 rating as per AS 3959 table 2.6. To achieve a BAL 19 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	
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 19 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 19 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 19.

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 dwelling was assessed as having a bushfire attack level of 19. The defendable space required to meet BAL 19 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 & TASVEG Live map

AERIAL IMAGERY

Aerial view showing 120m radius from proposed dwelling. Neighbouring properties consisting of managed lawns and gardens around the dwellings with surrounding paddocks assessed as grassland.

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.

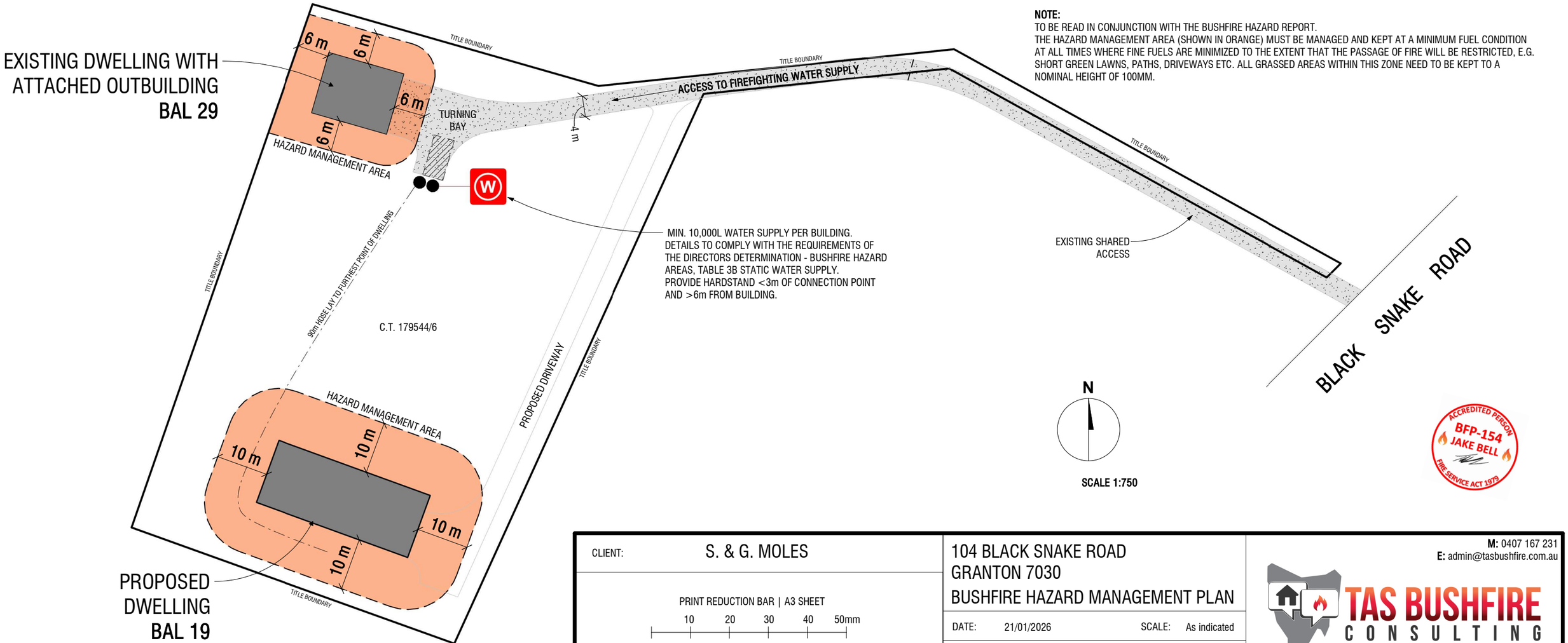
TABLE 3B REQUIREMENTS FOR STATIC WATER SUPPLY FOR FIREFIGHTING

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.



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.

ACCREDITED PERSON BFP-154 JAKE BELL FIRE SERVICE ACT 1979

CLIENT: S. & G. MOLES	104 BLACK SNAKE ROAD GRANTON 7030 BUSHFIRE HAZARD MANAGEMENT PLAN		**M:** 0407 167 231 **E:** admin@tasbushfire.com.au
PRINT REDUCTION BAR | A3 SHEET 10 20 30 40 50mm	DATE: 21/01/2026	SCALE: As indicated	TAS BUSHFIRE CONSULTING www.tasbushfire.com.au
	DRAWN: JAKE BELL | BFP 154 | ACCREDITED: 1, 2, 3A		

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: *Owner /Agent*

Address

Suburb/postcode

Form **55**

Qualified person details:

Qualified person:

Address:

Licence No:

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: 104 Black Snake Road

Granton 7030

Lot No: 6

Certificate of title No: 179544

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 21/01/2026) & Bushfire Hazard Management Plan (Dated 21/01/2026)
Relevant calculations:	
References:	AS 3959:2018 Construction of Buildings in Bushfire-prone Areas Directors Determination –Building Hazard Areas (v1.2)

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

The Bushfire Attack Level is assessed for the new dwelling.
The proposed dwelling was assessed as having a Bushfire Attack Level of 19.
Separation distances to meet BAL 19 requirements have been specified and shown on the BHMP.

Scope and/or Limitations

I certify the matters described in this certificate.

Qualified person:

Date: 21/01/2026

BUSHFIRE HAZARD REPORT

104 BLACK SNAKE ROAD GRANTON 7030

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
17/12/2024

CONTENTS

Associated Documents:

- Bushfire Hazard Management Plan
- Form 55

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 104 Black Snake Road Granton 7030 (C.T. 179544/6). This report is prepared as part of the document 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 29.

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 7 of AS3959:2018 Construction of Buildings in Bushfire Prone Areas for BAL 29.

DESCRIPTION OF PROPOSAL

Location	104 Black Snake Road Granton 7030
Title Reference	179544/6
Property ID	9758727
Lot Size	8301m²
Zoning	Future Urban
Council	Glenorchy City Council
Development Type	Dwelling
Environs	semi-rural allotments with managed lawns and gardens around the dwellings and surrounded by paddocks of grassland.
Access	Black Snake Road is sealed and provides good access. 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:

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 residential and rural interface 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 29. BAL 29 is described as being exposed to increasing levels of ember attack with radiant heat less than 29kW/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 managed/low risk	0-100m grassland	0-100m grassland	0-100m grassland
Slope (degrees over 100m)	5° - 10°	Level/Upslope	Level/Upslope	Level/Upslope
Min. req. Defendable space - BAL 29	*N/A*	*6m*	*6m*	*6m*

The defendable space requirement listed in the above table is the minimum distance required for a BAL 29 rating as per AS 3959 table 2.6. To achieve a BAL 29 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 29 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 29 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 29.

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 29. The defendable space required to meet BAL 29 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 & TASVEG Live map

AERIAL IMAGERY

Aerial view showing 120m radius from proposed dwelling. Below aerial photo looking North. Surrounded by predominately grassland with some managed areas to the North.

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

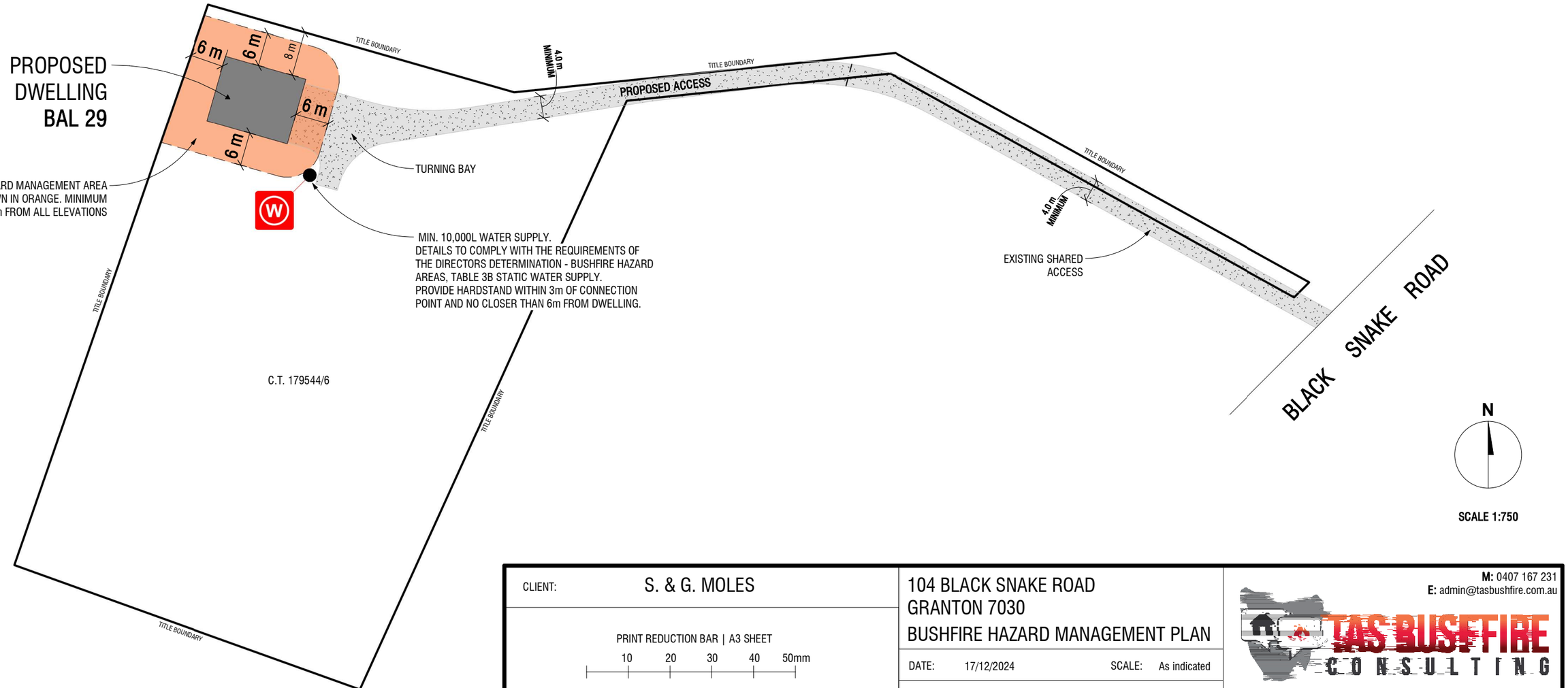
The following requirements apply:
(a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

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 1:750

CLIENT:	S. & G. MOLES	104 BLACK SNAKE ROAD GRANTON 7030 BUSHFIRE HAZARD MANAGEMENT PLAN	**M:** 0407 167 231 **E:** admin@tasbushfire.com.au
PRINT REDUCTION BAR | A3 SHEET 10 20 30 40 50mm		DATE: 17/12/2024 SCALE: As indicated DRAWN: JAKE BELL | BFP 154 | ACCREDITED: 1, 2, 3A	TAS BUSHFIRE CONSULTING www.tasbushfire.com.au

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: _____ *Owner /Agent*

_____ *Address*

_____ _____ *Suburb/postcode*

Form **55**

Qualified person details:

Qualified person:

Address:

Licence No:

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: 104 Black Snake Road

Granton 7030

Lot No: 6

Certificate of title No: 179544

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 17/12/2024) & Bushfire Hazard Management Plan (Dated 17/12/2024)
Relevant calculations:	
References:	AS 3959:2018 Construction of Buildings in Bushfire-prone Areas Directors Determination –Building 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 was assessed as having a Bushfire Attack Level of 29.
Separation distances to meet BAL 29 requirements have been specified and shown on the BHMP.

Scope and/or Limitations

I certify the matters described in this certificate.

Qualified person:

Date: 17/12/2024

RAD

19th May 2026

RE: PROPOSED USE/DEVELOPMENT: SINGLE DWELLING AND SECONDARY RESIDENCE
ADDRESS: 104 BLACK SNAKE ROAD GRANTON
APPLICATION NUMBER: PLN-25-340
RESPONSE TO RFI **DATED 02.03.26**

RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION
Application No.: PLN-25-340
Site: 104 Black Snake Road, Granton
Proposed Use/Development: Single Dwelling and Secondary Residence

This submission responds to the Request for Additional Information issued under Section 54(1) of the Land Use Planning and Approvals Act 1993. The responses below address each numbered item in the order and structure used by Council.

Section 6.0

Clause 6.1.3

The submitted plans do not show all the details for the existing building, nor the colour scheme for the proposed dwelling. This request is to enable assessment of the application in accordance with the standards of the Scheme.
2

Please provide a copy of scaled and dimensioned plans showing the floor plan and elevations for the existing building, demonstrating that the existing dwelling will comply with the definition of a Secondary Residence in the Scheme.
Comment:

The plans show a storage area for the secondary residence. It is understood that the area will be used as storage; as stated during the discussion upon receipt of the original application, for the storage to be ancillary to the single dwelling the entrance would need to be via the garage. Alternately, the overall area for the secondary residence (including ancillary storage) could be reduced to meet the 60 m2 floor area requirement under the Scheme.

Response:

In response to the request for additional information, amended scaled and dimensioned plans have now been provided showing the floor plans and elevations for the existing building, including revisions demonstrating compliance with the definition of a Secondary Residence under the Scheme.

The submitted documentation has also been updated to include the proposed colour and material schedule for the new dwelling to enable assessment against the applicable standards of the Scheme.

With respect to the storage area associated with the Secondary Residence, the habitable floor area has now been reduced and amended accordingly on the revised plans to ensure the overall area complies with the 60m² requirement under the Scheme.

It is also noted that the existing dwelling is physically constructed and currently awaiting final sign-off. Amendments have therefore been made in good faith to respond to Council's interpretation regarding the ancillary storage arrangement and relationship between the spaces.

If the amended arrangement is still considered unsatisfactory, could Glenorchy City Council please provide clarification as to how compliance can realistically be achieved within the context of the current built arrangement.

It should also be noted that any further revisions to the existing built structure will result in significant and unnecessary construction costs. Additional openings or alterations introduced solely to satisfy a technical interpretation of the definition — despite the spaces already functioning appropriately within the development — would ultimately serve no practical purpose and would likely remain unused from the outset.

Given the particular circumstances of the site, the existing approved development framework, and the fact that the dwelling is already physically constructed, I respectfully

request that some discretion and practical consideration be given in assessing compliance outcomes in this instance.

In any case, if Council considers that the proposed amendments still do not achieve compliance, please advise whether the suggested arrangement is the only available pathway to satisfy the definition requirements under the Scheme.

30.0 Future Urban Zone
Clause 30.2 *Use Table*

Unfortunately, multiple dwellings are unable to be considered in the Future Urban Zone. Therefore, given the proposed dwelling will be considered as a primary single dwelling, the existing dwelling is therefore required to be classified as a secondary dwelling and must comply with the definition. Please provide amended plans and details to confirm that the following definition for a Secondary Residence can be met for the existing dwelling:

means an additional residence which is self-contained and:
has a *gross floor area* not more than 60m²;
is appurtenant to a *single dwelling;*
shares with the *single dwelling* access and parking, and water, sewerage, gas, *electricity and telecommunications connections and meters; and*
may include laundry facilities.

Comment:
The plans show a storage area for the secondary residence. It is understood that the area will be used as storage; as stated during the discussion upon receipt of the original application, for the storage to be ancillary to the single dwelling the entrance would need to be via the garage. Alternately, the overall area for the secondary residence (including ancillary storage) could be reduced to meet the 60 m2 floor area requirement under the Scheme.

Response:

In response to the comments relating to the classification of the existing dwelling as a Secondary Residence under Clause 30.2 Use Table, the habitable floor area has now been reduced and amended accordingly, as reflected on the revised plans submitted.

It is also noted that the dwelling is physically existing and substantially constructed, currently awaiting final sign-off.

With respect to the ancillary storage area, I have reviewed the relevant definitions and determinations relating to the positioning and relationship between the spaces and now understand Council's interpretation regarding ancillary storage associated with the secondary residence. Amendments have therefore been made to ensure there is no conflict with the definition requirements under the Scheme.

The revised plans should now clearly demonstrate compliance with the definition of a Secondary Residence, including the applicable floor area requirements.

If the amended arrangement is still considered unsatisfactory, could Glenorchy City Council please provide clarification as to how compliance can realistically be achieved within the context of the current built arrangement. As noted, the dwelling is already physically constructed and awaiting final sign-off, and the revised plans have been amended in good faith to respond to the interpretation and requirements raised by Council.

It should also be noted that any further revisions to the existing built structure will result in significant and unnecessary construction costs. Additional openings or alterations introduced solely to satisfy a technical interpretation of the definition — despite the spaces already functioning appropriately within the development — would ultimately serve no practical purpose and would likely remain unused from the outset.

Given the particular circumstances of the site, the existing approved development framework, and the fact that the dwelling is already physically constructed, I respectfully request that some discretion and practical consideration be given in assessing compliance outcomes in this instance.

In any case, if Council considers that the proposed amendments still do not achieve compliance, please advise whether the suggested arrangement is the only available pathway to satisfy the definition requirements under the Scheme.

C2.0 Parking and Sustainable Transport Code

Clause C2.6.2 – A1, Design and layout of parking areas
Satisfied.

Please provide details confirming all property access requirements under Bushfire hazard report are met as follows:

Advice:
All bushfire report requirements(a-iii) must be individually demonstrated and clearly referenced on the plans. The submitted plans do not provide sufficient information to demonstrate compliance with the Bushfire Management Plan, including (but not limited to) details of ***both access widths (4m), crossfalls, culvert load capacities****, and other requirements.*

Comment:
Partially satisfied. Council's primary concern relates to the requirements of the Bushfire Hazard Report, which have not been fully addressed in the latest submitted plans. The bushfire report was prepared primarily for the proposed new dwelling, and the associated access requirements have not been comprehensively demonstrated.
The submitted plans lack sufficient details as per bushfire report regarding:
The proposed new internal access; and

The existing access from Black Snake Road to the internal junction. This section also needs to be 4m wide and all-weather durable.

The Bushfire Hazard Report sets out clear property access requirements, including (but not limited to) a ***4 m wide all-weather durable surface, compliant crossfall and grades, passing bays, and adequate load capacity of the culvert.***
It is recommended that a table be prepared addressing each specific requirement of the report and clearly demonstrating how these are satisfied within the submitted plans.
In light of existing outbuilding's access, while it would have been preferable to provide further information demonstrating compliance with the Bushfire Hazard Report from the internal junction to the existing outbuilding, it is acknowledged that this section has previously been approved. Therefore, in the absence of further information, this can be considered acceptable for the mentioned section.
With respect to the rectification works over the existing waterway, the details previously demonstrated on the plans were accepted.
As an alternative, you may wish to consult with the Bushfire Hazard Report provider and obtain formal written confirmation that they are satisfied with the current submitted arrangements and plans. Otherwise, the following items will remain outstanding and require further clarification.
Also, the Bushfire Report specifies that access must have a minimum width of 4 metres, whereas the title documentation indicates a width of 3.65 metres. It is unclear how this discrepancy is proposed to be resolved, by a shared access or formal justification/confirmation from the BHMP provider?

Response:

Please note that additional notes and clarifications have now been added to the relevant plans in response to the outstanding items raised regarding access - note that these are also reflected explicitly in legally bound notes on both my documentation and the BHMP & reporting. Note also that the original documentation that is also appended to the architectural provides critical information for the existing access that is being re-used. - it will be widened to suit 4m and to adhere to all other notes again both on my drawings and the BHMP.

I would also like to seek clarification regarding the concerns now being raised in relation to the proposed access arrangement and Bushfire Hazard Management Plan. The previous successful development application for the site utilised substantially the same access arrangement, infrastructure and bushfire management approach, and has since been constructed.

Given this, I am trying to understand why a second proposal relying on the same established access and infrastructure is now being considered unsuitable. The existing documentation and approvals have been provided on multiple occasions, and the current application includes equivalent — if not more comprehensive — supporting information than the previously approved development.

Our civil and hydraulic engineers at Gandy and Roberts have also questioned the ongoing requests for additional information, as a significant amount of material now being requested has previously been submitted, reviewed and accepted as part of earlier approvals. Similarly, the engaged bushfire practitioner — who prepared the original Bushfire Hazard Management Plan associated with the earlier approved development — has now undertaken multiple revisions to the documentation in an effort to satisfy the additional requests raised by Council.

It is understood that a 4m access width is required for fire access and compliance purposes. However, I am struggling to understand how this requirement can realistically be achieved in this instance, particularly given the established and previously approved conditions relating to the site.

I was engaged specifically for the second stage of the development, being the house/ primary residence, and had proceeded on the assumption that, given a subdivision permit had already been successfully issued — followed by approval and construction associated with the allotment and access arrangement — the established access infrastructure and associated bushfire considerations had already been deemed compatible and acceptable by Council and the relevant authorities.

This is the basis for my confusion regarding why these issues are now being raised at this stage, despite the proposal fundamentally relying on the same approved access arrangement and supporting bushfire documentation framework previously accepted as part of earlier approvals.

In this context, I respectfully request that Glenorchy City Council provide guidance as to what practical resolution is being sought regarding the flagged access concerns, noting that:

- the subdivision was previously granted approval;
- a habitable dwelling on the allotment was subsequently approved and constructed; and
- the current proposal relies on the same established access arrangement.

I note that in previous projects I have undertaken formal title arrangements and legal agreements for access over adjoining land where required. However, in this instance, both properties are held by the same owner. If Council's position is that a simple written confirmation or owner's consent letter would satisfy this requirement, we are open to providing this as a practical resolution.

However, we would not support undertaking title alterations or more complex legal restructuring processes for an arrangement that has already formed the basis of previous approved and constructed development outcomes.

I look forward to your clarification on Council's preferred pathway forward.

All requested information has now been provided to a complete and coordinated standard, and we respectfully request that assessment of the application recommence. If you require any further clarification don't hesitate to get in touch.

RAD

20th January 2026

RE: PROPOSED USE/DEVELOPMENT: SINGLE DWELLING AND SECONDARY RESIDENCE
ADDRESS: 104 BLACK SNAKE ROAD GRANTON
APPLICATION NUMBER: PLN-25-340

RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION
Application No.: PLN-25-340
Site: 104 Black Snake Road, Granton
Proposed Use/Development: Single Dwelling and Secondary Residence

This submission responds to the Request for Additional Information issued under Section 54(1) of the Land Use Planning and Approvals Act 1993. The responses below address each numbered item in the order and structure used by Council.

Section 6.0 – Clause 6.1.3

1. Existing building details and colour scheme

(a) Amended scaled and dimensioned floor plans and elevations for the existing building are provided.
These demonstrate that the existing dwelling complies with the definition of a Secondary Residence under the Scheme, including:

- Self-contained accommodation;
- Gross floor area not exceeding 60 m^2; and
- Appurtenance to the primary dwelling.

(b) A colour and material schedule for the proposed dwelling is now included on the architectural drawings.
The palette is based on muted, recessive tones intended to respond to the surrounding bushland and rural landscape.

30.0 Future Urban Zone – Clause 30.2 Use Table

2. Compliance with definition of Secondary Residence

Amended plans and schedules confirm that the existing dwelling satisfies the Scheme definition of a Secondary Residence, being:

- (a) Gross floor area ≤ 60 m^2 (clearly dimensioned on plans);
- (b) Appurtenant to the proposed single dwelling on the same title;
- (c) Sharing access, parking and all service connections and meters with the primary dwelling; and
- (d) Including laundry facilities.

The proposed new dwelling is therefore the single primary dwelling, with the existing dwelling operating as the compliant secondary residence.

C2.0 Parking and Sustainable Transport Code

Clause C2.6.1 – A1 Construction of parking areas

3. Stormwater concept plan

A stormwater concept plan is provided demonstrating:

- Capture of runoff from driveway, parking and hardstand areas;
- Gravity drainage to the legal stormwater outlet;
- Minimum 1% fall toward the outlet, with spot levels shown; and
- Edge treatments directing runoff to the outlet.

This addresses runoff from the access, turning area and driveway and demonstrates compliant falls and edge control.

Clause C2.6.2 – A1 Design and layout of parking areas

4. Driveway and parking layout

Plans now include:

- AS2890.1:2004 compliant parking layout;
- Turning movement diagrams;
- Driveway gradients and spot levels;
- Manoeuvring areas;
- Materials and finishing surfaces; and
- Drainage details.

5. Bushfire access requirements

The property access is designed to comply with the revised Bushfire Hazard Report and Table 2 requirements, including:

- All-weather construction;
- Minimum 4 m carriageway width;
- Minimum 4 m vertical clearance;
- Maximum gradients within specified limits; and

- Provision of compliant turning area for fire appliances.

These elements are dimensioned and annotated on the amended plans.

6. Parking area grades

Plans confirm that all parking areas have grades not exceeding 5%, demonstrated by spot levels and gradient annotations.

7. Parking space dimensions

All car parking spaces are now dimensioned in accordance with AS2890.1 and clearly shown on the site plan.

C12.0 Flood-prone Areas Hazard Code

Clause C12.6.1 – A1

8. Flood path hardstand treatment

The area identified within the flood path is shown on the plans as sealed with an appropriate hardstand surface to mitigate gravel displacement and wash-out during flood events.

GLE-S4.0 Black Snake Rural Village Specific Area Plan

Clause GLE-S4.7.1 – A1 Desired Future Character

9. Consistency with local area objectives

The proposed dwelling is designed to use colours and materials that blend with the natural landscape, ensuring buildings recede into the landscape rather than stand out.
This is achieved through low-contrast finishes, natural textures and recessive colour tones.

Clause GLE-S4.7.8 – A1 Building colour

10. External colour palette

The external colour palette includes muted greens, blues and browns that complement the surrounding bushland and cleared rural land.
Roofing, walls and ancillary elements are selected to minimise visual contrast.

Clause GLE-S4.7.11 – A1 Stormwater flow

11. Performance criteria response

The proposal satisfies Clause GLE-S4.7.11 as follows:

- (a) All-weather 2WD access is provided to the site;
- (b) A well-drained building site is identified and used; and
- (c) The development does not impede natural water flow, with stormwater directed to the legal outlet and flood path treatment sealed to prevent obstruction.

General Manager's Consent – Urban Drainage Act 2013

A. Concept servicing plan

A concept servicing and stormwater plan is provided showing:

- Location of all services;
- Connection points;
- Drainage of roof, driveway, parking and hardstand areas; and
- Discharge to the legal point of discharge with sufficient receiving capacity.

B. Discharge to approved outlet

All runoff from roofed areas, hardstand surfaces and driveway surfaces is directed to Council's approved stormwater outlet, as demonstrated on the stormwater concept plan.

RAD

All requested information has now been provided to a complete and coordinated standard, and we respectfully request that assessment of the application recommence. If you require any further clarification don't hesitate to get in touch.

Kind Regards