

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	Survey & Alignment Services - PA\24\0184
PROPERTY ADDRESS:	216 Farrells Road REEDY MARSH (CT's: 201555/1 & 52/6833)
DEVELOPMENT:	Subdivision (2 lots - 2 lots) - Lot design

The application can be inspected until **Thursday, 4 April 2024**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

Please note: Council will be closed from 5pm Thursday 28 March 2024 & will reopen at 8:30am Wednesday 3 April 2024.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 16 March 2024.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



Meander Valley Council
Working Together

- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? ☐ Yes ☒ No
 - Have you already received a Planning Review for this proposal? ☐ Yes ☒ No
 - Is a new vehicle access or crossover required? ☐ Yes ☒ No
- Indicate by ✓ box

PROPERTY DETAILS:

Address:	<input type="text" value="216 FARRELLS ROAD"/>	Certificate of Title:	<input type="text" value="201 555/1"/>
Suburb:	<input type="text" value="REEDY MARSH"/>	Lot No:	<input type="text" value="1"/>
Land area:	<input type="text" value="± 81 ha."/>	<input type="text"/>	m ² / ha
Present use of land/building:	<input type="text"/>	(vacant, <u>residential</u> , <u>rural</u> , industrial, commercial or forestry)	

- Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☒ No
- Heritage Listed Property: ☐ Yes ☒ No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box	<input type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
	<input type="checkbox"/> Forestry	<input type="checkbox"/> Other	<u>BOUNDARY ADJUSTMENT</u>	
Total cost of development (inclusive of GST):	<input type="text" value="\$"/>	Includes total cost of building work, landscaping, road works and infrastructure		
Description of work:	<input type="text" value="AMALGAMATION & BOUNDARY ADJUSTMENT."/>			
Use of building:	<input type="text"/>	(main use of proposed building – dwelling, garage, farm building, factory, office, shop)		
New floor area:	<input type="text"/>	m ²	New building height:	<input type="text"/>
Materials:	External walls:	<input type="text"/>	Colour:	<input type="text"/>
	Roof cladding:	<input type="text"/>	Colour:	<input type="text"/>

SEARCH OF TORRENS TITLE

VOLUME 201555	FOLIO 1
EDITION 5	DATE OF ISSUE 03-Sep-2019

SEARCH DATE : 13-Feb-2024

SEARCH TIME : 07.31 PM

DESCRIPTION OF LAND

Parish of MALLING, Land District of DEVON

Lot 1 on Plan 201555

Derivation : Part of 200 Acres Gtd. to John Thomas.

Prior CT 2152/40

SCHEDULE 1

M769777 GARRY NORMAN WALLACE Registered 03-Sep-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONSE370684 MORTGAGE to AFSH Nominees Pty Ltd Lodged by SIMMONS
WOLFHAGEN on 09-Feb-2024 BP: N137290N137290 MICHELLE RAPLEY as personal representative of Garry
Norman Wallace Lodged by SIMMONS WOLFHAGEN on
09-Feb-2024 BP: N137290N137293 ASSENT to NICHOLLE COHEN, RICHARD SCOTT WALLACE and
DANIEL NORMAN WALLACE as tenants in common in equal
shares Lodged by SIMMONS WOLFHAGEN on 09-Feb-2024
BP: N137290

OWNER		PLAN OF TITLE		Registered Number
FOLIO REFERENCE CT 2152/40		LOCATION DEVON / MALLING		P 201555
GRANTEE		FIRST SURVEY PLAN No. (2/216 L.O.)		APPROVED 19 SEP 1996
		COMPILED BY L.T.O.		<i>Michael Olin</i> Recorder of Titles
		SCALE 1: 8000		LENGTHS IN METRES
MAPSHEET MUNICIPAL CODE No. 121	LAST UPI No. 4500584	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

BALANCE PLAN

TAXMAPSA Application of Dundy Act 1951 APPLICATION FOR REGISTRATION OF AN INTEREST (1) (To be filled in DUPLICATES) To be signed by Deeds before (2) _____		No. 52/6833 Issued 9 JUL 1978 at _____ <i>W. J. M.</i> Registrar of Deeds Stamp Duty paid on instrument £0	
Name of Instrument (5)		COVENANCE	
Date of Instrument		01st - June, 1978.	
FULL NAMES of the Parties (4)		COUNTRY of each party (5)	
Surname		Given Name	
SULLIVAN		JOHN HENRY	
HOWARD		Greta Margaret	
WALLACE		GARY - NATHAN	
ALLIOTT		Valerie Jean	
		PURCHASERS	
(If more than one landowner, the parties must be listed)			
DESCRIPTION of Land affected: (The following particulars of description shall be supplied so far as the particular is concerned) (1) The whole (1) of the land last conveyed by No. (4) 51/3229 City - - - - - Town - - - - - Street - - - - - No. - - - - - Municipality - - - - - Parish - - - - - Land District - - - - - Convey No. - - - - - Area - - - - - Acres 10 Roods 3 Rods (City or Town Land) (Area) (Rate) (Rate) (Rate) (Municipalities (in acres)) (Rate) (Rate) (Rate) PURCHASER, INDEED, or consideration for Real Estate (fill in in full in the case of a Sale) Two thousand dollars			
FULL NAME of Applicant (Surname first, in capital-letters must be lower case) LUCAS RAUNDSEY & CO.			
AND I/We, the abovesigned applicants, certify that the above particulars are correct and that respect has been taken of all rights and interests in the land affected, and that the application is made in accordance with the provisions of the Land Transfer Act 1952 with respect to the registration of which this instrument is made.			
Date	22/6/78	Signature of the Applicant or the solicitor (1)	<i>W. J. M.</i> Registrar of Deeds
NOTES (1) to (19) - See over			

No. 52/6833

Page 2 of 2 pages
 Five chain ninety links, on the north side by eighteen chains
 by five chain ninety links, on the south side by five chain ninety links and on
 the north side by eighteen chains twenty links to the point of
 commencement.

SEALING AND DELIVERED
 BY THE VENDOR in the presence of
[Signature]
[Signature]
[Signature]

No. 52/6834

APPLICATION FOR REGISTRATION OF AN INSTRUMENT (1)
 To be signed by the Applicant (2)
 17th April 1978, to register the instrument particulars of which are given below (2)
 Nature of Instrument (3) *REGISTRATION*
 Date of Instrument *18th Jan. 1978*
 Full Name of the Parties (1)
 Date of Birth (1)
 Capacity of the Parties (1)

Particulars	Particulars	Particulars
LAURENCE SAVINGS INVESTMENT AND TRADING SOCIETY		
DONALD	Marshall John and Roslyn NAMES	Mortgage
		Mortgage

(If more is indicated, list further names on back)

DESCRIPTION of Land (2) (The following particulars of description shall be supplied as far as the instrument discloses them) (1)
 The whole (1) of the land last conveyed by No. (4) 42/239
 On
 Situated Churchhill Avenue
 Municipality Johannesburg
 Plot No. 12
 Plot No. 12
 Plus the area 20.6 perches
 (City of Town Land) Street Frontage area four measurements
 Sub Measurements (in metres)
 PURCHASE PRICE or consideration for the land (1) (to be set out in the case of a sale)
 TWENTY SEVEN THOUSAND DOLLARS

FULL NAME of Applicant (Name that is stipulated in the instrument)
 DONALD MARSHALL JOHN and ROSLYN NAMES
 AND 17th April 1978, the Applicant (Name that is stipulated in the instrument) has been
 we have to comply with Section 11 of Part XVI of the Land Conversion Act 1962 with respect to the
 instrument on which this application relates.
 Date *18/4/78* Application fee *100.00*
 Application fee in stamps (1)

NOTES (1) to (9) - see over



Index No. 17222			
Doc No.			
RCV'D	16 FEB 2024		MVC
Action Officer	SS	Dept.	ORS
EO		OD	✓

Our Ref: 2023111
13/02/2024

The General Manager
Meander Valley Council

Att: Planning Officer

Re: Amalgamation & Boundary Adjustment – 216 Farrells Rd, Reedy Marsh

Please find a planning application and associated documentation enclosed for the above-mentioned project.

The current parcel of land in the centre of the proposed lot 2 (Conv 52/6833) is in the process of being converted to a "real title" under the Land Titles Act 1980.

The listed owner of the land, Garry Norman Wallace, is deceased and I am acting on behalf of his family.

The land is currently in probate and being dealt with on behalf of the family.

There are two residences on the land and it is the intention of this application to provide each with a separate title.

Please issue an invoice for the application fees to the land owner and forward to myself via email.

Please do not hesitate to contact me with any queries.

Yours Sincerely

David Tompkins
Registered Land Surveyor
admin@survalign.com.au
mob: 0429 003 584
www.survalign.com.au
14 DENIS DRIVE - RIVERSIDE

Lot 1 House





Lot 2 House

From: "Dave Tompkins" <dave@survalign.com.au>
Sent: Thu, 7 Mar 2024 13:50:12 +1100
To: "Planning @ Meander Valley Council" <planning@mvc.tas.gov.au>
Cc: [REDACTED]
Subject: RE: PA\24\0184 - s.54 letter - 216 Farrells Road, Reedy Marsh - subdivision
Attachments: SAS-2023111-216 Farrells Road-01.pdf

Good afternoon,

Please find an updated proposal plan attached with the location of the existing septic system for the house on proposed lot 1 (shown on sheet 2)

Please also find photos in the following link for the existing houses on proposed lots 1 & 2 - [216 Farrells Road Photos](#)

The newer house (lot 1) is currently lived in (tenanted) and has always been lived in since being built.

The older house (lot 2) was lived in by Mr. Wallace until his recent passing, and is still used by the family when they stay on the property.

Kind Regards

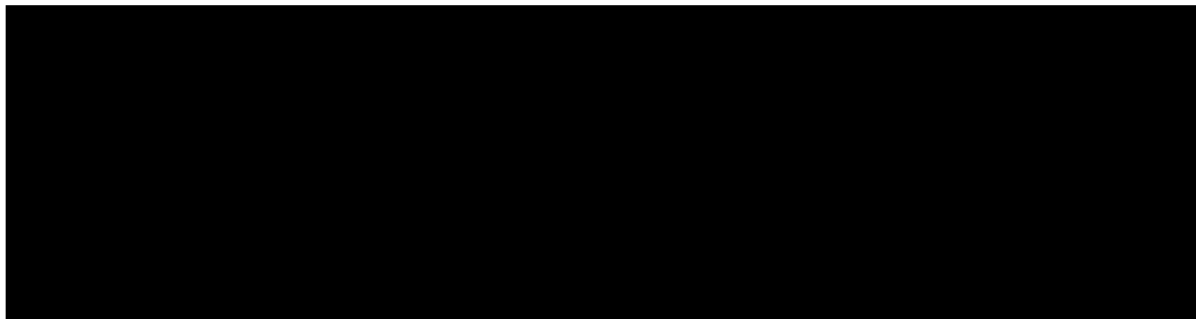
David Tompkins

**Principal
Registered Land Surveyor**

**SURVEY &
ALIGNMENT
SERVICES**

0429 003 584

WWW.SURVALIGN.COM.AU





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DATUM:
MGA20 PLANE / AHD

EXISTING BOUNDARIES SHOWN BOLD WHITE
PROPOSED BOUNDARIES SHOWN BOLD RED

REFERENCE:

2023111

SCALE:

NTS

DRAWN:

DT

SURVEYED:

DT

DATE:

7/03/2024

SHEET #

1 of 2

REVISION

01

PROPOSED BOUNDARY ADJUSTMENT

216 FARRELLS ROAD

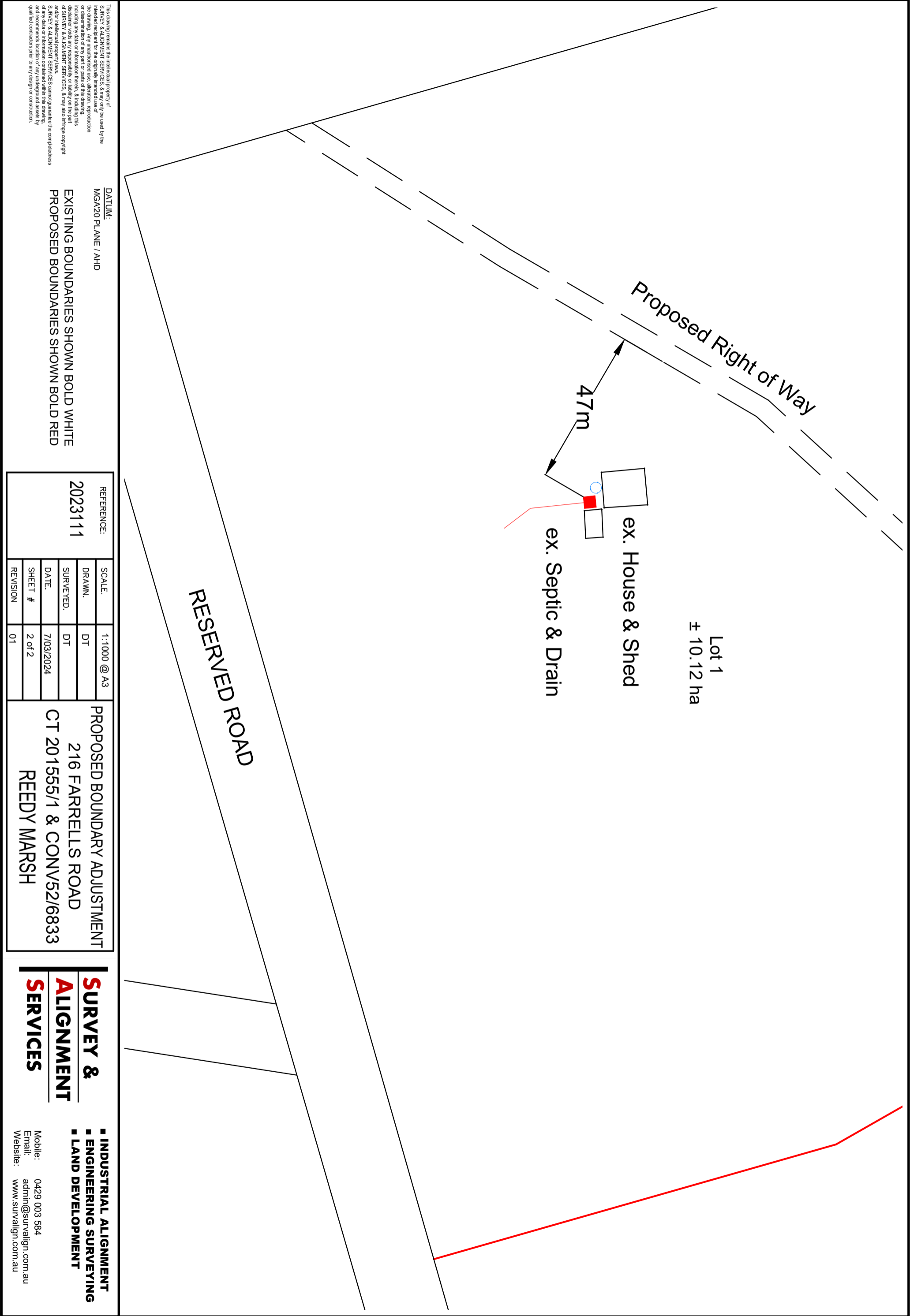
CT 201555/1 & CONV52/6833

REEDY MARSH

**SURVEY &
ALIGNMENT
SERVICES**

- INDUSTRIAL ALIGNMENT
- ENGINEERING SURVEYING
- LAND DEVELOPMENT

Mobile: 0429 003 584
Email: admin@survallgn.com.au
Website: www.survallgn.com.au



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SURVEY & ALIGNMENT SERVICES cannot guarantee the completeness of any data or information contained within this drawing, and recommends location of any underground assets by qualified contractors prior to any design or construction.

DATUM:
MGA20 PLANE / AHD

EXISTING BOUNDARIES SHOWN BOLD WHITE
PROPOSED BOUNDARIES SHOWN BOLD RED

REFERENCE:	SCALE:	1:1000 @ A3
2023111	DRAWN:	DT
	SURVEYED:	DT
	DATE:	7/03/2024
	SHEET #	2 of 2
	REVISION	01

PROPOSED BOUNDARY ADJUSTMENT
216 FARRELLS ROAD
CT 201555/1 & CONV52/6833
REEDY MARSH

**SURVEY &
ALIGNMENT
SERVICES**

- INDUSTRIAL ALIGNMENT
- ENGINEERING SURVEYING
- LAND DEVELOPMENT

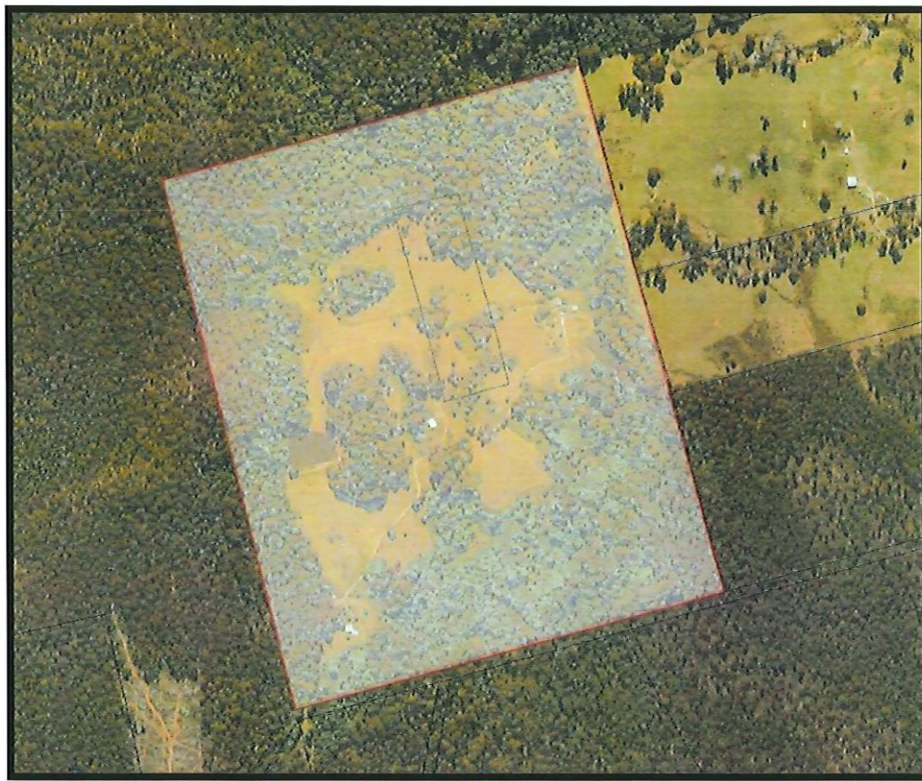
Mobile: 0429 003 584

Email: admin@survalign.com.au

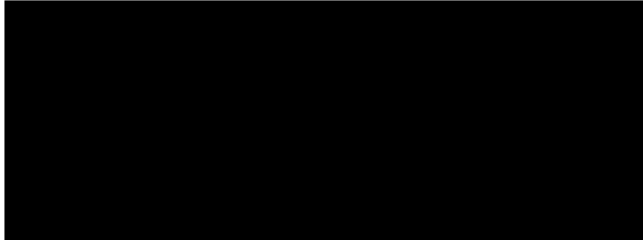
Website: www.survalign.com.au

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

216 Farrells Road, Reedy Marsh



Prepared for (Client)



Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

24 January 2024

Job No: RGA-B2454

Executive Summary

The proposed development at 216 Farrells Road, Reedy Marsh, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas.

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Schedule 1 – Bushfire Report

1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993*; *Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2016 & Regulations 2016*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the Tasmanian Planning Scheme – Meander Valley, the Building Code of Australia and Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*.

1.2 Limitations

The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

No action or reliance is to be placed on this report; other than for which it was commissioned.

1.3 Proposal

The proposal is for the development of a 2 Lot Subdivision. Two titles currently existing, no additional lots to be created. An existing dwelling and outbuildings will be retained on each lot.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

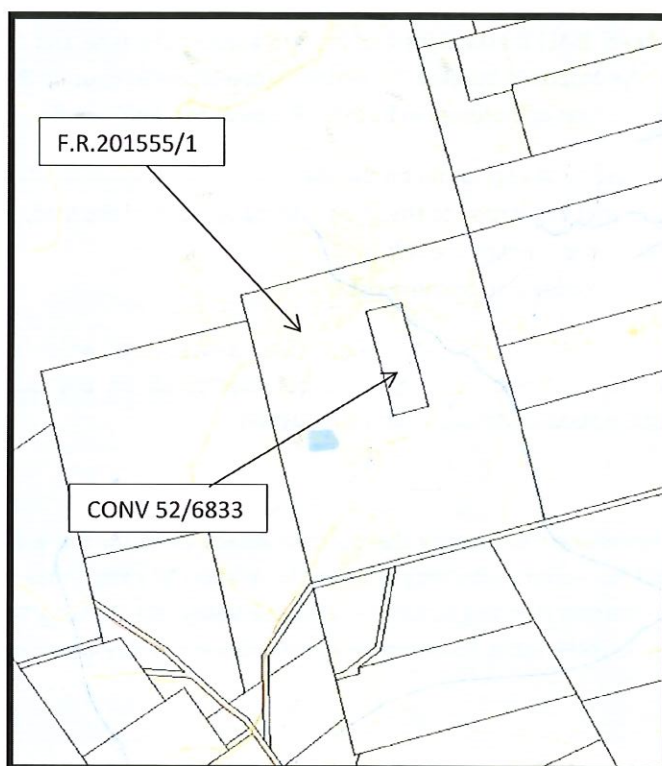


Figure 1: Location Plan of 216 Farrells Road, Reedy Marsh

2.2 Site Details

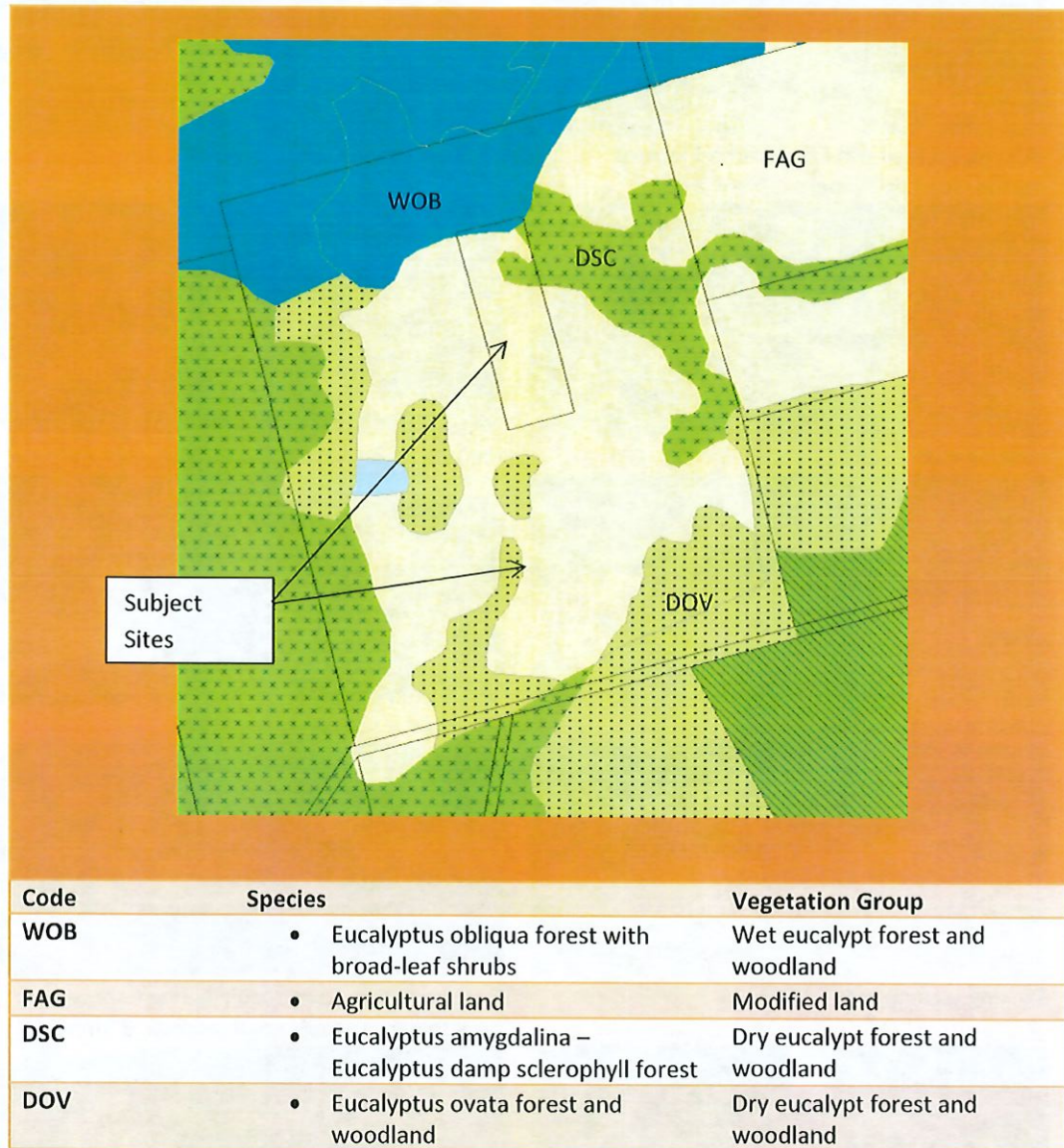
Property Address	216 Farrells Road, Reedy Marsh
Certificate of Title	Volume 201555 Folio 1 and CONV 52/6833
Owner	Garry Normal Wallace
Existing Use	2 x Dwellings and associated outbuildings
Type of Proposed Work	2 Lot Subdivision
Water Supply	On-site for fire fighting
Road Access	Farrells Road (Council maintained to property boundary)

3.0 Bushfire Site Assessment

3.1 Vegetation Analysis

3.1.1 TasVeg Classification

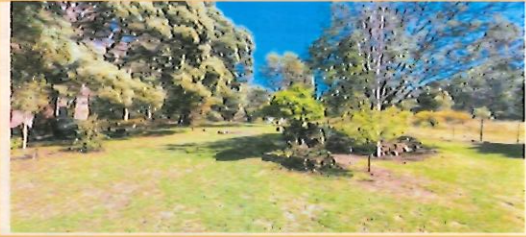
Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



3.1.2 Site & Vegetation Photos



Existing access from Farrells Road looking northeast – Lot 1 (approx. 3.3m wide)



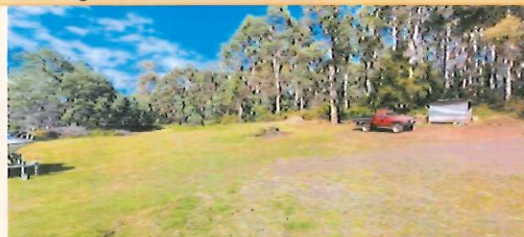
Looking north – Lot 1



Looking east – Lot 1



Looking south – Lot 1



Looking west – Lot 1



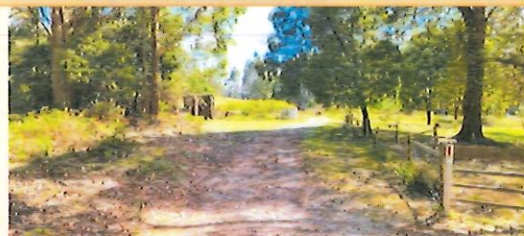
Existing poly tank – Lot 1



Existing turning area – Lot 1



Existing access – Lot 1 looking from house area back toward Farrells Road (approx. 3.3m wide)



Existing access looking toward Lot 2 – Lot 1 (approx. 2.9m wide)



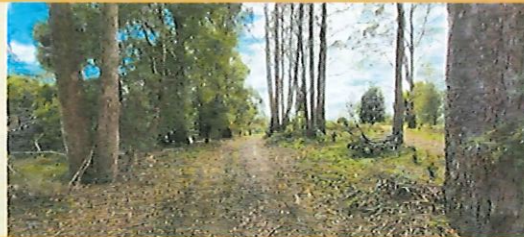
Access into house area – Lot 1 (approx. 4.2m wide)



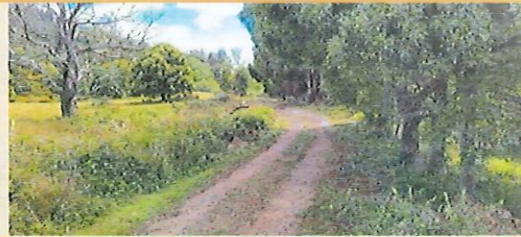
Existing access (within Lot 1) – approx. 2.7m wide



Existing access (Lot 2) – approx 2.4m wide



Existing access (Lot 2) – approx 2.7m wide



Existing access (Lot 2) – approx 2.7m wide



Existing access (Lot 2) – approx 2.1m wide



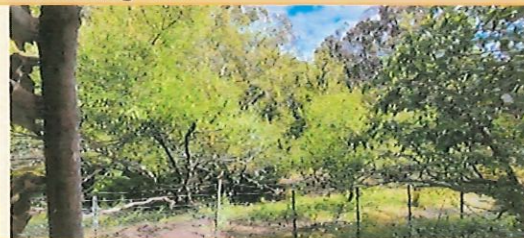
Existing access (Lot 2) – approx. 2.6m wide and gate width 4.2m wide (currently insufficient turn area for fire appliance)



Outbuilding – Lot 2



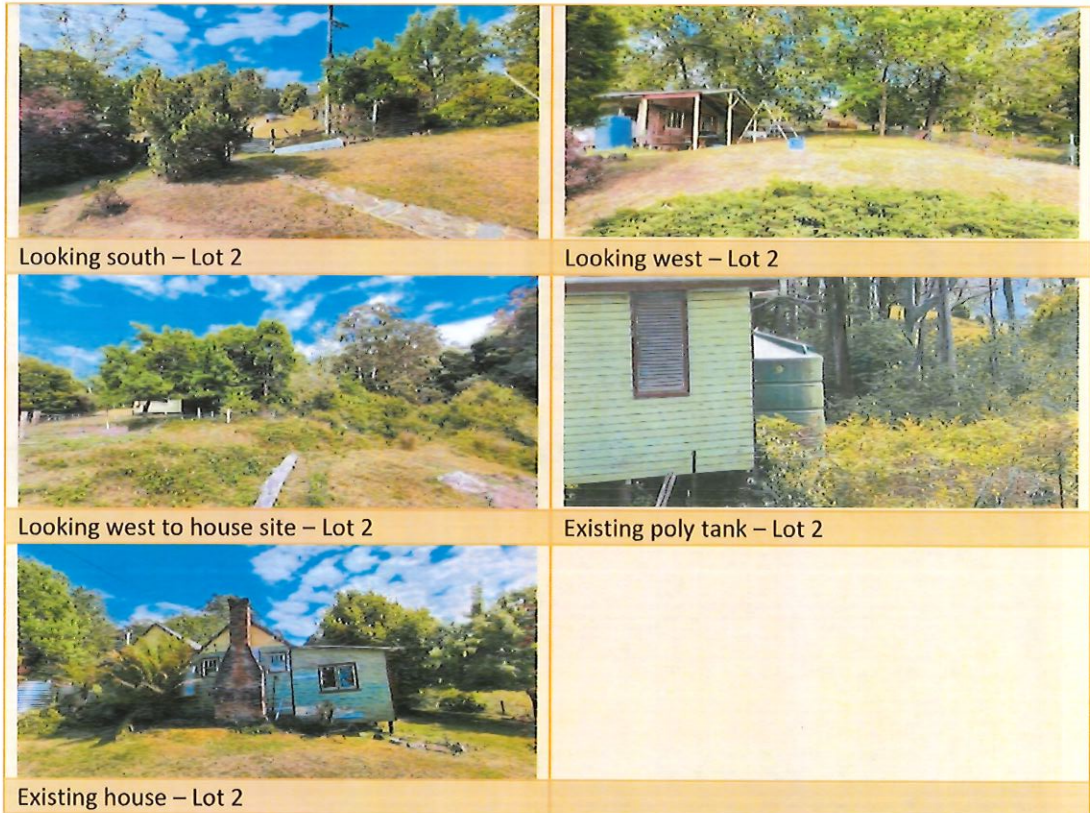
Small tank – Lot 2



Looking north – Lot 2



Looking east – Lot 2



3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 13.6.1, C13.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.6 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas for **BAL 19 (Lot 1 and Lot 2)**.

Lot 1

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input checked="" type="checkbox"/> Up/0° <input type="checkbox"/> >0-5° <input type="checkbox"/> >5-10° <input type="checkbox"/> >10-15° <input type="checkbox"/> >15-20°	<input type="checkbox"/> Up/0° <input type="checkbox"/> >0-5° <input checked="" type="checkbox"/> >5-10° <input type="checkbox"/> >10-15° <input type="checkbox"/> >15-20°	<input type="checkbox"/> Up/0° <input type="checkbox"/> >0-5° <input checked="" type="checkbox"/> >5-10° <input type="checkbox"/> >10-15° <input type="checkbox"/> >15-20°	<input checked="" type="checkbox"/> Up/0° <input type="checkbox"/> >0-5° <input type="checkbox"/> >5-10° <input type="checkbox"/> >10-15° <input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	0-<6.7m managed >6.7m forest	0-<6.4m managed 6.4-<12.5m grassland >12.5m forest	0-<6.7m managed 6.7-<12.5m grassland >12.5m forest	0-<6.7m managed >6.7m forest/managed areas
REQUIRED Distance to classified vegetation for BAL 19	23-<32m	34-<46m	34-<23m	23-<32m

Lot 2

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input checked="" type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input checked="" type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	0m to forest	0-<14m managed >14m grassland	0-<8.5m managed 8.5-<27m grassland >27m forest	0-<31m managed >31m grassland
REQUIRED Distance to classified vegetation for BAL 19	23-<32m	10-<14m	34-<46m	10-<14m

3.3 Outbuildings

Applicable. Outbuildings at least 6.0m from the existing dwellings.

3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be maintained from the entrance to the property cross over with the public road through to the buildings on the site.

Lot 1 and Lot 2 (existing)	Private access driveways are to be <u>upgraded/maintained</u> from the entrance of the property cross over at the public road through to on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2C.
----------------------------	--

Table C13.2C: Standards for Property Access

The following design and construction requirements apply to property access length is 200 metres or greater or access for a fire appliance to a fire fighting point:

- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum inner radius of 10 metres;
 - ii) A property access encircling the building; or
 - iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
- (k) Passing bays of 2m additional carriageway width and 20m length provided every 200m.

3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (reticulated) or 90m long hose (static) (lay) connected to –

- (i) A fire hydrant system designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for fire fighting at all times which has the capacity of at least 10,000L for each separate building area to be protected.

<p>Lot 1 and Lot 2 – Static Water Supply (new)</p>	<p>On-site water supply is to be <u>installed and maintained</u> for the existing habitable buildings on each lot prior to Final Plan of Survey for subdivision signed off by Council and managed into perpetuity.</p> <p>A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.</p>
---	---

It should be recognised that although water supply as specified above may be in compliance with the requirements of the Building Code of Australia, the supply may not be adequate for all firefighting situations.

Table C13.5: Static Water Supply for Fire Fighting

Column 1	Column 2
Element	Requirement
<p>A. Distance between building area to be protected and water supply</p>	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
<p>B. Static Water Supplies</p>	<p>A static water supply:</p> <ul style="list-style-type: none"> (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;

		<ul style="list-style-type: none"> (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 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (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: <ul style="list-style-type: none"> (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 from vehicles.
D.	Signage for static water connections	<p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:</p> <ul style="list-style-type: none"> (a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (b) <i>Water Supply Signage Guideline</i>, version 1.0, Tasmanian Fire Service, February 2017.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (1) 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);
(2)	No closer than 6m from the building area to be protected;
(3)	a minimum width of 3m constructed to the same standard as the carriageway; and
(4)	Connected to the property access by a carriageway equivalent to the standard of the property access.

4.0 Bushfire-Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

C13.4 – Exemptions – Not applicable.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas		
		Comments
<input checked="" type="checkbox"/> A1	(a) & (b)	Specified distances for Hazard Management Areas for and BAL 19 (Lot 1 and Lot 2) as specified on the plan are in accordance with AS3959. The hazard management area for Lot 1 and Lot 2 shall be established prior to the final plan of survey being sealed by Council. The proposal complies.
<input type="checkbox"/> P1		
C13.6.2 Public and fire fighting access		
		Comments
<input type="checkbox"/> A1	(a)	Not applicable.
<input checked="" type="checkbox"/> A1	(b)	The private driveway to Lot 1 and Lot 2 will be upgraded and maintained in accordance with Table C13.2C prior to the final plan of survey being sealed by Council. Access is required to on-site dedicated firefighting water supply and where greater than 200m.
<input type="checkbox"/> P1		
<input checked="" type="checkbox"/> A2		Not applicable.
<input type="checkbox"/> P2	No PC	
C13.6.3 Provision of water supply for fire fighting purposes		
		Comments
<input type="checkbox"/> A1	(a)	Not applicable
	(b)	Not applicable.
<input type="checkbox"/> P1	No PC	
<input checked="" type="checkbox"/> A2	(a)	Not applicable.
	(b)	The existing dwellings on Lot 1 and Lot 2, shall be each be provided

		with a stored water supply at least 10,000 litres per building area to be protected, in accordance with Table C13.5 prior to the final plan of survey being sealed by Council and maintained into perpetuity.
<input type="checkbox"/> A2	(c)	Not applicable.
<input type="checkbox"/> P2	No PC	

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site generally and to provide sources of water supply dedicated for firefighting purposes and the construction and maintenance of a safe egress route.

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 19 (Lot 1 and Lot 2) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

Access

The private driveway to Lot 1 and Lot 2 shall be upgraded prior to the council sealing the final plan of survey and maintained into perpetuity in accordance with Table C13.C from Farrells Road.

Water Supplies

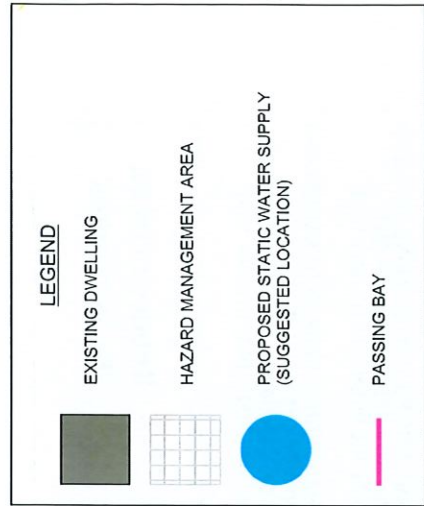
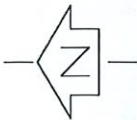
The existing dwellings on Lot 1 and Lot 2 must be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected with installation of a fitting suitable for TFS access and signage in accordance with Table C13.5 prior to the council sealing the final plan of survey and maintained into perpetuity.

Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2.

For Lot 1 and Lot 2, Hazard Management Area is to be established/managed prior to the final plan of survey being sealed by Council and must be managed into perpetuity for each lot.

Schedule 2 – Bushfire Hazard Management Plan




NOTES

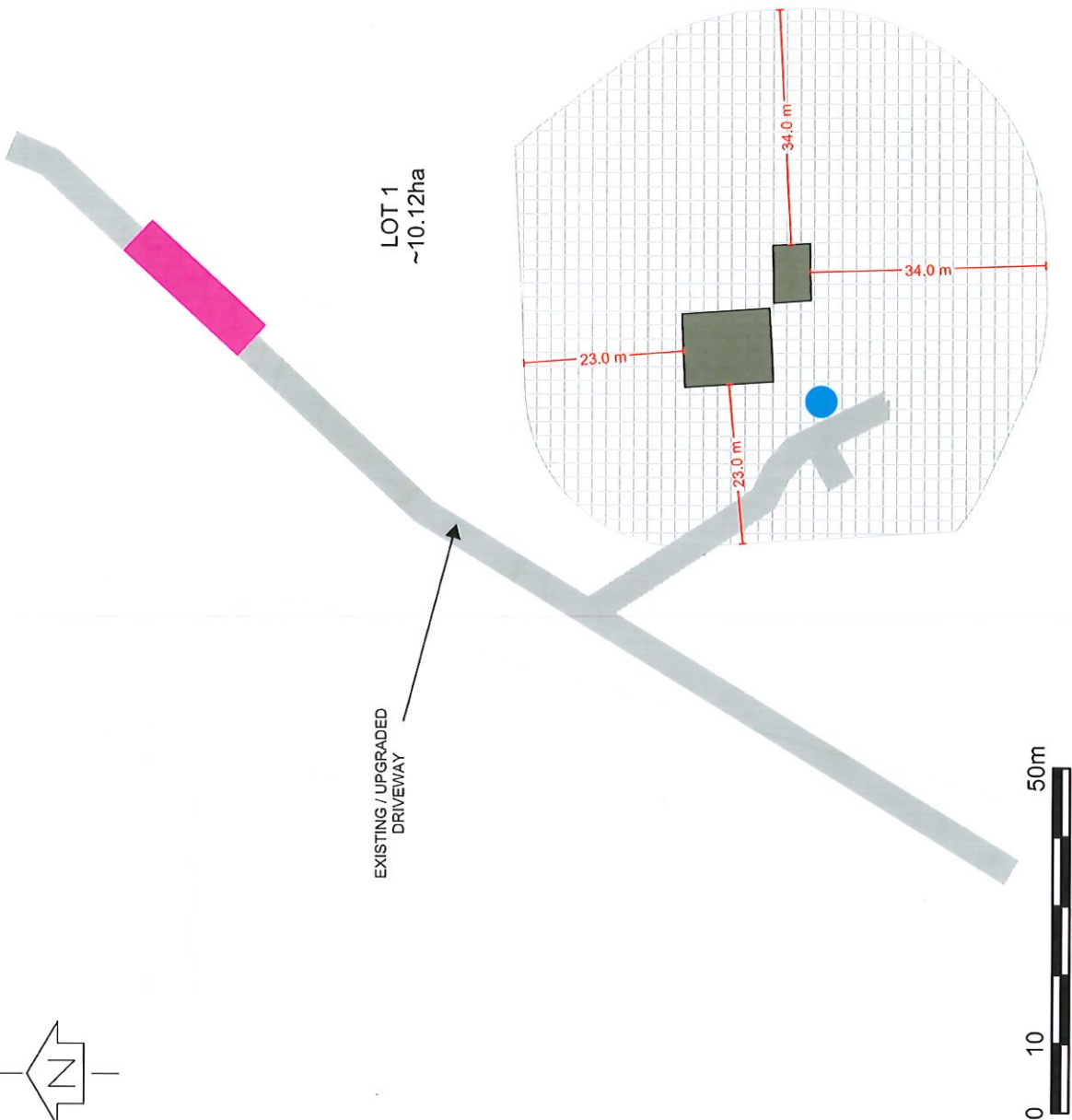
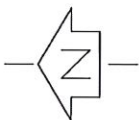
- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B2454, R.GREEN, 24 JANUARY 2024
- THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - MEANDER VALLEY (EFFECTIVE 19 APRIL 2021)

DATE: 24 JANUARY 2024
VERSION: 1
DRAWN: REBECCA GREEN
PHONE: 0409 284 422
EMAIL: ADMIN@RGASSOCIATES.COM.AU
BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C

216 FARRELLS ROAD, REEDY MARSH
VOLUME 201555 FOLIO 1 & CONV 52/6833
PROPERTY ID 6274192

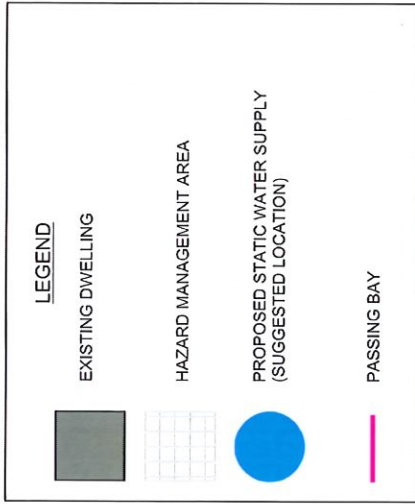
BUSHFIRE HAZARD MANAGEMENT PLAN
BUSHFIRE ATTACK LEVEL (BAL) - 19
2 LOT SUBDIVISION - BOUNDARY ADJUSTMENT

**Rebecca Green
& Associates**



LOT 1
~10.12ha

EXISTING / UPGRADED
DRIVEWAY



NOTES

- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
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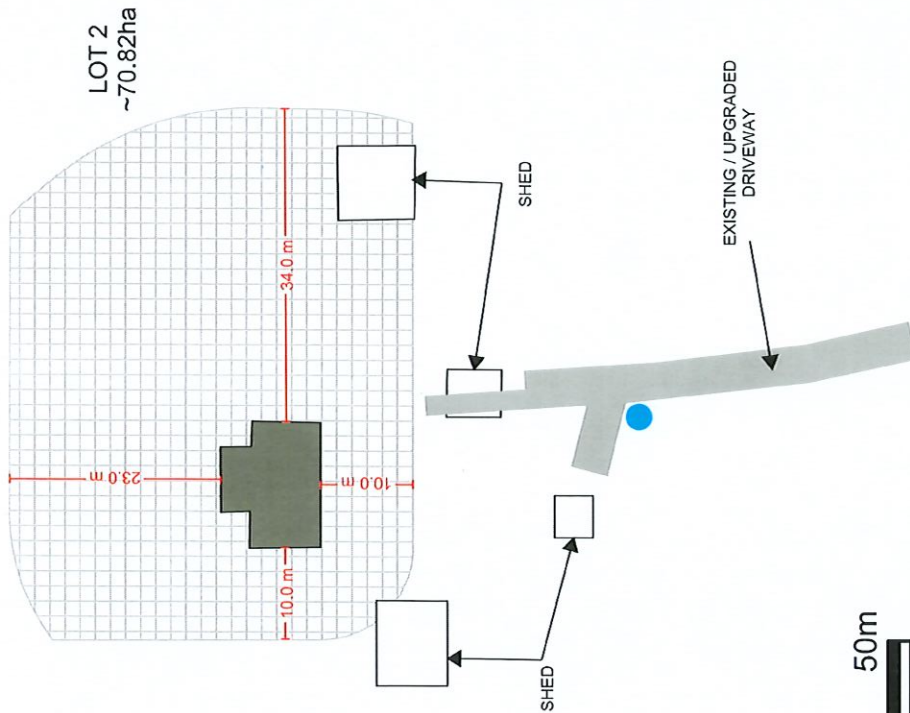
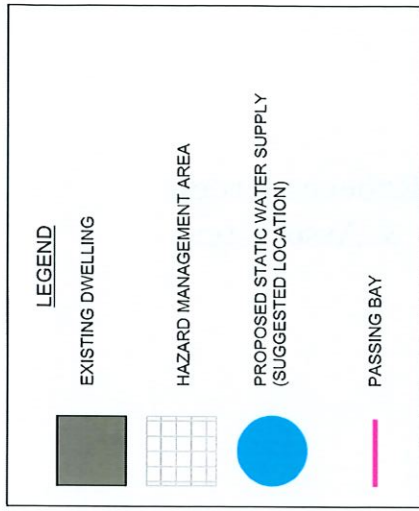
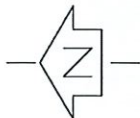
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216 FARRELLS ROAD, REEDY MARSH
VOLUME 201555 FOLIO 1 & CONV 52/6833
PROPERTY ID 6274192

BUSHFIRE HAZARD MANAGEMENT PLAN
BUSHFIRE ATTACK LEVEL (BAL) - 19
2 LOT SUBDIVISION - BOUNDARY ADJUSTMENT
INSET A

Rebecca Green

**Rebecca Green
& Associates**



NOTES

- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT
REF: RGA-B2454, R.GREEN, 24 JANUARY 2024
- THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - MEANDER VALLEY (EFFECTIVE 19 APRIL 2021)

DATE: 24 JANUARY 2024
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BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C

216 FARRELLS ROAD, REEDY MARSH
VOLUME 201555 FOLIO 1 & CONV 52/6833
PROPERTY ID 6274192

BUSHFIRE HAZARD MANAGEMENT PLAN
BUSHFIRE ATTACK LEVEL (BAL) - 19
2 LOT SUBDIVISION - BOUNDARY ADJUSTMENT
INSET B

**Rebecca Green
& Associates**

Form 55

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM****Section 321**

To: Owner /Agent
 Address
 Suburb/postcode

Form 55**Qualified person details:**

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

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

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

Details of work:

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

Certificate details:

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

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

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



or

a building, temporary structure or plumbing installation:



In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 24 January 2024, Version 1, Job No. RGA-B2454)
Relevant	N/A
References:	<i>Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code</i> <i>Australian Standard 3959-2018</i>

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

1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959-2018)
2. Bushfire Hazard Management Plan showing BAL-19 (Lot 1 and Lot 2) solutions.

Scope and/or Limitations

Scope

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with *Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code C13.0*, the *Building Act 2016 & Regulations 2016*, *National Construction Code* and *Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas*.

Limitations

The assessment has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.
2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.

No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.

I certify the matters described in this certificate.

	Signed:	Certificate No:	Date:
Qualified person:		RG-018/2024	24 January 2024

Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

216 Farrells Road, Reedy Marsh

Certificate of Title / PID:

CT201555/1 & CONV 52/6833, PID6274192

2. Proposed Use or Development

Description of proposed Use and Development:

2 Lot Subdivision – Boundary Adjustment

Applicable Planning Scheme:

Tasmanian Planning Scheme – Meander Valley

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Boundary Adjustment	Survey & Alignment Services	27/11/2023	00
Bushfire Hazard Assessment Report	Rebecca Green	24 January 2024	1
Bushfire Hazard Management Plan	Rebecca Green	24 January 2024	1

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance') <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by</i>

		<i>Rebecca Green & Associates, 24 January 2024 demonstrating BAL 19 for Lots 1 & 2.</i>
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 24 January 2024.</i>

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 24 January 2024.</i>
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

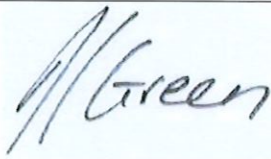
Name:	Rebecca Green	Phone No:	0409 284 422
Postal Address:	PO Box 2108 Launceston, Tas 7250	Email Address:	admin@rgassociates.com.au
Accreditation No:	BFP – 116	Scope:	1, 2, 3A, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:	Rebecca Green	Date:	24 January 2024
-------	---------------	-------	-----------------

Certificate Number:	RGA-005/2024
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(for Practitioner Use only)

Attachment 2 – AS3959-2018 Construction Requirements



BAL Assessments

Revised for 2018 edition

	BAL—LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL—FZ (FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh	Enclosure by external wall or by steel, bronze or aluminium mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed	If enclosed by external wall refer below "External Walls" section in table or non-combustible sub-floor supports, or tested for bushfire resistance to AS1530.8.1	Enclosure by external wall or non-combustible with an FRL of 30/- or to be tested for bushfire resistance to AS1530.8.2
FLOORS	No special construction requirements	No special construction requirements	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or to be tested for bushfire resistance to AS1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside 30 minute incipient spread of fire system or side 30 minute incipient spread of fire system or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	Parts less than 400mm above ground or decks etc to be of non-combustible material, 6mm fibre cement clad or bushfire resistant/ naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 6mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 9mm fibre cement sheeting or steel or to be tested for bushfire resistance to AS1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with a minimum thickness of 90mm or a FRL of /30/30 when tested from outside or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WINDOWS	No special construction requirements	4mm grade A Safety Glass of glass blocks within 400mm of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened	5mm toughened glass or glass bricks within 400mm of the ground, deck etc with openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened	5mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resistant timber and portion within 400mm of ground, deck, screen etc screened	6mm toughened glass. Fixed and openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of /30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resistant timber framed for 400mm above ground, decking etc. tight-fitting with weather strips at base	Screened with steel, bronze or aluminium mesh or non-combustible, or 35mm solid timber for 400mm above threshold. Metal or bushfire resistant timber framed tight-fitting with weather strips at base	Non-combustible or 35mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and a FRL of /30/-
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering, roof/wall junctions sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub floor space—no special requirements for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element	Enclosed sub floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire resistant timbers	Enclosed sub floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub floor space or non-combustible supports. Decking to have no gaps and be non-combustible

Please note: The information in the table is a summary of the construction requirements in the AS3959-2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details.

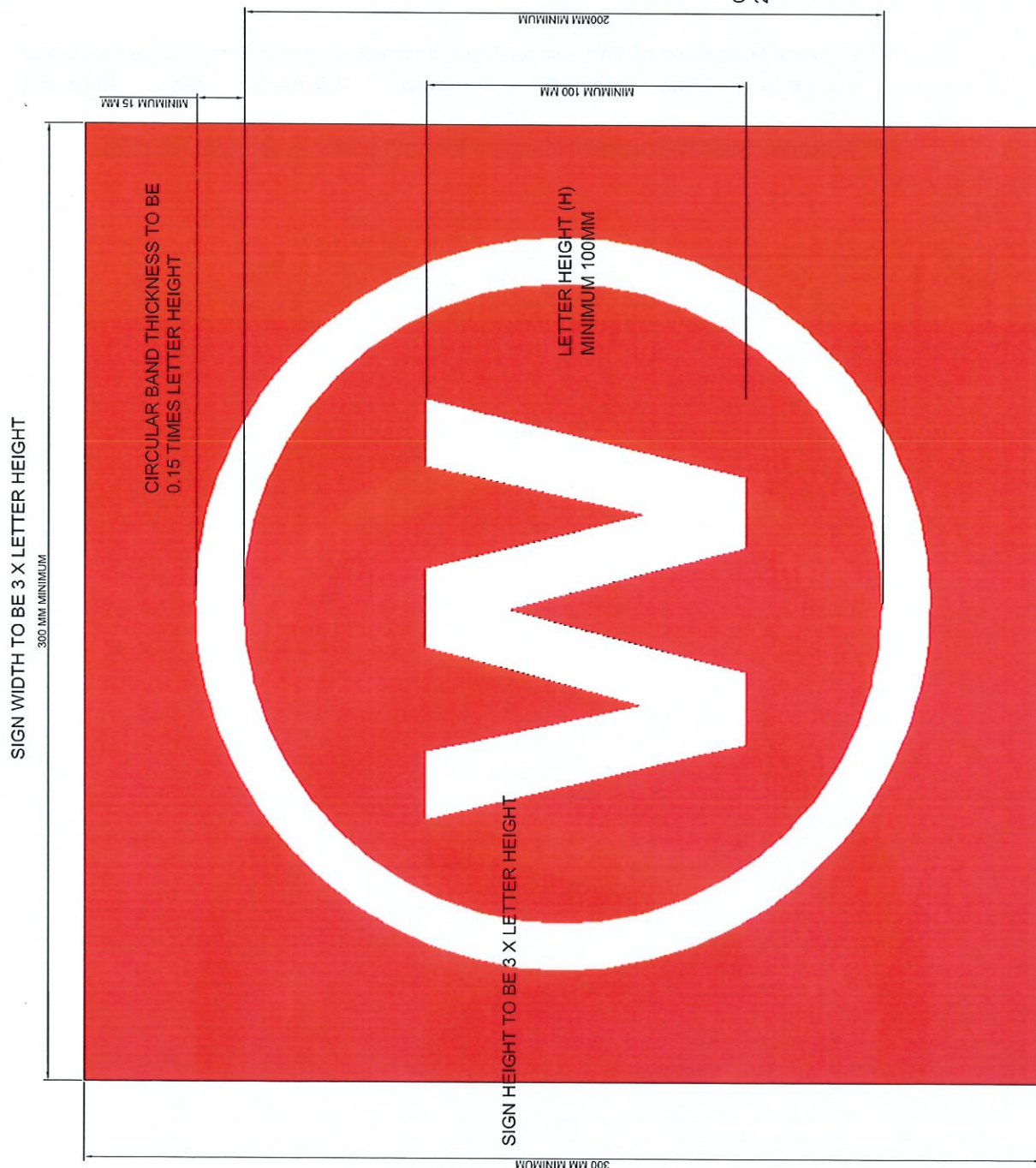
Attachment 3 – Proposal Plan

Survey & Alignment Services



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Website: www.survalign.com.au

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline



LETTERING TO BE UPPERCASE AND NOT LESS THAN 100MM IN HEIGHT

INSIDE DIAMETER OF CIRCULAR BAND
TO BE 2 TIMES LETTER HEIGHT

SIGN SIZE DIMENSIONS
3 X LETTER HEIGHT HIGH AND 3 X
LETTER HEIGHT WIDE.

THICKNESS OF CIRCULAR BAND
TO BE 0.15 TIMES LETTER HEIGHT

TEXT STYLE TO BE IN ACCORDANCE WITH
AS1744.2015, SERIES F

SIGN TO BE IN FADE RESISTING MATERIAL WITH
WHITE REFLECTIVE LETTERING AND CIRCLE
ON A RED BACKGROUND

RED TO BE R-13 SIGNAL RED
COLOUR CODE 1795U

WHITE SUBSTRATE COLOUR TO BE
PMS 186C

SIGN TO BE CONSTRUCTED FROM UV STABILIZED,
NON FLAMMABLE AND NON HEAT DEFORMING
MATERIAL

SIGN TO BE PERMANENTLY FIXED

CIRCLE INNER DIAMETER
2 X LETTER HEIGHT



Tasmania Fire Service

References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Meander Valley (Effective 19 April 2021)*, C13.0 Bushfire-Prone Areas Code, Tasmania.
- (b) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au



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DATUM:
MGA'20 PLANE / AHD

EXISTING BOUNDARIES SHOWN BOLD WHITE
PROPOSED BOUNDARIES SHOWN BOLD RED

REFERENCE:
2023111

SCALE.	NTS
DRAWN.	DT
SURVEYED.	DT
DATE.	27/11/2023
SHEET #	1 of 1
REVISION	00

PROPOSED BOUNDARY ADJUSTMENT
216 FARRELLS ROAD
CT 201555/1 & CONV52/6833
REEDY MARSH

**SURVEY &
ALIGNMENT
SERVICES**

■ INDUSTRIAL ALIGNMENT
■ ENGINEERING SURVEYING
■ LAND DEVELOPMENT

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