FLOOR PLAN

scale 1:100

DA
3
of
7

Proposed BAL40 decks and stairs

Existing SW pipe

BAL40 Decking
Modwood Flameshield
install to manufacturers
recommendations. Steel
deck frame.

Existing Dwelling

sub floor

existing basement/
workshop

DECK

Existing
Studio/
spare bedroom

sub floor

Connect detention tank to
existing SW system

918

7000

1000min

down

Existing drive, turning and retaining walls

Proposed deck & stair
to BAL40 AS3959

2000

gate

gate

Connect Spa drainage to existing
Waste Water system. Loading Certificate
be upgraded by GES to include the spa drainage
to NCC vol3 C2F2 *Swimming Pool Waste Water disposal*

5612

Proposed spa on concrete
slab and supporting block
wall.

9504

Proposed carport with
solar panels and detention tank
Tank: 2000L with 500L
in reserve for detention, 20-25mm
orifice size. (Stormwater management policy
for development city of Hobart 2024)

**Existing AWWS
access under deck**

6000

6000

DN90 UPVC pipe

DN100 UPVC underground

Tank: slate grey

1950

seat/cover /access
to existing AWWS

1950

pool fence and gates
to AS1926.1-2012 *Swimming Pool Safety*
& AS1926.2-2007 *Swimming Pool Safety*

Client Lauren Roman Sean Krisanski
. .

96b Summerleas Rd Fern Tree

Torquil Canning/torquil@netsapce.net.au/0478616663

FLOOR PLAN

ISSUE Planning Application

DATE 29 Aug 2025 CLC application

4 Dec

PLANNING APPLICATION

Status:

Reference
PLN-HOB-2025-0447

Address
96B SUMMERLEAS RD FERN TREE TAS 7054

Titles
162643/1

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the PlanBuild Tasmania Enquiry Service to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

- [x] Yes - enter details below
- [ ] No - continue to the next section

If yes, provide the name of the person you contacted
Owners have spoken to Lis Wilson

Applicant

Personal Information Redacted

Owners

Personal Information Redacted

Selected Titles

Total Area: 10440m^2

162643/1

Owner Notification

Are you the sole owner of the land?

- [x] Yes - continue to the next section
- [ ] No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

- [ ] Yes - enter owner details below
- [ ] No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:

Enter the date that the last owner, joint or part owner was notified

Declaration

- [ ] I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- [ ] Yes - complete question below
- [x] No - continue to the next section - see further information below
- [ ] Unsure

If yes, has written Crown Land consent been obtained?

- [ ] Yes - upload written consent
- [ ] No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- [ ] Yes - complete question below
- [x] No - continue to the next section
- [ ] Unsure

If yes, has written consent been obtained from the Council General Manager?

- [ ] Yes - upload written consent
- [ ] No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

- [ ] I want to change how the property is used
- [ ] I want to use the property for visitor accommodation
- [ ] I want to subdivide
- [x] I want to undertake a new development or alteration
- [ ] I want to do a minor boundary adjustment
- [ ] I want to put up a sign(s)
- [ ] I want to demolish
- [ ] I want to do works only
- [ ] Other

If your application is to subdivide, please enter the number of proposed lots.

0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

- [ ] Yes
- [x] No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- [ ] Yes
- [x] No
- [ ] Unsure

Is the proposed use or development permitted or discretionary?

- [ ] Permitted
- [x] Discretionary
- [ ] Unsure if permitted or discretionary

Provide a full description of the proposed use or development
Deck, spa and two-car carport.

Will the proposed use or development involve a road reserve?

- [ ] Yes - complete the section below
- [x] No - continue to the next section
- [ ] Unsure

If yes, enter the address(es) or locations below:

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?
100000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	29 Aug 2025	Property Title Document	0 Folio Text 162643_0_1.pdf	Mr Torquil Canning
1	29 Aug 2025	Property Title Document	1 FOLIO PLAN 162643_0_1.pdf	Mr Torquil Canning
1	29 Aug 2025	Property Title Document	0 FOLIO PLAN 162643_0_1.pdf	Mr Torquil Canning
1	29 Aug 2025	Property Title Document	1 SCHEDULE OF EASEMENTS 162643_0_1.pdf	Mr Torquil Canning
1	29 Aug 2025	Architectural Plans	Development application plans	Mr Torquil Canning

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

Form published: 14/05/2025 15:58

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
162643	1
EDITION	DATE OF ISSUE
2	14-Nov-2014

SEARCH DATE : 29-Aug-2025
SEARCH TIME : 10.49 AM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Sealed Plan 162643
Derivation : Part of Lot 9362, 51A-1R-35P Gtd. to D.Barclay
Prior CT 116877/1

SCHEDULE 1

M490312 TRANSFER to LAUREN THERESE ROMAN and SEAN GRAEME KRISANSKI Registered 14-Nov-2014 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP162643 EASEMENTS in Schedule of Easements
SP162643 FENCING COVENANT in Schedule of Easements
SP162643 COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.
D36036 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 26-Jun-2012 at noon
D145080 MORTGAGE to Commonwealth Bank of Australia Registered 14-Nov-2014 at 12.01 PM
E36001 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 04-Feb-2016 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP162643

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lot 1:

Lot 1 is subject to a right of carriage way over RIGHT OF WAY (PRIVATE) 4.00 WIDE (appurtenant to Lot 2 on the plan) shown passing through Lot 1 on the plan

Lot 1 is subject to a right of drainage over DRAINAGE EASEMENT 2.00 WIDE for the benefit of the Hobart City Council shown passing through Lot 1 on the plan

~~Lot 1 is subject to a right of drainage (appurtenant to lot 3 to 5 on D227/25 and lots 1 and 2 SP 8649) over DRAINAGE EASEMENT 1.52 WIDE shown passing through Lot 1 on the Plan~~

~~Lot 1 on the plan is subject to the Instrument Creating Restrictive Covenants pursuant to section 34 of Nature Conservation Act 2002 (affecting part of the land within described) registered number C677870~~

Lot 2 on the Plan is together with a right of drainage over the Drainage Easement 1.52 wide shown passing through Lot 1 on the Plan.

Lot 1 on the Plan is subject to a right of drainage (appurtenant to Lot 2) over the Drainage Easement 1.52 wide shown passing through such lot.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Karen Elizabeth Dedenczuk FOLIO REF: 116877/1 SOLICITOR & REFERENCE: Chris Perriman, Simmons Wolfhagen	PLAN SEALED BY: Hobart City Council DATE: 23/11/2011 REF NO. 846/10 Council ~~Delegate~~

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP162643
SUBDIVIDER: Karen Dedenczuk FOLIO REFERENCE: 116877/1	

Lot 2:

Lot 2 is together with a right of carriage way over RIGHT OF WAY (PRIVATE) 4.00 WIDE shown passing through Lot 1 on the plan

Lot 2 is together with a right of drainage over the DRAINAGE EASEMENT marked A.B.C on D116877 & shown on the plan.

Lot 2 is subject to a right of drainage over the DRAINAGE EASEMENT 2.00 WIDE for the benefit of the Hobart City Council

~~Lot 2 on the plan is subject to Instrument Creating Restrictive Covenants pursuant to section 34 of Nature Conservation Act 2002 (affecting part of the land within described) registered number C677870~~

Lot 2 on the plan is subject to a right of drainage (appurtenant to Lots 3 to 5 on D75452 & Lots 1 & 2 on SP8649) over the Drainage Easement 1.52 wide marked CD shown passing through such lot.

FENCING COVENANT

The owner or owners of the Lots show on the plan covenant with the Vendor Karen Elizabeth Dedenczuk that the Vendor shall not be required to fence

x KDedenczuk

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP162643
SUBDIVIDER: Karen Dedencuzk FOLIO REFERENCE: 116877/1	

SIGNED by **KAREN ELIZABETH DEDENCZUK** as registered proprietor of the land in Certificate of Title Volume 116877 Folio 1 in the presence of:

x K Dedenczuk
Signature

x
Signature of witness

x Larissa Courtney Dalton
Full Name of witness

x Personal Assistant
Occupation of witness

x 168 Collins st Hobart
Address of witness

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

OWNER KAREN ELIZABETH DEDENCZUK

FOLIO REFERENCE 116877/1

GRANTEE PART OF LOT 9362 51A-1R-35Ps GTD TO DAVID BARCLAY

PLAN OF SURVEY

BY SURVEYOR DAVID B MILLER
BROOKS LARK & CARRICK SURVEYORS
PO BOX 910 ROSNY PARK 7018
PH 6244-6256 FAX 6244-6221 MOB. 0400-114-824

LOCATION CITY OF HOBART

SCALE 1: 2000 LENGTHS IN METRES

REGISTERED NUMBER
SP162643

APPROVED
EFFECTIVE FROM 26 JUN 2012
Alice Kawa
Recorder of Titles

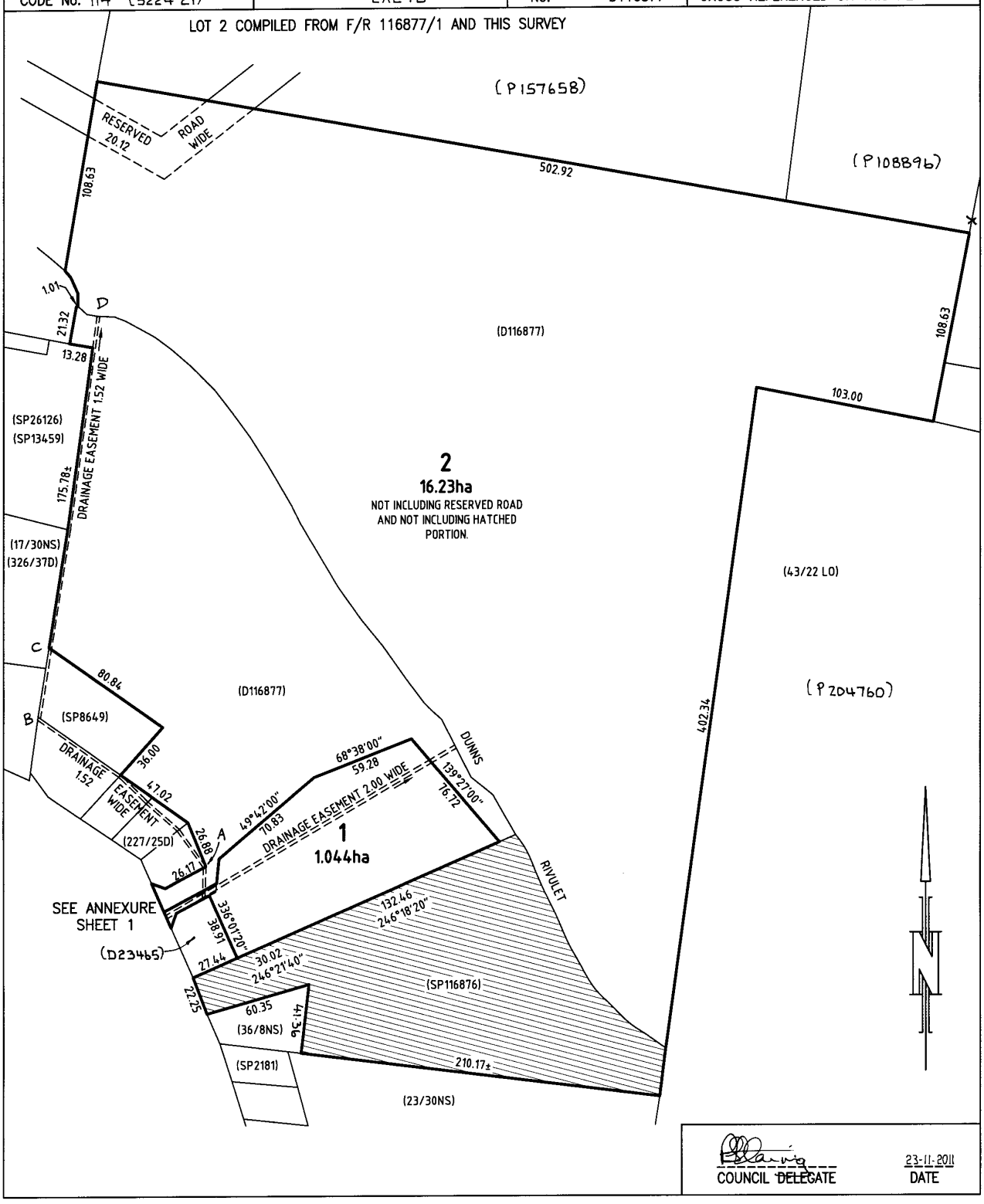
MAPSHEET MUNICIPAL CODE No. 114 (5224-21)

LAST UPI No. EXE46

LAST PLAN No. D116877

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 2 COMPILED FROM F/R 116877/1 AND THIS SURVEY



COUNCIL DELEGATE

23-11-2011
DATE

PLAN OF SURVEY
ANNEXURE SHEET

SHEET 1 OF 1 SHEETS

OWNER KAREN ELIZABETH DEDENCZUK

FOLIO REFERENCE 116877/1

SCALE 1: 1000 LENGTHS IN METRES

Registered Number

SP162643

SIGNED FOR IDENTIFICATION PURPOSES

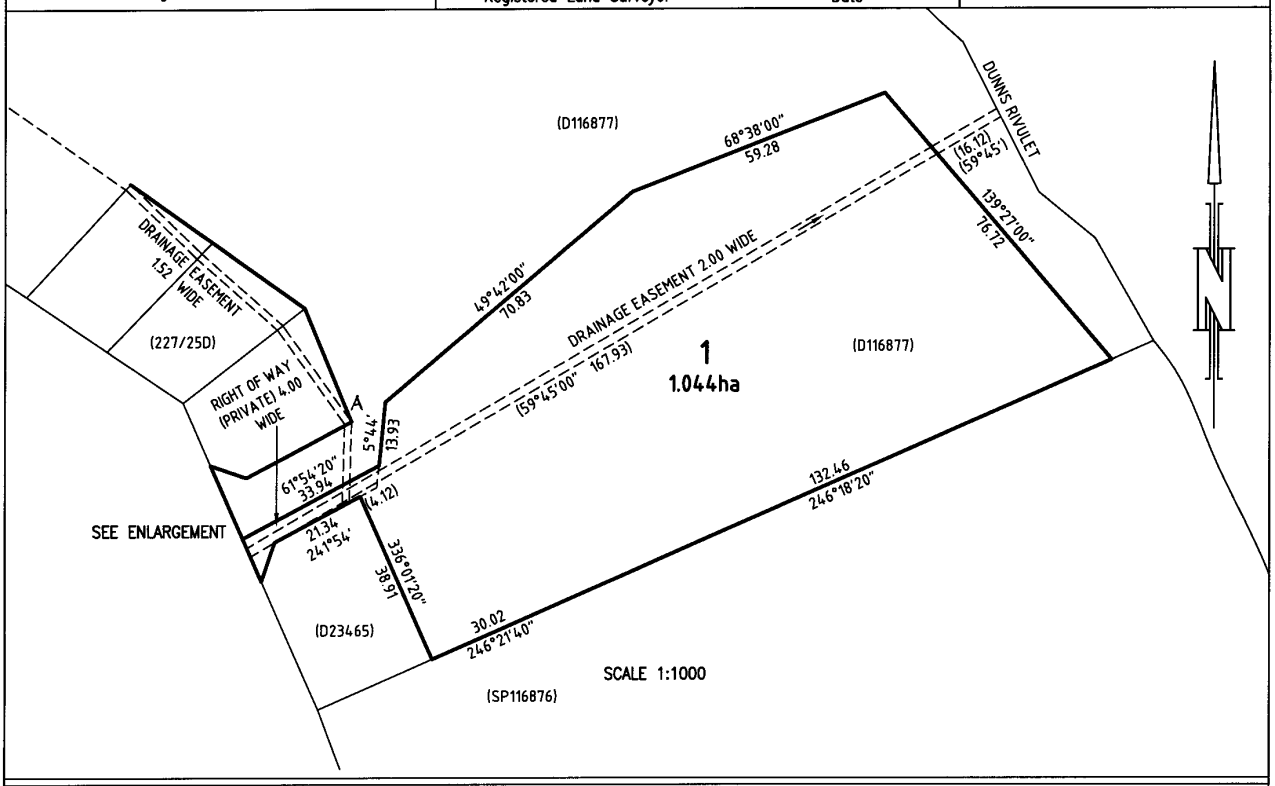
Council Delegate ..... Date 23-11-2011

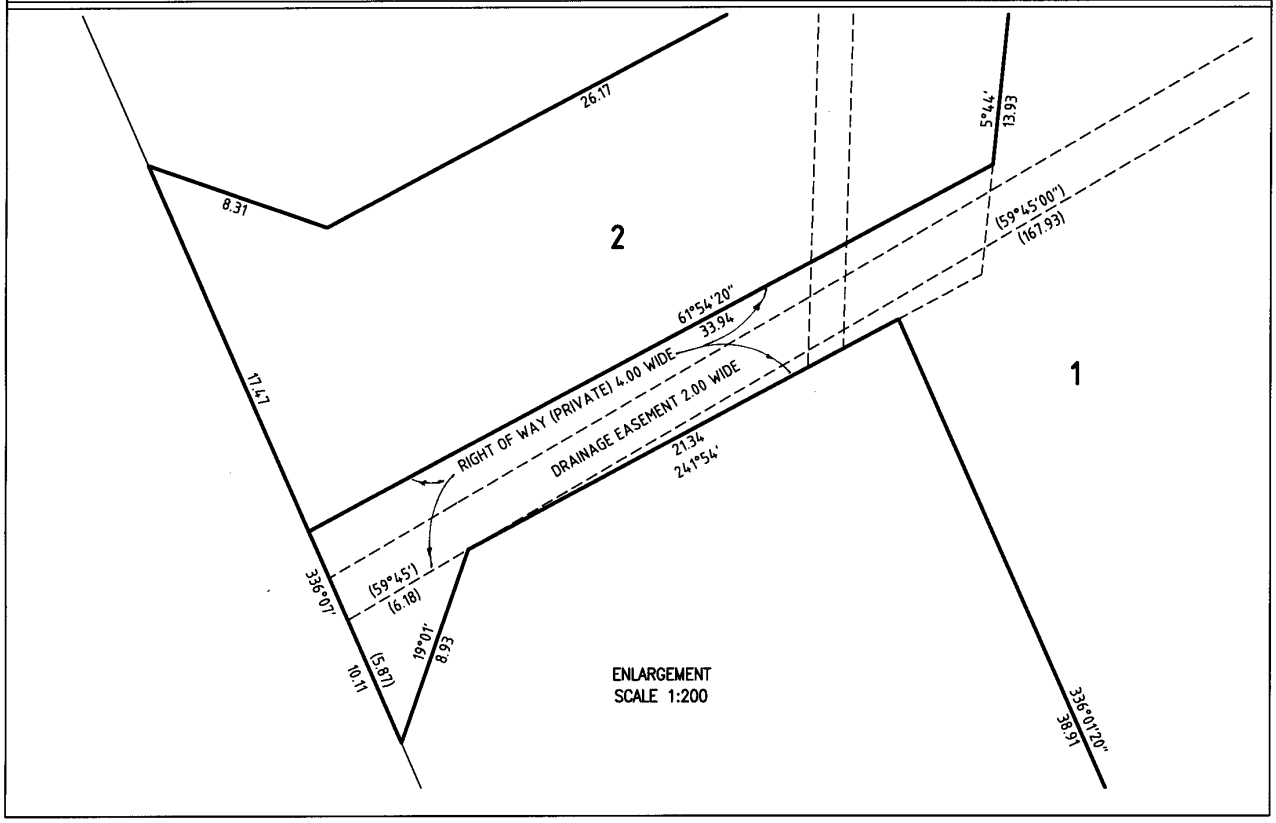
THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET

Registered Land Surveyor ..... Date 21/03/2011

APPROVED EFFECTIVE FROM 26 JUN 2012

Recorder of Titles





OWNER KAREN ELIZABETH DEDENCZUK

FOLIO REFERENCE 116877/1

GRANTEE PART OF LOT 9362 51A-1R-35Ps GTD TO DAVID BARCLAY

PLAN OF SURVEY

BY SURVEYOR DAVID B MILLER
BROOKS LARK & CARRICK SURVEYORS
PO BOX 910 ROSNY PARK 7018
PH 6244-6256 FAX 6244-6221 MOB. 0400-114-824

LOCATION CITY OF HOBART

SCALE 1: 2000 LENGTHS IN METRES

REGISTERED NUMBER
SP162643

APPROVED
EFFECTIVE FROM 26 JUN 2012
Alice Kawa
Recorder of Titles

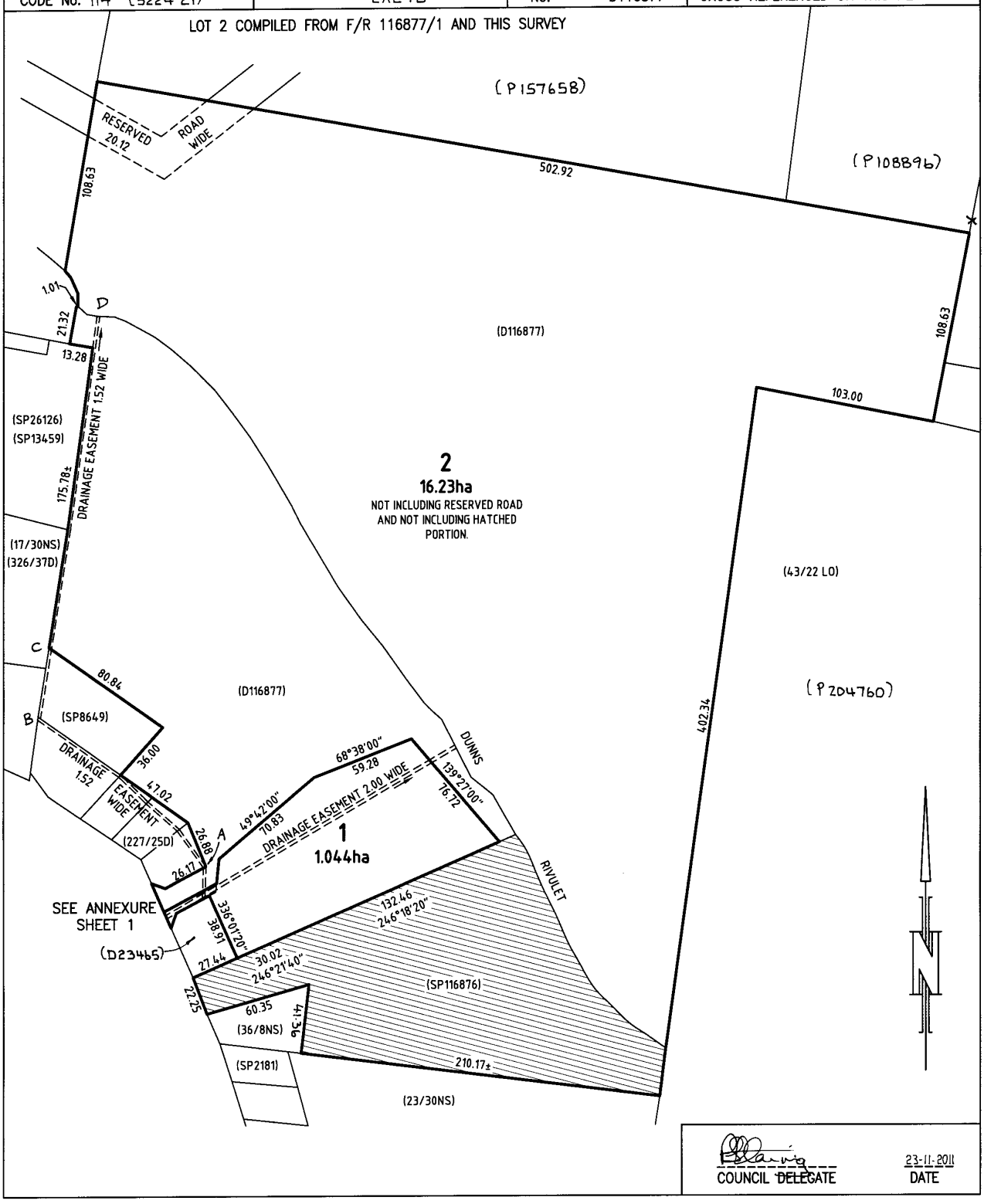
MAPSHEET MUNICIPAL CODE No. 114 (5224-21)

LAST UPI No. EXE46

LAST PLAN No. D116877

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 2 COMPILED FROM F/R 116877/1 AND THIS SURVEY



COUNCIL DELEGATE

23-11-2011
DATE

PLAN OF SURVEY
ANNEXURE SHEET

SHEET 1 OF 1 SHEETS

OWNER KAREN ELIZABETH DEDENCZUK

FOLIO REFERENCE 116877/1

SCALE 1: 1000 LENGTHS IN METRES

Registered Number

SP162643

SIGNED FOR IDENTIFICATION PURPOSES

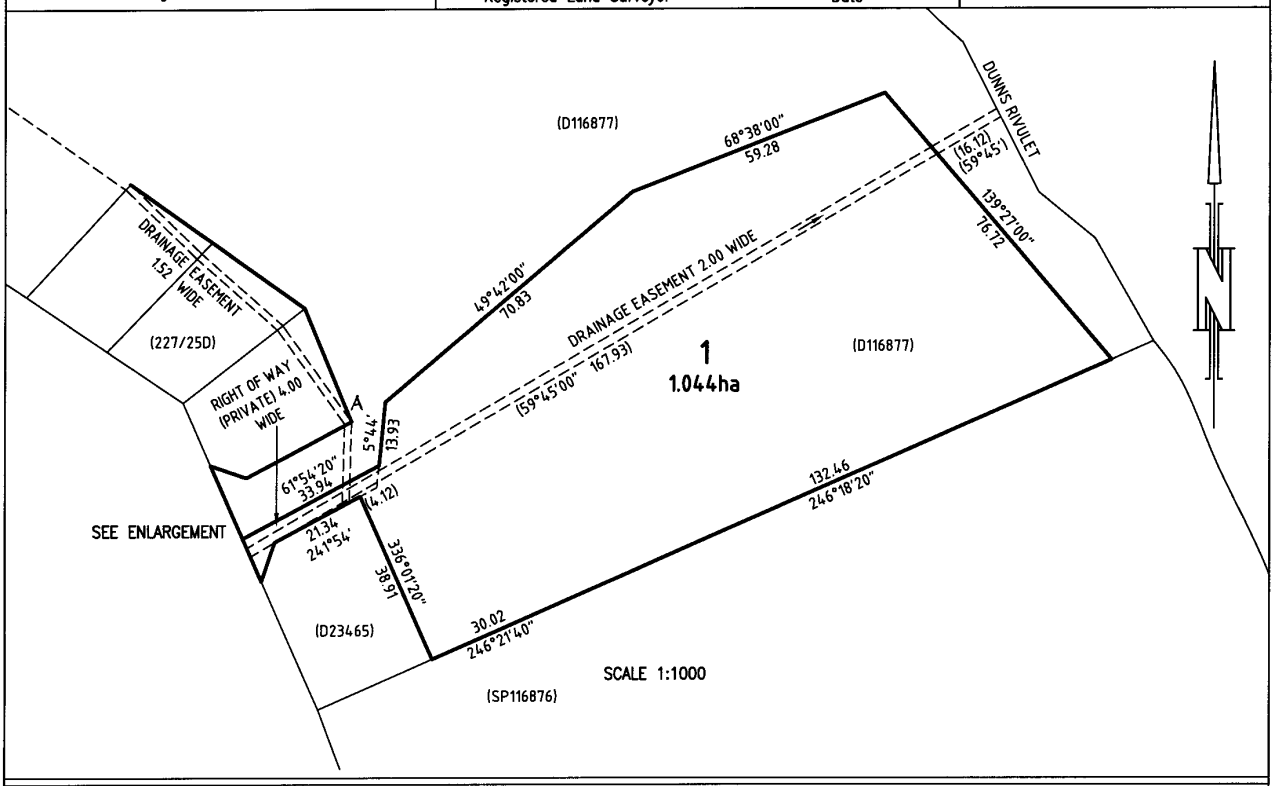
Council Delegate ..... Date 23-11-2011

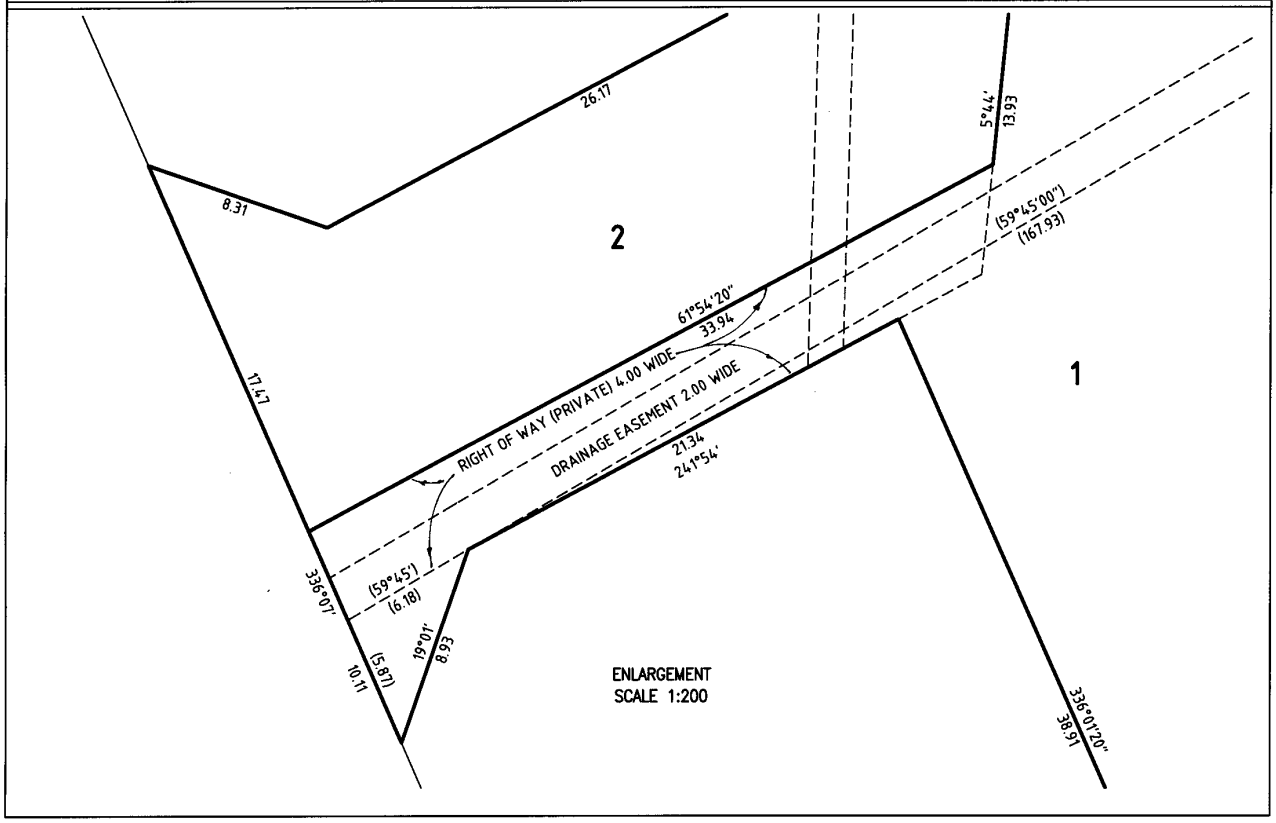
THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET

Registered Land Surveyor ..... Date 21/03/2011

APPROVED EFFECTIVE FROM 26 JUN 2012

Recorder of Titles





Dear Hobart City Council,

We are writing a letter regarding a tree protection plan sought to protect a Eucalypt that is 3.2m from our house, and within similar proximity to the proposed deck. As previously discussed on the phone with Rowan Moore at 11 am on the 5th November, we wish to retain this tree for its visual appeal and its protection is not required for ecological reasons (not hollow bearing etc). Though we are submitting this TPP in accordance with the HCC request, **we kindly request to not be required to implement the conditions of the tree protection plan (TPP), as prepared by the arborist Gareth Fryer.** The reason is that the TPP, if implemented to retain this tree, is so extensive that it would make the project prohibitive compared to removal of the tree. We do wish to minimise the impact on this tree and on the environment in general, however, this TPP is almost entirely incompatible with our project. Instead, **we request that approval is not subject to this tree's protection.** We (the owners, Sean Krisanski and Lauren Roman) take full responsibility for the tree and accept the risk that this tree (and surrounding infrastructure) could be damaged by the project, and that we may need to have the tree removed in the future, should it become hazardous. The tree was not meaningfully harmed by the construction or existence of the house or the extension underneath it, despite neither being required to have a TPP, and with almost the entire house being within the TPZ. The proposed extension is expected to be much less impactful on this tree than the house. We would still make reasonable efforts to look after and preserve the tree.

Kind regards,
Sean Krisanski and Lauren Roman

28 Suncrest Avenue
Lenah Valley, TAS 7008
mark@ecotas.com.au
www.ecotas.com.au
0407 008 685
ABN 83 464 107 291

Torquil Canning
856 Huon Road
Fern Tree TAS 7054

1 October 2025

Dear Torquil

RE: 96B Summerleas Road, Fern Tree (PID 3184618; C.T. 162643/1; LPI EXE46)
Minor Extension (Decks, Spa, Pool Fence): Natural Values Assessment
Response to Request for Further Information

Preamble

An application for a planning permit for proposed minor works at 96B Summerleas Road, Fern Tree (PID 3184618; C.T. 162643/1) has been lodged with City of Hobart. It is understood that the proposal is to be assessed against the *State Planning Provisions* and the *Tasmanian Planning Scheme – Hobart Local Provisions Schedule*.

Documentation from City of Hobart has been received requesting further information, stated as follows:

> If tree removal is proposed as a result of the proposal, provide documentation from a suitably qualified person (e.g. ecologist) demonstrating that the proposal meets the relevant requirements of the Natural Assets Code.

Site details

Address: 96B Summerleas Road (Figures 1-3)

PID 3184618; C.T. 162643/1; LPI EXE46

Zoning: Rural Living (part of title proposed for development) and Landscape Conservation (balance of title) – as per map 11 of 15 of https://www.planning.tas.gov.au/__data/assets/pdf_file/0005/706019/Draft-LPS-zone-maps.PDF

Overlays (relevant to the present assessment): Priority Vegetation Area (Natural Assets Code) – whole of title (as per map 11 of 15 included at: https://www.planning.tas.gov.au/__data/assets/pdf_file/0019/706006/Draft-LPS-overlay-maps-C7.0-Natural-Assets-Code.PDF)

Area: computed area = 10,430.114 m^2, measured area = 10,440 m^2 [source: LISTmap]

Topography: generally steep east-facing slope

Elevation: ca. 380 m a.s.l. (existing structures)

Geology: mapped at a 1:25,000 scale as Jurassic-age "dolerite and related rocks" (geocode: Jd) – the geology is mentioned because of its influence on vegetation classification and potential for threatened flora (and to a lesser extent, threatened fauna); geology confirmed informally by site assessment

Drainage: no drainage features are present within or adjacent to the part of the title proposed for development

Current land use: existing residential dwelling and associated residential elements including standard suburban (native wildlife-friendly) garden and managed hazard management area designated as a BAL-40 rating (Plates 1 & 2), understood to include agreed (Part 5 Agreement) on land to south (102 Summerleas Road)

Plates 1 & 2. Views of existing dwelling and surrounds

Proposal

The land use proposal is for minor works including decks, spa and pool fence. It is understood that no change to the BAL-40 rating and associated hazard management area is proposed such that there will be no material change to the management of native vegetation within the broader area.

The plans include the requirement to remove a single native tree, which is the subject of the request for further information and the present assessment/statement.

Assessment

Preliminary database checks

LISTmap was examined to determined existing vegetation mapping and known sites for threatened flora and fauna. Database reports were produced under DNRET's *Natural Values Atlas* (DNRET 2025), the Forest Practices Authority's *Biodiversity Values Database* (FPA 2025) and the Commonwealth *Protected Matters Report* (CofA 2025) to support the assessment process (all appended for reference).

Site assessment

Mark Wapstra & James Wapstra (ECO*tas*) attended the site on 26 Sep. 2025.

The assessment was focussed on the single tree requiring removal. This tree as assessed as to species and measured with a diameter tape to nearest centimetre at ca. 1.3 m above ground level.

Figure 1. General location of study area

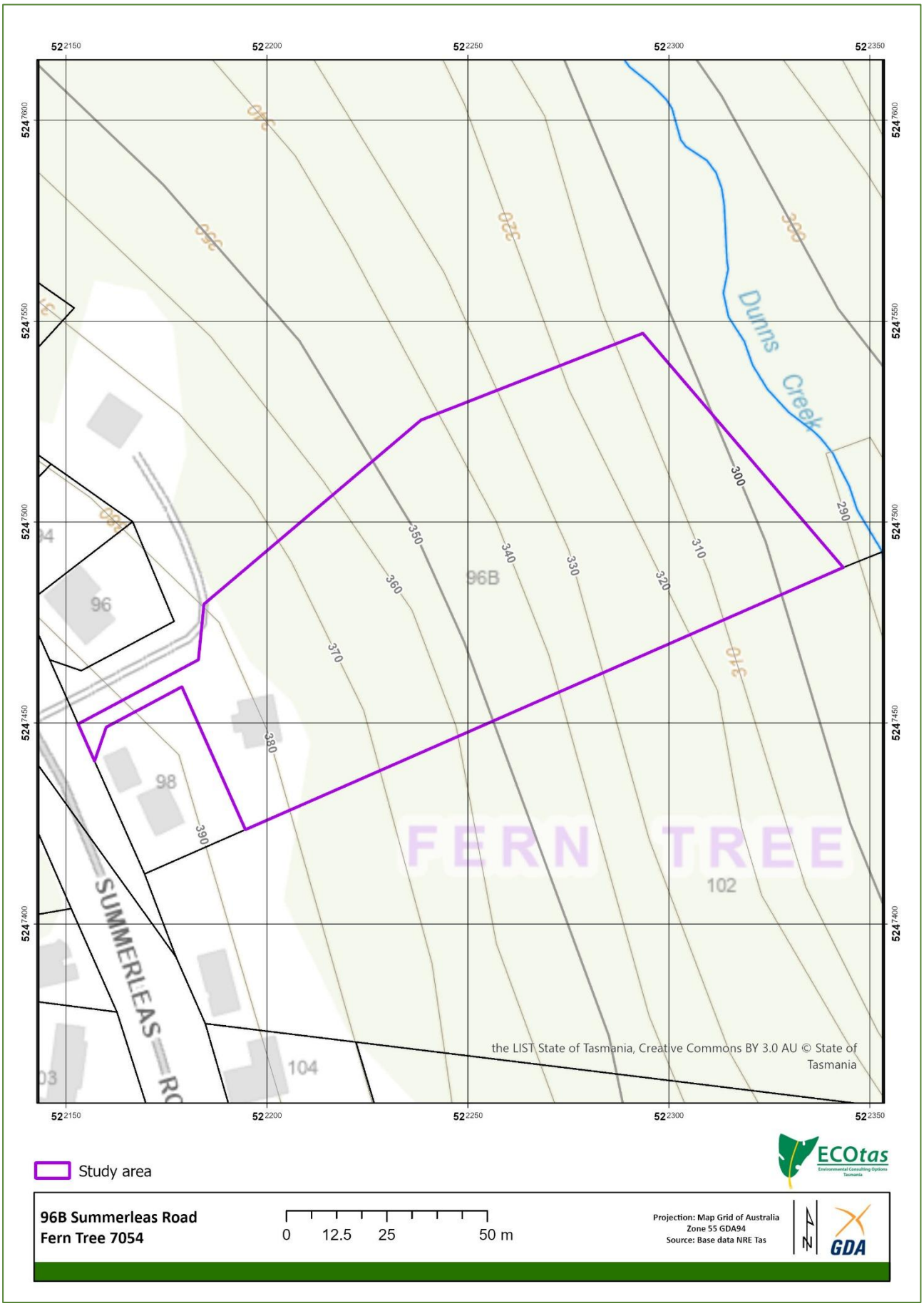


Figure 2. Detailed location of study area, showing topographic and cadastral features

Figure 3. Detailed location of study area, showing aerial imagery

Summary of key natural values findings

Vegetation types

TASVEG 3.0 & 4.0 (Figure 4) maps the title as a combination of:

- *Eucalyptus obliqua* wet forest (undifferentiated) (TASVEG code: WOU) – mapped along Dunns Creek;
- *Eucalyptus pulchella* forest and woodland (TASVEG code: DPU) – mapped across most of the slope between the WOU and FUR; and
- urban areas (TASVEG code: FUR) – mapped across small part of access portion of title adjacent to Summerleas Road.

Older TASVEG mapping has been mentioned because it was used as one of the primary inputs into the creation of the Priority Vegetation Area overlay through the use of the Regional Ecosystem Model. In this case, however, it appears that the overlay was created by reference to the older Biodiversity Protection Area overlay of the *Hobart Interim Planning Scheme 2015*.

TASVEG Live (Figure 5) now maps the title as a combination of WOU, DPU & FUR but it "corrects" the extent of FUR to now include most of the residential part of the title.

Site assessment confirmed that that part of the title proposed for development is best classified as FUR. The immediate fringing parts around the eastern and southern side of the residence includes some "native vegetation" (as this is an almost all-encompassing term under the *State Planning Provisions*) but is managed such that it is most appropriately classified as FUR and not DPU (which is present on the slopes to the eats of the residence).

The TASVEG mapping unit identified from the part of the title proposed for development (viz. FUR) does not equate to a native vegetation community listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002* or to a threatened ecological community listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

FUR does not qualify as "priority vegetation" within the intent of C7.3.1 of the Natural Assets Code of the *State Planning Provisions*, which is defined as follows:

> C7.3 Definition of Terms
>
> C7.3.1 In this code, unless the contrary intention appears:
>
> means native vegetation where any of the following apply:
>
> (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*;
>
> (b) is a threatened flora species;
>
> (c) it forms a significant habitat for a threatened fauna species; or
>
> (d) it has been identified as native vegetation of local importance.

That is, C7.3.1(a) is not applicable.

Threatened flora

No plant species listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* are known from database information, or were detected as a consequence of field assessment, from the part of the study area proposed for development.

On this basis, the project area cannot qualify as "priority vegetation" in that it is not "a threatened flora species". That is, C7.3.1(b) of the *State Planning Provisions* (see definition cited previously) is not applicable.

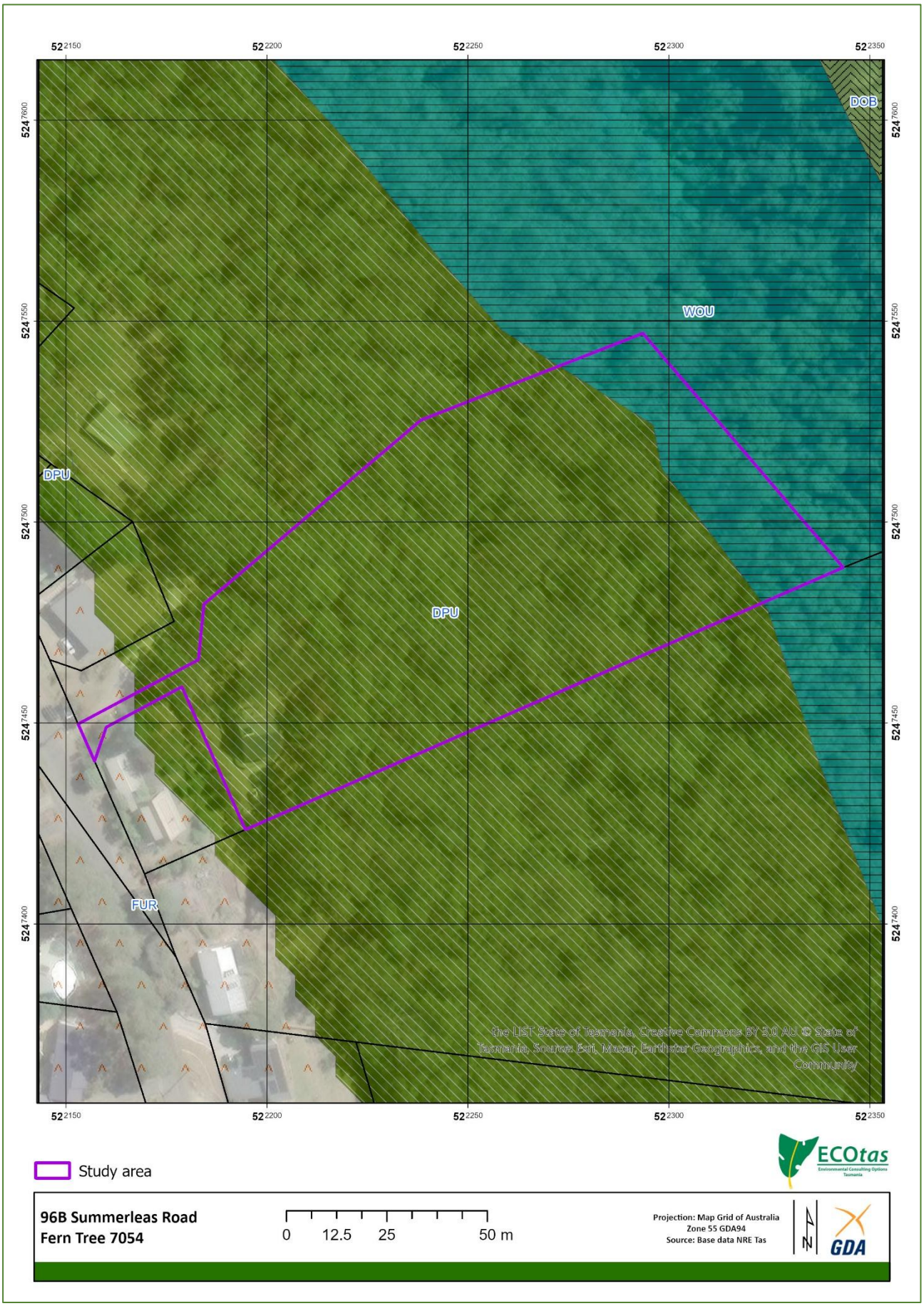


Figure 4. Existing TASVEG 3.0/4.0 vegetation mapping for subject title and surrounds (refer to text for codes)

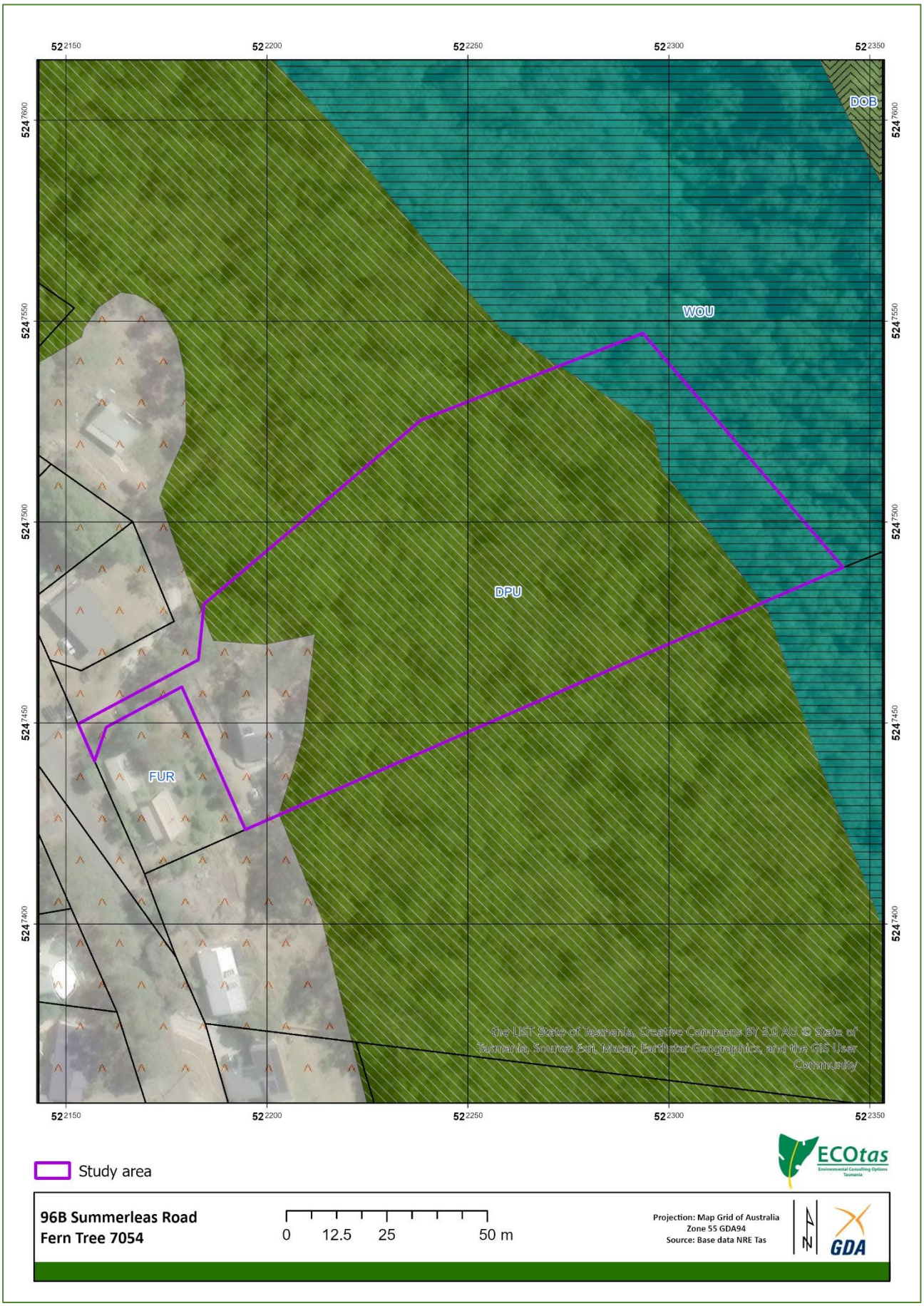


Figure 5. Existing TASVEG Live vegetation mapping for subject title and surrounds (refer to text for codes)

Findings continued…

Threatened fauna

No fauna species listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* are known from database information, or were detected as a consequence of field assessment, from the part of the study area proposed for development.

That is, the part of the study area proposed for development does not qualify as "priority vegetation" because of the presence of "significant habitat for a threatened fauna species" within the intent of C7.3.1(c) of the *State Planning Provisions* (see definition cited previously), where "significant habitat" is defined as follows:

> "the habitat within the known or core range of a threatened fauna species, where any of the following applies:
>
> (a) is known to be of high priority for the maintenance of breeding populations throughout the species' range; or
>
> (b) the conversion of it to non-priority vegetation is considered to result in a long-term negative impact on breeding populations of the threatened fauna species".

Problematically, the *Scheme* does not define the terms "known" or "core" range, which means this could rely on those used by other agencies such as the Forest Practices Authority and/or the Department of Natural Resources and Environment Tasmania, which are effectively presented in the relevant database reports (DNRET 2025; FPA 2025). While the subject site is within the so-called "known or core range" of some listed fauna species, in no manner can any part of the site proposed for development be assigned as being of "high priority for the maintenance of breeding populations throughout the species' range" at any reasonable scale or be in any way construed as meeting the intent of a scenario in which "the conversion of it [i.e. "significant habitat"] to non-priority vegetation [could be] considered to result in a long-term negative impact on breeding populations of the threatened fauna species".

That is, C7.3.1(c) is not applicable.

Native vegetation of local importance

In theory, the concept of "native vegetation of local importance" included as a component of the concept of priority vegetation at C7.3.1(d) should have been considered as part of the development of the Priority Vegetation Area overlay created using the Regional Ecosystem Model. In my opinion, it should not simply refer to an area subject to the previous Biodiversity Protection Area overlay as that would be a continuation of a largely unqualified layer. I would argue that the concept should only refer to specific matters that have been "identified", the term used at C7.3.1(d), by a peer-reviewed process and where such information is appropriately incorporated (in a legal sense) into the Local Provisions Schedule through an appropriate pathway (e.g. the Tasmanian Planning Commission). In the case of the subject title, I am not aware of any such process having been undertaken. That is, there is no available information to indicate that any part of the title has been otherwise "identified as native vegetation of local importance".

It is acknowledged that the Tasmanian Planning Commission produced Information Sheet 2-2024 that attempts to clarify assessment of this component of "priority vegetation". The vegetation within the part of the title proposed for development does not meet any of the criteria listed in that sheet, such that C7.3.1(d) is not considered applicable.

On the basis of the above review of natural values of the part of the title proposed for development, no part of it qualifies as "priority vegetation", although it remains subject to the Priority Vegetation Area overlay.

For the record, the request for information relates to the single tree proposed for removal. This tree is an individual of *Eucalyptus viminalis* subsp. *viminalis* (white gum) with a girth of 46 cm (Plate 3). The tree does not contain any evidence of hollows and is probably many decades away from forming such features. While any tree provides some level of biodiversity value, this particular tree species does not have a strong association with fauna species with a high priority for conservation in this [part of the State (as would an individual of *Eucalyptus globulus* (blue gum) potentially have for the swift parrot). The absence of hollows means that it does not currently provide (and is decades away from providing) potential nesting habitat for hollow-dependent species. On this basis, the conservation value of this individual tree is considered to be low.

Plate 3. Individual of *Eucalyptus viminalis* subsp. *viminalis* (white gum) proposed for removal

***Assessment against Natural Assets Code of* Tasmanian Planning Scheme**

The purpose of the Natural Assets Code is stated below:

C7.1 The purpose of the Natural Assets Code is:

C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4 To minimise impacts on identified priority vegetation.

C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

The above purpose statements are essentially addressed through the relevant development standards. However, as a general statement, the proposal should not compromise the intent of the purpose statements. Of the purpose statements, C7.1.4 is technically relevant to the present project because of the presence of the Priority Vegetation Area overlay, although it is noted that the preceding assessment has clearly demonstrated that "priority vegetation" is not present, rendering C7.1.4 moot. C7.1.1, C7.1.2 or C7.1.3 are not considered relevant. C7.1.5 is not considered relevant at any reasonable scale (see previous consideration of the concept of "significant habitat").

The application of the Natural Assets Code is stated below:

C7.2 Application of this Code:

C7.2.1 This code applies to development on land within the following areas:

(a) a waterway and coastal protection area;

(b) a future coastal refugia area; and

(c) a priority vegetation area only if within the following zone:

(iii) Landscape Conservation

C7.2.2 This code does not apply to use.

The proposed development area is zoned as Rural Living and is wholly subject to the Priority Vegetation Area overlay under the *Tasmanian Planning Scheme – Hobart Local Provisions Schedule* such that C7.2.1(c) may have application.

At this point, however, it is worth discussing the classification of the proposed development site with respect to the intention of the *Scheme*'s definition of "priority vegetation", which is:

C7.3 Definition of Terms

C7.3.1 In this code, unless the contrary intention appears:

priority vegetation

means native vegetation where any of the following apply:

(a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*;

(b) is a threatened flora species;

(c) it forms a significant habitat for a threatened fauna species; or

(d) it has been identified as native vegetation of local importance.

Site assessment indicates that the project site is best mapped as urban areas (TASVEG code: FUR), which does not equate to a native vegetation community listed as threatened under Schedule 3A of the *Nature Conservation Act 2002*, such that C7.3.1(a) cannot apply.

The project site does not support threatened flora, such that C7.3.1(b) cannot apply.

The project site does not support significant habitat for threatened fauna such that C7.3.1(c) cannot apply. Note that this also goes to why purpose statement C7.1.5 ("to manage impacts on threatened fauna species by minimising clearance of significant habitat") does not have direct application.

No part of the project site appears to have been "identified as native vegetation of local importance", such that C7.3.1(d) cannot apply. This clause cannot simply refer to a site subject to the overlay as that would be circular argument based on false logic. It seems clear that the intent of this clause was to refer to specific natural values identified through something such as a project-based assessment of a particular value (for example, mapping of remnants in a municipality, locations of poorly-reserved but not necessarily threatened flora and/or fauna, etc.). It is acknowledged that the Tasmanian Planning Commission produced Information Sheet 2-2024 that attempts to clarify assessment of this component of "priority vegetation". The vegetation within the part of the title proposed for development does not meet any of the criteria listed in that sheet, such that C7.3.1(d) is not considered applicable.

On the basis of the above review, the project site does not support "priority vegetation" but is still subject to the Priority Vegetation Area overlay. While acknowledging the apparent disconnect between C7.2.1(c), which refers to the "priority vegetation area", and C7.3.1, which defines "priority vegetation", the balance of the Natural Assets Code provisions is reviewed below to ensure that the application can be considered with respect to an alternative interpretation.

The relevant development standards of the Natural Assets Code are C7.6.2 (Clearance within a priority vegetation area), and have the following objective:

> C7.6 Development Standards for Buildings and Works
>
> C7.6.2 Clearance within a priority vegetation area
>
> Objective: That clearance of native vegetation within a priority vegetation area:
>
> (a) does not result in unreasonable loss of priority vegetation;
>
> (b) is appropriately managed to adequately protect identified priority vegetation; and
>
> (c) minimises and appropriately manages impacts from construction and development activities.

Unfortunately, definitions and limits are not provided for terms and phrases such as "unreasonable loss", "appropriately managed", "adequately protect" and "minimises". However, all these terms clearly contemplate some level of impact as being acceptable, such that it falls to professional opinion to assess a particular proposal against these objective statements. In this case, the removal of a single tree (non-threatened species, not hollow-bearing) should meet the intent of these objective statements.

It is also noted that the *Scheme* fails to provide a definition of "clearing", although it does indicate that "clearance and conversion" means" as defined in the *Forest Practices Act 1985*" (that Act's definition of such is only applicable to threatened vegetation types so has no application here).

As a general statement, the proposal should not compromise the intent of the objective statements, noting that these specifically refer to "priority vegetation", which has been demonstrated as not being present. However, these statements are more formally addressed through the relevant acceptable solutions or performance criteria.

The acceptable solution for C7.6.2 is stated as:

> C7.6.2 Clearance within a priority vegetation area
>
> Acceptable Solutions
>
> A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.

Solution A1 is presumed to not be satisfied because the development will not be contained within a "sealed plan approved under this planning scheme".

There are two performance criteria (P1.1 & P1.2) that must be satisfied under C7.6.2. Both are addressed below.

The performance criteria P1.1 are stated as:

> C7.6.2 Clearance within a priority vegetation area
>
> Performance Criteria
>
> P1.1 Clearance of native vegetation within a priority vegetation area must be for:
>
> (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;
>
> (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;
>
> (c) subdivision in the General Residential Zone or Low Density Residential Zone;
>
> (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
>
> (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or
>
> (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

Attention is drawn again to the use of the term "clearance", noting that in this case, one tree will be "cleared", which hardly meets the intent of the term when read in conjunction with the opening of P1.1 that refers to "clearance of native vegetation…". While one tree is "native vegetation" (because this as the almost all-encompassing definition of "plants that are indigenous to Tasmania including trees, shrubs, herbs and grasses that have not been planted for domestic or commercial purposes"), where such a tree occurs inside a suburban yard that has been long-managed as part of a BAL-40 hazard management area, the association as "native vegetation" becomes somewhat tenuous.

P1.1(a) appears to be of direct application to the present proposal (i.e. "an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person") meaning that P1.1 is satisfied.

If P1(a) is not relevant, it is assumed that P1(b) could also be applied (i.e. "buildings and works associated with the construction of a single dwelling or an associated outbuilding").

In any event, P1(f) could be applied (i.e. "the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site"), although this sub-clause is problematic because of the continued use of the undefined term "clearance" used in association with a tenuius link to "native vegetation" for a project site that does not support "priority vegetation".

The performance criteria P1.2 are stated as:

> C7.6.2 Clearance within a priority vegetation area
>
> Performance Criteria
>
> P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:
>
> (a) the design and location of buildings and works and any constraints such as topography or land hazards;
>
> (b) any particular requirements for the buildings and works;
>
> (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;
>
> (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;
>
> (e) any on-site biodiversity offsets; and
>
> (f) any existing cleared areas on the site.

Note previous discussion regarding the interpretation of "clearance" and "native vegetation".

As a starting point, the opening phrase of P1.2 refers to "…must minimise adverse impacts on priority vegetation…" (reiterating that "priority vegetation" is not present). The use of the term "minimise" contemplates a level of acceptable impact, although this is not defined anywhere. The fact that priority vegetation has not been defined makes it a logical impossibility to have an "adverse impact" on such, meaning it also becomes impossible to "minimise" any such "adverse impact". That said, the loss of one non-threatened non-hollow-bearing trees is not considered to be an "adverse impact" at any reasonable scale.

With respect to the phrase "…having regard to…", this is considered in the manner referred to in *S and S McElwaine and A Hamilton v West Tamar Council and Growth Developments Pty Ltd [2021] TASCAT 4 (17 November 2021)*, where TASCAT stated: "the requirement to 'have regard to' does not elevate P2.1(a) to (f) to mandatory requirements that the proposal must satisfy. The tribunal need only consider those subparagraphs in ascertaining whether the proposal complies with clause E8.6.1 P2.1".

Below the sub-criteria of P1.2 are addressed in turn.

> (a) the design and location of buildings and works and any constraints such as topography or land hazards;

Uncertain application in relation to the identified natural values except to note the configuration of the title, the steepness of the slope and the location of existing buildings, drive, etc.

> (b) any particular requirements for the buildings and works;

Uncertain application in relation to the identified natural values (except as noted above).

> (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;

Uncertain application in relation to the identified natural values, noting that it is understood the existing BAL-40 hazard management area will be maintained.

> (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;

Uncertain application in relation to the identified natural values – there will be no impact to "priority vegetation" such that there can be no residual impact.

> (e) any on-site biodiversity offsets; and

No "on-site biodiversity offsets" have been proposed.

> (f) any existing cleared areas on the site.

This appears to be wholly satisfied, noting the location relative to existing structures.

In conclusion, the proposed development should meet the intent of P1.1 & P1.2 of the Natural Assets Code, without specific permit conditions in relation to natural values.

Note that this statement does not constitute legal advice, and provides an interpretation of the provisions of the *State Planning Provisions*, which may not represent the views of City of Hobart. It is recommended that formal advice be sought from the relevant agency prior to acting on any aspect of this report.

Please do not hesitate to contact me further if additional information is required.

Kind regards

Mark Wapstra
Senior Scientist/Manager

References

CofA (Commonwealth of Australia) (2025). *Protected Matters Report* for a polygon defining the subject title, buffered by 5 km, dated 30 Sep. 2025 – appended for reference.

de Salas, M.F. (Ed.) (2025+). *Flora of Tasmania Online*. Tasmanian Herbarium, Hobart. [for nomenclature of vascular flora species]

de Salas, M.F. & Baker, M.L. (2025). *A Census of the Vascular Plants of Tasmania, including Macquarie Island*. Tasmanian Herbarium, Hobart. [for nomenclature of vascular flora species]

DNRET (Department of Natural Resources and Environment Tasmania) (2025). *Natural Values Atlas* report ECOtas_96BSummerleas for a polygon defining the subject title (centred on 522254mE 5247486mN), buffered by 5 km, dated 30 Sep. 2025 – appended for reference.

DPIPWE (Department of Primary Industries, Parks, Water & Environment) (2015, updated by NRE Tas 2023). *Guidelines for Natural Values Surveys – Terrestrial Development Proposals*. Department of Primary Industries, Parks, Water & Environment, Hobart. [for assessment standards]

FPA (Forest Practices Authority) (2025). *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 522254mE 5247486mN (i.e. a point defining the approximate centre of the assessment area), buffered by 5 km and 2 km for threatened fauna and flora records, respectively, hyperlinked species' profiles and predicted range boundary maps, dated 30 Sep. 2025 – appended for reference.

Kitchener, A. & Harris, S. (2013+). *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation*. Edition 2 (online edition). Department of Primary Industries, Parks, Water & Environment, Hobart. [nomenclature and classification of vegetation types]

Wapstra, H., Wapstra, A., Wapstra, M. & Gilfedder, L. (2005+, updated online at www.nre.tas.gov.au). *The Little Book of Common Names for Tasmanian Plants*. Department Primary Industries, Parks, Water & Environment, Hobart. [nomenclature of vascular flora species]

TREE PROTECTION PLAN

Deck and Spa Development

96b Summerleas Road, Fern Tree

Prepared for: Lauren Roman & Sean Krisanski
Site Address: 96b Summerleas Road, Fern Tree, TAS 7054
Assessment Date: 11 October 2025
Report Date: 26 October 2025
Prepared by: Gareth Fryer, Tree Guy Tasmania

TREE GUY
TASMANIA

Contents

EXECUTIVE SUMMARY

This tree protection plan has been prepared to support the planning application for the construction of a deck and spa at 96b Summerleas Road, Fern Tree. The development will be undertaken in proximity to a significant Eucalyptus pulchella tree that the clients are highly motivated to preserve.

The tree is a mature Eucalyptus pulchella with a trunk circumference of 3.2 metres (DBH of 1,019mm) and a canopy extending approximately 9 metres in a south-east direction and 1.5 metres towards the house. The tree is in good health and provides significant amenity value to the property.

The proposed development has been designed to minimise impacts on the tree through the use of a cantilevered steel frame structure that keeps concreted posts as far away from the tree as possible. Post holes will be augered to create minimal disturbance to the tree's root zone.

This report provides specific tree protection measures and management recommendations to ensure the health and stability of the Eucalyptus pulchella tree is maintained throughout and following the construction process.

1. INTRODUCTION

1.1 Project Background

Tree Guy Tasmania Pty Ltd has been engaged by Lauren Roman and Sean Krisanski to prepare a Tree Protection Plan for a mature Eucalyptus pulchella tree located at 96b Summerleas Road, Fern Tree. This plan supports the planning application for the construction of a deck and spa at the property.

The development proposal includes:

- Construction of BAL40-compliant timber decking with steel frame
- Installation of a spa on a concrete block plinth
- Installation of pool fencing and gates to AS1926.1-2012
- Associated access stairs and connections to existing dwelling

The purpose of this tree protection plan is to:

1. Document the existing condition and characteristics of the tree
2. Define appropriate tree protection zones
3. Specify tree protection measures during construction
4. Provide guidance for post-construction tree management

1.2 Site Description

The site is located at 96b Summerleas Road, Fern Tree, TAS 7054, approximately 8 kilometres west of Hobart's CBD. The property comprises an existing dwelling with associated structures including a garage and studio/spare bedroom. The site slopes naturally, but the terrain is steep, both beside and below the house. It contains several mature trees, with the subject Eucalyptus pulchella being the most significant tree in proximity to the proposed development.

2. METHODOLOGY

2.1 Assessment Standards

This tree protection plan has been prepared in accordance with AS 4970-2009 Protection of Trees on Development Sites. All measurements, calculations and recommendations comply with this standard.

Field measurements were taken on October 11, 2025, using standard arboricultural measurement equipment including measuring tape and diameter tape.

2.2 Tree Protection Zone Calculations

For the tree assessed, Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) have been calculated using the following formulae from AS 4970-2009:

> **Tree Protection Zone (TPZ):** A specified area above and below ground set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. Calculated as TPZ radius = DBH (mm) × 12.
>
> **Structural Root Zone (SRZ):** The area of root development required for the structural stability of a tree. Any root damage or soil disturbance within this area may lead to the tree becoming unstable and potentially falling. Calculated as SRZ radius = (DBH (mm) × 50)^0.42 × 0.39.

3. TREE ASSESSMENT

3.1 Tree Details

Attribute	Details
Species	*Eucalyptus pulchella* (White Peppermint)
Estimated Height	12-14 metres (approximate)
Trunk Circumference	3,200mm (3.2 metres)
Diameter at Breast Height (DBH)	1,019mm (calculated from circumference)
Crown Spread	Approximately 9 metres south-east, 1.5 metres towards house
Distance to Building	3.2 metres from trunk to nearest point of existing dwelling
Health	Fair - no visible signs of disease or major structural defects
Structure	Fair - sound trunk and average branch structure
TPZ Radius	12.23 metres (DBH 1,019mm × 12)
SRZ Radius	6.02 metres
Recommendation	**RETAIN**

3.2 Tree Condition Assessment

The Eucalyptus pulchella is a mature specimen in fair health. The tree exhibits:

- Healthy foliage and colour, but with good density
- Sound trunk with no visible decay or cavities
- Average to poor branch structure with some signs of previous wind or poor pruning damage
- No signs of pest or disease infestation
- Appropriate growth characteristics for the species apart from the reduced canopy

The tree provides significant amenity value to the property and contributes to the local landscape character. It is assessed as suitable for long-term retention with appropriate protection measures during construction.

4. TREE PROTECTION MEASURES

4.1 General Tree Protection Requirements

The following general tree protection measures must be implemented to protect the Eucalyptus pulchella during the construction process:

1. **Establish Tree Protection Zone:** Prior to any construction works, establish a Tree Protection Zone with a minimum radius of 12.23 metres from the trunk, measured at ground level. This zone must be clearly marked on site plans and communicated to all contractors.
2. **Install Protective Fencing:** Install robust protective fencing at the practical boundary of the TPZ before any site works commence. The fencing must be a minimum of 1.8 metres high and consist of chain mesh panels supported by star pickets or similar stable construction, installed to AS 4970-2009 specifications. Due to the very steep site and proximity of the construction this may not be practicable, however.
3. **No-Go Zone:** No excavation, construction activity, grade changes, surface treatments, storage of materials, vehicle or machinery movement, or placement of any items is permitted within the established TPZ unless specifically approved in writing by the project arborist.
4. **Duration of Protection:** Tree protection fencing if installed must remain in place and intact for the entire duration of construction works, including site preparation, construction, and landscaping phases. Fencing may only be removed upon completion of all construction activities.
5. **Signage:** Attach clearly visible weatherproof signs to the tree protection fencing or similar at regular intervals (minimum every 10 metres) stating 'TREE PROTECTION ZONE - NO ENTRY - PENALTIES APPLY' and providing contact details for the project arborist.
6. **Site Induction:** All contractors, subcontractors, and site personnel must be informed about the tree protection requirements through a mandatory site induction process before commencing work. This induction must emphasise the importance of tree protection and the penalties for non-compliance.

4.2 Specific Protection Measures for This Project

Given the proximity of the proposed deck and spa to the Eucalyptus pulchella, the following specific protection measures are required:

1. **Cantilevered Steel Frame Design:** The design must utilise cantilevered steel frame construction to position support posts as far from the tree as practically possible. This approach minimises the number of footings required within or near the Tree Protection Zone and Structural Root Zone.
2. **Post Hole Installation Method:** All post holes must be augered by hand or with a narrow-diameter mechanical auger to create minimal disturbance to the tree's root zone. Post hole diameter must not exceed 300mm. Excavation by backhoe, excavator, or other large machinery is strictly prohibited within 15 metres of the tree trunk.
3. **Root Encounter Protocol:** If roots greater than 30mm diameter are encountered during post hole excavation, work must cease immediately and a qualified arborist (AQF Level 5 or equivalent) must be contacted to assess the root and provide direction. Minor roots (less than 30mm diameter) may be cleanly cut with sharp secateurs or a hand saw.
4. **Footing Location Plan:** Prior to excavation, all proposed footing locations must be marked on the ground and inspected by the project arborist to verify they are positioned to minimise impact on the tree's root system. Any adjustments required must be made before excavation commences.
5. **Soil Compaction Prevention:** To prevent soil compaction within the Tree Protection Zone, establish and maintain designated access routes for personnel and equipment. Use protective ground coverings such as geotextile fabric topped with at least 100mm of mulch or timber matting in any areas where foot traffic cannot be avoided near the tree.
6. **Arborist Supervision:** A qualified arborist must be present on site to supervise all excavation works within 10 metres of the tree trunk. The arborist will provide real-time guidance on root management and construction methods to minimise tree impact.
7. **Above-Ground Works:** During construction of the deck structure, take care to protect the tree trunk and lower branches from mechanical damage. Maintain a minimum clearance of 2 metres between the tree trunk and any construction equipment or materials. Use protective padding if any temporary structures need to be placed near the tree.
8. **Chemical Management:** No chemicals, fuels, oils, paints, solvents, or wash-down water may be stored, used, or disposed of within 20 metres of the tree. Concrete washout areas must be established well away from the Tree Protection Zone.
9. **Watering During Construction:** Provide supplementary irrigation to the tree during construction, particularly during dry weather. Apply water slowly to the root zone (beneath the canopy dripline) at a rate of approximately 100 litres per week during extended dry periods to reduce stress.
10. **Mulching:** Maintain a 100mm layer of coarse organic mulch within the Tree Protection Zone (keeping mulch at least 300mm away from the trunk base) to protect the soil, conserve moisture, and prevent weed growth. Replenish mulch as needed throughout the construction period.

4.3 Post-Construction Tree Management

Following completion of construction works, a post-construction tree management plan must be implemented to ensure the ongoing health and stability of the Eucalyptus pulchella:

1. **Initial Inspection:** Within 30 days of construction completion, a qualified arborist must inspect the tree to assess its condition and identify any construction-related impacts. This inspection will document the tree's health status and recommend any necessary remedial treatments.
2. **Regular Monitoring:** Conduct professional arboricultural inspections at 6-month intervals for the first two years following construction completion to monitor tree health and response to development impacts. Inspections should assess foliage condition, growth rates, and any signs of stress or decline.
3. **Ongoing Maintenance:** Implement a regular maintenance program including mulch replenishment (annually), irrigation during prolonged dry periods (particularly summer months), and removal of deadwood as required. Monitor for pest and disease issues and address promptly if detected.
4. **Remedial Works:** Should the tree show signs of decline or stress attributable to construction impacts, implement remedial treatments as recommended by the consulting arborist. This may include enhanced irrigation, soil remediation, root zone management, or crown thinning to reduce water demand.
5. **Long-Term Management:** Following the initial two-year monitoring period, continue to inspect the tree annually as part of routine property maintenance. Maintain good arboricultural practices including appropriate watering, mulching, and professional pruning as needed.

5. CONCLUSION AND RECOMMENDATIONS

The Eucalyptus pulchella tree at 96b Summerleas Road, Fern Tree, is a mature specimen in fair health that provides significant amenity value to the property. The tree is suitable for retention provided that appropriate protection measures are implemented during the proposed deck and spa construction.

The proposed development has been designed with consideration for the tree, utilising cantilevered steel frame construction and augered post holes to minimise root zone disturbance. This design approach demonstrates the clients' commitment to preserving the tree.

Successful tree retention will require strict adherence to the tree protection measures outlined in this plan, particularly regarding the establishment and maintenance of the Tree Protection Zone, appropriate excavation methods, and arborist supervision during critical construction phases.

With proper protection and post-construction care, the Eucalyptus pulchella is expected to remain healthy and continue to provide ecosystem services and landscape value for many years.

Key Recommendations:

1. Retain the Eucalyptus pulchella tree as identified in this report.
2. Establish Tree Protection Zone with 12.23-metre radius prior to any site works.
3. Install protective fencing to AS 4970-2009 standards before construction commences.
4. Implement cantilevered steel frame design to minimise footing requirements near the tree.
5. Use hand or narrow-diameter augering for all post hole excavation within 15 metres of tree.
6. Engage qualified arborist to supervise all excavation works within 10 metres of the tree trunk.
7. Cease work and consult arborist if roots greater than 30mm diameter are encountered.
8. Implement post-construction monitoring program with inspections at 6-month intervals for two years.
9. Maintain ongoing tree care including mulching, irrigation during dry periods, and annual inspections.
10. Document tree condition before, during, and after construction with photographic records.

Photo A: Showing trunk condition of Eucalyptus pulchella and surrounding trees

Photo B: Showing proximity of tree to house

Photo C: Showing upper canopy structure

APPENDIX A: TREE PROTECTION ZONE DIAGRAM

Reference should be made to the architectural site plan (prepared by Torquil Canning, dated 29 August 2025) which shows the location of the Eucalyptus pulchella tree in relation to the proposed development.

Tree Protection Zone Summary:

TPZ Radius: 12.23 metres from trunk centre

SRZ Radius: 6.02 metres from trunk centre

Minimum setback for footings: As shown on architectural plans, with cantilever design to maximise distance from tree

APPENDIX B: GLOSSARY OF TERMS

DBH (Diameter at Breast Height): The diameter of a tree trunk measured at 1.4 metres above ground level. This is a standard measurement point used in arboriculture for tree assessment and calculations.

TPZ (Tree Protection Zone): A specified area above and below ground set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. The TPZ is calculated as a radius of 12 times the DBH in millimetres.

SRZ (Structural Root Zone): The area of root development required for the structural stability of a tree. Any root damage or soil disturbance within this area may lead to the tree becoming unstable and potentially falling. The SRZ is typically smaller than the TPZ but represents a critical zone for tree stability.

Crown Spread: The width of a tree's canopy measured at its widest points. This measurement helps assess the tree's overall size and potential shading or clearance requirements.

Arborist: A qualified tree specialist with AQF Level 5 certification in arboriculture or equivalent professional qualification. Arborists are trained in the science and practice of tree care, including assessment, protection, and management.

AS 4970-2009: Australian Standard for Protection of Trees on Development Sites. This standard provides specifications and guidance for protecting trees during construction and development activities.

Cantilevered Construction: A structural design method where horizontal beams or structures are supported at only one end, allowing them to extend over space without support posts in the extended area. This method is used in this project to minimise the number of footings required near the protected tree.

Augering: A drilling method using a helical boring tool to create holes in the ground. Hand or mechanical augering creates minimal soil disturbance compared to other excavation methods, making it appropriate for work near tree root zones.

REPORT CERTIFICATION

This Tree Protection Plan has been prepared by Tree Guy Tasmania Pty Ltd in accordance with professional arboricultural standards and AS 4970-2009 Protection of Trees on Development Sites.

The recommendations contained in this report are based on the site conditions observed at the time of assessment and the proposed development plans provided. Any significant changes to the development proposal should be referred back to Tree Guy Tasmania Pty Ltd for review.

Prepared by:

Tree Guy Tasmania Pty Ltd

Date: October 26, 2025

Gareth Fryer (Director)

Contact Information:

Tree Guy Tasmania Pty Ltd

Email: treeguytas@gmail.com

Phone: 0488 065 065

ABN: 43 667 515 700

www.treeguytas.com

Bushfire Hazard Report

96b Summerleas Rd

Fern Tree

Performance Solution

Tasmanian Planning Scheme

Property ID 3184618 Title Reference 162643/1

L Roman & S Krisanski

December 2025

Roger Fenwick Bush Fire Consultant
PO Box 86B Kettering Tasmania 7155
roger@bushfire-consultant.com.au
0411 609 906
Accreditation No. BFP - 162

Table of Contents

Executive summary

I am an Accredited person permitted to assess bushfire hazards and to define Hazard Management Areas and to prepare appropriate plans for their ongoing management. A summary of my *curriculum vitae* is Annexure A.

This report concerns proposed construction of a large deck attached to, and a carport adjacent to, a single family residence in a bushfire-prone area within a Tasmanian Planning Scheme area, assessed under the provisions of the Director's Determination – Building in Bushfire Hazard Areas v1.2 (DDBHA).

The existing dwelling was partly reconstructed to BAL-40 specifications and is sited in a Hazard Management Area (HMA) partly relying on vegetation management on an adjacent property, registered as a Part 5 Agreement.

The presence of slopes exceeding 20° necessitates use of a Performance Solution to evaluate the proposed new work. The objective will be to show that siting and construction satisfy the Performance Requirements of DDBHA.

Roger Fenwick BFP 162 Scope 1, 2, 3A, 3B

View directly down hill

Purpose

I have been engaged to undertake a Bushfire Hazard Report for proposed construction of an attached deck, and a non-adjacent carport, beside an existing residence located at 96b Summerleas Road, Fern Tree known as Property ID 3184618, Title Reference 162643/1.

This report provides an assessment of the bushfire risk as required by the provisions of the *Director's Determination – Bushfire Hazard Areas* v1.2 (DDBHA).

Methodology

The assessment protocol relies on definitions and specifications in the Australian Standard *Construction of buildings in bushfire-prone area 2018* (AS 3959), *Nash Standard – Steel Framed Construction in Bushfire Areas*, vegetation classification by Specht 1970, and in particular, State variations defined in the DDBHA. Those variations specify additional requirements for access, water supply, and a Hazard Management Area (HMA) plan.

For defined vegetation classes, litter and other flammable vegetation component standard values have been determined. These, slope values and standard weather conditions are used to calculate bushfire behaviour, including rate of forward spread, radiant heat output and flame height. When considered in conjunction with the distance between the edge of the fire and the point of measurement (eg the wall of a house), they show the intensity of the fire exposure.

Those combined values are expressed as a Bushfire Attack Level (BAL) plus a number which expresses the radiant heat output in kilowatts per square metre (kWm^{-2}). The BAL rating determines the required construction standard. As the setback distance increases, the BAL rating decreases.

Vegetation on adjoining land beside the building is growing on a downslope exceeding 20^{o}, and therefore beyond the range which can be assessed using the Deemed to Satisfy (DtS) tables in AS 3959. This requires a Method 2 assessment as outlined in the Standard. That in turn requires a preliminary Performance-Based Design Brief, defining how compliance with specified fire safety outcomes will be achieved.

In addition, fuel loads in the specific Forest vegetation type present have been determined in a paper by Marsden-Smedley *et al* [1] and I propose to use these values in lieu of standard Forest figures in the Method 2 calculations.

Proposal

Plans showing the site and proposed development are attached at Annexure E. The proposal is to create an attached deck beside the Class 1a house and also to build a carport. As the carport will be more than 6m from the dwelling it is not subject to bushfire-related constraints nor further consideration in this report.

General site description

This 10440m^2 battleaxe site is located on the NE side of a ridgeline locally aligned NW-SE, between Browns River and Dunns Creek, SE of Fern Tree. All land within 100m to the NW – W – SW – S is managed residential.

---

[1] Fuel in Tasmanian Dry Eucalypt Forests, Marsden-Smedley, Anderson & Pyrke 2022, mdpi.com/journal/fire, Fire, 5, 103. Table 4

Vegetation

The site itself is moderately heavily timbered, dominated by *E pulchella* (Narrow-leaf peppermint) as shown on TASVEG Live, with a locally well-cleared but otherwise moderately dense mixed grassy-shrubby understorey. The vegetation density increases further down the slope.

The Forest type has been assessed by Marsden-Smedley *et al (ibid)* as having a surface and near-surface fuel load of about 15.5tha^{-1}, to which must be added 1tha^{-1} for bark and 10tha^{-1} for canopy. This provides w and W values of 16.5 & 26.5 for use in M2 calculations.

Vegetation within the previously defined (mandated) HMA on the site and on the adjacent Part 5 land is adequately managed, for present distances of 30m (N), 37m (NE & E), and 34m (SE). Those present setbacks will decrease as a result of the proposed new works.

Topography

The building site is immediately above a 22^{o} slope down to the NE & E for 150m under the adjoining Forest, and exposed to fire approaching up a 12^{o} slope from the N and up a 16^{o} slope from the SE.

Fire history

The LIST records only the 1967 fire on the property.

Bushfire Context

A bushfire prone area is defined as land so mapped, or land within 100m of bushfire prone vegetation equal to or exceeding 1 hectare in area. Bushfire prone vegetation includes areas of grasses and shrubs other than defined exceptions such as maintained lawns, gardens, some horticultural land and the like.

The slope used in bushfire assessments is the gradient beneath unmanaged adjoining vegetation able to support fire movement towards structures. It varies from Upslope and Level (both defined as 0^{o}) to groups of Downslope in 5^{o} increments. Downslope means that fire is travelling uphill when moving towards the structure.

Setbacks are defined as the plan view (horizontal) distance between the edge of unmanaged vegetation and the nearest part of a structure subject to the assessment. This means to the nearest wall, or if there is no wall, to the nearest supporting post or column of a carport, deck, veranda, landing, stairs or ramps. Eaves and overhangs, tanks, chimneys, unroofed pergolas and sun blinds are excluded.

For planning purposes, it is assumed that the McArthur Forest Fire Danger Index (FDI) is 50. This defined FDI may not cover the worst case exposure at a site, and even strict adherence to the mandatory and other recommended specifications will not guarantee that structures will not be ignited by bushfire.

Site slopes & vegetation

NW, W, SW, S – all fully developed road and residential for at least 100m.

Relevant present distances, and future new works distances are as shown below;

N – down 12^{o} – 30m clear NE & E – down 22^{o} – 37m clear SE – down 16^{o} – 34m clear

N – down 12^{o} – 25m clear NE & E – down 22^{o} – 31m clear SE – down 16^{o} – 23m clear

Existing structures

At present on site are a Hardiplank® clad house with a sheet metal roof and an attached deck. The construction standard of the house is a mixture of original BAL-29 and more recent approved BAL-40 extension, including the deck built to BAL-40 specifications.

Performance-Based Design Brief (PBDB)

Objective

The intention is to ensure that adequate setback distances from fire in nearby unmanaged vegetation are provided for the construction of a deck beside a Class 1a building.

Table 2.6 in AS 3959 provides specifications for recognised vegetation types and slope classes in 5° increments up to a value of 20° only, showing the combinations of setback distance and construction level generally regarded as providing acceptable levels of fire resistance. AS 3959 specifies (in Appendix B, Method 2) the methodology by which fire behaviour and resultant radiant heat output are calculated, and permits both extension of the table beyond its 20° maximum slope value and more refined calculations for precise slope values. I have written an Excel spreadsheet which performs the calculations specified in the Standard.

The approved PBDB protocol requires that the relevant stakeholders agree on the required outcome and the means by which proposed solutions will be assessed.

Relevant stakeholders

The relevant stakeholders in this case include Tasmania Fire Service, the property owner, the building designer (Torquil Canning), the Building Surveyor (BS TAS), and the bushfire hazard practitioner.

When applying a Method 2 analysis, the entire mathematical procedure is as specified in the Standard. Only if an acceptable outcome (a sufficiently low BAL rating) cannot be achieved is there any need or scope for subjective inputs.

The Building Surveyor has no role in carrying out the Method 2 analysis, but has responsibility for ensuring that the design and its processes properly reflect building regulations.

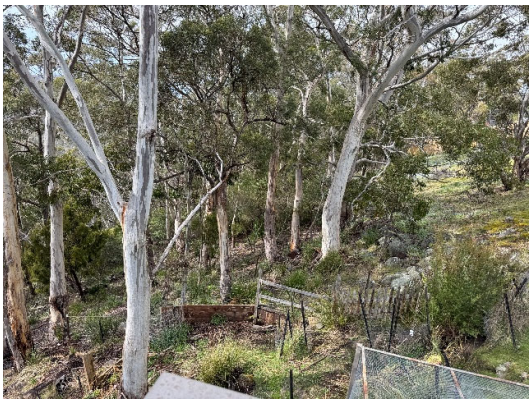
The building designer has no role in carrying out the Method 2 analysis, but is content to be given the design parameters (design to BAL-xx specifications in the Standard) resulting from the process. The property owner has no particular input in this case, being content to be guided on how to build to the acceptable standard.

Agreed input data

Nearby vegetation types are usually assessed by the application of the standard tables and methodology specified in AS 3959. In this case the rating is modified Forest, using the w and W values of 16.5 & 26.5 from Marsden-Smedley. Slopes and setback distances between adjacent vegetation and the existing and proposed new works were assessed by direct measurement on site.

The setbacks from the present structure meet what was defined as sufficient to satisfy a BAL-40 exposure at the time. The existing HMA will be evaluated relative to the proposed new works, and the revised (modified fuel load values) Forest.

Exposures to all vegetation will be evaluated using Method 2.




Views from deck to North and South east

DTS and relevant Performance Requirements

The applicable requirements are provided in DDBHA.

DtS provision	DtS compliance	Relevant performance requirement
2.2(3) Design & Construction	2.3.1 (1)(b) Design will comply with DtS	Design and construction to reduce the likelihood of ignition from bushfire as appropriate to achieve tolerable risk
2.2(4)(a) Property Access	2.3.2 Complies with DtS	-
2.2(4)(b) Water Supply	2.3.3 Complies with DtS	-
2.2(4)(c) Appropriate separation	2.3.4 HMA will comply with original BAL assessment Table 4 C.	The setbacks required to correspond to an appropriate Design and Construction specification

Assessment Methods

The Performance Solution will demonstrate equivalence to the already approved standards of siting and construction for the existing dwelling.

The proposed NCC Assessment Methods under A2G2(2) are:

- (b)(ii) - Other Verification Method, being AS3959 Method 2 calculations to determine the minimum separation required to achieve no worse than a BAL-29 exposure.
- (d) – Comparison with DtS – prescribed construction and setback standards will be compared to a DtS Solution.

Acceptance Criteria

The proposed Acceptance Criteria are

- Modelled radiant heat flux on the structure will be less than 29kWm^{-2} (standard Tasmanian Forest FDI 50 design bushfire).
- A BAL-29 HMA around the entire house and adjacent structures.
- Construction to BAL-29 specifications.

Documentation and evidence to be provided

The following documentation will be provided to the building surveyor:

- Bushfire hazard management plan

- Bushfire hazard report that complies with Bushfire Hazard Advisory Note 4 and A2G2(4)(d) and includes:
    - Method 1 assessment;
    - Method 2 assessment calculations.
- Detailed design documentation demonstrating compliance with the design BAL (to be provided by designer).

BAL ratings

The exposures per the M2 calculations are as follows:

North down 12°, 25m Radiant heat flux = 20.5 BAL-29

NE & E down 22° 31m Radiant heat flux = 27.1 BAL-29

SE & E down 16° 23m Radiant heat flux = 27.5 BAL-29

The exposure of all structures (existing house and new deck) will be to BAL-29, and therefore comply with all construction and siting requirements.

Access

There is direct (difficult) access for cars to Summerleas Road. There is a fire hydrant in the footpath outside house on the street side of the property. This complies with Table 2 A.

Water

As reticulated water supply and a hydrant within 120m of all parts of the dwelling exist, DDBHA Table 3A applies and is satisfied.

Environmental & other constraints

Biodiversity and Landslide overlays cover the site. Removal of one mature Peppermint is required. Pruning of some dead and overhanging branches is recommended on general safety (not specifically bushfire-related) grounds.

Assessment

Hazard Management Area

The HMA corresponding to a BAL-29 determination is shown on the plan at Annexure B, and covers the area of the existing, nominal BAL-40, HMA. No extension of that HMA is required.

Construction specification

A fundamental assumption in all bush fire planning using or based on AS 3959, and the derived specifications provided in DDBHA, is that construction to a nominated BAL specification will provide acceptable protection against the bushfire generating that radiant heat load and other associated fire characteristics. All BAL settings up to and including 29, and most BAL-40 derivations, adequately deal with other fire parameters (such as flame length, properly called flame height) by reliance on the associated materials and construction specifications.

A performance solution based on Method 2 does not inherently generate a more dangerous exposure than a DtS approach. Use of Method 2 to calculate a BAL rating applies exactly the same calculations as were used in generating the Tables in AS 3959, just more specifically than the broad blocks of slope classes and generic vegetation (fuel load) groups.

It therefore follows that if design and construction match the derived HMA (setback distance) using M2, the setting can be regarded as equivalent to that derived using the DtS tables. All new works must be constructed in accordance with sections 3 and 7 of AS 3959. In fact the owners intend to continue the use of the present BAL-40 decking materials.

Conclusion

The performance provisions of the relevant regulatory documents and instruments will be met by adherence to the points in this report. The hazard separation distances to be achieved **and maintained** in accordance with the plan for the Hazard Management Area, combined with construction to the recommended specifications, will provide what is regarded as an acceptable protection against the anticipated exposure to bushfire attack. Under bushfire weather conditions that exceed the design criteria, the probable survival of structures is less likely.

Summary of requirements

Initial checklist

1. Complete construction to the specifications in sections 3 and 7 of AS 3959-2018.
2. Maintain the existing Hazard Management Area as prescribed in Annexure C, to the dimensions shown in Annexure B. In particular, keep shrubby growth to a minimum.

Annual checklist

1. Maintain the Hazard Management Area as prescribed in Annexure C, to the dimensions shown in Annexure B. In particular, keep shrubs low and sparse.

Annexure A Curriculum vitae

Qualifications

Graduate Certificate in Bushfire Protection, UWS, 2013

Bachelor of Science (Forestry), ANU, 1969

Work Experience

Self-employed consultant – 1988 to present

ACT Bush Fire Council

Chief Fire Control Officer – 1986 to 1987

Secretary – 1985

Chief Fire Control Officer -1976 to 1978

Deputy Chief Fire Control Officer – 1972 to 1975

Assistant to Chief Fire Control Officer - 1970 to 1971

CSIRO

Senior Research Officer, Project Aquarius 1982 to 1984

Chemonics Industries USA 1979 to 1981

Field Service Representative, chemical fire retardants

Project Experience

- Responsible for all aspects of staff administration, finance, bush fire safety planning, fire management, training, and fire control operations in the ACT.
- Attended approximately 2000 wildfires, experimental fires and controlled burns.
- Attended to an additional approximately 1000 wildfires.
- Personally prepared approximately 3000 compliance reports to accompany Development Applications for subdivisions, Special Purpose structures, houses, industrial buildings and Defence complexes.
- Prepared assessments for 31 schools in the Nation-Building Program for the Dept of Education, Employment & Workplace Relations.
- Gave evidence in the Land & Environment Court on contested DA matters.
- Prepared Vegetation Management Plans for large (primarily Defence) estates throughout Australia.
- Prepared training plans and the Bushfire Response Action Plan for Puckapunyal Base, Dept of Defence.
- Provided studies of bush fire behaviour to assist planning and risk management by plantation insurance companies, Councils and other land management agencies.
- As an Expert Witness, investigated, reported on and gave evidence in 47 matters involving fire causation and fire management activities, mainly in connection with civil litigation.
- As Senior Research Officer, assisted in the experiment design and data analysis and responsible for all field operations for Project Aquarius, the major study of large aircraft assisted bush fire control by CSIRO Division of Forestry Research.
- As a field representative for Chemonics Industries in the USA, maintained and oversaw the operation of all of the US Forest Service air tanker bases in Washington & Oregon, and introduced the use of fire retardants by ground application for fire management in the western states.
- Lectured in bush fire behaviour and control principles at the ANU and the Canberra College of Advanced Education (now University of Canberra).
- Wrote the bush fire training module for the ACT Fire Brigade.
- Prepared the first urban-rural interface bush fire protection planning guidelines in the ACT for the National Capital Development Commission.

Annexure B Bushfire Hazard Management Plan

Maintain sparse grass or equivalent and only isolated low shrubs within the existing HMA and Part 5 area on neighbouring land.

BUSHFIRE HAZARD MANAGEMENT PLAN

96B Summerleas Road, Fern Tree

Property ID 3184618 Title 162643/1

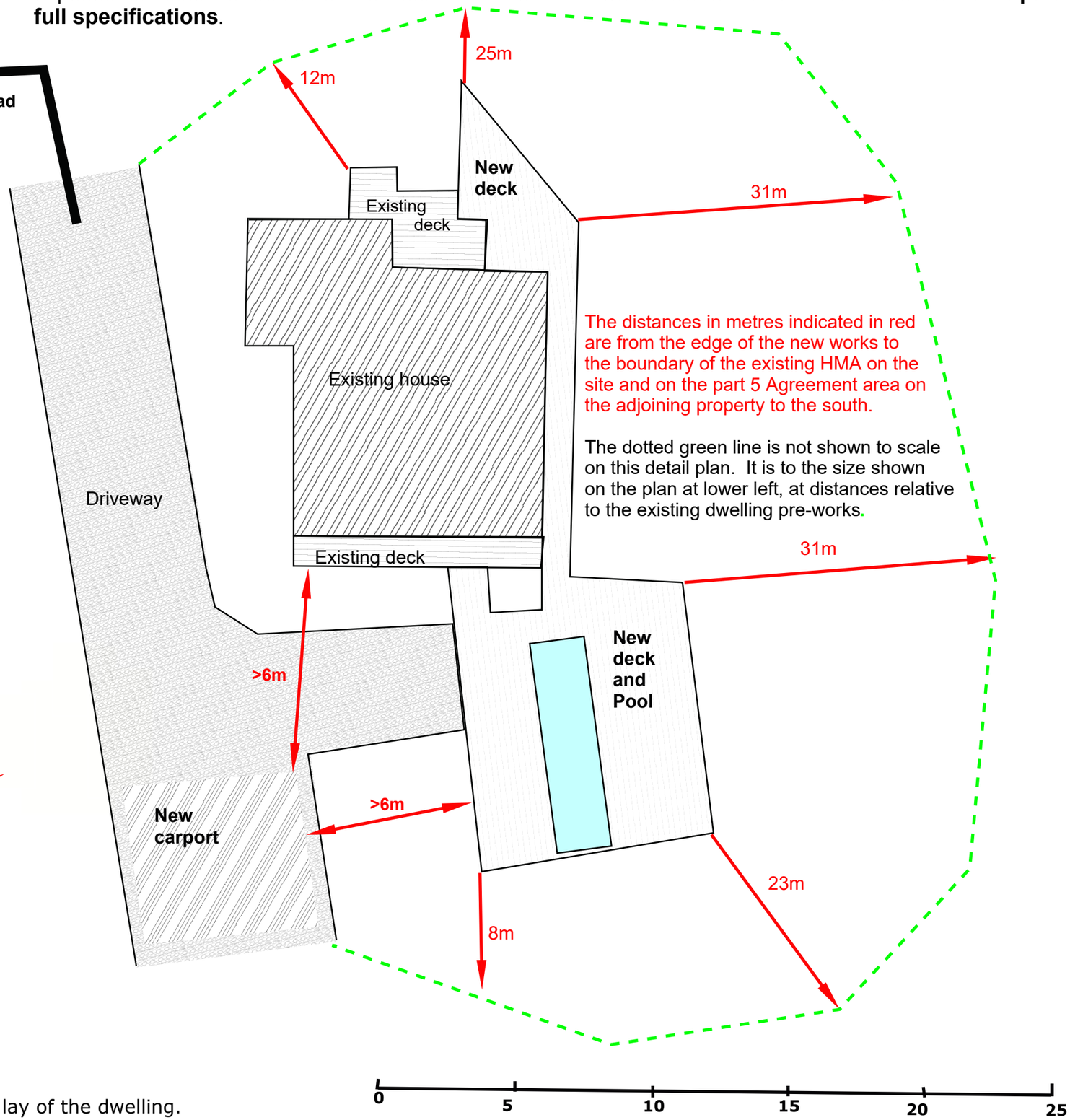
Report 2509TOR.FER.SUM1.0
Roger Fenwick BFP 162 Scope 1, 2, 3A, 3B

5 December 2025

The Hazard Management Area covers the area of the property outlined in green and the same treatment is required on the Part 5 agreement area on the adjoining property, to the dimensions shown

Within the HMA maintain lawn to 50mm, kept green if possible, or garden with only isolated trees pruned to 2m. Scattered shrubs at least 2m from walls & 5m from windows, and not beneath trees, are permitted. Do not store exposed combustible rubbish or firewood within the HMA. **Construction to BAL-29. Refer to the Report for full specifications**.

Streetside fire hydrant within 120m by hose lay of the dwelling.



The distances in metres indicated in red are from the edge of the new works to the boundary of the existing HMA on the site and on the part 5 Agreement area on the adjoining property to the south.

The dotted green line is not shown to scale on this detail plan. It is to the size shown on the plan at lower left, at distances relative to the existing dwelling pre-works.

Annexure C Management specifications

Hazard Management Areas

The intent is to maintain the Hazard Management Area in a condition that will not allow the development or passage of fire able to ignite structures through radiant heat or flame contact. In addition, providing protection against ember attack is highly desirable. Much of the aim is to limit the intensity of the approaching fire to a level which can be absorbed without damage by the passive protection measures included in the house construction. The materials used have been chosen to (probably) not be ignited (eg walls) or be sufficiently heat-affected to break (eg windows) during the passage of the fire. It is assumed that nobody will necessarily be present during the passage of the fire, so that the structure will hopefully survive by itself. Heat from the head of the approaching fire will probably be at its peak for around 5 minutes, but embers, smoke and uncomfortably high heat will continue for around an hour or so. Attendance by suitably clothed, trained, fit and able-bodied people with appropriate equipment immediately after passage of the fire increases the likelihood of the structure surviving, particularly if small local patches have ignited.

Fire must be kept far enough away to limit the radiant heat which will threaten both structures and anyone (homeowners, fire-fighters) in the path of the fire. Basically, fire spreads rapidly in surface litter and low grassy growth, and develops tall flames in the shrub layer. That makes things difficult for fire-fighters trying to work the fire edge. With enough heat generated by vigorous fire in the shrub and sapling (understorey) layers, the fire flame height will increase, and involve the crowns of the overstorey trees. Flames also run up the bark of many fibrous-barked eucalypt species, adding to the overall heat output but primarily creating showers of embers.

Limiting fire behaviour is achieved by separating the various vegetation components both vertically and horizontally. Less surface litter will result in a slightly slower-moving fire, putting out less heat and therefore slower to ignite the shrub layer. Partial removal of the shrub layer significantly reduces the low-level flame height, making it easier for fire-fighters to work near the fire edge, and becoming less likely to ignite the sapling layer. Keeping the shrub and sapling layer fire intensity low means that fire is unlikely to move into the canopy of the overstorey. That is a crown fire, and is completely uncontrollable by any means.

Limiting ember production is best achieved by not having rough-barked species nearby, or by removing the loose outer bark layer before fire gets near.

Protecting against ember attack relies largely on proper construction material selection, and good design that will not trap embers or the litter on which they may land and ignite. Properly screened openings are essential, but good plant selection and layout can create an ember shield, to deflect or trap embers approaching the house. Remember that embers will also accumulate in the sheltered side, in the eddy zone behind the house. Anywhere leaves accumulate, so will embers.

It is essential to keep even low creeping flames from contacting walls of the house. Maintain a path at least 30cm wide completely clear of all flammable material immediately between the garden/ lawn area – a concrete or gravel path, bare soil, whatever – and the house.

The HMA is to be kept in a substantially cleared condition, with mown lawn and only occasional scattered low-flammability ornamental shrubs, garden plants and the like.

- Immediately beside the house there must be a strip not less than 30cm wide which is kept bare of any combustible material.

- Grass must be kept mown to not more than 50mm in height, and should be kept watered and green within 5m of a wall.
- Shrubs should not be located within 2m of a wall, or within 5m of a window.
- Avoid using combustible mulch within 2m of a window and within 1m of a wall – use pebbles instead in these settings.
- Trees are to be kept well-spaced, with one crown diameter between canopy crowns,
- Shrubs to 1.5m height (or shrub clusters, to 2m diameter) should have 5m between them. (If trees have a 10m diameter canopy, there should be 10m between their canopies, ie 20m between trunks. Similarly, a 2m diameter cluster of shrubs should not be within 5m of other shrubs.
- Favour smooth-barked over rough-barked trees, and low-flammability species.
- Prune all tree branches to a height of 2m.
- Shrubs should not be located directly under trees.
- Don’t have open woodpiles or locate rubbish heaps within the HMA.

Annexure D Form 55 Certificate

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Lauren Roman *Owner /Agent*

96b Summerleas Rd *Address*

Fern Tree Tas 7054 *Suburb/postcode*

Form **55**

Qualified person details:

Qualified person: Roger Fenwick

Address: PO Box 86B

Kettering 7155

Phone No: 0411 609 906

Fax No:

Licence No: BFP-162

Email address: roger@bushfire-consultant.com.au

Qualifications and Insurance details: Accredited No 162 under the Fire Service Act 1979
Professional Indemnity & Public Liability insurance by Lloyd's

(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: 96b Summerleas Rd

Fern Tree Tas 7054

Lot No: 1

Certificate of title No: 162643

The assessable item related to this certificate: Assessment of bushfire attack level for construction of decking beside Class 1a

(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 assessment

(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 items, 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 dated December 2025 including Bushfire Hazard Management Plan dated December 2025 AS 3959-2018 *Construction of buildings in bushfire-prone areas* Plans by Torquil Canning
Relevant calculations:	Method 2 calculations as shown in above documents
References:	N/A

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

A bushfire assessment and management plan for proposed new construction, in accordance with BAL-29 construction standard of AS 3959-2018.

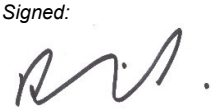
Scope and/or Limitations

A Bushfire Hazard Assessment was commissioned by Lauren Roman to identify the potential bushfire risk and BAL rating, and to recommend appropriate compliance and protection measures.

Limitations: The proposed measures comply with the guidelines. Full compliance with the requirements in this report and/or AS 3959-2018 does not guarantee survival of structures or persons.

Performance Solution elements must be certified by TFS via a Form 47.

I certify the matters described in this certificate.

Signed:	*Certificate No:*	*Date:*
	2509TOR.FER.SUM1.0	5 December 2025

Qualified person:

Annexure E Site plans

Torqsum 93B Summerleas Rd, Fern Tree LISTLOCSITE

Planning Application

Decks, Spa, pool fence.

Client: Lauren Roman & Sean Krisanski

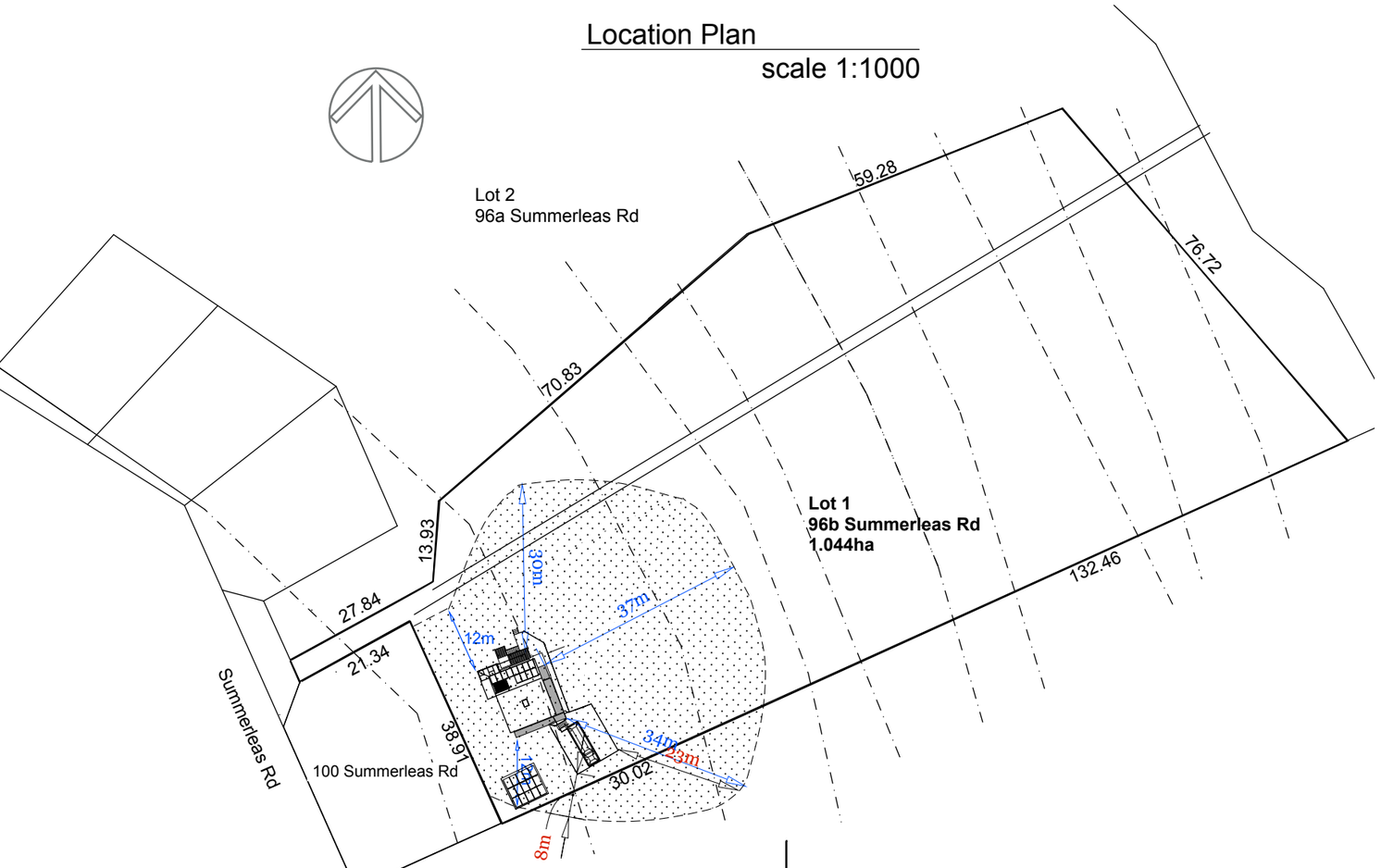
96b Summerleas Rd

Fern Tree 7054

Page #	Page Name
1	Cover Page & Location plan
2	Site Plan
3	FLOOR PLAN
4	Car Port and SW long section
5	S N
6	W E
7	Deck & Spa 3D
8	Stairs
9	details

Location Plan

scale 1:1000



LOCATION PLAN

Existing Bushfire hazard management Plan

0 50 100 m

TITLE REFERENCE #	SP162643/1
FLOOR AREA	
EXISTING FLOOR AREA	200m2
PROPOSED Deck area	120m2
SITE CLASSIFICATION	
DESIGN WIND SPEED	N3
SOIL CLASSIFICATION	M
CLIMATE ZONE	7
BUSHFIRE ATTACK LEVEL	40

DA 1 of 7

Client Lauren Roman Sean Krisanski

96b Summerleas Rd Fern Tree

Torquil Canning/torquil@netsapce.net.au/0478616663

Cover Page & Location plan

ISSUE Planning Application

DATE 29 Aug 2025

SITE PLAN

scale 1:200

DA 2 of 7

PMB-15-00314-01

Approved existing BAL40 access road

EXISTING Approved driveway

EXISTING MAINS WATER

Existing meter box

BOUNDARY

27.84

21.34

13.93

SLOPE

140 M FROM CULVERT TO NE BOUNDARY

DRAINAGE EASEMENT 2M WIDE

Existing culvert

Existing BOULDER EDGE max 0.9m high

Existing Gabion head wall across drainage easement -drain to discharge onto top of gabion

Proposed BAL40 Decks, and steps

Existing dwelling

Deck

IO

7242

Fall

EXISTING Approved driveway parking, turning and retaining walls

FFL385.8

Proposed steel framed carport with solar panels

Existing AWTS under deck

8409

3204

858 detention tank

1950

1650

6000

958

Existing AWTS irrigation

Spa/pool (10360L total) drainage connection to wastewater system irrigation area. Refer to GES report.

30m

Retain existing Eucalyptus pulchella

Existing DN25 purple above ground sewer pipe

gate

Proposed BAL40 Deck, spa, pool fence and steps retain existing trees.

REVISION

Remove existing Eucalyptus pulchella

GARAGE

98 SUMMERLEAS RD

14

6.8

0 5 10 20 m

Client Lauren Roman Sean Krisanski

96b Summerleas Rd Fern Tree

Torquil Canning/torquil@netsapce.net.au/0478616663

Site Plan

ISSUE Planning Application

DATE 29 Aug 2025

FLOOR PLAN

scale 1:100

DA 3 of 7

Proposed BAL40 decks and stairs

Existing SW pipe

BAL40 Decking
Modwood Flameshield
install to manufacturers
recommendations. Steel
deck frame.

Existing Dwelling

sub floor

existing basement/
workshop

DECK

Existing
Studio/
spare bedroom

sub floor

Connect detention tank to
existing SW system

913

7000

1000min

trunk

2866

closest footings to tree— deck
cantilevered beyond

Existing drive, turning and
retaining walls

down

gate

2000

gate

2418

3600

Connect Spa drainage to existing
Waste Water system. Loading Certificate
be upgraded by GES to include the spa drainage
to NCC vol3 C2F2 *Swimming Pool Waste Water disposal*

Proposed carport with
solar panels and detention tank
Tank: 2000L with 500L
in reserve for detention, 20-25mm
orifice size. (Stormwater management policy
for development city of Hobart 2024)

7477

Existing AWWS
access under deck

9504

Proposed spa on concrete
slab and supporting block
wall.

Proposed deck & stair
to BAL40 AS3959

6000

6000

DN90 UPVC pipe

DN100 UPVC underground

6658

Tank: slate grey

1950

1950

seat/cover /access
to existing AWWS

pool fence and gates
to AS1926.1-2012 *Swimming Pool Safety*
& AS1926.2-2007 *Swimming Pool Safety*

0 5 10 m

Client Lauren Roman Sean Krisanski

96b Summerleas Rd Fern Tree

Torquil Canning/torquil@netsapce.net.au/0478616663

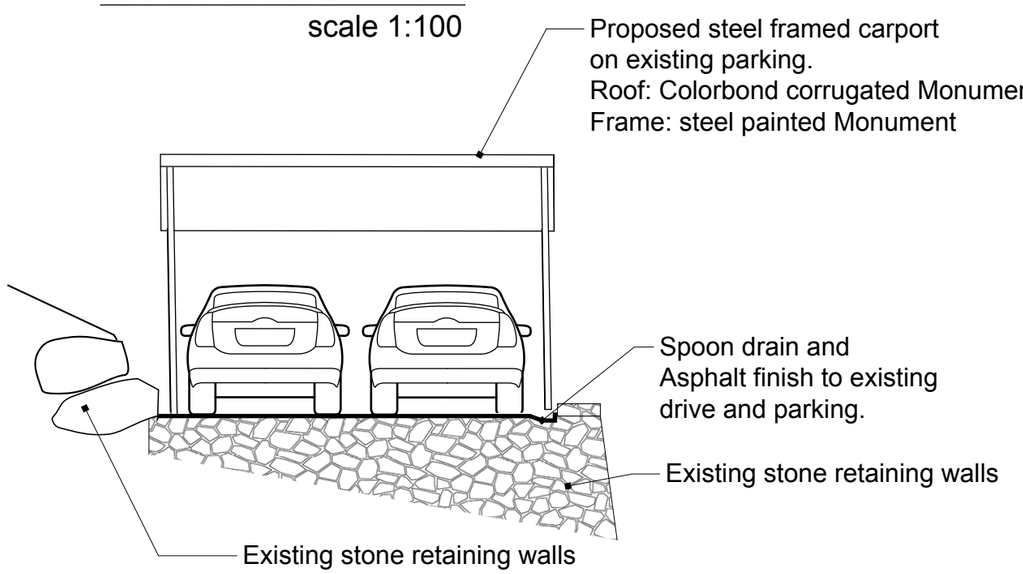
FLOOR PLAN

ISSUE Planning Application

DATE 29 Aug 2025

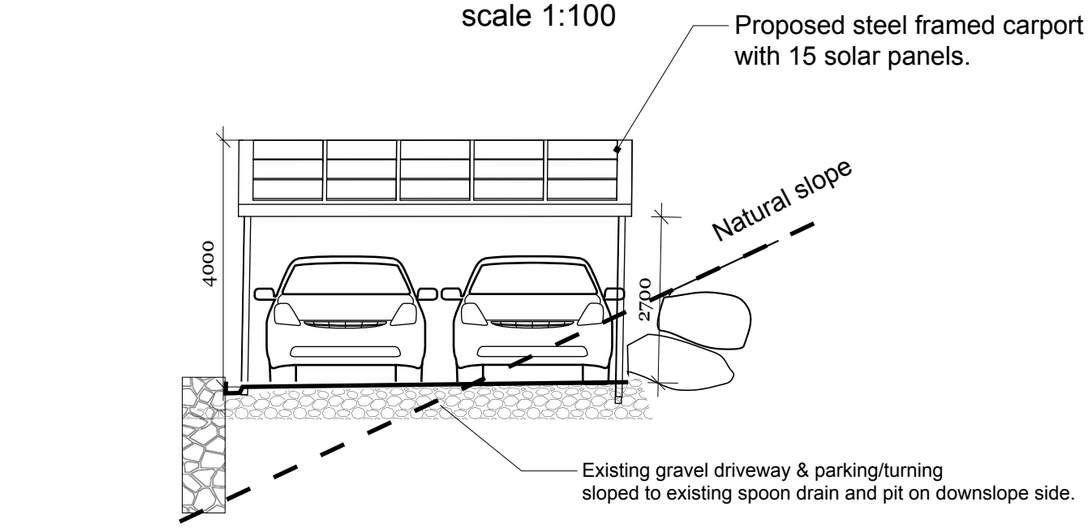
Car Port South Elevation

scale 1:100



Car Port North Elevation

scale 1:100



Car Port East Elevation & Storm Water long section.

scale 1:100

Maintenance:
1) Leaf guard to carport gutter- inspect annually
2) Leaf guard to tank, inspect and clear every 3 months
3) Clean out tank every 3 years with hose.

DA
4
of
7

Client Lauren Roman Sean Krisanski
. .
96b Summerleas Rd Fern Tree
Torquil Canning/torquil@netsapce.net.au/0478616663

Car Port and SW long section

ISSUE
Planning Application

DATE
29 Aug 2025

STREET DATUM 392.46

NORTH

ELEVATIONS

scale 1:100

Proposed steel framed carport
Paint finish- Monument
solar panels to roof
Tank: Monument

FLOOR LEVEL 386.6

main ceiling

2400

FLOOR LEVEL 384

EXISTING DWELLING

6 7 c6 5 4 c4 c3

proposed deck & ballustrade
min 1000 high with gaps no
larger than 125.

Store under (existing)

SOUTH

Under deck access due to
slope to comply with
AS 1926.1 -2012 Swimming Pool Safety

EXISTING DWELLING

Proposed pool fence
and deck.

Proposed spa
on concrete block
plinth

EXISTING
GROUND LEVEL

Steel Balustrade: black
Rails 38x25x1.6RHS
Pickets19x19x1.6SHS
Posts 38x25x1.6 @ 1500 crs
posts welded to bearers

Pool fencing installed to
manufacturer's specifications
& AS1926.1-2012 Swimming Pool Safety

Detention tank: Impervious area < 200m2
2000L tank size with 500L reserved for
detention (*Stormwater Management Policy
for Development 27 May 2024 City of Hobart*)

Existing
AWWS

ffl

pool fence and gates
to AS1926.1-2012 *Swimming Pool Safety*
& AS1926.2-2007 *Swimming Pool Safety*
NCC vol3 C2F2 Swimming Pool Waste Water disposal

DA
5
of
7

Client Lauren Roman Sean Krisanski
. .

96b Summerleas Rd Fern Tree

Torquil Canning/torquil@netsapce.net.au/0478616663

S N

ISSUE Planning Application

DATE 29 Aug 2025

ELEVATIONS

scale 1:100

EXISTING DWELLING

ceiling
2200
ceiling
2400
FL

c1
c2
1
2
3

Existing turning

Boundary

Proposed steel framed
2 car carport with solar panels

500 min

WEST

Eucalyptus pulchella to be removed

Existing turning ramp

Existing Eucalyptus pulchella
to be retained and protected from works.

Existing Stone retaining wall and parking

detention tank

1200 high black metal Colorbond Pool fencing. Max picket spacing 100. surrounding spa & deck

Heat pumps

Concrete block plinth under spa

3700

proposed deck, pool fencing & spa

10
9
11
8
c5
w1

EXISTING DWELLING

Gate
latch min 1500 high

EAST

proposed deck &
ballustrades to decks over
1000 from final ground level.

Steel Balustrade: Black
Rails 38x25x1.6RHS
Pickets19x19x1.6SHS
Posts 38x25x1.6 @ 1500 crs
posts welded to bearers

DA
6
of
7

Client Lauren Roman Sean Krisanski
. .

96b Summerleas Rd Fern Tree

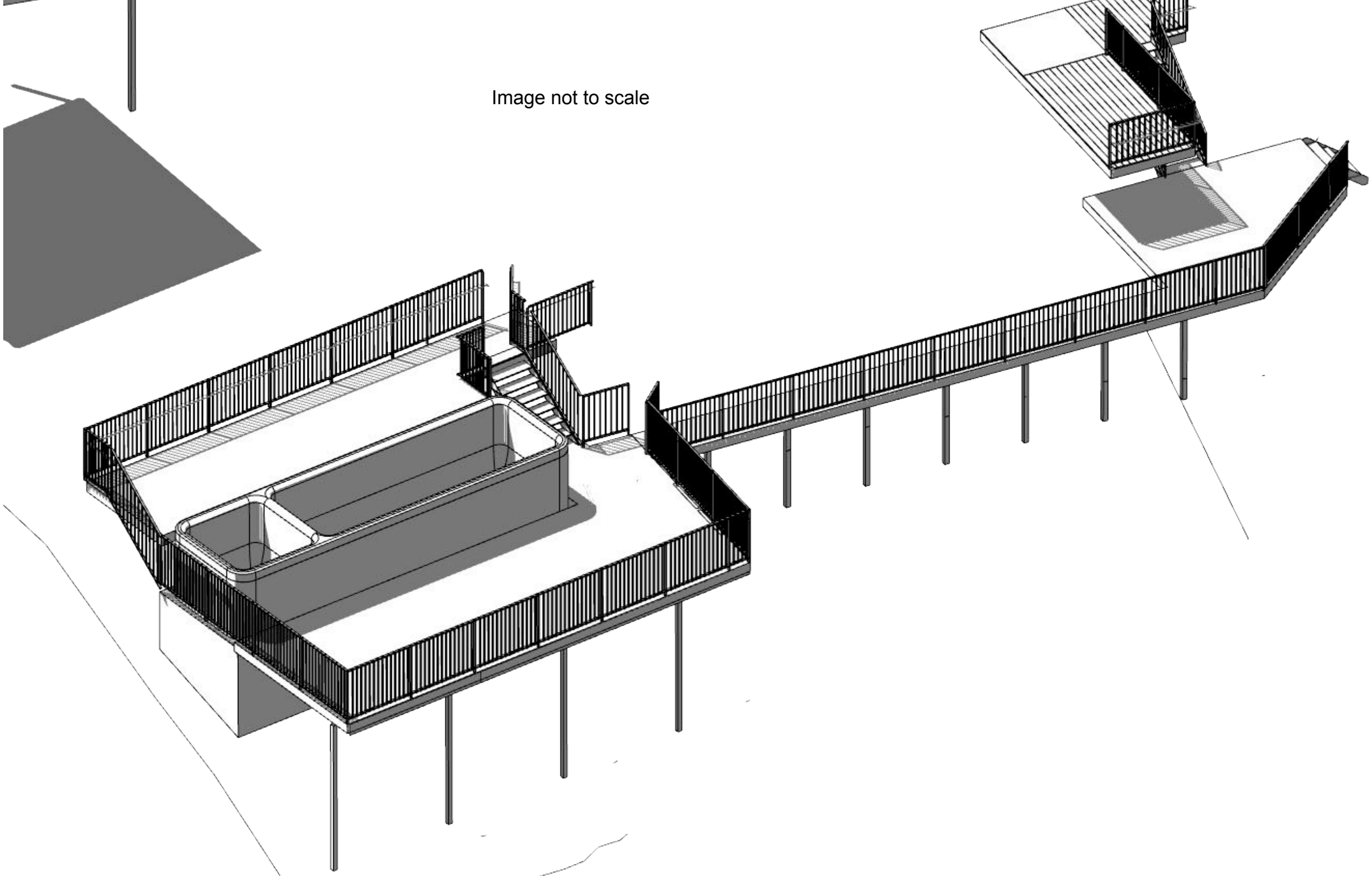
Torquil Canning/torquil@netsapce.net.au/0478616663

W E

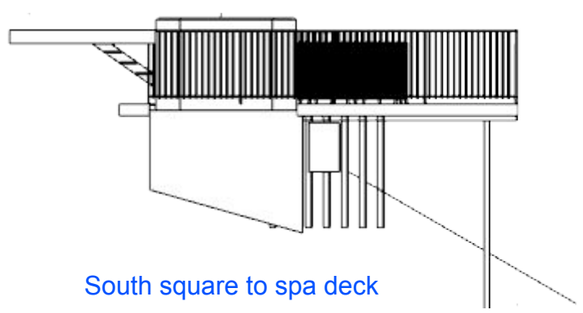
ISSUE Planning Application

DATE 29 Aug 2025

Image not to scale



North square to spa deck



South square to spa deck

DA
7
of
7

Client : Lauren Roman Sean Krisanski

96b Summerleas Rd Fern Tree

Torquil Canning/torquil@netsapce.net.au/0478616663

Deck & Spa 3D

ISSUE Planning Application

DATE 29 Aug 2025

AS 3959 Method 2 calculations								
Address	**96b Summerleas Rd, Fern Tree**							
PID	**3184618**		**Title ref**	**162643/1**				
	Inputs	derived figures	outputs					
FDI	50	w	ros					
Vegetation	D	16.5	1.0					
Veg Slope		derived figures		degrees	12	Forest	F	
HMA slope	0.20943951	26.5	F length	degrees	12	Dry Tasmanian Forest	D	
HMA width	25	R slope	17.9			Rainforest	R	
		2.3	17.9	Elevation receiver	3	Woodland	W	
Flame width	100	W	0.0			Low heath	L	Shrubland
		26.5	0.0			Heath	H	Scrub
			0.0			Grass	G	
			0.0			forest wetland	fw	
			0.0			tussock moorland	tm	
			0.0					
			0.0					
		R (slope)	F length	Intensity		Radiation	20.47	kWm^{-2}
Forest & Woodland		2.27	17.91	31023				
Shrub, Heath, Scrub		2.27	6.2	13555		temp (1090, 1200)	1090	
Grass		2.27	6.6	31023				
flame angle	75							
The variable inputs to this spreadsheet appear in the yellow-highlighted boxes.								
The derived values w and W are as they appear in AS 3959, apart from individually allocated figures for D vegetation types,								
taken from Marsden-Smedley *et al* , Fuel in Tasmanian Dry Eucalypt Forests, Fire 2022, 5, 103. Table 4								
The usual output is Radiation in kWm^{-2} but the program can be forced to find input values matching a desired outcome.								
Simulations of the shielding effect of fences are made by manually adjusting the F length value								
If that has been done, the two F length columns will show mis-matching numbers for the vegetation type							N	

AS 3959 Method 2 calculations								
Address	**96b Summerleas Rd, Fern Tree**							
PID	**3184618**		**Title ref**	**162643/1**				
	Inputs	derived figures	outputs					
FDI	50	w	ros					
Vegetation	D	16.5	1.0					
Veg Slope		derived figures		degrees	22	Forest	F	
HMA slope	0.383972435	26.5	F length	degrees	22	Dry Tasmanian Forest	D	
HMA width	31	R slope	32.5			Rainforest	R	
		4.5	32.5	Elevation receiver	3	Woodland	W	
Flame width	100	W	0.0			Low heath	L	Shrubland
		26.5	0.0			Heath	H	Scrub
			0.0			Grass	G	
			0.0			forest wetland	fw	
			0.0			tussock moorland	tm	
			0.0					
			0.0					
		R (slope)	F length	Intensity		Radiation	27.12	kWm^{-2}
Forest & Woodland		4.52	32.54	61852				
Shrub, Heath, Scrub		4.52	6.2	13555		temp (1090, 1200)	1090	
Grass		4.52	9.4	61852				
flame angle	75							
The variable inputs to this spreadsheet appear in the yellow-highlighted boxes.								
The derived values w and W are as they appear in AS 3959, apart from individually allocated figures for D vegetation types,								
taken from Marsden-Smedley *et al* , Fuel in Tasmanian Dry Eucalypt Forests, Fire 2022, 5, 103. Table 4								
The usual output is Radiation in kWm^{-2} but the program can be forced to find input values matching a desired outcome.								
Simulations of the shielding effect of fences are made by manually adjusting the F length value								
If that has been done, the two F length columns will show mis-matching numbers for the vegetation type							NE	

AS 3959 Method 2 calculations								
Address	**96b Summerleas Rd, Fern Tree**							
PID	**3184618**		**Title ref**	**162643/1**				
	Inputs	derived figures	outputs					
FDI	50	w	ros					
Vegetation	D	16.5	1.0					
Veg Slope		derived figures		degrees	16	Forest	F	
HMA slope	0.27925268	26.5	F length	degrees	16	Dry Tasmanian Forest	D	
HMA width	23	R slope	22.6			Rainforest	R	
		3.0	22.6	Elevation receiver	3	Woodland	W	
Flame width	100	W	0.0			Low heath	L	Shrubland
		26.5	0.0			Heath	H	Scrub
			0.0			Grass	G	
			0.0			forest wetland	fw	
			0.0			tussock moorland	tm	
			0.0					
			0.0					
		R (slope)	F length	Intensity		Radiation	27.49	kWm^{-2}
Forest & Woodland		2.99	22.59	40884				
Shrub, Heath, Scrub		2.99	6.2	13555		temp (1090, 1200)	1090	
Grass		2.99	7.6	40884				
flame angle	70							
The variable inputs to this spreadsheet appear in the yellow-highlighted boxes.								
The derived values w and W are as they appear in AS 3959, apart from individually allocated figures for D vegetation types,								
taken from Marsden-Smedley *et al* , Fuel in Tasmanian Dry Eucalypt Forests, Fire 2022, 5, 103. Table 4								
The usual output is Radiation in kWm^{-2} but the program can be forced to find input values matching a desired outcome.								
Simulations of the shielding effect of fences are made by manually adjusting the F length value								
If that has been done, the two F length columns will show mis-matching numbers for the vegetation type							SE	

Planning Application

Decks, Spa, pool fence.

Client: Lauren Roman & Sean Krisanski

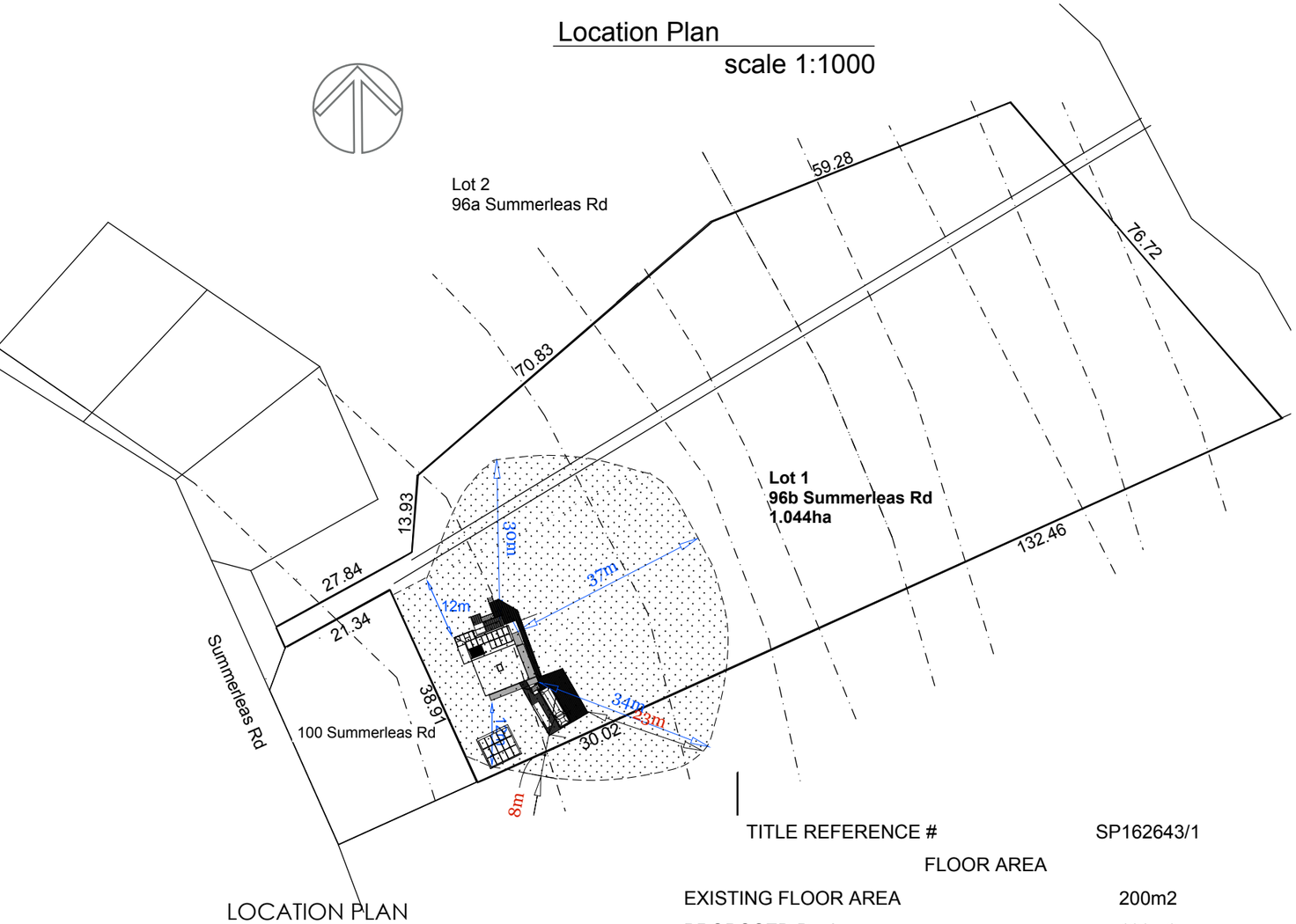
96b Summerleas Rd

Fern Tree 7054

Page #	Page Name
1	Cover Page & Location plan
2	Site Plan
3	FLOOR PLAN
4	Car Port and SW long section
5	S N
6	W E
7	Deck & Spa 3D

Location Plan

scale 1:1000



LOCATION PLAN

Existing Bushfire hazard management Plan

TITLE REFERENCE #	SP162643/1

FLOOR AREA

EXISTING FLOOR AREA	200m2
PROPOSED Deck area	120m2

SITE CLASSIFICATION

DESIGN WIND SPEED	N3
SOIL CLASSIFICATION	M
CLIMATE ZONE	7
BUSHFIRE ATTACK LEVEL	40

DA 1 of 7

Client Lauren Roman Sean Krisanski

96b Summerleas Rd Fern Tree

Torquil Canning/torquil@netsapce.net.au/0478616663

Cover Page & Location plan

ISSUE Planning Application

DATE 29 Aug 2025

SITE PLAN

scale 1:200

DA
2
of
7

Approved existing BAL40 access road

BOUNDARY

27.84

BOUNDARY

EXISTING Approved driveway

21.34

BOUNDARY

EXISTING
MAINS WATER

Existing meter box

SLOPE

13.93

140 M FROM CULVERT TO NE BOUNDARY

DRAINAGE EASEMENT
2M WIDE

PMB-15-00314-01

Existing culvert

Existing Gabion head wall
across drainage easement
-drain to discharge onto top
of gabion

Existing BOULDER EDGE
max 0.9m high

SLOPE

380

381

382

383

384

385

386

Proposed BAL40 Decks,
and steps

370

Existing AWTS irrigation

Spa/pool (10360L total) drainage
connection to wastewater system
Refer to GES report.

30m

Existing DN25 purple
above ground sewer pipe

Proposed BAL40 Deck,
spa, pool fence and steps
retain existing trees.

Existing
dwelling

Fall

7242

IO

IO

BOUNDARY

SLOPE

EXISTING Approved driveway
parking, turning and retaining walls

SLOPE

FFL385.8

7245

gate

gate

Existing AWTS
under deck

1950

1950

tank

6000

6000

958

BOUNDARY

Proposed steel framed
carport with solar panels

GARAGE

100 SUMMERLEAS RD

14

390

6.8

Client Lauren Roman Sean Krisanski

96b Summerleas Rd Fern Tree

Torquil Canning/torquil@netsapce.net.au/0478616663

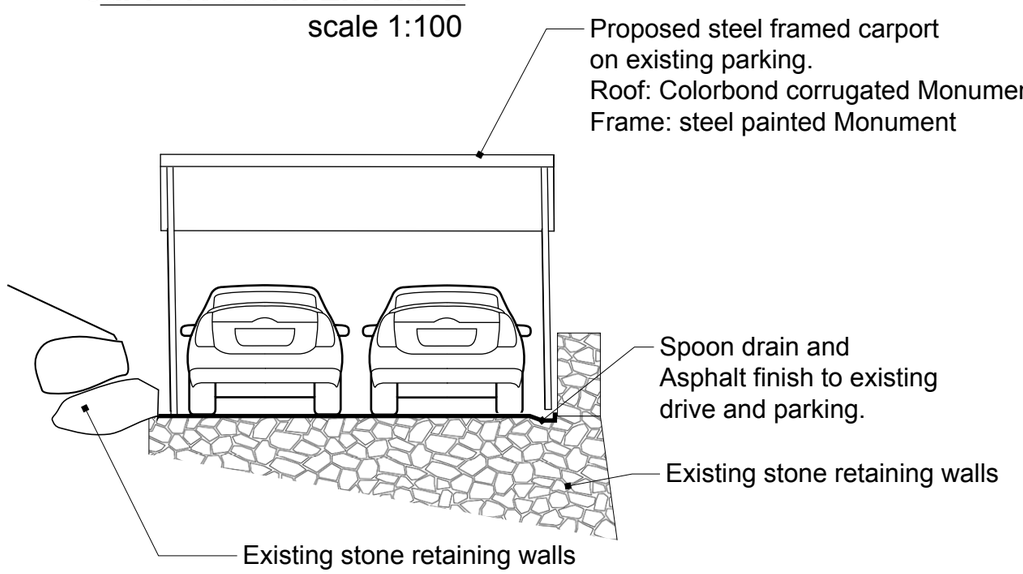
ISSUE Planning Application

DATE 29 Aug 2025

Site Plan

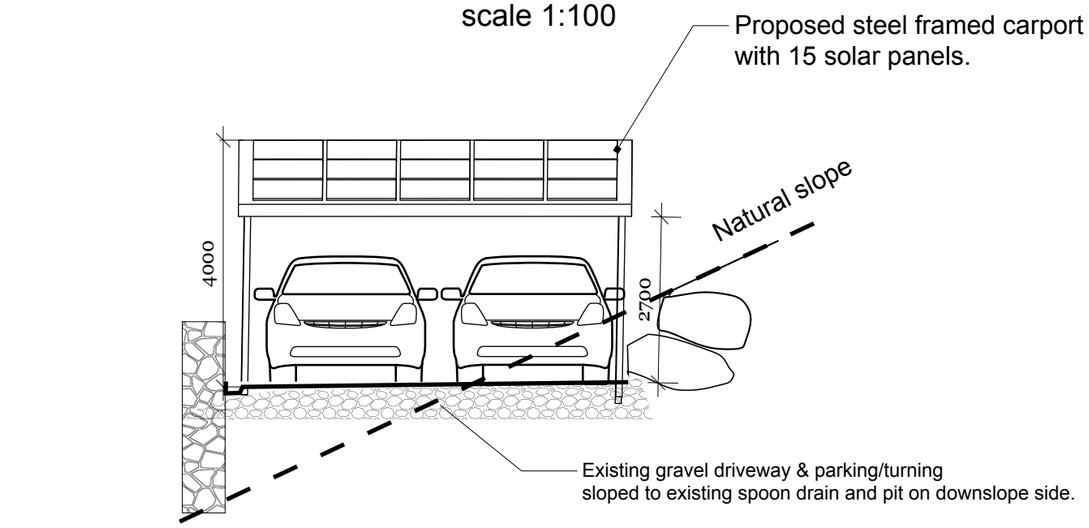
Car Port South Elevation

scale 1:100



Car Port North Elevation

scale 1:100



Car Port East Elevation & Storm Water long section.

scale 1:100

Maintenance:
1) Leaf guard to carport gutter- inspect annually
2) Leaf guard to tank, inspect and clear every 3 months
3) Clean out tank every 3 years with hose.

DA
4
of
7

Client Lauren Roman Sean Krisanski
. .
96b Summerleas Rd Fern Tree
Torquil Canning/torquil@netsapce.net.au/0478616663

Car Port and SW long section

ISSUE
Planning Application

DATE
29 Aug 2025

STREET DATUM 392.46

NORTH

ELEVATIONS

scale 1:100

Proposed steel framed carport
Paint finish- Monument
solar panels to roof
Tank: Monument

FLOOR LEVEL 386.6
main ceiling

2400

FLOOR LEVEL 384

EXISTING DWELLING

6 7 c6 5 4 c4 c3

proposed deck & ballustrade
min 1000 high with gaps no
larger than 125.

Store under (existing)

SOUTH

Under deck access due to
slope to comply with
AS 1926.1 -2012 Swimming Pool Safety

EXISTING DWELLING

Proposed pool fence
and deck.

Proposed spa
on concrete block
plinth

EXISTING
GROUND LEVEL

Steel Balustrade: black
Rails 38x25x1.6RHS
Pickets19x19x1.6SHS
Posts 38x25x1.6 @ 1500 crs
posts welded to bearers

Pool fencing installed to
manufacturer's specifications
& AS1926.1-2012 Swimming Pool Safety

Detention tank: Impervious area < 200m2
2000L tank size with 500L reserved for
detention (*Stormwater Management Policy
for Development 27 May 2024 City of Hobart*)

Existing
AWWS

ffl

pool fence and gates
to AS1926.1-2012 *Swimming Pool Safety*
& AS1926.2-2007 *Swimming Pool Safety*
NCC vol3 C2F2 Swimming Pool Waste Water disposal

Client Lauren Roman Sean Krisanski
. .

96b Summerleas Rd Fern Tree

Torquil Canning/torquil@netsapce.net.au/0478616663

S N

ISSUE Planning Application

DATE 29 Aug 2025

ELEVATIONS

scale 1:100

EXISTING DWELLING

ceiling
2200
ceiling
2400
FL

c1
c2
1
2
3

Existing turning

Boundary

Proposed steel framed
2 car carport with solar panels

500 min

WEST

Existing turning ramp

Existing Stone retaining wall and parking

detention tank

1200 high black metal Colorbond Pool fencing. Max picket spacing 100. surrounding spa & deck

Heat pumps

Concrete block plinth under spa

3700

proposed deck, pool fencing & spa

EXISTING DWELLING

10
9
11
8
c5
w1

Gate
latch min 1500 high

EAST

proposed deck & ballustrades to decks over 1000 from final ground level.

Steel Balustrade: Black
Rails 38x25x1.6RHS
Pickets19x19x1.6SHS
Posts 38x25x1.6 @ 1500 crs
posts welded to bearers

W E

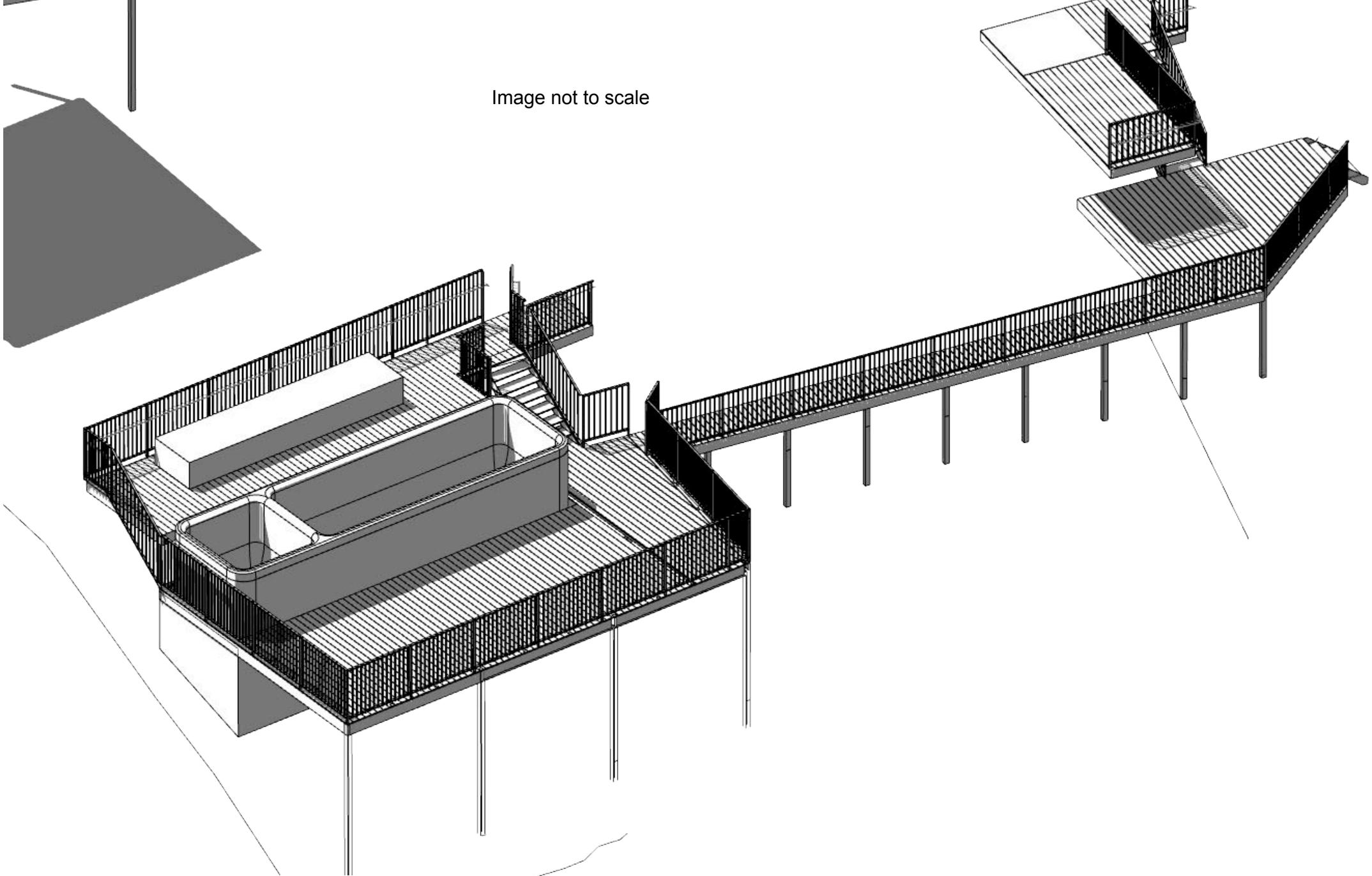
DA
6
of
7

Client Lauren Roman Sean Krisanski
. .
96b Summerleas Rd Fern Tree
Torquil Canning/torquil@netsapce.net.au/0478616663

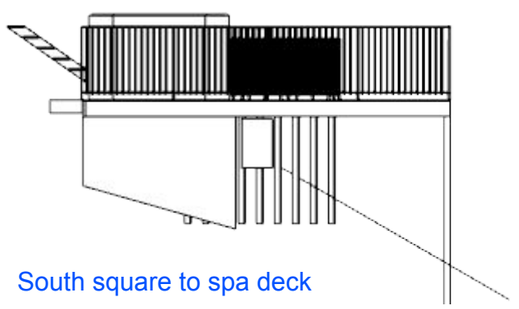
ISSUE Planning Application

DATE 29 Aug 2025

Image not to scale



North square to spa deck



South square to spa deck

DA
7
of
7

Client : Lauren Roman Sean Krisanski

96b Summerleas Rd Fern Tree

Torquil Canning/torquil@netsapce.net.au/0478616663

Deck & Spa 3D

ISSUE Planning Application

DATE 29 Aug 2025