



Meander Valley Council  
Working Together

## PLANNING NOTICE

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

APPLICANT:	<b>PDA Surveyors Engineers &amp; Planners obo G Blackberry - PA\26\0062</b>
PROPERTY ADDRESS:	<b>139 Ritchie Street WESTBURY (CT: 29482/38)</b>
DEVELOPMENT:	<b>Subdivision (3 lots), single dwelling, residential outbuilding (garage), removal of dam &amp; rainwater tanks (3) - setbacks, lot design, frontage, driveway, traffic, waterway.</b>

The application can be inspected until **Tuesday, 14 October 2025**, at [www.meander.tas.gov.au](http://www.meander.tas.gov.au) or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

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

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

Dated at Westbury on 27 September 2025.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING PERMIT

### Land Use Planning and Approvals Act 1993



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

#### OFFICE USE ONLY

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

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

#### PROPERTY DETAILS:

Address:	<input type="text" value="139 Ritchie Street"/>	Certificate of Title:	<input type="text" value="29482"/>
Suburb:	<input type="text" value="Westbury"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="38"/>
Land area:	<input type="text" value="2.02"/>	<i>m<sup>2</sup> / ha</i>	
Present use of land/building:	<input type="text" value="Residential"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

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

#### DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

<input checked="" type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		

Total cost of development (inclusive of GST):  *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work:

Use of building:  (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area:  New building height:

Materials: External walls:  Colour:

Roof cladding:  Colour:

SEARCH OF TORRENS TITLE

VOLUME 29482	FOLIO 38
EDITION 3	DATE OF ISSUE 21-Jul-2016

SEARCH DATE : 09-Jul-2025

SEARCH TIME : 08.22 AM

DESCRIPTION OF LAND

Town of WESTBURY  
 Lot 38 on Diagram 29482  
 Derivation : Whole of Lot 38 (Section D.11) Gtd. to A. Tynan.  
 Prior CT 4286/44

SCHEDULE 1

M577462 TRANSFER to ERNEST ARCHIBALD BLACKBERRY and GILLIAN  
 LOUISE BLACKBERRY Registered 21-Jul-2016 at noon

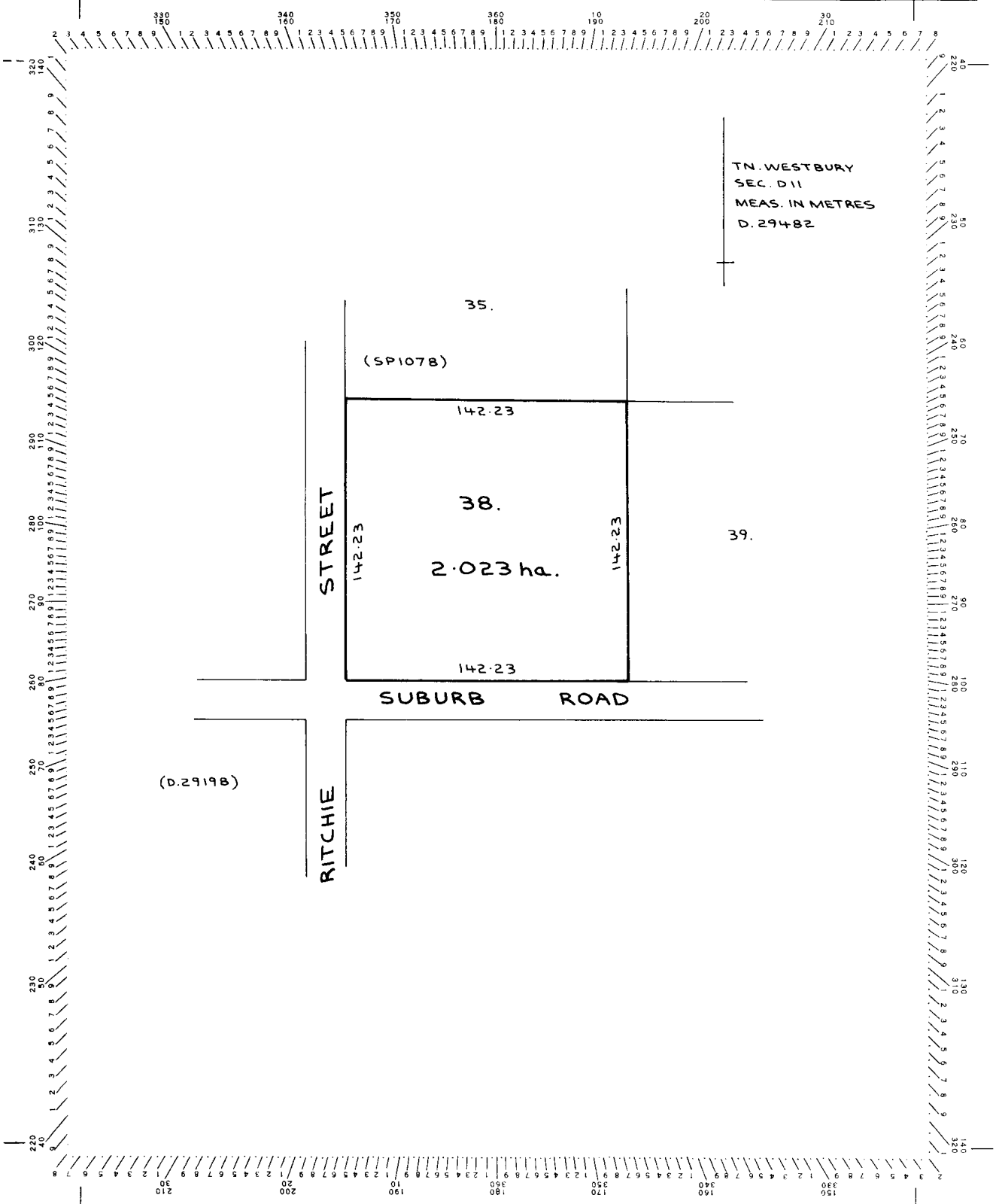
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 E56548 MORTGAGE to Australia and New Zealand Banking Group  
 Limited Registered 21-Jul-2016 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: L.T. ACT 1980	PLAN OF SURVEY of land situated in the	Registered Number: <b>D.29482</b>
Title Reference: Y. 6508	TOWN OF WESTBURY SEC. D11	Approved: 28 JUL 2006 <i>Andrew Lane</i>
Grantee: WHOLE OF LOT 38 5-0-0 LTD. TO ANDREW TYNAN	COMPILED FROM... W./19... SCALE 1:2000 MEASUREMENTS IN METRES	ACTING Recorder of Titles





# Planning Report

## 139 Ritchie Street, Westbury

54820 | 02/09/2025

## Table of Contents

1. Introduction/Context.....	4
2. The Proposal .....	5
3. Planning Assessment .....	6
Conclusion .....	16
Contact .....	17

## PDA Contributors

<b>Planning</b>	Allan Brooks	02/09/2025
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## Revision History

Revision	Description	Date
<b>01</b>	First issue	02/09/2025

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## EXECUTIVE SUMMARY

Council approval is sought for a 3 lot subdivision and new dwelling on lot 2 at 139 Ritchie Street, Westbury (FR 29482/38).

The proposal satisfies the *Tasmanian Planning Scheme – Meander Valley*.

A permit is sought in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme – Meander Valley*.

### Development Details:

<b>Property Address</b>	139 Ritchie Street, Westbury
<b>Proposal</b>	3 Lot Subdivision and new dwelling
<b>Land Area</b>	2.02ha

<b>C/T</b>	241597/1
<b>PID</b>	7676564
<b>Planning Ordinance</b>	Tasmanian Planning Scheme – Meander Valley
<b>Land Zoning</b>	Low Density Residential
<b>Specific Area Plan</b>	Westbury Specific Area Plan
<b>Code Overlays</b>	Bushfire Prone Area, Natural Assets

# 1. Introduction/Context

Council approval is sought for a 3 lot subdivision and new dwelling on lot 2 at 139 Ritchie Street, Westbury (FR 29482/38).

In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- Subdivision Proposal Plan
- Building Design
- Completed Development Application Form
- The title plan and folio text
- Bushfire Hazard Assessment and

## 1.1. The Land



**Figure 1.** Existing aerial image of the subject land (LISTmap, 2025)

The subject land is 2.02ha in area. The land contains existing dwellings and shed to the West and an existing small dam that is proposed to be filled.

## 1.2. Existing Development

Site contains existing dwelling, shed and ancillary dwelling on proposed lot 1.

## 1.3. Natural Values

There are no known natural values on the site.

# 2. The Proposal

A planning permit for a 3 Lot subdivision and new dwelling is sought in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and *Clause 6.8.1 of the Tasmanian Planning Scheme - Meander Valley*. It is proposed to create 3 lots. Lot 1 will retain all existing development and access and proposed lot 2 will contain the new dwelling and Lot 3 will be vacant.

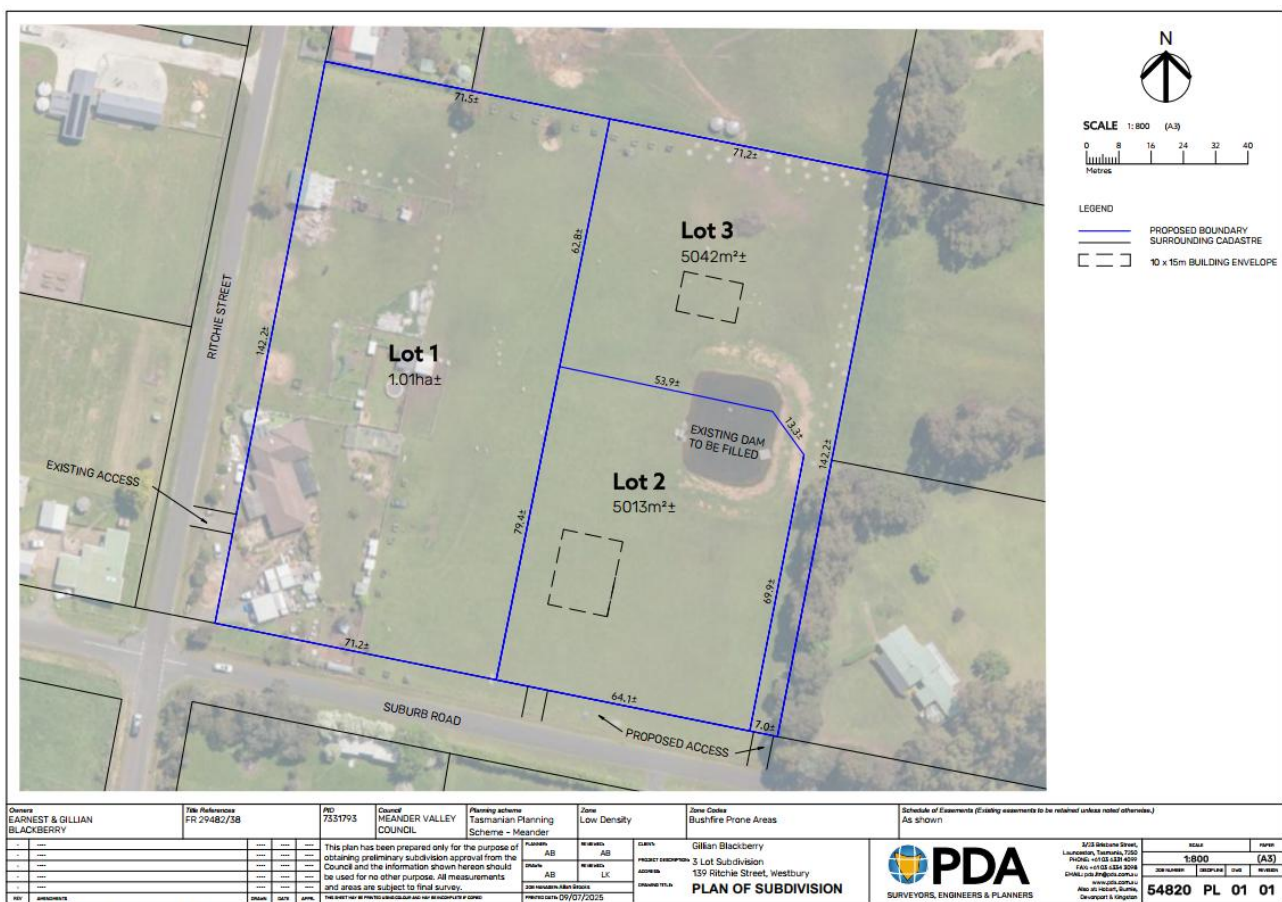


Figure 2. Proposed Plan of Subdivision

## 3. Planning Assessment

This current proposal for a 3 lot Subdivision and new dwelling has been developed in accordance with the *Tasmanian Planning Scheme - Meander Valley*.

### 3.1 Zoning



**Figure 3.** Zoning identification of the subject land and surrounds (LISTmap, 2025)

The subject land is located within the Low Density Zone and surrounded by the same zone.

## 3.2 Zone Standards – Low Density

### 10.4 Development Standards for Dwellings

#### 10.4.2 Building Heights

<b>Objective:</b>	
That the height of dwellings is compatible with the streetscape and do not cause an unreasonable loss of amenity for adjoining properties.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> A dwelling must have a building height not more than 8.5m.	<b>P1</b>
<b>Comment:</b> <b>A1 is met:</b> The proposed dwelling is less than 8.5m.	

### MEA-S11.7 Development Standards for Buildings and Works

#### MEA-S11.7.1 Setback

<b>Objective:</b>	
That the siting of development provides for setbacks between dwellings, and between dwellings and other buildings that is compatible with the greater separation distances that make up the low density character of the land within the Westbury Specific Area Plan.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Buildings must have a setback from a frontage of: (a) not less than 15m; or (b) not less than existing buildings, excluding outbuildings, on the site.	<b>P1</b>
<b>Comment:</b> <b>A1 is met:</b> The proposed dwelling has a setback of 15m from the frontage.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A2</b> Buildings must have a setback from side and rear boundaries:	<b>P2</b> The siting of a building must provide for separation distances compatible with the low density character of development

- (a) not less than 15m; or
- (b) not less than existing buildings, excluding outbuildings, on the site.

existing on established properties in the area, having regard to:

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;
- (c) the height, bulk and form of existing and proposed buildings;
- (d) impacts on sunlight to private open space and windows of habitable rooms on adjoining properties;
- (e) the appearance when viewed from roads or recreational pathways;
- (f) the ability to screen or offset view lines between dwellings for privacy or visual impacts; and
- (g) mitigation of visual impacts through the retention of any vegetation.

**Comment:**

**P2 is met:**

The proposed dwelling has a setback of 10m from the proposed boundary with Lot 1. The proposed setback won't impact the proposed dwelling or the surrounding dwelling with overshadowing. There is an adequate area to provide screening between the properties. There is no vegetation that can be retained. The proposed dwelling isn't going to negatively impact the appearance from roads as it's limited in scale and consistent with the surrounding development.

## MEA-S11.8 Development Standards for Subdivision

### MEA-S11.8.1 Lot Design

This clause is in substitution for Low Density Residential Zone – Clause 10.6.1 Lot Design A1 and P1

**Objective:**

To provide for:

- a) Density and dimensions of lots in accordance in an arrangement consistent with the low density grid arrangement of the area;
- b) Dimensions of lots that enables building to be separated;

- c) Lot areas and dimensions of lots that are appropriate to accommodate a dwelling and associated on-site drainage and on-site wastewater requirements;
- d) Access to lots that minimise the number of driveway crossovers

Acceptable Solutions	Performance Criteria
<p><b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>a) Have an area no less than 1ha and:               <ul style="list-style-type: none"> <li>i. Be able to contain a 70m diameter circle with a gradient not steeper than 1 in 5; and</li> <li>ii. Existing buildings are consistent with the setback required by clause MEA-S11.7.1 A1 and A2; or</li> </ul> </li> <li>b) be required for public use by the Crown, a council or state authority;</li> <li>c) be required for the provisions of Utilities; or</li> <li>d) be for the consolidation of a lot with another lot provided each lot is within the same zone</li> </ul>	<p><b>P1</b> Subdivision must only be from an area of land not less than 2ha and:</p> <ul style="list-style-type: none"> <li>a) provide not more than 3 lots for each 2ha;</li> <li>b) provide one lot that has an area not less than 1ha; and</li> <li>c) each lot, or lot proposed in a plan of subdivision must:               <ul style="list-style-type: none"> <li>(i) be capable of containing a circle of not less than 60m diameter</li> <li>(ii) have an area of not less than 5,000m<sup>2</sup>; and</li> <li>(iii) have sufficient useable area and dimensions suitable for its intended use, having regard to:                   <ul style="list-style-type: none"> <li>a. the plan purpose</li> <li>b. the relevant requirements for development of buildings</li> <li>c. the potential or intended location of buildings</li> <li>d. distances between new building areas and new building areas and existing buildings</li> <li>e. the topography of the site</li> <li>f. adequate provision of drainage and on-site wastewater disposal</li> </ul> </li> <li>g. the ability to screen development through retention of existing hedgerows or other vegetation, or the planting of new vegetation screening;</li> <li>h. whether the location of access driveways and crossovers minimises vegetation clearance and viewing opportunities;</li> <li>i. the use of adjoining land as a recreational pathway; and</li> <li>j. any constraints to development.</li> </ul> </li> </ul>
<p><b>Comment:</b></p>	

**P1 is met.** 1 Lot is larger than 1ha and lot 2 and 3 are larger than 5000m<sup>2</sup>. Each lot is capable of building within each lot.

## 10.6.1 Low Density Residential Zone – Lot Design

### Objective:

That each lot:

- a) has an area and dimensions appropriate for use and development in the zone;
- b) is provided with appropriate access to a road;
- c) contains areas which are suitable for residential development.

Acceptable Solutions	Performance Criteria
<p><b>A2</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.</p>	<p><b>P2</b> Each lot, or proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by right of carriageway, that is sufficient for the intended use, having regard to:</p> <ol style="list-style-type: none"> <li>a) the width of frontage proposed, if any</li> <li>b) the number of other lots which have the land subject to the right of carriageway as their sole or principal mean of access;</li> <li>c) the topography of the site;</li> <li>d) the ability to manoeuvre vehicles on the site; and</li> <li>e) the pattern of development existing on established properties in the area,</li> </ol> <p>and is not less than 3.6m wide.</p>

### Comment:

**P2 is met**

All lots have frontage greater than 3.6. There is no limitation to access for proposed lot 3 which is an internal lot. No lot is subjected to any existing rights of way. There is existing pattern of internal lots such as 64 Suburb Road and 59 Veterans Row.

Acceptable Solutions	Performance Criteria
<p><b>A3</b> Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p><b>P3</b> Each lot, or proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any having regard to:</p> <ul style="list-style-type: none"> <li>a) the topography of the site</li> <li>b) the distance between the lot or building area and the carriageway;</li> <li>c) the nature of the road and the traffic;</li> <li>d) the anticipated nature of vehicles likely to access the site; and</li> <li>e) the ability for emergency services to access the site.</li> </ul>
<p><b>Comment:</b> <b>A3 is met:</b> Each lot will have a vehicular access from a boundary in accordance with the requirements of the road authority.</p>	

## 10.6.2 Roads

<p><b>Objective:</b> That the arrangement of new roads within a subdivision provides;</p> <ul style="list-style-type: none"> <li>a) the provisions of safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and</li> <li>c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b> The Subdivision includes no new roads.</p>	<p><b>P1</b> The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>a) any relevant road network plan adopted by council;</li> <li>b) the existing and proposed road hierarchy;</li> <li>c) the need for connecting roads and pedestrian path, to common boundaries with adjoining land, to</li> </ul>

	<p>facilitate future subdivision potential;</p> <p>d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</p> <p>e) minimise the travel distance between key destinations such as shops and services and public transport routes;</p> <p>f) access to public transport;</p> <p>g) the efficient and safe movement of pedestrians, cyclists and public transport;</p> <p>h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;</p> <p>i) the topography of the site; and</p> <p>j) the future subdivision potential of any balance lots on adjoining or adjacent land.</p>
<p><b>Comment:</b></p> <p><b>A1 is met:</b> No new road is proposed as part of the subdivision.</p>	

### 10.6.3 Services

<p><b>Objective:</b> That the subdivision of land provides services for the future use and development of the land.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <p>a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or:</p> <p>b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,</p>	<p><b>P1</b> No Performance Criterion.</p>

<p>unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>	
<p><b>Comment:</b>  <b>A1 is N/A</b> as there is no services in the area to be connected to.</p>	
Acceptable Solutions	Performance Criteria
<p><b>A2</b>        Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p><b>P2</b>        Each lot, or proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an onsite wastewater treatment system adequate for the future use and development of the land.</p>
<p><b>Comment:</b>  <b>P2 is met:</b> Each lot is large enough for onsite septic system.</p>	
Acceptable Solutions	Performance Criteria
<p><b>A3</b>        Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p><b>P3</b>        Each lot, or proposed in a plan of subdivision, must be capable of accommodating an onsite stormwater management system adequate for the future use and development of the land, having regards to:</p> <ul style="list-style-type: none"> <li>a) the size of the lots</li> <li>b) topography of the site</li> <li>c) soil conditions;</li> <li>d) any existing buildings on the site;</li> <li>e) any area of the site covered by impervious surfaces; and</li> <li>f) any watercourse on the land.</li> </ul>
<p><b>Comment:</b>  <b>P3 is met:</b> Each loach lot can contain stormwater onsite through natural drainage. Each lot will collect rainwater for domestic supply and there is road drainage by the proposed new access.</p>	

### 3.4 Codes



**Figure 4.** Scheme Overlay identification of the subject land and surrounds (LISTmap, 2025)

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	As this Code is relevant to this proposal, an assessment is provided below
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Protection Code	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	See assessment below.
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	[N/A
C12.0 Flood-Prone Areas Hazard Code	N/A
C13.0 Bushfire-Prone Areas Code	Please find attached Bushfire Hazard Management report
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A

## C2.0 Parking and Sustainable Transport Code

### C2.6.3 Number of accesses for vehicles

<b>Objective:</b> That:	
(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;	
(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and	
(c) the number of accesses minimise impacts on the streetscape.	
Acceptable Solutions	Performance Criteria
<b>A1</b> The number of accesses provided for each frontage must:	
(a) be no more than 1; or	
(b) no more than the existing number of accesses,	
whichever is the greater.	
<b>Response:</b> <b>A1 is met:</b> Each lot has no more than one vehicle access point per road frontage or for lot 1 that same number of existing accesses.	

## C13.0 Bushfire-Prone Areas Code

A Bushfire Hazard Assessment and Hazard Management Plan has been prepared and supplied to support the proposed subdivision. Please see the bushfire report for recommendations.

## Conclusion

The planning assessment and supporting documentation provided demonstrate that the development proposal for a 3 Lot subdivision at 139 Ritchie Street, Westbury meets all applicable requirements of the Tasmanian Planning Scheme – Meander Valley.

Yours faithfully,

Allan Brooks



On behalf of  
 PDA Surveyors, Engineers and Planners

## Contact

For any enquiries, please contact one of our offices:

### **HOBART**

**A:** 127 Bathurst Street, Hobart Tasmania 7000  
**P:** (03) 6234 3217  
**E:** pda.hbt@pda.com.au

### **KINGSTON**

**A:** 6 Freeman Street, Kingston, TAS 7050  
**P:** (03) 6229 2131  
**E:** pda.ktn@pda.com.au

### **HUONVILLE**

**A:** 8/16 Main Street, Huonville, TAS 7109 - (By appointment)  
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**E:** pda.huon@pda.com.au

### **EAST COAST**

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### **LAUNCESTON**

**A:** 3/23 Brisbane Street, Launceston, TAS 7250  
**P:** (03) 6331 4099  
**E:** pda.ltn@pda.com.au

### **BURNIE**

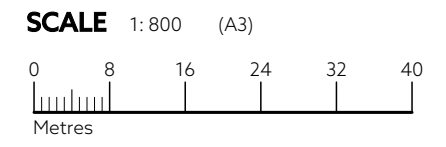
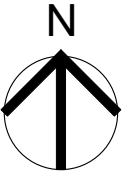
**A:** 6 Queen Street, Burnie, TAS 7320  
**P:** (03) 6431 4400  
**E:** pda.bne@pda.com.au

### **DEVONPORT**

**A:** 77 Gunn Street, Devonport, TAS 7310  
**P:** (03) 6423 6875  
**E:** pda.dpt@pda.com.au

### **WALTER SURVEYS**

**A:** 127 Bathurst Street, Hobart, TAS 7000 (Civil Site Surveying and Machine Control)  
**P:** 0419 532 669 (Tom Walter)  
**E:** tom.walter@waltersurveys.com.au



- LEGEND**
- PROPOSED BOUNDARY
  - SURROUNDING CADASTRE
  - 10 x 15m BUILDING ENVELOPE

<b>Owners</b> EARNEST & GILLIAN BLACKBERRY	<b>Title References</b> FR 29482/38	<b>PID</b> 7331793	<b>Council</b> MEANDER VALLEY COUNCIL	<b>Planning scheme</b> Tasmanian Planning Scheme - Meander	<b>Zone</b> Low Density	<b>Zone Codes</b> Bushfire Prone Areas	<b>Schedule of Easements (Existing easements to be retained unless noted otherwise.)</b> As shown
This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.		<b>PLANNER:</b> AB		<b>REVIEWED:</b> AB		<b>CLIENT:</b> Gillian Blackberry	
<b>DRAWN:</b> AB		<b>REVIEWED:</b> LK		<b>PROJECT DESCRIPTION:</b> 3 Lot Subdivision		<b>ADDRESS:</b> 139 Ritchie Street, Westbury	
<b>JOB MANAGER:</b> Allan Brooks		<b>PRINTED DATE:</b> 09/07/2025		<b>DRAWING TITLE:</b> <b>PLAN OF SUBDIVISION</b>			
<b>DATE/TIME:</b> 11 Nov 2024 12:46:38 PM		<b>PLOTTED:</b> ALLAN.BROOKS		<b>FILE LOCATION:</b> T:\54820AB-DA-GILLIAN BLACKBERRY - 139 RITCHIE STREET, WESTBURY\2-PLAN\1-CAD\54820 P01.DWG		3/23 Brisbane Street, Launceston, Tasmania, 7250 PHONE: +61 03 6331 4099 FAX: +61 03 6334 3098 EMAIL: pda.ltn@pda.com.au www.pda.com.au Also at: Hobart, Burnie, Devonport & Kingston	
<b>SCALE</b> <b>1:800</b>		<b>PAPER</b> <b>(A3)</b>		<b>JOB NUMBER</b> <b>54820</b>		<b>DISCIPLINE</b> <b>PL</b>	
<b>DWG</b> <b>01</b>		<b>REVISION</b> <b>01</b>					

# Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

139 Ritchie Street, Westbury



**Prepared for (Client)**

Gillian Blackberry

[gillblackberry@me.com](mailto:gillblackberry@me.com)

**Assessed & Prepared by**

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

14 August 2025

Job No: RGA-B2845

## **Executive Summary**

The proposed development at 139 Ritchie Street, Westbury, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

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

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

## Contents

Executive Summary	3
Schedule 1 – Bushfire Report	5
1.0 Introduction	5
2.0 Site Description for Proposal (Bushfire Context)	6
3.0 Bushfire Site Assessment	7
3.1 Vegetation Analysis	7
3.2 BAL Assessment – Subdivision	11
3.3 Outbuildings	12
3.4 Road Access	13
3.5 Water Supply	14
4.0 Bushfire-Prone Areas Code Assessment Criteria	16
5.0 Layout Options	17
6.0 Other Planning Provisions	17
7.0 Conclusions and Recommendations	18
Schedule 2 – Bushfire Hazard Management Plan	19
Form 55	20
Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code	23
Attachment 2 – AS3959-2018 Construction Requirements	28
Attachment 3 – Proposal Plan	29
Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline	30
References	31

## Schedule 1 – Bushfire Report

### 1.0 Introduction

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

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

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

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

### 1.1 Scope

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

### 1.2 Limitations

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

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

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

### 1.3 Proposal

The proposal is for the development of a 3 Lot Subdivision from one existing title.

## 2.0 Site Description for Proposal (Bushfire Context)

### 2.1 Locality Plan



Figure 1: Location Plan of 139 Ritchie Street, Westbury

### 2.2 Site Details

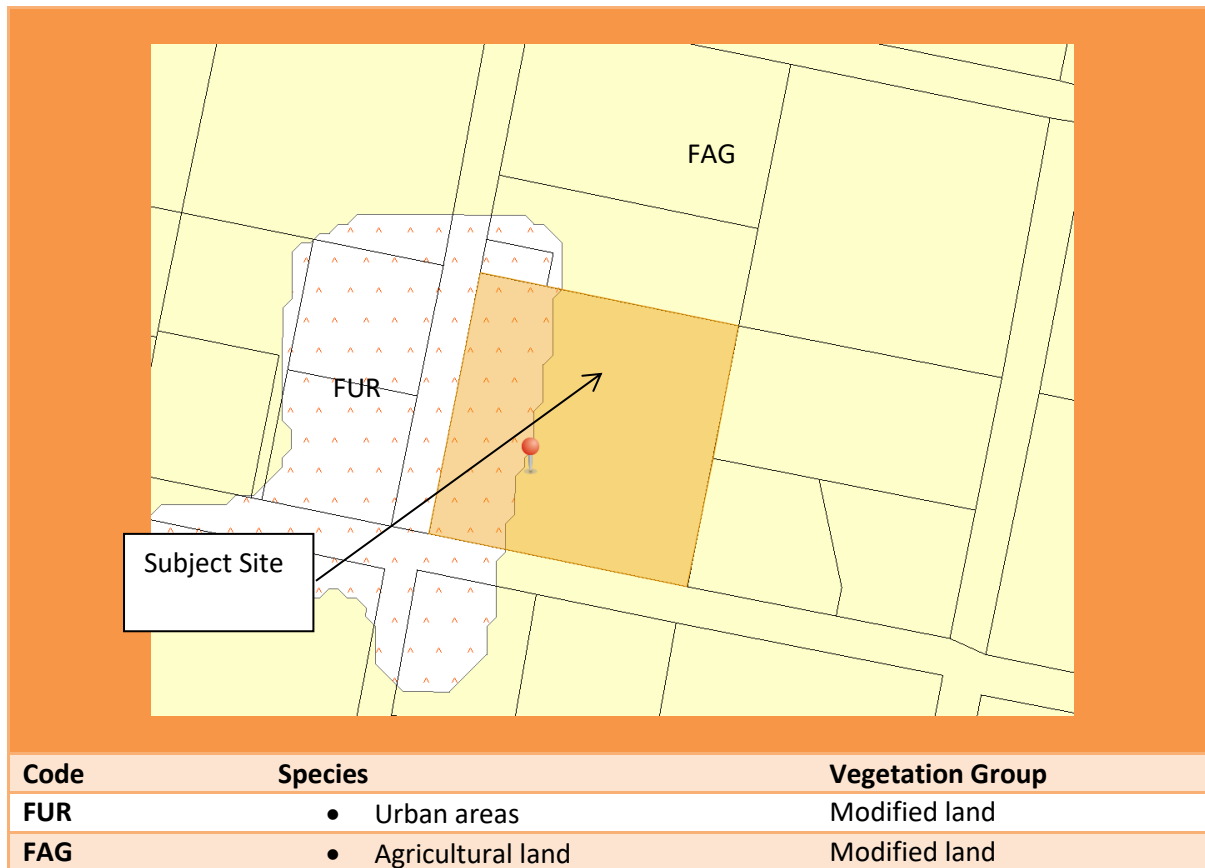
<b>Property Address</b>	139 Ritchie Street, Westbury
<b>Certificate of Title</b>	Volume 29482 Folio 38
<b>Owner</b>	Ernest Archibald Blackberry and Gillian Louise Blackberry
<b>Existing Use</b>	Dwelling
<b>Type of Proposed Work</b>	3 Lot Subdivision
<b>Water Supply</b>	On-site for fire fighting
<b>Road Access</b>	Ritchie Street and Suburb Road

### 3.0 Bushfire Site Assessment

#### 3.1 Vegetation Analysis

##### 3.1.1 TasVeg Classification

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



3.1.2 Site & Vegetation Photos



Existing access from Ritchie Street – Lot 1  
(approx. 2.9m wide)



Proposed fire tank location – Lot 1 (subject to  
Final Survey to ensure within title boundary)



Alternative fire tank location – Lot 1 (subject to  
Final Survey to ensure within title boundary)



Existing access from Ritchie Street – Lot 1  
(approx. 3.7m wide)



Looking southwest – Lot 1



Looking northwest – Lot 1



Looking northeast – Lot 1



Looking southeast – Lot 1



Looking north – Lot 3



Looking east – Lot 3



Looking south – Lot 3



Looking west – Lot 3



Looking north – Lot 2



Looking east – Lot 2



Looking south - Lot 2



Looking west – Lot 2



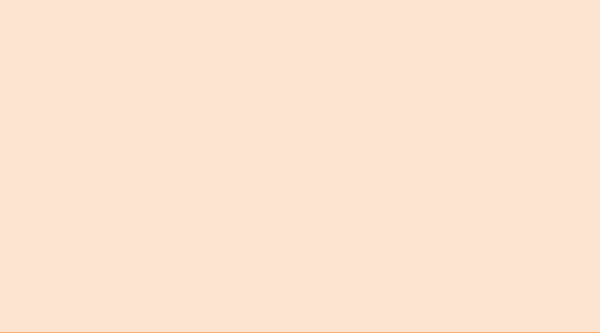
Proposed access location from Suburb Road – Lot 2



Proposed access location from Suburb Road – Lot 3



Looking toward property at 40 Suburb Road



### 3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 13.6.1, C13.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.6 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas for **BAL 12.5 (Lot 1) and BAL 19/12.5 (Lots 2-3)**.

#### Lot 1

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
<b>Group A</b>	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
<b>Group B</b>	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
<b>Effective slope (degrees)</b>	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
<b>Likely direction of bushfire attack</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Distance to classified vegetation</b>	0-<17m managed Min. 17m grassland	0-approx. 18m managed (incl. managed road reserve) >18m grassland	0-approx. 30m managed >30m grassland	0-<1.0m managed Min. 1.0m grassland
<b>REQUIRED Distance to classified vegetation for BAL 12.5</b>	<b>16-&lt;50m</b>	<b>To title boundary</b>	<b>16-&lt;50m</b>	<b>14-&lt;50m / To title boundary</b>

**Lot 2 and Lot 3**

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
<b>Group A</b>	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
<b>Group B</b>	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
<b>Effective slope (degrees)</b>	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
<b>Likely direction of bushfire attack</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Distance to classified vegetation</b>	0m to grassland (121 Ritchie St – managed)	0m to grassland	0m to grassland	0m to grassland
<b>REQUIRED Distance to classified vegetation for BAL 12.5</b>	<b>14-&lt;50m</b>	<b>14-&lt;50m</b>	<b>16-&lt;50m</b>	<b>14-&lt;50m</b>
<b>REQUIRED Distance to classified vegetation for BAL 19</b>	<b>10-&lt;14m</b>	<b>10-&lt;14m</b>	<b>11-&lt;16m</b>	<b>10-&lt;14m</b>

*Note 1 – BAL 12.5: Habitable buildings must be fully constructed to BAL 19 if any façade is within the BAL 19 building area.*

### 3.3 Outbuildings

Not applicable – existing.

### 3.4 Road Access

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

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

<b>Lot 2 and Lot 3 - (new)</b>	Private access driveways are to be <u>constructed / maintained</u> from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2B.
<b>Lot 1 (existing)</b>	Private access driveways are to be <u>upgraded/maintained</u> from the entrance of the property cross over at the public road through to existing habitable building and on-site dedicated firefighting water supply prior to Final Plan of Survey for subdivision to be signed off by Council. Private access roads are to be maintained to a standard not less than specified in Table C13.2B.

**Table C13.2B: Standards for Property Access**

The following design and construction requirements apply to property access length is 30 metres or greater or access for a fire appliance to a fire fighting point:

- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:

- i) A turning circle with a minimum inner radius of 10 metres;
- ii) A property access encircling the building; or
- iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

### 3.5 Water Supply

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

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

- (i) A fire hydrant with a minimum flow rate of 600L per minute and pressure of 200kpa; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for firefighting at all times which has the capacity of at least 10,000L for each separate building.

<p><b>Lot 2 and Lot 3– Static Water Supply (new)</b></p>	<p>On-site water supply is required for any new habitable building.</p> <p>A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.</p>
<p><b>Lot 1 – Static Water Supply (new)</b></p>	<p>On-site water supply is to be <u>established/maintained</u> for the existing habitable building prior to Final Plan of Survey for subdivision to be signed off by Council.</p> <p>A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.</p>

**Table C13.5: Static Water Supply for Fire Fighting**

Column 1	Column 2
Element	Requirement
<p><b>A.</b> Distance between building area to be protected and water supply</p>	<p>The following requirements apply:</p> <p>(a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and</p>

		(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
<b>B.</b>	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> <li>(a) May have a remotely located offtake connected to the static water supply;</li> <li>(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018 the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> <li>(i) Metal;</li> <li>(ii) Non-combustible material; or</li> <li>(iii) Fibre-cement a minimum 6mm thickness.</li> </ul> </li> </ul>
<b>C.</b>	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) Have a minimum nominal internal diameter of 50mm;</li> <li>(b) Be fitted with a valve with a minimum nominal diameter of 50mm;</li> <li>(c) Be metal or lagged by non-combustible materials if above ground;</li> <li>(d) if buried, have a minimum depth of 300mm;</li> <li>(e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) Ensure the coupling is accessible and available for connection at all times;</li> <li>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</li> <li>(h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and</li> <li>(i) If a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by fire fighting equipment;</li> <li>(iii) At a working height of 450-600mm above ground level; and</li> </ul> </li> </ul>

		(iv) Protected from possible damage, including damage from vehicles.
D.	Signage for static water connections	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: <ul style="list-style-type: none"> <li>(a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or</li> <li>(b) <i>Water Supply Signage Guideline</i>, version 1.0, Tasmanian Fire Service, February 2017.</li> </ul>
E.	Hardstand	A hardstand area for fire appliances must be provided: <ol style="list-style-type: none"> <li>(1) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(2) No closer than 6m from the building area to be protected;</li> <li>(3) a minimum width of 3m constructed to the same standard as the carriageway; and</li> <li>(4) Connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ol>

#### 4.0 Bushfire-Prone Areas Code Assessment Criteria

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

**C13.4 – Exemptions** – Not applicable.

#### C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas		
		Comments
<input checked="" type="checkbox"/>	A1 (a) & (b)	Specified distances for Hazard Management Areas for BAL 12.5 (Lot 1) and BAL 19/12.5 (Lot 2 and Lot 3) as specified on the plan are in accordance with AS3959. The Hazard Management Area for Lot 1 shall be established/maintained (expanded to northwest) prior to the Council sealing the final plan of survey. The proposal complies.
<input type="checkbox"/>	P1	
C13.6.2 Public and fire fighting access		
		Comments
<input type="checkbox"/>	A1 (a)	Not applicable.
<input checked="" type="checkbox"/>	A1 (b)	Access to Lot 1 shall be upgraded/maintained prior to Council sealing the final plan of survey in accordance with Table C13.2B and maintained into perpetuity.

The private driveway to Lot 2 and Lot 3 will be constructed/maintained in accordance with Table C13.2B at the time of future habitable building. Access is required to on-site dedicated firefighting water supply.		
<input type="checkbox"/>	<b>P1</b>	
<input checked="" type="checkbox"/>	<b>A2</b>	Not applicable.
<input type="checkbox"/>	<b>P2</b>	No PC
<b>C13.6.3 Provision of water supply for fire fighting purposes</b>		
Comments		
<input type="checkbox"/>	<b>A1</b>	(a) Not applicable (b) Not applicable.
<input type="checkbox"/>	<b>P1</b>	No PC
<input checked="" type="checkbox"/>	<b>A2</b>	(a) Not applicable. (b) Any new habitable building on Lot 2 and Lot 3, at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.  The existing dwelling on Lot 1, prior to the final plan of survey being sealed by Council, shall be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5
<input type="checkbox"/>	<b>A2</b>	(c) Not applicable.
<input type="checkbox"/>	<b>P2</b>	No PC

## 5.0 Layout Options

Not relevant to this proposal.

## 6.0 Other Planning Provisions

Not relevant to this proposal.

## 7.0 Conclusions and Recommendations

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

**The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 12.5 (Lot 1) and BAL 19/12.5 (Lot 2 and Lot 3) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.**

### Access

The private driveway to Lot 1 shall be upgraded/maintained (widened to 4.0m) prior to the council sealing the final plan of survey and maintained into perpetuity in accordance with Table C13.2B.

The private driveway to Lot 2 and Lot 3 will be constructed in accordance with Table C13.2B at the time of future habitable building.

### Water Supplies

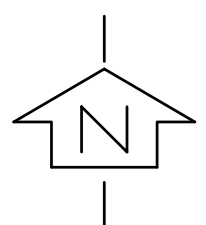
Any new habitable building on Lot 2 and Lot 3 at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

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



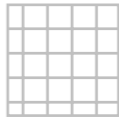


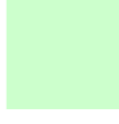

### Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2. For Lot 2 and Lot 3, Hazard Management Area to be established and maintained prior to the construction of any habitable building on the lot and managed into perpetuity. For Lot 1, Hazard Management Area is to be established/maintained (expanded to northwest) prior to the final plan of survey being sealed by Council and must be managed into perpetuity.

## Schedule 2 – Bushfire Hazard Management Plan



### LEGEND

-  EXISTING DWELLING
-  INDICATIVE BUILDING AREA (MINIMUM 10m X 15m)
-  HAZARD MANAGEMENT AREA BAL 12.5
-  HAZARD MANAGEMENT AREA BAL 19
-  PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)
-  BAL 12.5 BUILDING AREA
-  BAL 19 BUILDING AREA



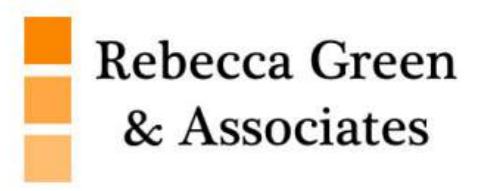
**NOTES**

- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- HABITABLE BUILDINGS MUST BE FULLY CONSTRUCTED TO BAL-19 IF ANY FACADE IS WITHIN THE BAL-19 BUILDING AREA
- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B2845, R.GREEN, 14 AUGUST 2025
- THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - MEANDER VALLEY (EFFECTIVE 19 APRIL 2021)

**BUSHFIRE HAZARD MANAGEMENT PLAN**  
 BUSHFIRE ATTACK LEVEL (BAL) - 12.5/19 (LOTS 2-3), BAL12.5 (LOT 1)  
 3 LOT SUBDIVISION

139 RITCHIE STREET, WESTBURY  
 VOLUME 29482 FOLIO 38  
 PROPERTY ID 7331793

DATE: 14 AUGUST 2025  
 VERSION: 1  
 DRAWN: REBECCA GREEN  
 PHONE: 0409 284 422  
 EMAIL: ADMIN@RGASSOCIATES.COM.AU  
 BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C



**Form 55**

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:  Owner /Agent  
 Address  
  Suburb/postcode

Form **55**

## Qualified person details:

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

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

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

## Details of work:

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

## Certificate details:

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

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 14 August 2025, Version 1, Job No. RGA-B2845)
Relevant	N/A
References:	<i>Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code Australian Standard 3959-2018</i>

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

1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959-2018)
2. Bushfire Hazard Management Plan showing BAL-12.5 (Lot 1) and BAL 19/12.5 (Lot 2 and Lot 3) solutions.

*Scope and/or Limitations*

<p><b>Scope</b> This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. <u>All</u> comment, advice and fire suppression measures are in relation to compliance with <i>Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code C13.0</i>, the <i>Building Act 2016 &amp; Regulations 2016</i>, <i>National Construction Code</i> and <i>Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas</i>.</p> <p><b>Limitations</b> The assessment has been undertaken and report provided on the understanding that:-</p> <ol style="list-style-type: none"><li>1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.</li><li>2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.</li><li>3. Impacts of future development and vegetation growth have not been considered.</li><li>4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.</li><li>5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.</li></ol> <p><b>No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.</b></p>
--

**I certify the matters described in this certificate.**

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		RG-170/2025	14 August 2025

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

---

## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

---

#### 1. Land to which certificate applies

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

**Street address:**

139 Ritchie Street, Westbury TAS 7303

**Certificate of Title / PID:**

F.R. 29482/38, PID7331793

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

3 Lot Subdivision

**Applicable Planning Scheme:**

Tasmanian Planning Scheme – Meander Valley

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision Ref: 54820, 01	PDA Surveyors, Engineers & Planners	09/07/2025	01
Bushfire Hazard Assessment Report	Rebecca Green	14 August 2025	1
Bushfire Hazard Management Plan	Rebecca Green	14 August 2025	1

---

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

#### 4. Nature of Certificate

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

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

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

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

<input checked="" type="checkbox"/> <b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')  <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan, prepared by Rebecca Green &amp; Associates, 14 August 2025</i>

		<i>demonstrating BAL 12.5 for Lot 1 and BAL 19/12.5 for Lot 2 and Lot 3.</i>
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management 14 August 2025.</i>

<input checked="" type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan, prepared by Rebecca Green &amp; Associates, 14 August 2025.</i>
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

## 5. Bushfire Hazard Practitioner

Name:

Rebecca Green

Phone No:

0409 284 422

Postal Address:

PO Box 2108  
Launceston, Tas 7250

Email Address:

admin@rgassociates.com.au

Accreditation No:

BFP – 116

Scope:


1, 2, 3A, 3B, 3C

## 6. Certification

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

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

Signed:  
certifier



Name:

Rebecca Green

Date:

14 August 2025

Certificate  
Number:

RGA-049/2025

(for Practitioner Use only)

## Attachment 2 – AS3959-2018 Construction Requirements

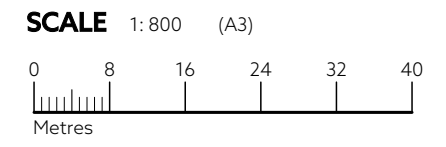
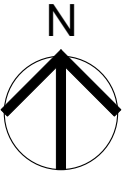


	BAL—LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL –FZ (FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh	Enclosure by external wall or by steel, bronze or aluminium mesh. Non-combustible or naturally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

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

## **Attachment 3 – Proposal Plan**

### **PDA Surveyors, Engineers & Planners**

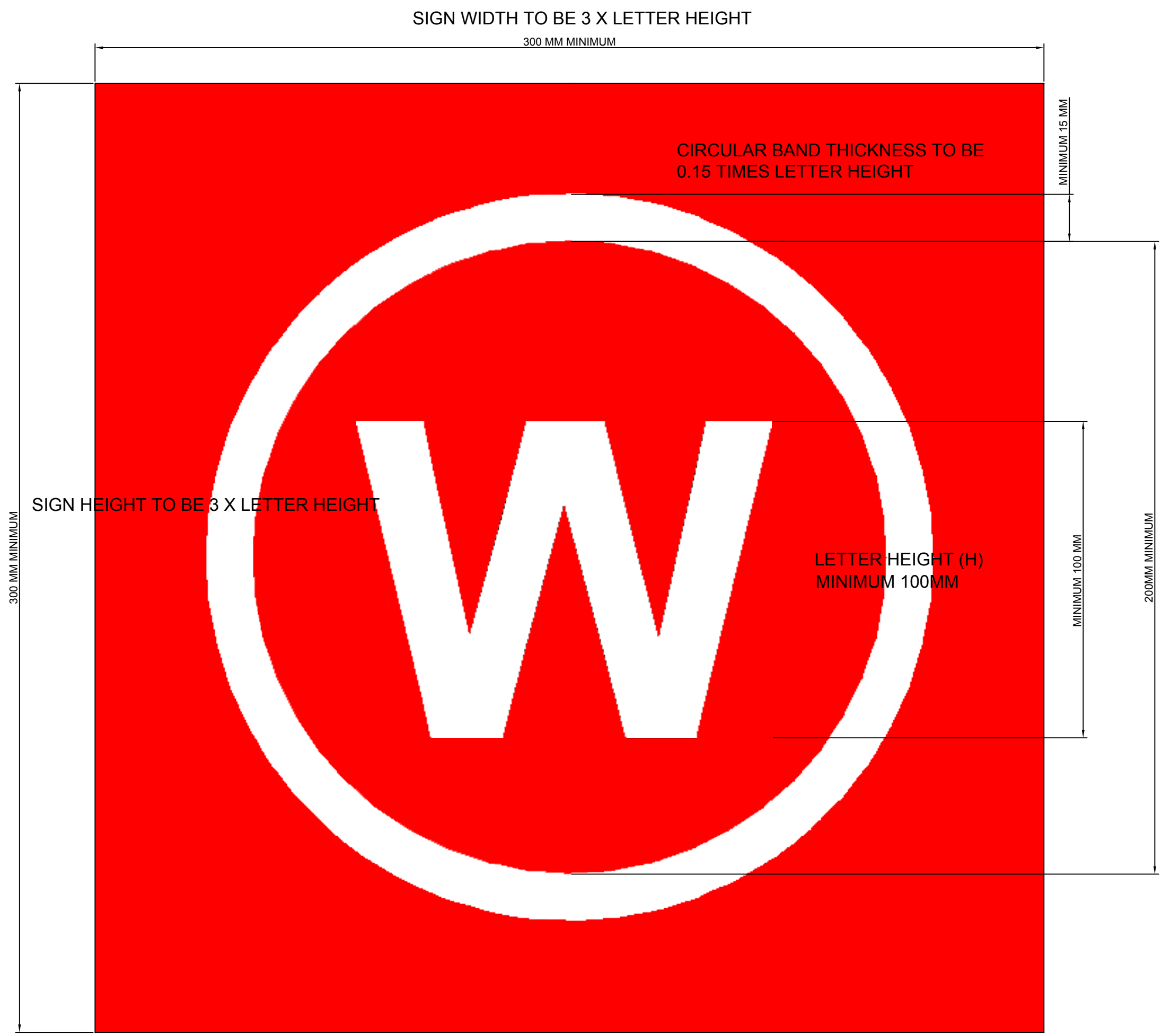


- LEGEND**
- PROPOSED BOUNDARY
  - SURROUNDING CADASTRE
  - 10 x 15m BUILDING ENVELOPE

Owners EARNEST & GILLIAN BLACKBERRY	Title References FR 29482/38	PID 7331793	Council MEANDER VALLEY COUNCIL	Planning scheme Tasmanian Planning Scheme - Meander	Zone Low Density	Zone Codes Bushfire Prone Areas	Schedule of Easements (Existing easements to be retained unless noted otherwise.) As shown																
<p>This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.</p>				PLANNER: AB	REVIEWED: AB	CLIENT: Gillian Blackberry																	
REV AMENDMENTS				DRAWN: AB	REVIEWED: LK	PROJECT DESCRIPTION: 3 Lot Subdivision																	
DATE: 11 Nov 2025 12:46:38 PM PLOTTED: ALLAN.BROOKS FILE LOCATION: T:\54820AB-DA-GILLIAN BLACKBERRY - 139 RITCHIE STREET, WESTBURY\2-PLAN\1-CAD\54820 P01.DWG				JOB MANAGER: Allan Brooks		ADDRESS: 139 Ritchie Street, Westbury																	
PRINTED DATE: 09/07/2025				DRAWING TITLE: <b>PLAN OF SUBDIVISION</b>																			
						3/23 Brisbane Street, Launceston, Tasmania, 7250 PHONE: +61 03 6331 4099 FAX: +61 03 6334 3098 EMAIL: pda.ltn@pda.com.au www.pda.com.au Also at: Hobart, Burnie, Devonport & Kingston																	
						<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">SCALE</td> <td colspan="2">PAPER</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>1:800</b></td> <td colspan="2" style="text-align: center;"><b>(A3)</b></td> </tr> <tr> <td>JOB NUMBER</td> <td>DISCIPLINE</td> <td>DWG</td> <td>REVISION</td> </tr> <tr> <td style="text-align: center;"><b>54820</b></td> <td style="text-align: center;"><b>PL</b></td> <td style="text-align: center;"><b>01</b></td> <td style="text-align: center;"><b>01</b></td> </tr> </table>		SCALE		PAPER		<b>1:800</b>		<b>(A3)</b>		JOB NUMBER	DISCIPLINE	DWG	REVISION	<b>54820</b>	<b>PL</b>	<b>01</b>	<b>01</b>
SCALE		PAPER																					
<b>1:800</b>		<b>(A3)</b>																					
JOB NUMBER	DISCIPLINE	DWG	REVISION																				
<b>54820</b>	<b>PL</b>	<b>01</b>	<b>01</b>																				

## **Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline**

# 10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



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

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

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

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

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

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

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

WHITE SUBSTRATE COLOUR TO BE PMS 186C

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

SIGN TO BE PERMANENTLY FIXED



Tasmania Fire Service

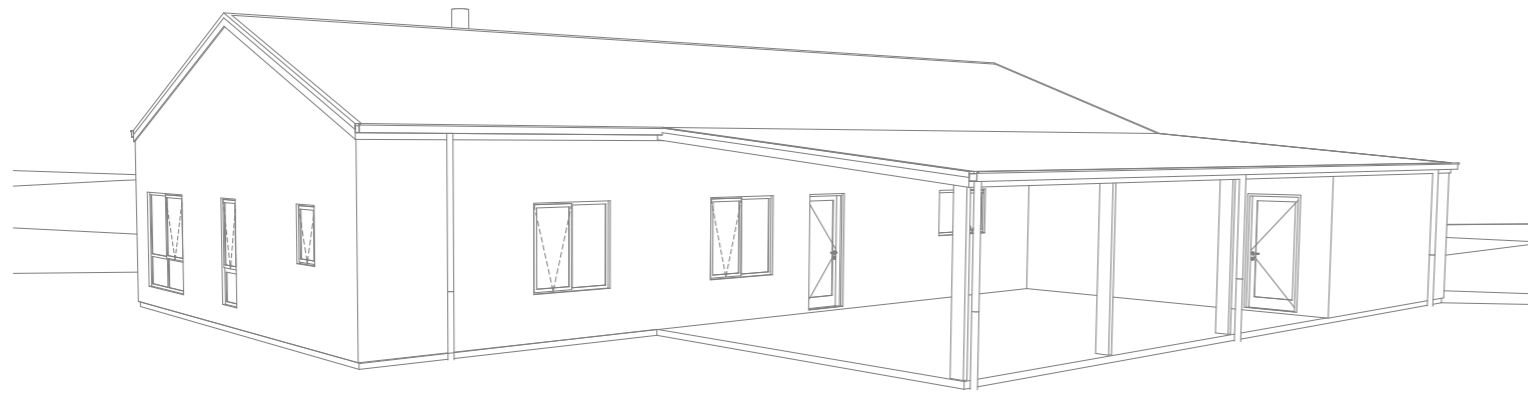
## References

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



**PROPOSED DWELLING**  
**LOT 2, 139 RITCHIE STREET,**  
**WESTBURY, 7303.**

DRAWING #	DRAWING
RTC139-1	COVER PAGE
RTC139-2	LOCATION PLAN
RTC139-3	SITE PLAN
RTC139-4	GROUND FLOOR PLAN
RTC139-5	EXTERNAL SERVICES
RTC139-6	ELEVATIONS NTH-STH
RTC139-7	ELEVATIONS EST-WST

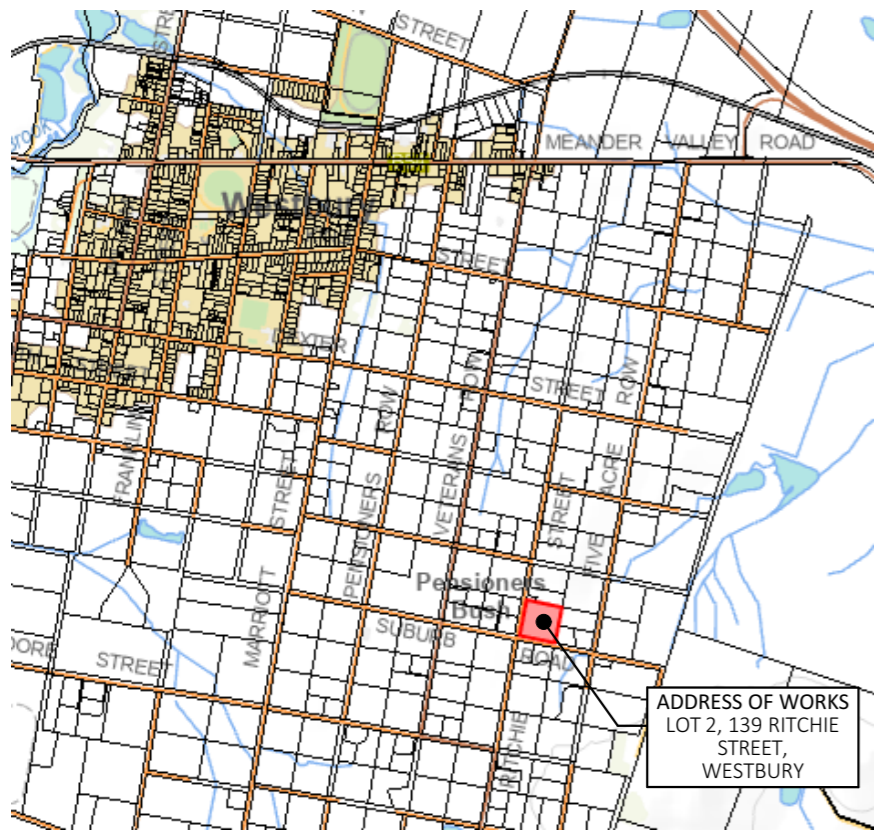


AREAS	(m <sup>2</sup> )	COUNCIL	MEANDER VALLEY	ZONE	LOW DENSITY RESIDENTIAL
DWELLING	144.00	LAND TITLE REFERENCE	29482/38	ENERGY STAR RATING	TBC
PRIVATE GYM/STORE	31.39	PROPERTY ID	7331793	CLIMATE ZONE	7
ALFRESCO	74.24	LOT SIZE (M <sup>2</sup> )	5013	ALPINE AREA	N/A
CARPORT	62.39	BAL RATING	TBC	CORROSION ENV'	LOW
PROPOSED SHED	49.00	DESIGN WIND CLASS	TBC	SITE HAZARDS	N/A
		SOIL CLASSIFICATION	TBC		
		PLANNING OVERLAY	BUSHFIRE-PRONE AREAS		

**ATTACHMENTS**

rebt12509021 SHED DRAWINGS

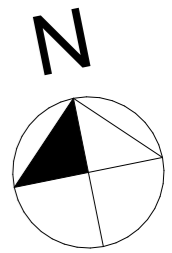
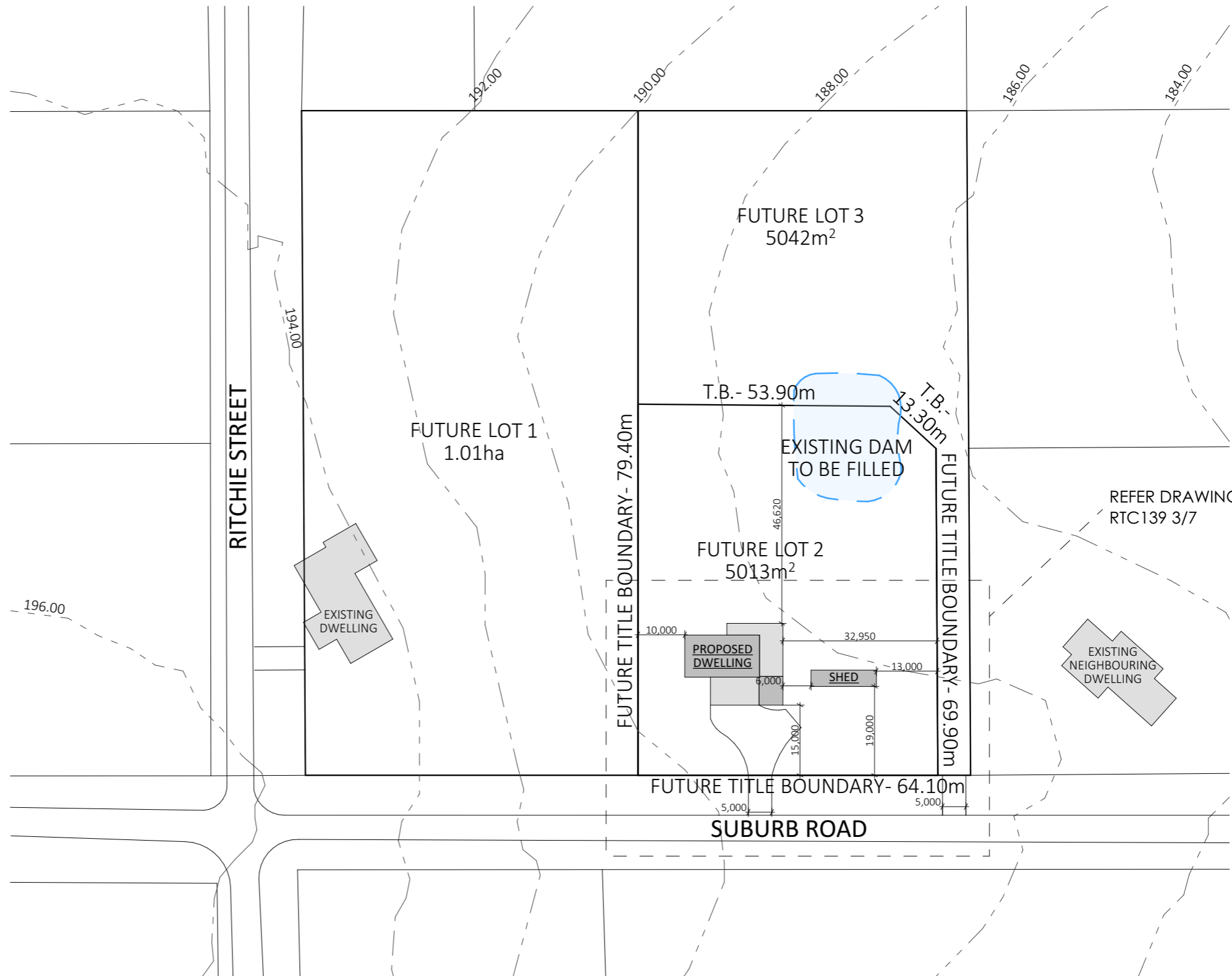
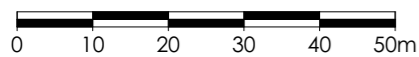
<p>ACC # 371799313          ABN. 71 615 812 747          PH. 6344 7319          E. info@designtolive.com.au          W. designtolive.com.au</p>	<p><b>CLIENT/S:</b>          MARY BLACKBERRY</p>	<p><b>DRAWING</b>          COVER PAGE</p>	<p>I/WE APPROVE THESE DRAWING TO BE          CORRECT PER CONTRACT.</p>	<p><b>SIGNATURE:</b> _____ <b>DATE:</b> _____</p> <p><b>SIGNATURE:</b> _____ <b>DATE:</b> _____</p>	<p><b>COPYRIGHT:</b>          This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.</p>	<b>REV.</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>DESIGNER</b>	<b>M.B.</b>	<b>JOB NUMBER</b>	RTC139
						R1	20/08/2025	FOR D.A.	<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>1/7</b>
						R2	8/09/2025	SHED ADDED	<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	NTS
						R3	17/09/2025	TANK HEIGHTS				



ADDRESS OF WORKS  
LOT 2, 139 RITCHIE STREET,  
WESTBURY

LOCALITY PLAN  
NOT TO SCALE

AREA	m <sup>2</sup>
DWELLING	144.00
PRIVATE GYM/STORE	31.39
ALFRESCO	74.24
CARPORT	62.39
PROPOSED SHED	49.00



ACC # 371799313  
ABN. 71 615 812 747  
PH. 6344 7319  
E. info@designtolive.com.au  
W. designtolive.com.au

**CLIENT/S:**  
MARY BLACKBERRY

**SITE ADDRESS:**  
LOT 2, 139 RITCHIE STREET,  
WESTBURY, 7303.

**DRAWING  
LOCATION  
PLAN**

I/WE APPROVE THESE DRAWING TO BE  
CORRECT PER CONTRACT.

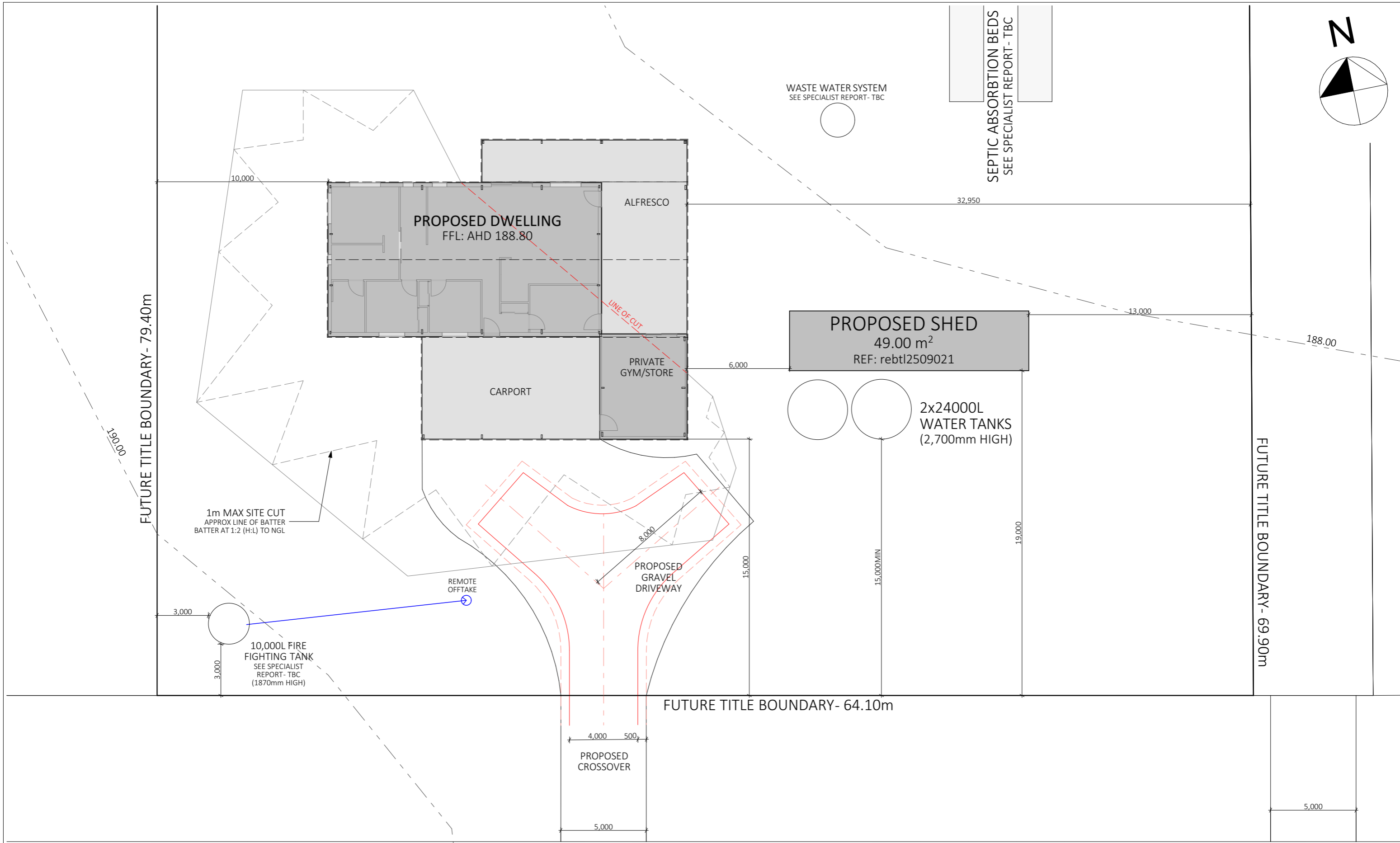
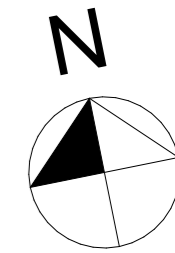
**SIGNATURE:**  
**SIGNATURE:**

**DATE:**  
**DATE:**

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REV.	DATE	DESCRIPTION	DESIGNER	M.B.	JOB NUMBER	RTC139
R1	20/08/2025	FOR D.A.				
R2	8/09/2025	SHED ADDED	<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>2/7</b>
R3	17/09/2025	TANK HEIGHTS	<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:1000</b>



**DESIGN TO LIVE**

ACC # 371799313  
ABN. 71 615 812 747  
PH. 6344 7319  
E. info@designtolive.com.au  
W. designtolive.com.au

**CLIENT/S:**  
MARY BLACKBERRY

**SITE ADDRESS:**  
LOT 2, 139 RITCHIE STREET,  
WESTBURY, 7303.

**DRAWING**  
**SITE PLAN**

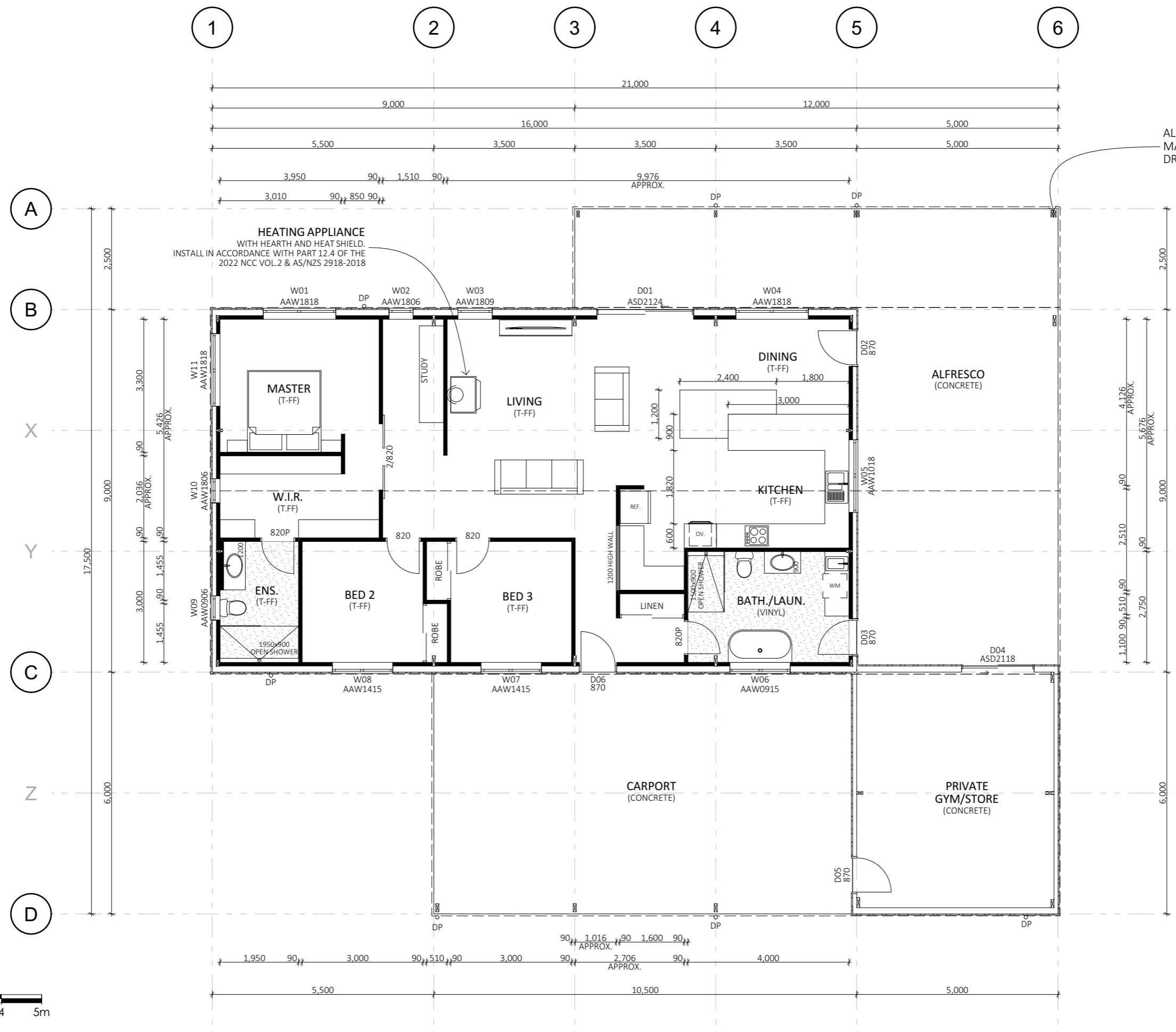
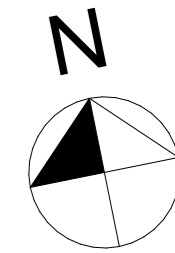
I/WE APPROVE THESE DRAWING TO BE  
CORRECT PER CONTRACT.

**SIGNATURE:**                      **DATE:**

**SIGNATURE:**                      **DATE:**

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REV.	DATE	DESCRIPTION	DESIGNER	M.B.	JOB NUMBER	RTC139
R1	20/08/2025	FOR D.A.				
R2	8/09/2025	SHED ADDED	<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>3/7</b>
R3	17/09/2025	TANK HEIGHTS	<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:200</b>



ALL COLUMNS BY SHED MANUFACTURER DRAWINGS TBC



**ACC #** 371799313  
**ABN.** 71 615 812 747  
**PH.** 6344 7319  
**E.** info@designtolive.com.au  
**W.** designtolive.com.au

**CLIENT/S:**  
 MARY BLACKBERRY

**SITE ADDRESS:**  
 LOT 2, 139 RITCHIE STREET,  
 WESTBURY, 7303.

**DRAWING**  
**GROUND**  
**FLOOR PLAN**

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

**SIGNATURE:**  
**SIGNATURE:**

**DATE:**  
**DATE:**

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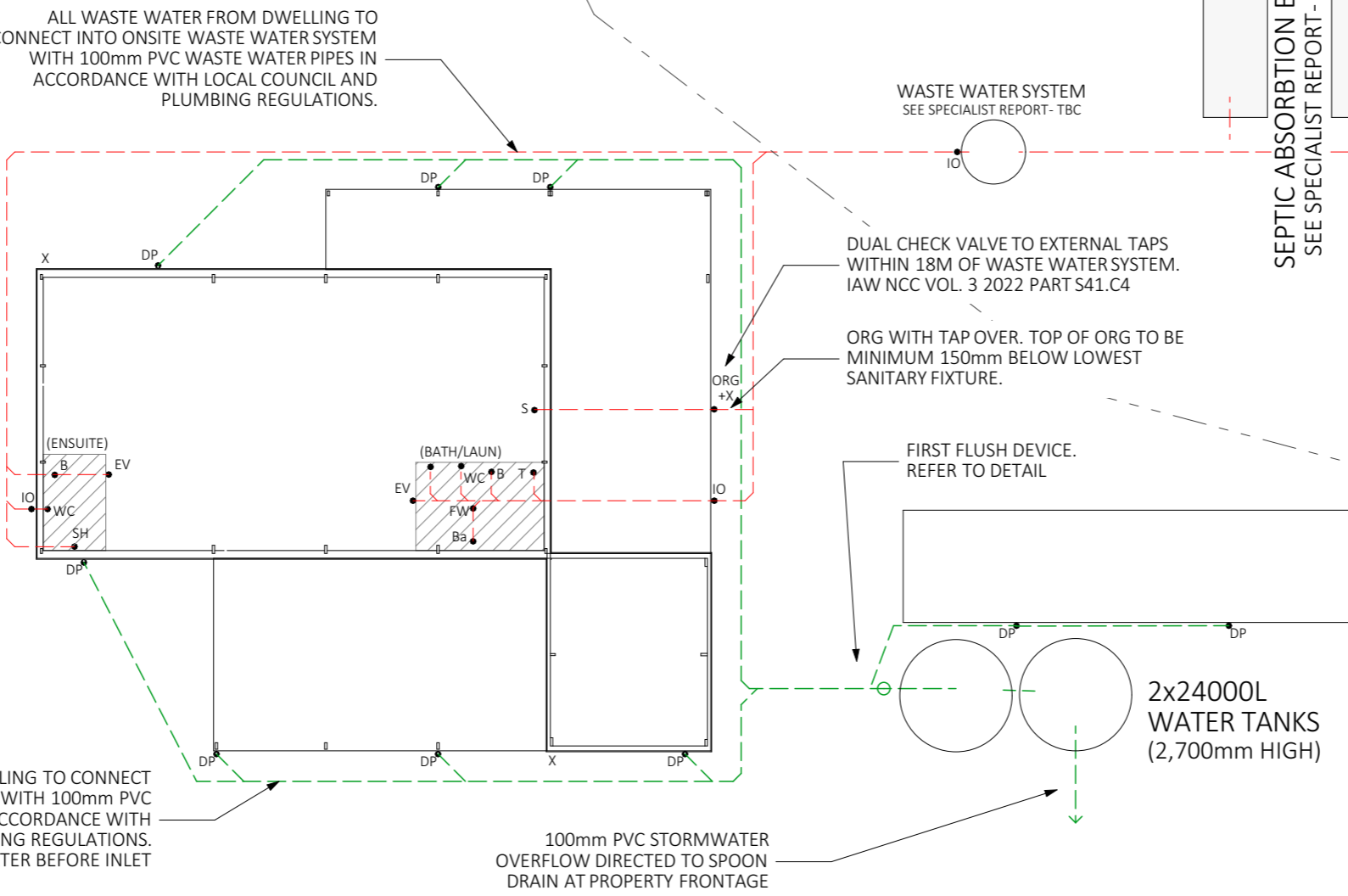
REV.	DATE	DESCRIPTION	DESIGNER	M.B.	JOB NUMBER	RTC139
R1	20/08/2025	FOR D.A.				
R2	8/09/2025	SHED ADDED	<b>DRAWN</b>	L.S.	<b>DRAWING</b>	<b>4/7</b>
R3	17/09/2025	TANK HEIGHTS	<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:100</b>

LEGEND	
B	BASIN
Ba	BATH
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT (450 x 450mm)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN

THIS PAGE IS TO BE PRINTED AND READ IN COLOUR.

ALL WASTE WATER FROM DWELLING TO CONNECT INTO ONSITE WASTE WATER SYSTEM WITH 100mm PVC WASTE WATER PIPES IN ACCORDANCE WITH LOCAL COUNCIL AND PLUMBING REGULATIONS.

ALL STORMWATER FROM DWELLING TO CONNECT INTO RAINWATER TANKS WITH 100mm PVC STORMWATER PIPES IN ACCORDANCE WITH LOCAL COUNCIL AND PLUMBING REGULATIONS. PROVIDE FIRST FLUSH DIVERTER BEFORE INLET



**NOTES:**  
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

**SERVICES**  
THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:  
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND  
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND  
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

**1. INTERNAL PIPING**  
a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-  
i) WITHIN AN UNVENTILATED WALL SPACE  
ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR  
iii) BETWEEN CEILING INSULATION AND A CEILING MUST HAVE A MINIMUM R-VALUE OF 0.2

**2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE**  
a) ALL FLOW AND RETURN PIPING  
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

**3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE**  
a) ALL FLOW AND RETURN PIPING  
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.



ACC # 371799313  
ABN. 71 615 812 747  
PH. 6344 7319  
E. info@designtolive.com.au  
W. designtolive.com.au

**CLIENT/S:**  
MARY BLACKBERRY

**SITE ADDRESS:**  
LOT 2, 139 RITCHIE STREET,  
WESTBURY, 7303.

**DRAWING**  
EXTERNAL  
SERVICES

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

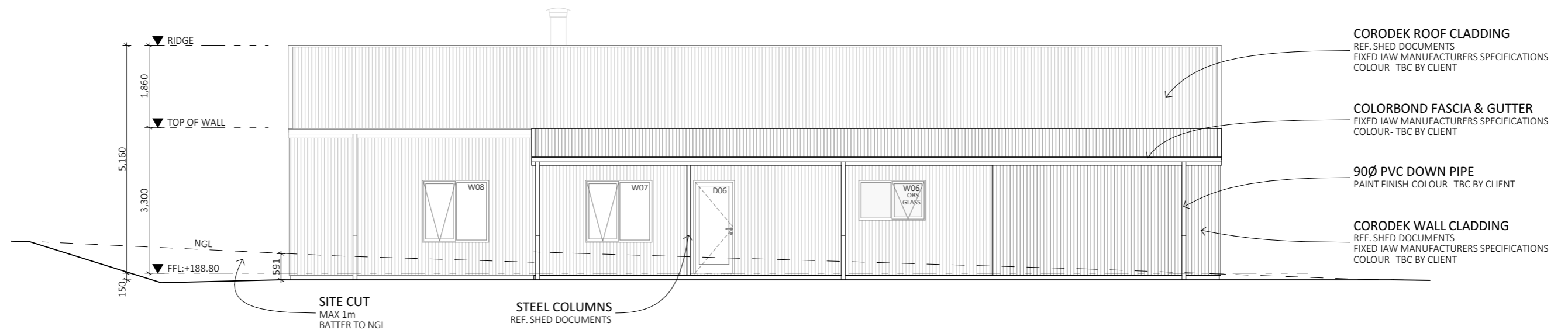
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R3	17/09/2025	TANK HEIGHTS	<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:200</b>



NORTHERN ELEVATION



SOUTHERN ELEVATION



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**CLIENT/S:**  
MARY BLACKBERRY

**SITE ADDRESS:**  
LOT 2, 139 RITCHIE STREET,  
WESTBURY, 7303.

**DRAWING ELEVATIONS**  
NTH-STH

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

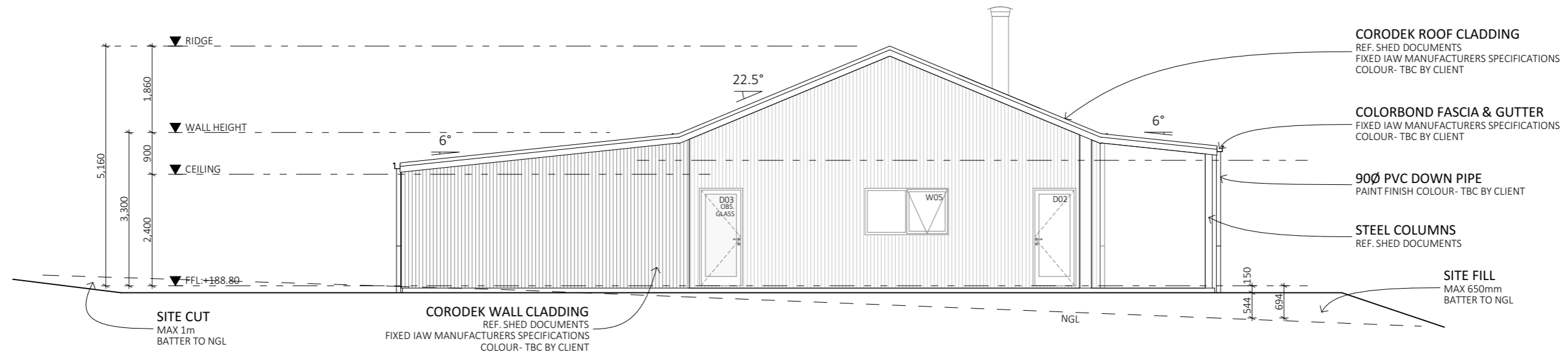
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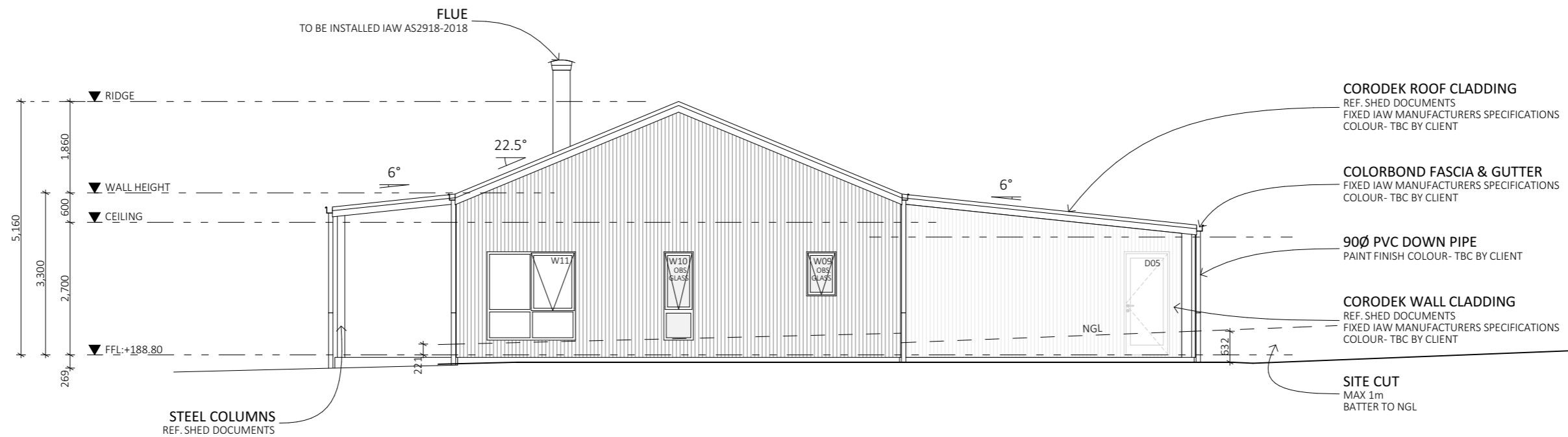
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R3	17/09/2025	TANK HEIGHTS	<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:100</b>



**EASTERN ELEVATION**



**WESTERN ELEVATION**



ACC # 371799313  
 ABN. 71 615 812 747  
 PH. 6344 7319  
 E. info@designtolive.com.au  
 W. designtolive.com.au

**CLIENT/S:**  
 MARY BLACKBERRY

**SITE ADDRESS:**  
 LOT 2, 139 RITCHIE STREET,  
 WESTBURY, 7303.

**DRAWING ELEVATIONS EST-WST**

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

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**SIGNATURE:**

**DATE:**  
**DATE:**

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R3	17/09/2025	TANK HEIGHTS	<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:100</b>



SHEDS. MADE TOUGH.

149A Hobart Road  
KINGS MEADOWS, TAS 7249  
Phone 0437 120 410  
Sheds n Homes Launceston  
ABN: 61 653 472 416  
[www.shedsnhomes.com.au](http://www.shedsnhomes.com.au)

## QUOTATION

Mary Blackberry  
139 Ritchie St  
Westbury  
TAS7303  
Australia

Quote # : rebtl2509021  
Date : 8 Sep 2025  
Salesman : Rebecca Thomson  
Phone : 0437 120 410  
Email : [rebecca.thomson@shedsnhomes.com.au](mailto:rebecca.thomson@shedsnhomes.com.au)

Thank you for the opportunity to provide you with information for your proposed building. We have set out below the specifications and the information for your approval.

### BUILDING SPECIFICATIONS

Building Class	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Span	Main Building: 3.5 m
Length	14 m (4 Bays of 3.5 m each)
Height	3 m (Low Side) 3.37 m (High Side)
Roof Type	Skillion, 6 degrees
Roof	COLORBOND® steel CORODEK® 0.42 BMT sheeting, BlueScope
Walls & Trim	COLORBOND® steel CORODEK® 0.42 BMT sheeting, BlueScope
Weight	1700.00 kg

### KIT PRICE

Steel Building Kit	\$10,672.73
GST	\$1,067.27
<b>Total Kit Price</b>	<b>\$11,740.00</b>

### DELIVERY

From Launceston, TAS	\$0.00
----------------------	--------

### TOTAL PRICE

Kit Price	\$11,740.00
Delivery	FREE*
<b>Grand Total</b>	<b>\$11,740.00</b>

Anything that has been discussed or implied that is not detailed in this quote or general specifications has not been allowed for in the quote price. If you require anything extra to the above, then please contact us and we will send you a revised quotation.

### DELIVERY

**Delivery location:** <-41.54242, 146.85059>

**Address for Reference Purposes:** 139 Ritchie St Westbury TAS 7303 Australia

Conditions apply, refer to General Specifications below for more information



[www.shedsnhomes.com.au](http://www.shedsnhomes.com.au)

## PAYMENT SCHEDULE

- 15% initial deposit to be paid to receive all appropriate plans, engineering specifications & certificates.
- 45% further deposit to be paid to commence manufacturing.
- 40% final payment to be paid 10 working days prior to the confirmed delivery date of your building.

## BUILDING DETAILS

Building Class	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Weight	Approximately: 1700.00 kg
Span	Main Building: 3.5 m
Length	14 m (4 Bays of 3.5 m each)
Height	3 m (Low Side), 3.37 m (High Side)
Roof Type	Skillion, 6 degrees
Roof	COLORBOND® steel CORODEK® 0.42 BMT sheeting, BlueScope
Walls & Trims	COLORBOND® steel CORODEK® 0.42 BMT sheeting, BlueScope
Gutters	COLORBOND® GUTTER-01. We have calculated the number of [Supplied by Others] downpipes required for: Left Side = 2.
Roller Doors	One (1) COLORBOND® steel 2.7m high x 2.5m wide roller door (roller door is not wind rated). Door height will necessitate a manual system (by owner) to reach the top of the door for opening and closing. Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Door is boxed or steel wrapped for protection during transport.
Dividing Walls	Two (2) structural walls coloured red running across the span of the building between bays 1 & 2 and 2 & 3. COLORBOND® steel CORODEK® 0.42 BMT sheeting. These walls will be the colour selected for internal walls. These walls are structural - they must be installed in the location shown. They cannot be moved at any time.
Open Bays	Three (3) 3.5m open bays - along the sides of the steel building. Refer to Layout (attached) for location & height clearances.
Bracing	The building will have Knee braces. Clearances are subject to the engineer's final design requirements. Estimated internal knee clearances are: Main Building 2.771m (Left Side), 2.312m (Right Side) .
Roof Purlins & Wall Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width. The purlins and girts are Z100.
Fixing to Concrete	Screw-Bolts fitted after concrete is cured.

## SPECIFIC INCLUSIONS

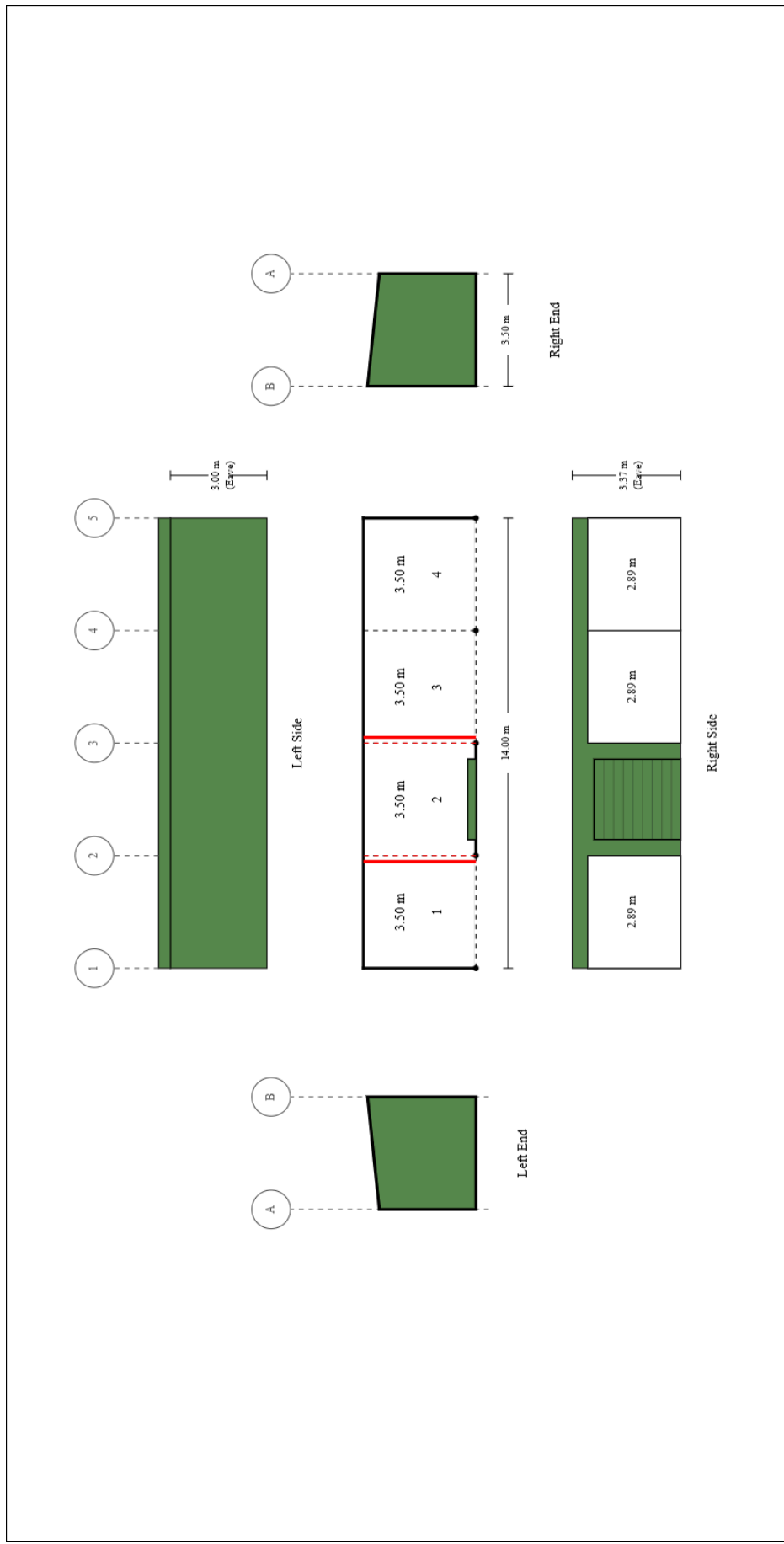
- Determination of the design criteria by the engineer. This includes assessment in 8 cardinal directions to determine the site design wind speed based on the building orientation.
- Engineering certification of the steel building to the appropriate Australian Standards.
- Engineers certification letter plus Completion of Form 35 solely for certifying the Structural matters associated with the Steel Framed Building and Foundation Design as described in the drawings provided.
- Slab or Pier designs for soil classes A, S, M, H1 and H2.
- Materials as nominated above supplied as per the attached "General Specification".
- BlueScope - product warranties of up to 15 years apply.



## SPECIFIC EXCLUSIONS

- Drawings and providing of any other forms or additional information to be added to forms other than detailed above. eg BushFire Compliance forms.
- Consent authority including any building, development or construction certificate application(s).
- Construction of the steel building, its foundations plus inspections or certification of any site works. (building is supplied as a kit).
- Insurance of the steel building once delivered to site or collected from depot.





Purchaser Name: Mary Blackberry	<b>Building Layout</b> Ref: rebt2509021	Seller: Sheds n Homes Launceston Name: Rebecca Thomson Phone: 0437 120 410 Fax: Email: rebecca.thomson@shedsnhomes.com.au
Site Location:		
Ref # rebt2509021		



## BUILDING INFORMATION

The design criteria for the exact location and orientation has been positioned and assessed by your trained sales consultant. The NCC version used is 2022. This code was published on 1st October 2022 and is due to be updated on 1st May 2025. Any change to the NCC version required by your certifier will result in additional costs for engineering certification and to meet the requirements of the NCC. This assessment is subject to the certifying engineers site specific analysis using google earth. Final assessment by the engineer may result in a change to the materials and price. If the location or orientation needs to be changed, advise your sales consultant and obtain a new quotation.

From the site location and the usage information we have at hand, it is likely that the building is subject to a Marine Influence and/or Industrial Influence. We refer you to BlueScope Technical Bulletins (in particular but not limited to TB1A, TB1B, TB4, TB17, TB30 and TB35) to consider the environmental conditions and the materials that have been specified in your quotation. BlueScope warranties and any other supplier warranties will be limited under certain conditions. If you contact BlueScope on 1800 800 789, they will be able to discuss this further with you. Should you wish to consider changing to materials with a longer warranty or service life, your sales consultant will be able to assist.

The Ridge capping (flashing over the apex of the building) will be provided suitable to Scribe In. SA HB 39 (Installation code for metal roof) provides guidelines and nominates that ridge capping should be scribed in. The NCC does not call up this standard, so it is not mandatory. If you do not want to Scribe In your ridge capping, please advise your sales consultant to remove it from your quotation.



## DESIGN CRITERIA

Exact Location Used	Geographic Co-ordinates of <-41.5419, 146.85132>. Refer to the image below showing this location and the left side orientation.
Address for Reference Purposes	139 Ritchie St Westbury TAS 7303 Australia
Building Orientation	Left Side of building orientated to 279° (westerly direction)
NCC Version	NCC 2022
Design Wind Criteria for the Highest Cardinal Direction	Importance Level 2 with a Vr of 45.00 m/s ; Region A4; TC = 2.0; Mt = 1; Mc = 1; Ms = 0.95; giving a Vdes of 38.9 m/s.
Earthquake	An Earthquake Acceleration Co-efficient (Z) of up to 0.08 has been allowed for in the design of the building, however wind is the determining design factor.
Other Design Factors	No Snow Loading allowed.

## LOCATION & ORIENTATION FOR DETERMINING THE DESIGN CRITERIA



Due to ongoing product development, the seller reserves the right to make design and engineering changes up to the point of scheduling manufacture. The engineer's final design requirements may override anything nominated.

**Standards & Codes** -All buildings are designed in accordance with test results, computer analysis, NCC, AS/NZS 1170, AS 3600, AS 4100 and AS 4600. Where more than 1 version of any code is applicable, the code to be used shall be at the engineers discretion.

**Design Criteria** - Prior to issuing an engineering certification, using Google Earth, the engineer carries out a site specific check based solely on the nominate coordinates and orientation. A structural design check is also done. Changes to the design criteria may result in a price increase or decrease. Unless nominated, no allowance has been made for solar panels, earthquake or snow loading. The building is not suitable for lining with gyprock.

**Dimensions** - all dimensions nominated are nominal sizes only Length and span are to inside of sheeting. Height is low side height. Length and span may vary when sides are fully open by up to 200mm per side/end. If an exact opening or clearance is required, then this must be specifically nominated as "exact size" in the quotation.

**Environmental Characteristics** - All components of the steel building are designed to suit the conditions generally described as Non aggressive. Care must be taken with any steel building to ensure that regular maintenance is carried out. The suitable conditions and Maintenance requirements are defined in the various BlueScope Technical Bulletins.

**Roof & Wall Sheeting** - COLORBOND® steel or ZINCALUME® steel as nominated. TCT refers to Total Coated Thickness. BMT refers to Base Metal Thickness. Refer to BlueScope TB-1a&1b

**GALVSPAN® steel Sections** - GALVSPAN® steel C-sections, Z-sections, purlins and girts have a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450MPa. Refer to BlueScope TB-17

**Brackets** - All brackets are made with a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450Mpa or greater.

**Fasteners** - All major connections including Z purlins and girts are bolted. All other connections are tec screwed. Roof screws with cyclonic washers are ONLY provided where the building is rated cyclonic. Should conditions be severe (ISO Category 4 or 5), the purchaser should advise the seller of any special requirements. (Refer to BlueScope TB-16 and manufacturers warranty data.)

### Bracing

**Wall & Roof** : Cross and Fly bracing as per the engineering plans, steel strapping will be supplied unless otherwise nominated. In open bays, a double eave purlin is provided for bracing purposes. Subject to engineering cross bracing in some open bays and over windows may be required.

**Knee Braces**: Where nominated by the engineering, lateral and/or transverse knee braces are provided. Knee braces will reduce the clearance heights.

**End Wall Mullions** - Fixed at 90 degrees to the columns and inside the rafter. These will reduce internal clearance.

**Gutters** - Unless otherwise nominated, the gutter type supplied will be nominated by our supplier as the most common type for the area. All Rainwater and drainage designs are the responsibility of the purchaser/owner. Residential gutters and downpipes where supplied are based on average rainfall for the state and may not be sufficient for your building size or usage. Please speak to your building designer or contractor to ensure gutters are fit for purpose. No consideration for door openings or other obstructions. Any changes to the design due to obstructions is the responsibility of the purchaser.

**Piers and Slab** - Designs are for a safe bearing value  $\geq 100\text{kPa}$ . (400kPa ultimate). Where a concrete slab, or concrete slab and piers is nominated, the wall sheeting will be supplied to extend 35 mm past the slab (building height + 35 mm). When concrete piers only are nominated, wall sheeting is provided to building height. Where a 50mm step down is nominated, the wall sheeting is not extended any further.

**Fixing Method** - The fixing method nominated is for the main side columns. Other columns are supplied as per engineering design.

The Engineers design may override your request.

**Marking, Cutting and Drilling** - Most components are marked for easy identification and placement. Most are also cut to length and drilled to suit bolt placement. It will be necessary to cut and/or drill some components on site.

**Sheeted Portals and Mullions** - All end and dividing wall mullions provide critical support to portal frames and cannot be repositioned or removed under any circumstances without engineering approval.

**Communications** - By requesting a quote, you agree to our Privacy Policy which states that we can notify you about special offers, products or services available from us or our participating partners. You can unsubscribe from these marketing newsletters at any time.

**# symbol indicates items that are only included when specifically nominated in your quotation.**

**# Access Doors** - All roller doors, sectional doors, shutters, steel sliding or bifold doors and PA doors are NOT wind rated. Roller doors can be supplied wind rated at an additional cost. The sizes quoted are approximate door sizes - NOT clear opening sizes. Clear opening sizes may be reduced due to the building height, widths, motors or chains. At least 70mm in height will be lost due to the 'lead in'. All roller door keys (where included) are keyed alike, unless otherwise stated. All Stable shutters will be provided in the same colour as the wall colour. Sliding doors are supplied so that each door will slide across the door bay plus one other bay as per shed layout.

**# Colours** - Not all colours are available from all manufacturing depots. 0.40 TCT wall sheeting has limited colours in most areas.



**# Delivery** - Delivery is quoted to within the normal delivery runs. Alternatively delivery is to be ex works. Unloading of the whole kit is not included where any length exceeds 11.8m. Semi trailer access required. Where a body truck is requested, it is subject to availability. Should a body truck be requested, and it is not available for the site, then the building shall be either ex works or delivered to an alternative address by a semi trailer. Any additional fees for delivery due to the requirement of escort vehicle/s.

**# Dividing Walls** - Sheeting to one side of the wall. Where the wall is in ZINCALUME® steel, any doors etc. on the wall shall also be in ZINCALUME® steel.

**# Pricing** - Pricing is valid for 30 days, unless notified of an impending price rise where the price rise date will become the new validation date. *Purchase agreements are also subject to price rises.*

**# Roller Door** - Industrial and residential roller doors may have a slightly different profile.

**# Roller Door Transport Protection** - All doors are wrapped by the manufacturer in their recommended method for regular road transport. Any damage to a door will be accessed in accordance with the AGDA guide to visual inspection of garage doors.





# SANTA KNOWS WHO ORDERS EARLY.

Pre Xmas Delivery Closes **13 October.**

Be sure you're on the nice list this year—  
place your orders by 13 October to get your shed for Christmas.  
Naughty waits til next year!

**SHEDS -n- HOMES**



[www.shedsnhomes.com.au](http://www.shedsnhomes.com.au)



# BUYER PROTECTION

These are our guarantees to you



## NO QUESTIONS ASKED GUARANTEE

Sheds n Homes guarantees that your steel kit building will be supplied in full and undamaged. Careful cross-checking is in place to ensure this happens first time. However, in the event that there are any missing or damaged components, we will arrange for these to be replaced at the first available opportunity.

For more information, visit:

[www.shedsnhomes.com.au/no-questions-asked-guarantee](http://www.shedsnhomes.com.au/no-questions-asked-guarantee)



## GUARANTEE OF SUPPLY

By making all payments directly to the account of Sheds n Homes Australia in accordance with the invoices issued, Sheds n Homes Australia guarantees that you will receive the kit building, as ordered by you through your Sheds n Homes Distributor, as described in your purchase agreement. This guarantee has been developed to provide our customers with the confidence of dealing with a brand that has national strength and financial security - whilst still buying locally.

For full terms and conditions, visit the Sheds n Homes website:

[www.shedsnhomes.com.au/guarantee-of-supply](http://www.shedsnhomes.com.au/guarantee-of-supply)



## BLUESCOPE STEEL GUARANTEE

Sheds n Homes guarantees that your steel kit building will be manufactured in Australia and that all structural components supplied will be made entirely from premium hi-tensile Australian 450MPa or greater, BlueScope Steel.

For more information, visit:

[www.shedsnhomes.com.au/steel-guarantee](http://www.shedsnhomes.com.au/steel-guarantee)



## SITE SPECIFIC ENGINEERING

Once your local Sheds n Homes store has created your building design, it is then certified and cross-checked by a specialist team at head office. This ensures that all factors have been correctly identified to ensure that in the event of a serious weather event, your structure will withstand the forces of a design event.

For more information, visit:

[www.shedsnhomes.com.au/site-specific-engineering](http://www.shedsnhomes.com.au/site-specific-engineering)



## SHEDSAFE ACCREDITED

ShedSafe is a new industry benchmark for Australian manufactured steel sheds. It is an independent accreditation program designed to assist shed buyers in making an informed purchase decision. ShedSafe accreditation means that both the shed manufacturer and seller are committed to ensuring sheds meet Australian Standards and are the best fit for your site and circumstance.

For more information, visit:

[www.shedsnhomes.com.au/shedsafe](http://www.shedsnhomes.com.au/shedsafe)

**FREECALL: 1800 764 764** [www.shedsnhomes.com.au](http://www.shedsnhomes.com.au)



[www.shedsnhomes.com.au](http://www.shedsnhomes.com.au)

Our Ref: 54820

25<sup>th</sup> September 2025

Meander Valley Council  
PO Box 102  
WESTBURY TAS 7303

Via Email: [mail@mvc.tas.gov.au](mailto:mail@mvc.tas.gov.au)

Attention: Leanne Rabjohns

Dear Sir/Madam

**RE: 139 Ritchie Street, Westbury – 3 Lot Subdivision: RFI Response 09<sup>th</sup> September 2025**

Response to each RFI Point below:

- 1. If the gym to be used for private or commercial use? If for a commercial use, please provide details of the use – including hours/days of use, car parking, number of clients.**

Drawings have been updated to include wording of Private Gym. No commercial use is proposed for the site.

- 2. Please amend the Location Plan to show all rainwater tanks, with setback distances to boundaries and dimensions (including overall height)**

New drawings provided to address the concern.

- 3. Details on the existing dam and the proposed filling of this dam. When was this dam created? Please show the existing intake and outfall of the dam. How is the dam to be drained? Will the land be reshaped, if so, please provide details, including the flow of surface water. Please address Code C7.0 Natural Assets Code.**

The existing dam is a very shallow dam see below long section of the Dam. As its only .3m in depth the filling of the dam would be considered exempted through 4.6.9.

As the dam is more of a pond as there is no inlet or outlet of from the dam and just naturally fills from surface water from rain.

The dam shouldn't be considered a water course as class 4 watercourse is a watercourse that carries water for part of wall of the year for most years. Per the image below the flood overland hazard map shows no flow coming from the dam so therefore doesn't provide any flow. Flows from the site shouldn't determinate any person as future works will require collection of rain and additional cut of drains can be utilised for new access for the lots.

**OFFICES ALSO AT:**

**BURNIE**

6 Queen St,  
Burnie, TAS 7320  
(03) 6431 4400

**DEVONPORT**

77 Gunn St,  
Devonport, TAS 7310  
(03) 6423 6875

**HOBART**

127 Bathurst St,  
Hobart, TAS 7000  
(03) 6234 3217

**HUONVILLE**

11/16 Main Rd,  
Huonville, TAS 7109  
(03) 6264 1277

**SWANSEA**

3 Franklin St,  
Swansea, TAS 7190  
(03) 6130 9099

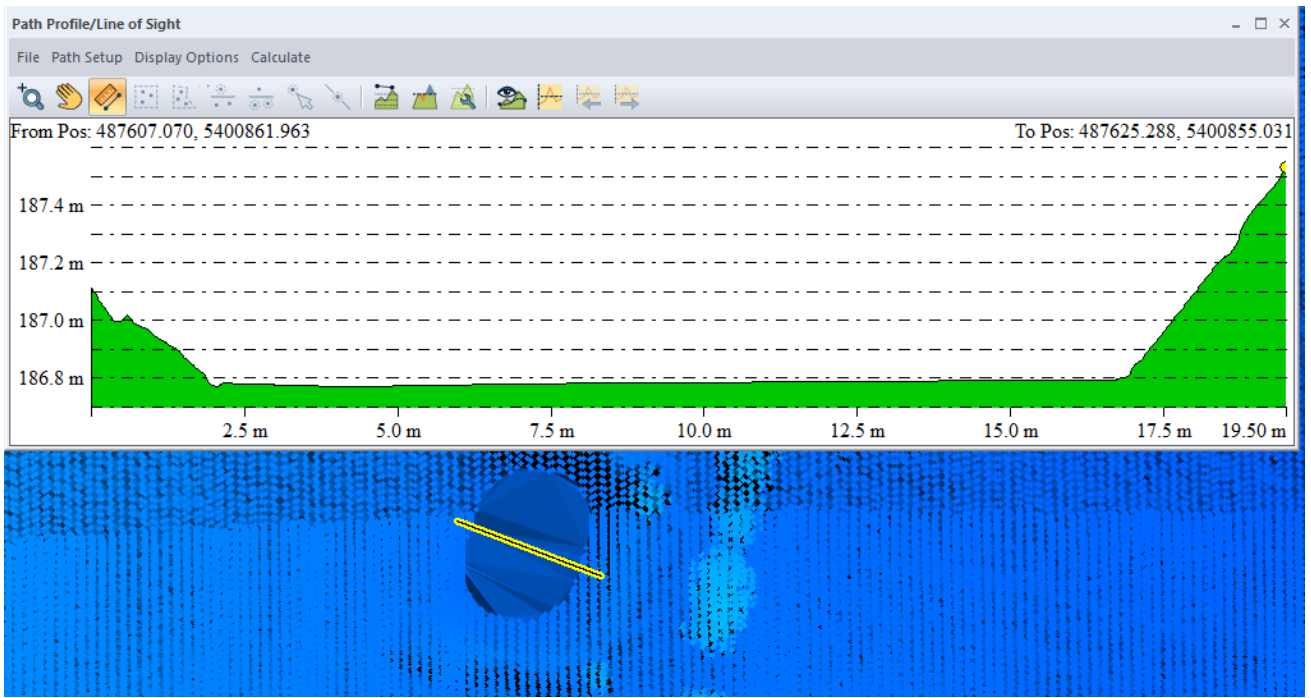


Figure 1. Dam depth from LIDAR

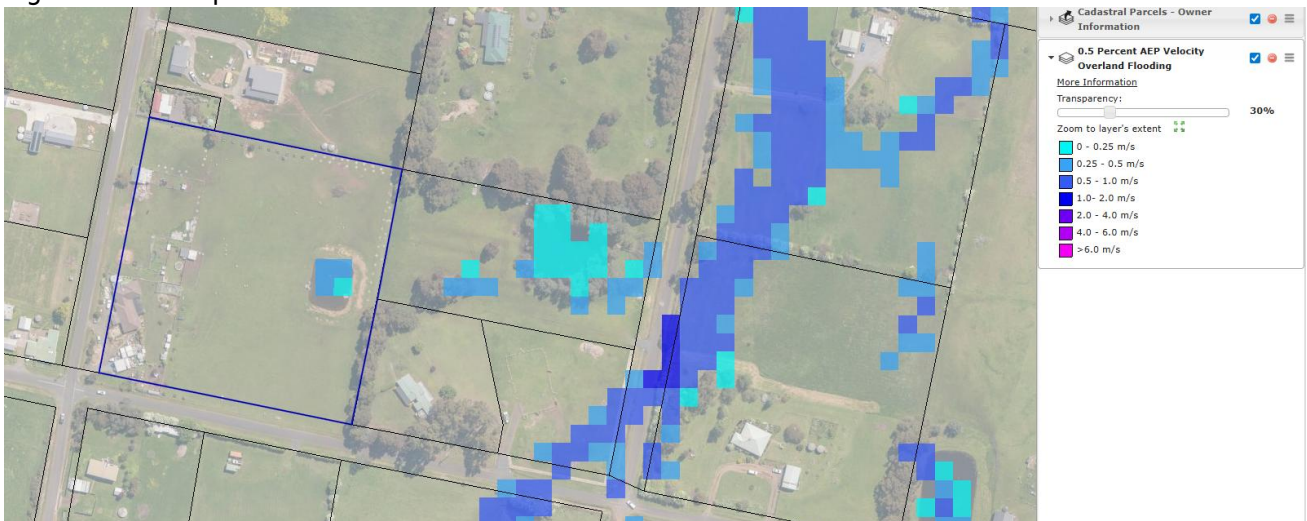


Figure 2. Overland Flow from List overland velocity.

4. Width of the proposed new crossovers for Lots 2 and 3.

Crossovers to be 4m wide with .5m clearance each side to comply with the bushfire requirements for access.

Yours faithfully,  
Allan Brooks.

**PDA Surveyors, Engineers & Planners**