



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/055341**

**PROPOSAL:** Dwelling & Secondary Residence

**LOCATION:** 5 Fallow Drive, Cambridge

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 08 October 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 08 October 2025. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 08 October 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

## Application for Development / Use or Subdivision

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Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **Proposed New Residence & Secondary Residence**

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Location: **5 Fallow Drive, Cambridge**

**Personal Information Removed**

Estimated cost of development: **\$950K (approx.)**

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Is the property on the Tasmanian Heritage Register? Yes  No

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

**Holly Thurston-Doyle**

Current use of site: **Vacant Land**

Does the proposal involve land administered or owned by the Crown or Council? Yes  No

#### Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

#### Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Applicant's signature:

**Personal  
Information  
Removed**

Date: 04/09/2025

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



## Development/use or subdivision checklist

### **Mandatory Documents**

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- 
- Details of the location of the proposed use or development.
  - A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
  - Full description of the proposed use or development.
  - Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
  - Declaration the owner has been notified if the applicant is not the owner.
  - Crown or Council consent (if publically-owned land).
  - Any reports, plans or other information required by the relevant zone or code.
  - Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

### **Additional Documents**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- 
- Site analysis and site plan, including where relevant:
    - Existing and proposed use(s) on site.
    - Boundaries and dimensions of the site.
    - Topography, including contours showing AHD levels and major site features.
    - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
    - Soil type.
    - Vegetation types and distribution, and trees and vegetation to be removed.
- 



- Location and capacity of any existing services or easements on/to the site.
  - Existing pedestrian and vehicle access to the site.
  - Location of existing and proposed buildings on the site.
  - Location of existing adjoining properties, adjacent buildings and their uses.
  - Any natural hazards that may affect use or development on the site.
  - Proposed roads, driveways, car parking areas and footpaths within the site.
  - Any proposed open space, communal space, or facilities on the site.
  - Main utility service connection points and easements.
  - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
  - Private open space for each dwelling.
  - External storage spaces.
  - Car parking space location and layout.
  - Major elevations of every building to be erected.
  - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
  - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
  - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
  - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
  - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.

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This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



|  |                   |
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| <b>SCHEDULE OF EASEMENTS</b>   | Registered Number |
| <b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | SP 179423         |

PAGE 1 OF ~~5~~ PAGE/S  
6

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**EASEMENTS**

**Drainage**

Lot 6 is SUBJECT TO a Right of Drainage over the area marked "DRAINAGE EASEMENT 4.00 WIDE" in favour of the Clarence City Council as shown on the plan.

Lot 7 is SUBJECT TO a Right of Drainage over the area marked "DRAINAGE EASEMENT VARIABLE WIDTH" in favour of the Clarence City Council as shown on the plan.

**Embankment**

Lots ~~2~~, 3, 4, 17 & 18 on the Plan are subject to an Embankment Easement over the area marked "EMBANKMENT EASEMENT VARIABLE WIDTH" on the Plan in favour of the Clarence City Council. <sup>each</sup> <sup>(as defined herein)</sup>

~~Wayleave~~

~~Lots 17, 18, 99 & 101 are SUBJECT TO a Wayleave Easement in favour of Tasmanian Networks Pty Ltd (formerly Aurora Energy Pty Ltd) over the area marked "WAYLEAVE EASEMENT VARIABLE WIDTH" as created by and more fully set forth in C190137.~~

~~Lots 6, 7 & 99 are SUBJECT TO a Wayleave Easement in favour of Tasmanian Networks Pty Ltd (formerly Aurora Energy Pty Ltd) over the area marked "WAYLEAVE EASEMENT 1.99 WIDE" created by SP 147618.~~

~~Lots 6, 7 & 99 are SUBJECT TO a Wayleave Easement in favour of Tasmanian Networks Pty Ltd (formerly Aurora Energy Pty Ltd) over the area marked "WAYLEAVE EASEMENT 12.00 WIDE". (C953244)~~

~~Lots 2, 4, 5, 6 & 7 are SUBJECT TO a Wayleave Easement in favour of Tasmanian Networks Pty Ltd (formerly Aurora Energy Pty Ltd) over the area marked "WAYLEAVE EASEMENT VARIABLE WIDTH" as shown on the plan.~~

(USE ANNEXURE PAGES FOR CONTINUATION)

|  |  |
|--|--|
| SUBDIVIDER: Westwood Properties Pty Ltd & Que River Pty Ltd<br>FOLIO REF: CTs 174020/1 & 147616/3<br>SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS:201426) | PLAN SEALED BY: <i>Clarence City Council</i><br>DATE: <i>12.8.2020</i><br>SD-2017/45<br>REF NO. <i>[Signature]</i><br>Council Delegate |
| <p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>   |  |

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| <p><b>ANNEXURE TO<br/>SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 6 PAGES<br/>6</p>                                      | <p>Registered Number</p> <p>SP 179423</p> |
| <p>SUBDIVIDER: Westwood Properties Pty Ltd &amp; Que River Pty Ltd<br/>FOLIO REFERENCE: CTs 174020/1 &amp; 147616/3</p> |   |

~~Transmission~~

~~Lots 18, 99, 100 & 101 are SUBJECT TO a Transmission Line Easement over the area marked "TRANSMISSION LINE EASEMENT 50.00 WIDE" as shown on the plan and as created by and more fully set forth in A751454.~~

**Rights of way**

Lot 3 is SUBJECT TO a Right of Carriageway over the area marked "RIGHT OF WAY (PRIVATE) 10.00 WIDE" in favour of all lots on the plan for emergency use only and not general day to day use.

(defined herein)

~~Lots 1, 7, 17, 19 & 99 and that part of Lot 100 formerly being part of Lot 1 on SP 147618 on the plan are TOGETHER WITH a Right of Carriageway over the areas marked "RIGHT OF WAY 'A' (PRIVATE)", "RIGHT OF WAY 'B' (PRIVATE) 18.00 WIDE" (SP 135178), "RIGHT OF WAY 'C' (PRIVATE) 3.60 WIDE", "RIGHT OF WAY 'D' (PRIVATE) 3.60 WIDE", "RIGHT OF WAY 'E' (PRIVATE) 3.60 WIDE" and "RIGHT OF WAY 'F' (PRIVATE) VARIABLE WIDTH" (SP 147618) over lot 1 on SP 147618.~~

Easements continued Page 6

**DEFINITIONS:**

"**Embankment Easement**" means all the full and free right and liberty for the Clarence City Council and its successors and its and their servants, agents and contractors ("the Council") at all times hereafter:-

- (a) to have the stability and support of the area shown on the Plan as "Road 101" ("Road") upheld and maintained by the Embankment Easement.
- (b) to enter into and upon the servient land with or without all necessary plant, machinery and equipment and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietors for the purpose of examining, maintaining, repairing or modifying the land area marked "Embankment Easement" without doing unnecessary damage to the said servient land and making good all damage occasioned by such make good.
- (c) Nothing within this definition shall prevent the registered proprietors for themselves and their successors in title from using the servient land provided that such use does not derogate from this grant or, in the opinion of the Council, compromise support provided to the Road.

"**Right of Carriageway**" means a right of carriageway as defined within Schedule 8 of the *Conveyancing and Law of Property Act 1884 (Tas)*.

"**Right of Drainage**" means a right of drainage as defined within Schedule 8 of the *Conveyancing and Law of Property Act 1884 (Tas)*.

~~"**Transmission Line Easement**" means the full and free right and liberty for the Hydro-Electric Commission and its successors and its and their servants agents and workmen at all time hereafter:-~~

- ~~(a) To clear the lands marked "Transmission Line Easement 50.00 wide" on the plan (the said lands being portion of the said land within described and being hereinafter called "the servient land") and to erect place inspect alter and repair renew maintain and use in upon and over and along and remove from the servient land towers poles wires cables apparatus appliances and other ancillary works (all of which are hereinafter collectively referred to as "the said lines" for the transmission and distribution of electrical energy and purposes incidental thereto;~~
- ~~(b) To cause or permit energy to flow or be transmitted through and along the said lines;~~

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

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| <p><b>ANNEXURE TO<br/>SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF <del>5</del> PAGES<br/>6</p>                           | <p>Registered Number</p> <p><b>SP 179423</b></p> |
| <p>SUBDIVIDER: Westwood Properties Pty Ltd &amp; Que River Pty Ltd<br/>FOLIO REFERENCE: CTs 174020/1 &amp; 147616/3</p> |  |

- ~~(c) To cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines ; and~~
- ~~(d) To enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment machinery and vehicles of every kind.~~
- ~~(first created in A751454 for D16037)~~

**"Wayleave Easement"** means **FIRSTLY** the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants, agents, invitees and contractors ("TasNetworks") at all times:

- (a) **TO** clear the lands marked "~~WAYLEAVE EASEMENT 12.0 WIDE~~", "~~WAYLEAVE EASEMENT 1.00 WIDE~~", "~~WAYLEAVE EASEMENT VARIABLE WIDTH~~" *on the Wayleave Easement Identification on the Plan annexed* (described as "the servient land") and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, over, along and under the servient land the following:
  - (i) Towers, poles, wires, cables, apparatus, appliances, and all other ancillary and associated equipment which includes telecommunication equipment (described collectively as "electricity infrastructure") for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes.
- (b) **TO** operate and maintain electricity infrastructure on the servient land.
- (c) **TO** cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time:
  - (i) overhang, encroach upon or be in or on the servient land; or
  - (ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure.
- (d) **TO** enter the servient land for all or any of the above purposes and to cross the remainder of the land with any and all necessary plant, equipment, machinery and vehicles for the purpose of access and egress to and from the servient land, and where reasonably practicable, in consultation with the registered proprietor/s (except when urgent or emergency repair work is needed).

**SECONDLY** the benefit of a covenant for TasNetworks and with the registered proprietor/s for themselves and their successors not to:

- (i) erect any buildings; or
  - (ii) place any structures, objects or vegetation;
- within the servient land without the prior written consent of TasNetworks. TasNetworks may rescind their consent if in the opinion of TasNetworks there are safety, access or operational concerns.

Right of Carriageway – definition of "Emergency"

"Emergency" means any of the following, a situation that poses an immediate risk to health, life, property, or the environment. *W*

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| <p><b>ANNEXURE TO<br/>SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 6 PAGES<br/>6</p>                                      | <p>Registered Number</p> <p>SP 179423</p> |
| <p>SUBDIVIDER: Westwood Properties Pty Ltd &amp; Que River Pty Ltd<br/>FOLIO REFERENCE: CTs 174020/1 &amp; 147616/3</p> |   |

**COVENANTS:**

**FENCING COVENANT:**

The owner of each Lot on the plan covenants with Westwood Properties Pty Ltd (the Vendor) that the Vendor shall not be required to fence <sup>1</sup> Que River Pty Ltd

**BUILDING COVENANT WITH COUNCIL**

The owners of lots 18 and 100 on the Plan covenants with the Clarence Council to the intent that the burden of this covenant shall run with and bind the covenantors lot and every part and the benefits shall be in the favour of the Clarence Council to observe the following stipulations;

1. must describe a building area as shown in Figure 2 of the Flora and Fauna Habitat Assessment prepared by North Barker Ecosystem Services reissue date 24 August 2018 outside of which no building requiring the clearance of native vegetation is to be constructed.
- a) Buildings must not be constructed outside of the building areas identified on the sealed plan unless otherwise approved by Council on receipt of a Natural Values Assessment prepared by a suitably qualified person to the satisfaction of the Council demonstrating that the impacts to native vegetation (including priority vegetation) are less than or equal to the impacts of the building area shown on the sealed plan; and
- b) No trees are to be removed outside of the building areas other than:
  - i. As necessary for the construction of vehicle access, servicing infrastructure, and fencing; and
  - ii. As required by a certified Bushfire Hazard Management Plan.
- unless otherwise approved by Council on receipt of a Natural Values Assessment prepared by a suitably qualified person to the satisfaction of the Council demonstrating that the impacts to native vegetation (including priority vegetation) are less than or equal to the impacts of the building area shown on the sealed plan.

Lots 1-7, 17-19 & 99 and Lots 100 & 101 on the plan which formerly comprised Lot 3 on Sealed Plan 147618) are burdened by the restrictive covenants created by and more fully set forth in Sealed Plan 21241.

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| <p><b>ANNEXURE TO<br/>SCHEDULE OF EASEMENTS</b></p> <p>PAGE 5 OF 6 PAGES<br/>6</p>                                      | <p>Registered Number</p> <p><b>SP 179423</b></p> |
| <p>SUBDIVIDER: Westwood Properties Pty Ltd &amp; Que River Pty Ltd<br/>FOLIO REFERENCE: CTs 174020/1 &amp; 147616/3</p> |  |

Signed for and on behalf of  
**Westwood Properties Pty Ltd**  
by authority of its director in accordance  
with s.127 of the Corporations Act 2001



.....

**Timothy Allen Wark**  
Sole Director/ Sole Secretary

Signed for and on behalf of  
**Que River Pty Ltd**  
by authority of its director in accordance  
with s.127 of the Corporations Act 2001

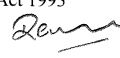


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**Timothy Allen Wark**  
Sole Director/ Sole Secretary

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| <p><b>ANNEXURE TO<br/>SCHEDULE OF EASEMENTS</b></p> <p><b>PAGE 6 OF 6 PAGES</b></p>   | <p><b>SP179423</b></p> |
| <p>SUBDIVIDER: - QUE RIVER PTY LTD AND WESTWOOD PROPERTIES PTY LTD<br/>         FOLIO REFERENCE: - 147618/3 &amp; 174020/1</p>  |                        |
| <p><b>EASEMENTS</b></p> <p>Lots 100 &amp; 101 on the plan are each subject to a Wayleave Easement in favour of the Hydro-Electric Commission over the Transmission Line Easement 50.00 wide on the plan and as created by and more fully set forth in A751454.</p> <p>Lots 18 &amp; 99 on the plan are each subject to the full and free right and liberty for the Hydro-Electric Commission and its successors created by and more fully set forth in Sealed Plan 21241 over the Transmission Line Easement 50.00 wide shown on the plan.</p> <p>Lots <del>17</del>, 18, <del>99</del> &amp; 101 on the plan are each subject to the full and free right and liberty for Aurora Energy Pty Ltd and its successors created by and more fully set forth in C190137 over the Wayleave Easement variable width shown on the plan.</p> <p>Lot 101 on the plan is subject to a Wayleave Easement in favour of Aurora Energy Pty Ltd over the Wayleave Easement 12.00 wide shown on the plan and as created by and more fully set forth in C494110.</p> <p>Lots 6, <del>7 &amp; 99</del> on the plan <sup>is</sup> <del>are each</del> subject to a Burdening Wayleave Easement with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd over the Wayleave Easement 12.00 wide on the plan and as created by and more fully set forth in C953244.</p> <p>Lots 6, <del>7 &amp; 99</del> on the plan <sup>is</sup> <del>are each</del> subject to a Wayleave Easement in favour of Aurora Energy Pty Ltd over the Wayleave Easement 1.99 wide (SP147618) on the plan.</p> <p>Lots 2, 4, 5, 6, 7, 17 &amp; 18 on the plan are each subject to a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the Wayleave Easement variable width 'A' on the plan.</p> <p>Lots 1, 2, 3, 4, 5, 6, 7, 17, 18, 19 &amp; 99 and that part of Lots 100 &amp; 101 formerly comprised in Lot 3 on Sealed Plan 147618 are each together with a Right of Carriageway over the Right of Way 'A' (private) (SP135178), Right of Way 'C' (private) 3.60 wide (SP147618), Right of Way 'D' (private) 3.60 wide (SP147618), Right of Way 'E' (private) 3.60 wide (SP147618) and Right of Way 'F' (private) variable width (SP147618) on the plan.</p> <p style="text-align: center;">Wayleave Easement 12.00 wide through Lots 7 &amp; 99, Wayleave Easement variable width through Lots 17 &amp; 99 and Wayleave Easement 1.99 hereon deleted by me pursuant to Request to Amend No. E275246 &amp; E275245 made under Section 103 of the Local Government (Building &amp; Miscellaneous Provisions) Act 1993</p> <p style="text-align: center;">13 DEC 2021 Recorder of Titles </p> |                        |
| <p>NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.</p>   |                        |

# PROPOSED NEW RESIDENCE

## 5 FALLOW DRIVE,

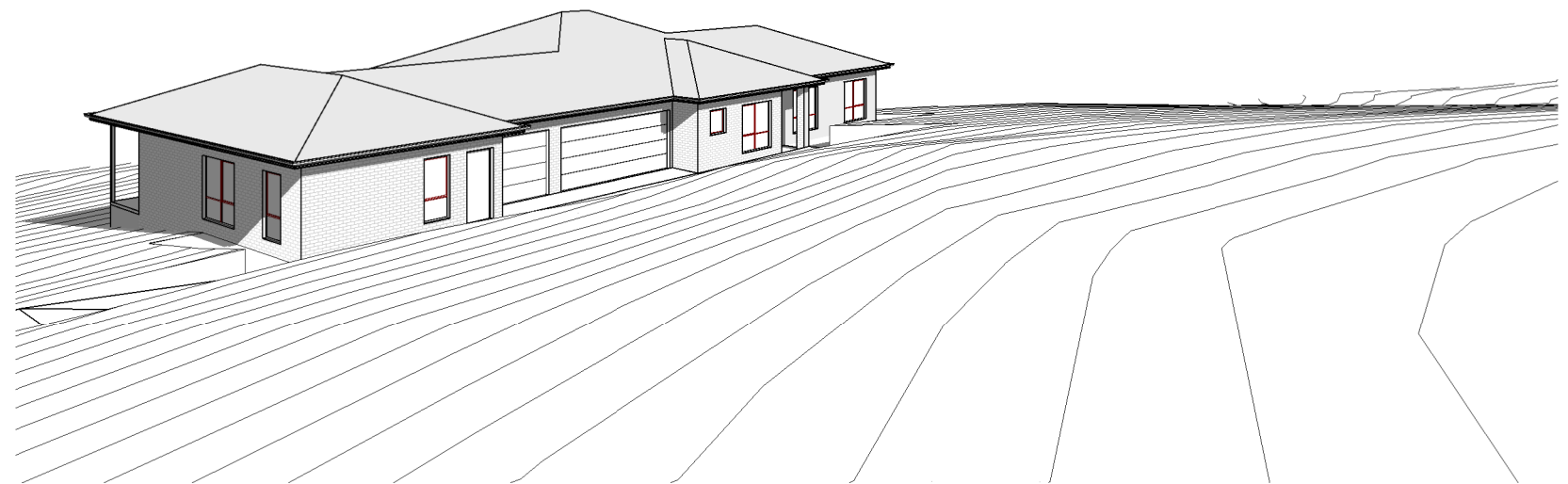
## CAMBRIDGE

### T.W. & G. L. MILLING

PDH24108

#### BUILDING DRAWINGS

| No | DRAWING                   |
|----|---------------------------|
| 01 | SITE PLAN                 |
| 02 | PART SITE PLAN            |
| 03 | SITE DRAINAGE PLAN        |
| 04 | LOCALITY PLAN             |
| 05 | FLOOR PLAN                |
| 06 | DOOR AND WINDOW SCHEDULES |
| 07 | ELEVATIONS                |
| 08 | ELEVATIONS                |
| 09 | ROOF PLAN                 |
| 10 | PERSPECTIVES              |



PLANNING

|                      |        |    |        |           |
|----------------------|--------|----|--------|-----------|
| SECONDARY RES. AREA  | 59.99  | m2 | (6.46  | SQUARES ) |
| RESIDENCE FLOOR AREA | 167.42 | m2 | (18.02 | SQUARES ) |
| GARAGE FLOOR AREA    | 62.62  | m2 | (6.74  | SQUARES ) |
| ALFRESCO AREA        | 14.95  | m2 | (1.61  | SQUARES ) |
| TOTAL AREA           | 304.97 |    | 32.83  |           |



#### GENERAL PROJECT INFORMATION

TITLE REFERENCE: 5/179423  
 SITE AREA: 20070 m<sup>2</sup>  
 DESIGN WIND SPEED: S  
 SOIL CLASSIFICATION: N2  
 CLIMATE ZONE: 7  
 ALPINE AREA: NO  
 CORROSIVE ENVIRONMENT: NO  
 BAL RATING: BAL-19  
 OTHER KNOWN HAZARDS: PRIORITY VEGETATION  
 AREA, WATERWAY AND COASTAL PROTECTION AREA,  
 BUSHFIRE-PRONE AREAS, AIRPORT OBSTACLE  
 LIMITATION AREA, FLOOD-PRONE  
 AREAS, LOW LANDSLIP HAZARD BAND



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 p(l) +03 6332 3790  
 Shop 9, 105-111 Main Road, Moonah Hobart 7009  
 p(h)+03 6228 4575  
 info@primedesigntas.com.au [primedesigntas.com.au](http://primedesigntas.com.au)  
 Accredited Building Practitioner: Frank Geskus -No CC246A

SEPTEMBER 2025

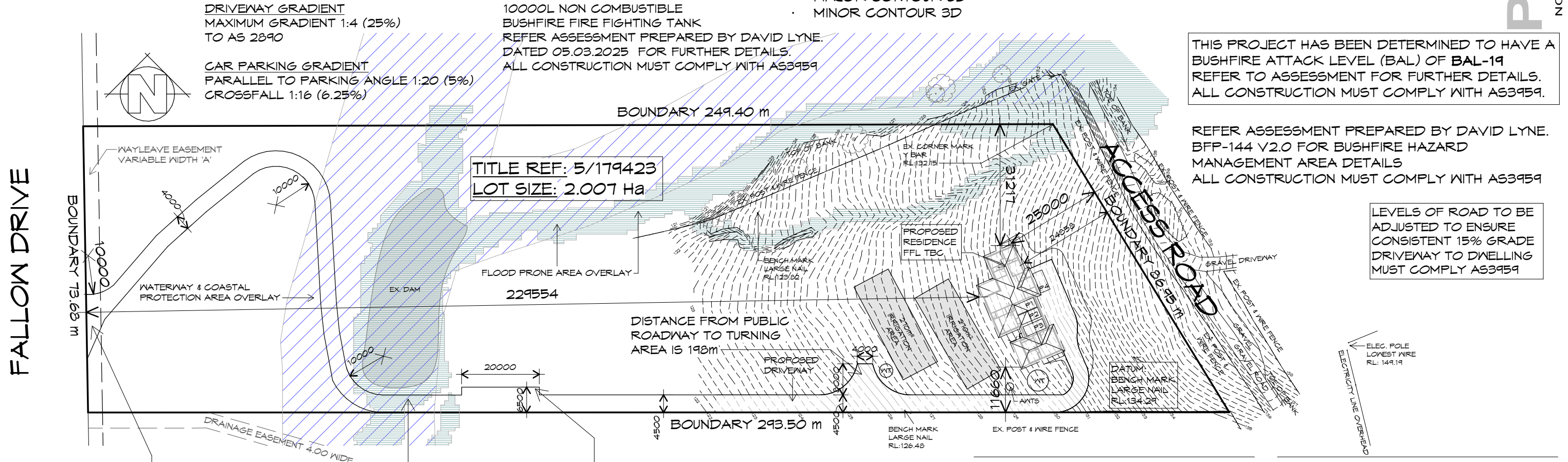
**GENERAL NOTES:**

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

**SURVEYOR'S NOTES:**

- THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.
- SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
- SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
- THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.
- HORIZONTAL DATUM IS MGA (GDA94).
- VERTICAL DATUM IS AHD.
- CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.
- SURVEY BY ROBOTIC TOTAL STATION AND GPS.
- DUE TO THE AGE OF TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR NEAR THE TITLE BOUNDARY OR PRESCRIBED SETBACKS A RE-MARK SURVEY BY A REGISTERED LAND SURVEYOR WILL BE REQUIRED.
- BOUNDARIES ARE COMPILED ONLY FROM SP179423 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
- 3D DATA TURNED OFF IN LAYER CONTROL.
  - 3D TIN
  - MAJOR CONTOUR 3D
  - MINOR CONTOUR 3D

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS



THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF **BAL-19** REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.

REFER ASSESSMENT PREPARED BY DAVID LYNE. BFP-144 V2.0 FOR BUSHFIRE HAZARD MANAGEMENT AREA DETAILS ALL CONSTRUCTION MUST COMPLY WITH AS3959

LEVELS OF ROAD TO BE ADJUSTED TO ENSURE CONSISTENT 15% GRADE DRIVEWAY TO DWELLING MUST COMPLY AS3959

CROSSOVER TO BE CONSTRUCTED PER PLANNING CONDITIONS TO TAS LGAT STANDARD DRAWINGS TSD-R04-V3, TSD-R03, TSD-RFO

DRIVEWAY COMPACTED FOR ALL WEATHER DRIVEWAY. ENSURE ADEQUATE DRAINAGE. MAXIMISE SLOPE STABILITY

PASSING BAY OF 2 METERS ADDITIONAL CARRIAGEWAY WIDTH PROVIDED EVERY 200M



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Project:  
**PROPOSED NEW RESIDENCE**  
5 FALLOW DRIVE,  
CAMBRIDGE

Drawing:  
**SITE PLAN**

Client name:  
**T.W. & G. L. MILLING**

Date: **17.09.2025** Scale: **1 : 1000**

Drafted by: **S.P.** Approved by: **F.G.**



Project/Drawing no: **PDH24108 -01** Revision: **05**  
Accredited building practitioner: Frank Geskus -No CC246A



**SITE PLAN**  
1 : 1000





### LEGEND

- 450X 450 SURFACE DRAINAGE PIT
- NET AREAS
- SEWER LINE
- STORMWATER LINE
- 100φ AG DRAIN
- 150 GRATED TRENCH

**PLUMBING NOTES:**  
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.  
 ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

READ IN CONJUNCTION WITH ONSITE WASTEWATER ASSESSMENT BY GEO-ENVIRONMENTAL SOLUTIONS

DATUM:  
 BENCH MARK  
 LARGE NAIL  
 RL:134.29

## SITE DRAINAGE PLAN

1 : 250

ANTS  
 REFER ONSITE WASTEWATER ASSESSMENT BY GEO-ENVIRONMENTAL SOLUTIONS FOR DETAILS  
 CONNECT SEWER TO ANTS.  
 REFER ONSITE WASTEWATER ASSESSMENT BY GEO-ENVIRONMENTAL SOLUTIONS FOR DETAILS



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Project:  
**PROPOSED NEW RESIDENCE**  
 5 FALLOW DRIVE,  
 CAMBRIDGE

Client name:  
**T.W. & G. L. MILLING**

Drafted by: **S.P.**  
 Approved by: **F.G.**



Drawing:  
**SITE DRAINAGE PLAN**

Date: **17.09.2025** Scale: **As indicated**

Project/Drawing no: **PDH24108 -03** Revision: **05**

Accredited building practitioner: Frank Geskus -No CC246A

**PLANNING**  
 NOTE: DO NOT SCALE OFF DRAWINGS



THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF **BAL-19**. REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.

PROPOSED NEW RESIDENCE  
5 FALLOW DRIVE,  
CAMBRIDGE

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED NEW RESIDENCE  
5 FALLOW DRIVE,  
CAMBRIDGE**

Client name:  
**T.W. & G. L. MILLING**

Drawing:  
**LOCALITY PLAN**

Drafted by: S.P. Approved by: F.G.

Date: 17.09.2025 Scale: 1 : 5000

Project/Drawing no: PDH24108 -04 Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

**LOCALITY PLAN**

1 : 5000

THIS SITE IS ZONED RURAL LIVING AND REQUIRES A BUSHFIRE ASSESSMENT. RESIDENCE IS NOT OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE. REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGEMENT PLAN



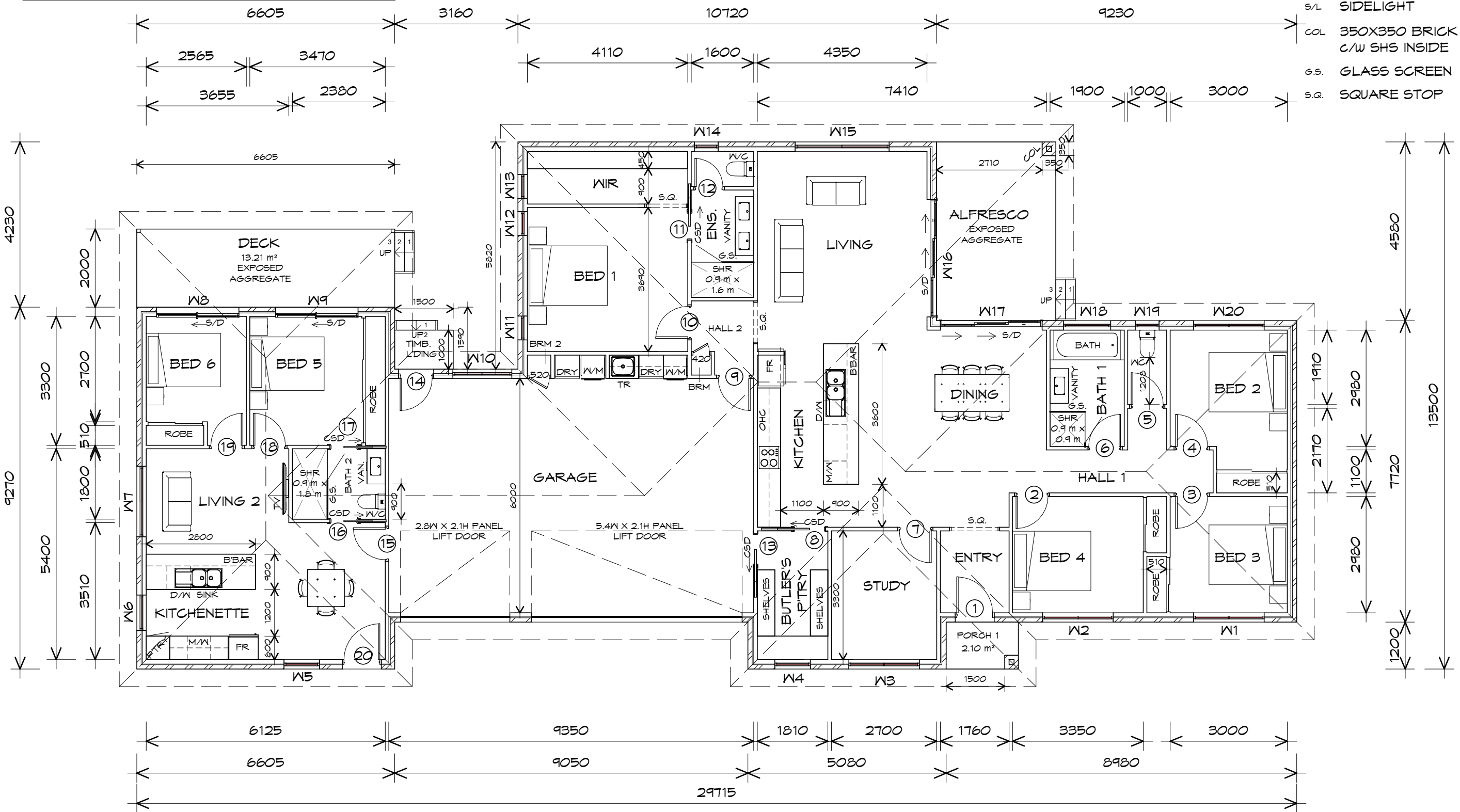
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# LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- S/L SIDELIGHT
- COL 350X350 BRICK COLUMN C/W SHS INSIDE
- G.S. GLASS SCREEN
- S.Q. SQUARE STOP

# PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



## FLOOR PLAN

1 : 100

|                      |        |    |                 |
|----------------------|--------|----|-----------------|
| SECONDARY RES. AREA  | 59.99  | m2 | (6.46 SQUARES)  |
| RESIDENCE FLOOR AREA | 167.42 | m2 | (18.02 SQUARES) |
| GARAGE FLOOR AREA    | 62.62  | m2 | (6.74 SQUARES)  |
| ALFRESCO AREA        | 14.95  | m2 | (1.61 SQUARES)  |
| TOTAL AREA           | 304.97 |    | 32.83           |

NOTE:  
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



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Project:  
**PROPOSED NEW RESIDENCE**  
5 FALLOW DRIVE,  
CAMBRIDGE

Client name:  
**T.W. & G. L. MILLING**

Drafted by:  
S.P.

Approved by:  
F.G.

Drawing:  
**FLOOR PLAN**

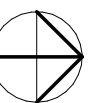
Date:  
17.09.2025

Scale:  
1 : 100

Project/Drawing no:  
**PDH24108 -05**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



| DOOR SCHEDULE |       |                      |         |
|---------------|-------|----------------------|---------|
| MARK          | WIDTH | TYPE                 | REMARKS |
| 1             | 920   | EXTERNAL SOLID DOOR  |         |
| 2             | 820   | INTERNAL TIMBER DOOR |         |
| 3             | 820   | INTERNAL TIMBER DOOR |         |
| 4             | 820   | INTERNAL TIMBER DOOR |         |
| 5             | 820   | INTERNAL TIMBER DOOR |         |
| 6             | 820   | INTERNAL TIMBER DOOR |         |
| 7             | 820   | INTERNAL TIMBER DOOR |         |
| 8             | 820   | CAVITY SLIDING DOOR  |         |
| 9             | 820   | INTERNAL TIMBER DOOR |         |
| 10            | 820   | INTERNAL TIMBER DOOR |         |
| 11            | 720   | CAVITY SLIDING DOOR  |         |
| 12            | 720   | INTERNAL TIMBER DOOR |         |
| 13            | 820   | CAVITY SLIDING DOOR  |         |
| 14            | 820   | EXTERNAL SOLID DOOR  |         |
| 15            | 820   | INTERNAL TIMBER DOOR |         |
| 16            | 720   | CAVITY SLIDING DOOR  |         |
| 17            | 720   | CAVITY SLIDING DOOR  |         |
| 18            | 820   | INTERNAL TIMBER DOOR |         |
| 19            | 820   | INTERNAL TIMBER DOOR |         |
| 20            | 920   | EXTERNAL SOLID DOOR  |         |

| WINDOW SCHEDULE |        |       |                       |         |
|-----------------|--------|-------|-----------------------|---------|
| MARK            | HEIGHT | WIDTH | TYPE                  | REMARKS |
| W1              | 1800   | 1810  | AWNING WINDOW         |         |
| W2              | 1800   | 1810  | AWNING WINDOW         |         |
| W3              | 1800   | 1810  | AWNING WINDOW         |         |
| W4              | 900    | 910   | AWNING WINDOW         |         |
| W5              | 1800   | 910   | AWNING WINDOW         |         |
| W6              | 1800   | 910   | AWNING WINDOW         |         |
| W7              | 1800   | 1810  | AWNING WINDOW         |         |
| W8              | 2100   | 2110  | SLIDING DOOR          |         |
| W9              | 2100   | 2110  | SLIDING DOOR          |         |
| W10             | 600    | 1510  | AWNING WINDOW         |         |
| W11             | 1800   | 610   | AWNING WINDOW         |         |
| W12             | 1800   | 610   | AWNING WINDOW         |         |
| W13             | 1800   | 610   | AWNING WINDOW         |         |
| W14             | 1800   | 610   | AWNING WINDOW         | OPAQUE  |
| W15             | 1800   | 2410  | AWNING WINDOW         |         |
| W16             | 2100   | 3010  | STACKING SLIDING DOOR |         |
| W17             | 2100   | 2610  | STACKING SLIDING DOOR |         |
| W18             | 900    | 1210  | AWNING WINDOW         | OPAQUE  |
| W19             | 900    | 610   | AWNING WINDOW         | OPAQUE  |
| W20             | 1800   | 1810  | AWNING WINDOW         |         |

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT **BAL - 19** RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED NEW RESIDENCE**  
**5 FALLOW DRIVE,**  
**CAMBRIDGE**

Client name:  
**T.W. & G. L. MILLING**

Drafted by: **S.P.**      Approved by: **F.G.**

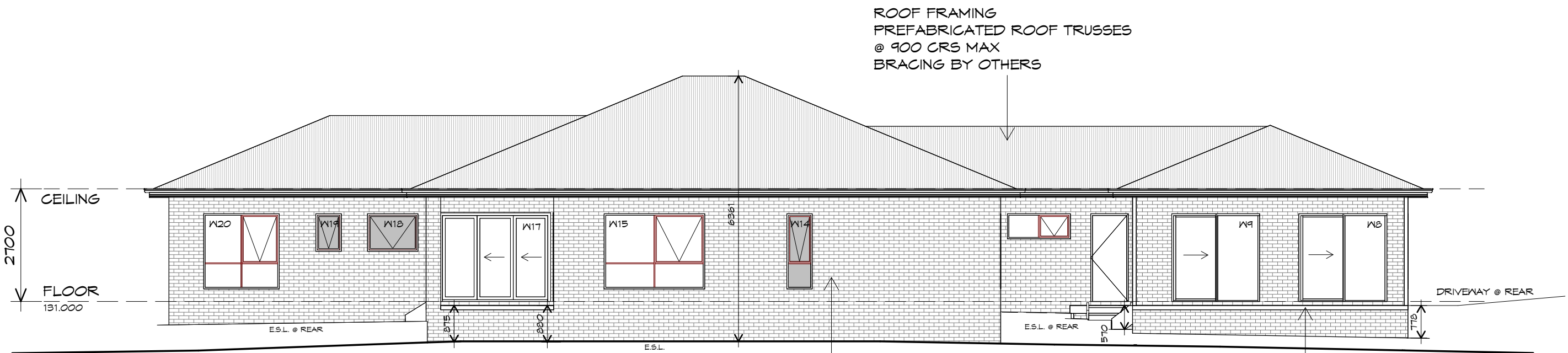


Drawing:  
**DOOR AND WINDOW**  
**SCHEDULES**

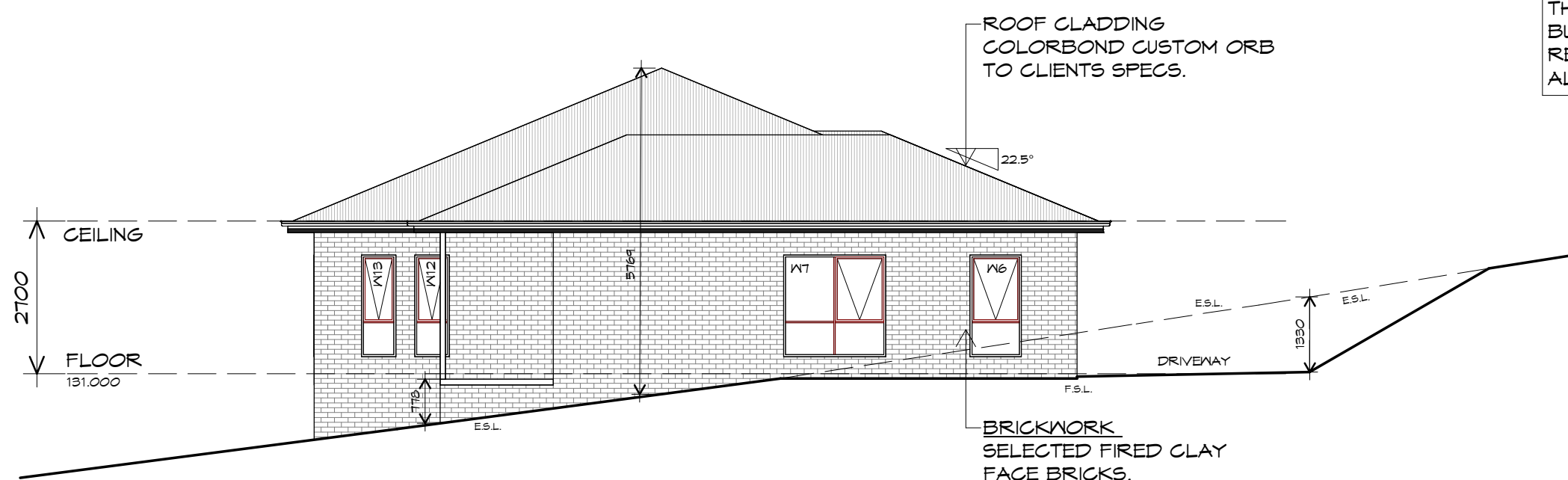
Date: **17.09.2025**      Scale:

Project/Drawing no: **PDH24108 -06**      Revision: **05**

Accredited building practitioner: Frank Geskus -No CC246A



**SOUTH WESTERN ELEVATION**  
1 : 100



**SOUTH EASTERN ELEVATION**  
1 : 100

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**5 FALLOW DRIVE,**  
**CAMBRIDGE**

Client name:  
**T.W. & G. L. MILLING**

Drawing:  
**ELEVATIONS**

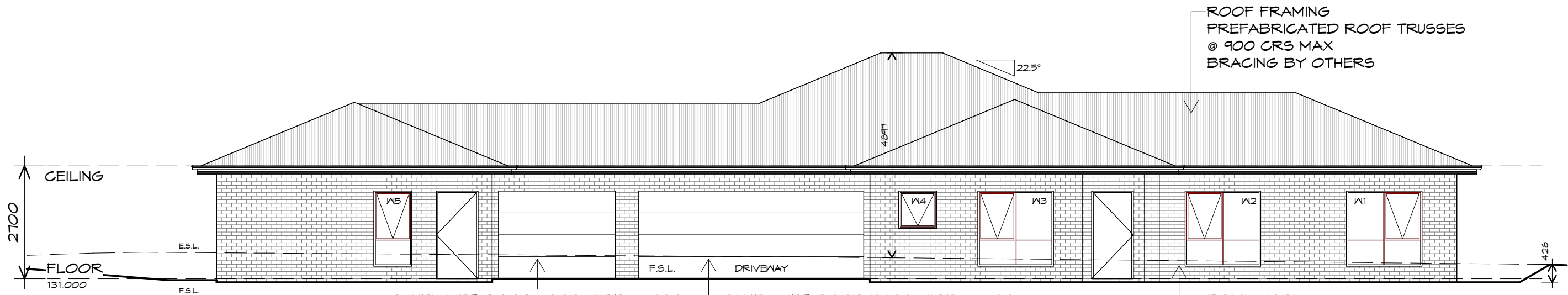
Drafted by: **S.P.**      Approved by: **F.G.**

Date: **17.09.2025**      Scale: **1 : 100**

Project/Drawing no: **PDH24108 -07**      Revision: **05**

Accredited building practitioner: Frank Geskus -No CC246A





ROOF FRAMING  
 PREFABRICATED ROOF TRUSSES  
 @ 900 CRS MAX  
 BRACING BY OTHERS

PANEL LIFT DOOR 2800 WIDE x 2100 HIGH CLADDING PANELS TO CLIENTS SPEC FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC

PANEL LIFT DOOR 5400 WIDE x 2100 HIGH CLADDING PANELS TO CLIENTS SPEC FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC

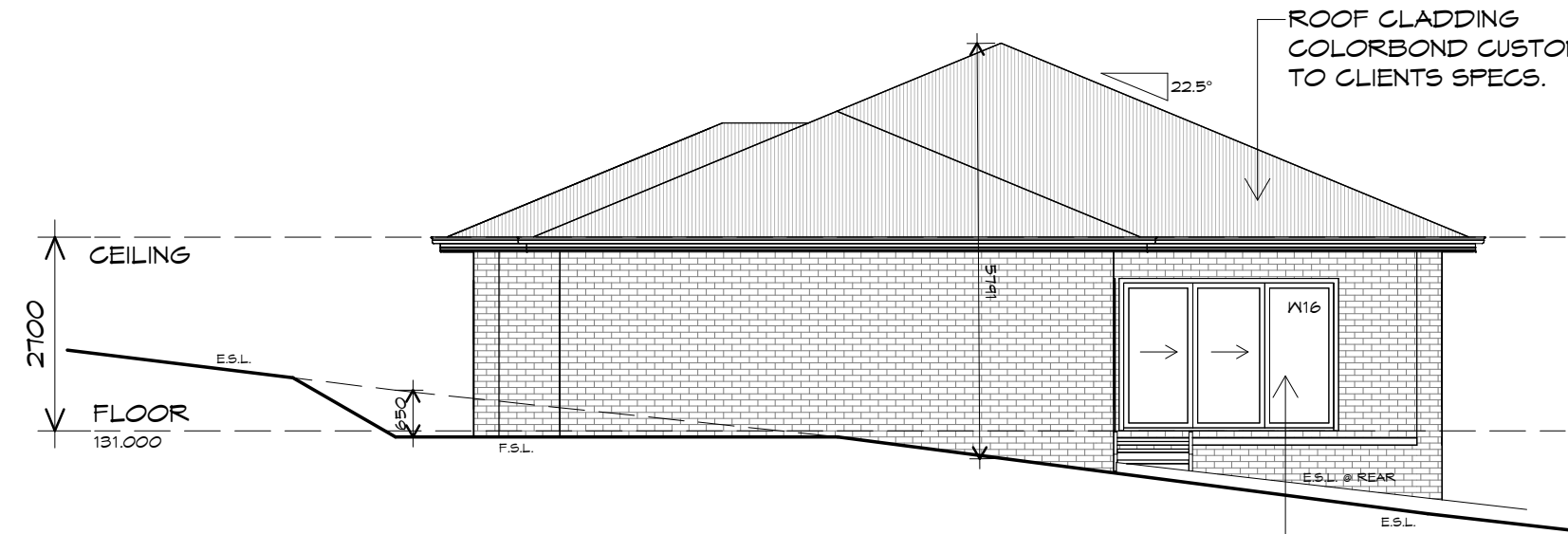
**BRICKWORK**  
 SELECTED FIRED CLAY FACE BRICKS.  
 RAKED JOINTS, STRETCHER BOND  
 REFER ENGINEER FOR ARTICULATION JOINTS  
 ALL MASONRY TO COMPLY WITH ABCB HOUSING PROVISIONS PART 5

### NORTH EASTERN ELEVATION

1 : 100

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**PLANNING**  
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ROOF CLADDING  
 COLORBOND CUSTOM ORB TO CLIENTS SPECS.

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

### NORTH WESTERN ELEVATION

1 : 100



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Project:  
**PROPOSED NEW RESIDENCE  
 5 FALLOW DRIVE,  
 CAMBRIDGE**

Client name:  
**T.W. & G. L. MILLING**

Drawing:  
**ELEVATIONS**

Drafted by: **S.P.** Approved by: **F.G.**

Date: **17.09.2025** Scale: **1 : 100**

Project/Drawing no: **PDH24108 -08** Revision: **05**

Accredited building practitioner: Frank Geskus -No CC246A



**ROOF PLUMBING NOTES:**

**GUTTER INSTALLATION**  
TO BE IN ACCORDANCE WITH  
ABCB HOUSING PROVISIONS PART 7.4.4  
WITH FALL NO LESS THAN  
1:500 FOR EAVES GUTTER  
BOX GUTTERS IN ACCORDANCE WITH  
A533500.3:2021

UNLESS FIXED TO METAL FASCIA  
EAVES GUTTER TO BE FIXED  
@ 1200 CRS MAX.

**VALLEY GUTTERS ON A ROOF WITH A PITCH:**

A) MORE THAN 12.5° DEGREES - MUST  
HAVE A WIDTH OF NOT LESS THAN  
400mm AND ROOF OVERHANG OF NOT  
LESS THAN 150mm EACH SIDE OF VALLEY  
GUTTER.  
B) LESS THAN 12.5° DEGREES, MUST BE  
DESIGNED AS A BOX GUTTER.

**LAP GUTTERS** 75mm IN THE DIRECTION  
OF FLOW, RIVET & SEAL WITH AN  
APPROVED SILICONE SEALANT.

**DOWNPIPE POSITIONS SHOWN ON THIS**

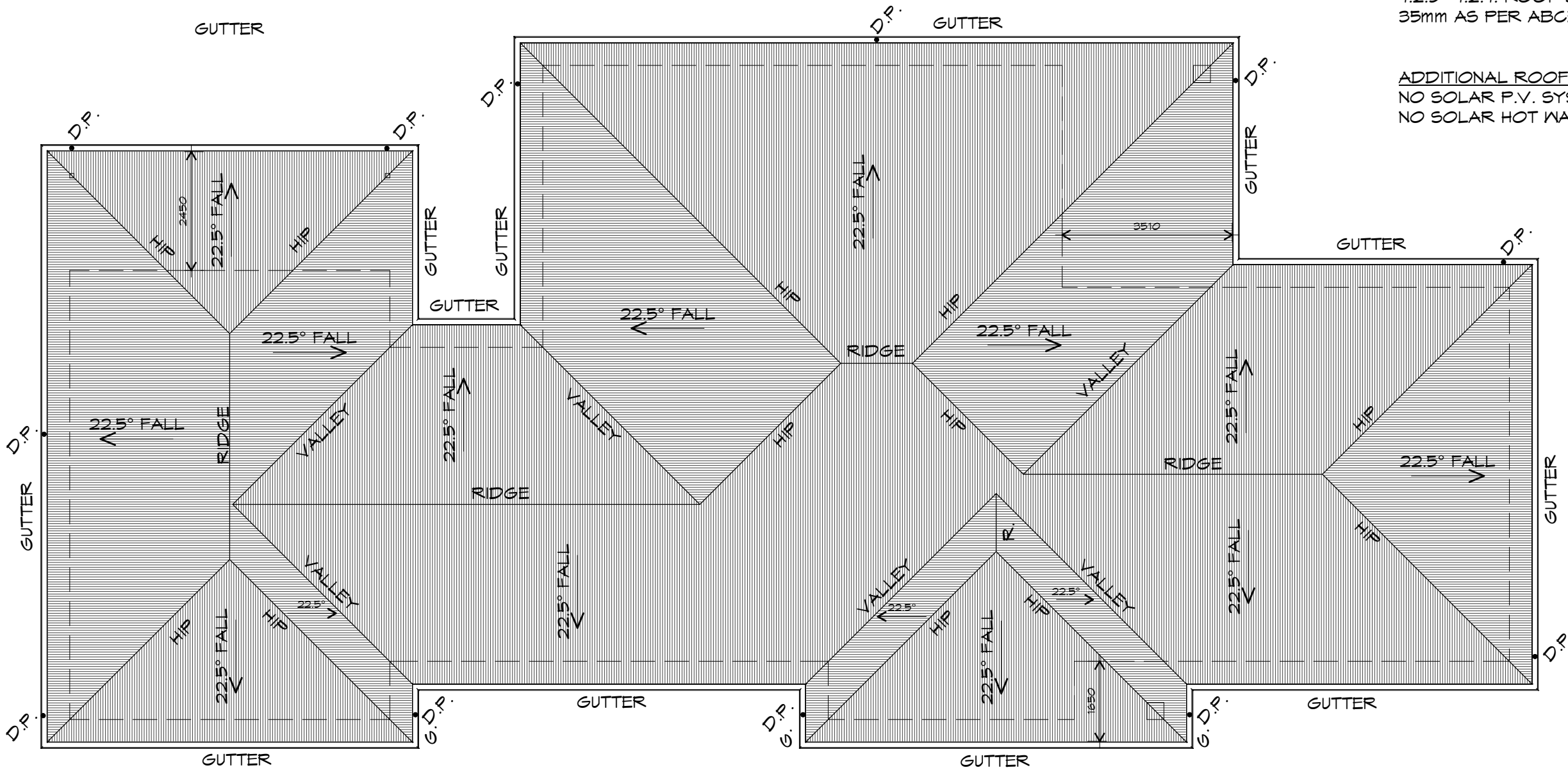
PLAN ARE NOMINAL ONLY.  
EXACT LOCATION & NUMBER OF D.P.'S  
REQUIRED ARE TO BE IN ACCORDANCE  
WITH ABCB HOUSING PROVISIONS PART  
7.4.5 REQUIREMENTS.  
SPACING BETWEEN DOWNPIPES MUST NOT  
BE MORE THAN 12m & LOCATED AS CLOSE  
AS POSSIBLE TO VALLEY GUTTERS

**METAL ROOF**

METAL SHEETING ROOF TO BE INSTALLED IN  
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART  
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE  
CORROSION PROTECTION FOR SHEET ROOFING,  
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY  
OF CONTACT BETWEEN DIFFERENT ROOFING  
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,  
FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS  
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING  
DETAILS REFER TO ABCB HOUSING PROVISIONS PART  
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.  
REFER TO TO ABCB HOUSING PROVISIONS PART  
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN  
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

**ADDITIONAL ROOF LOAD**

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,  
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.



**ROOF PLAN**

1 : 100



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5 FALLOW DRIVE,  
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Client name:  
**T.W. & G. L. MILLING**

Drafted by: **S.P.** Approved by: **F.G.**



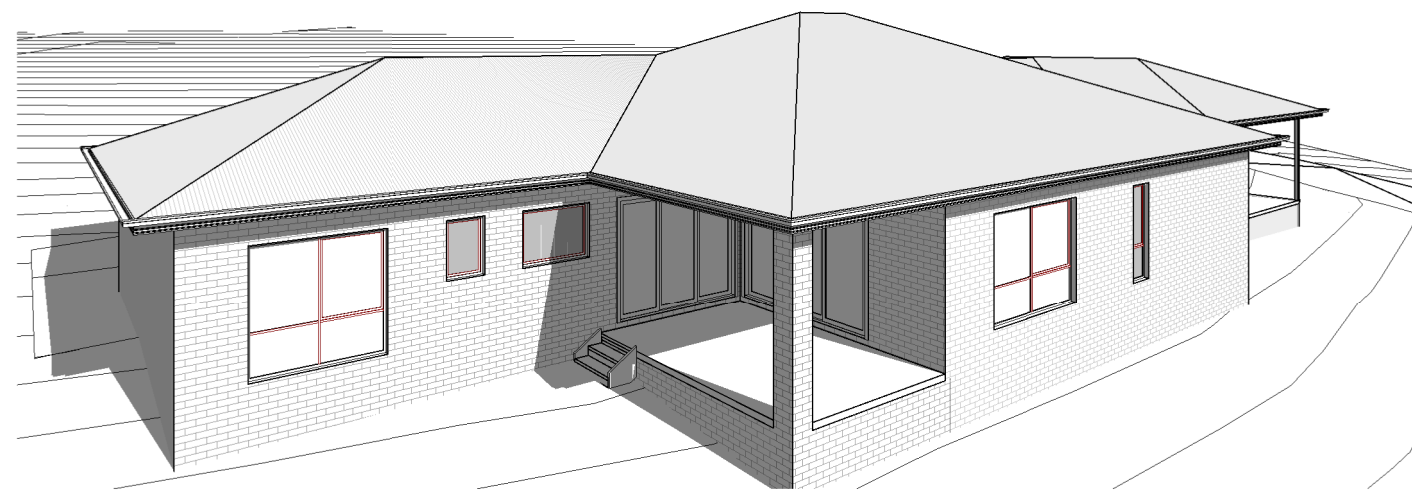
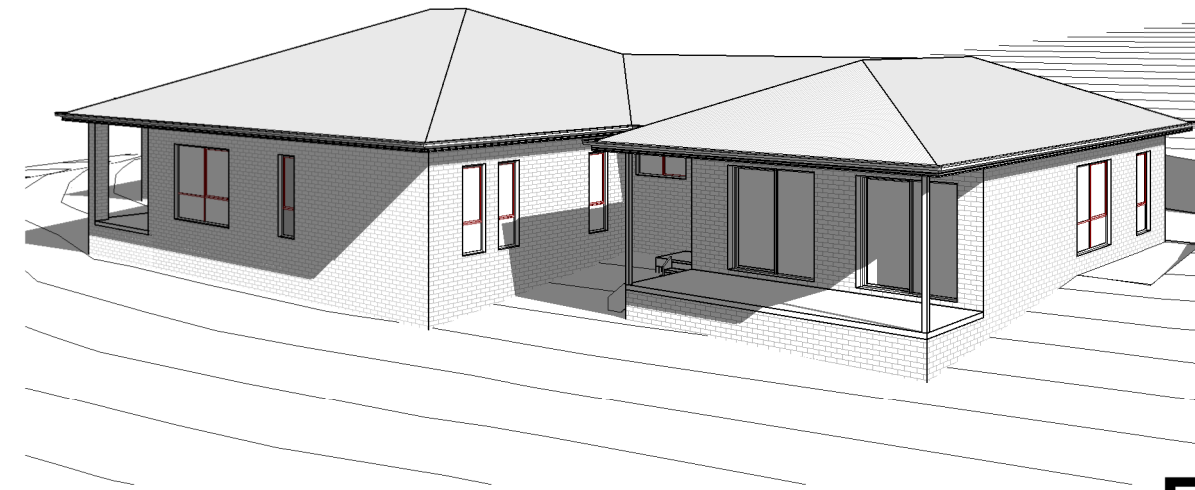
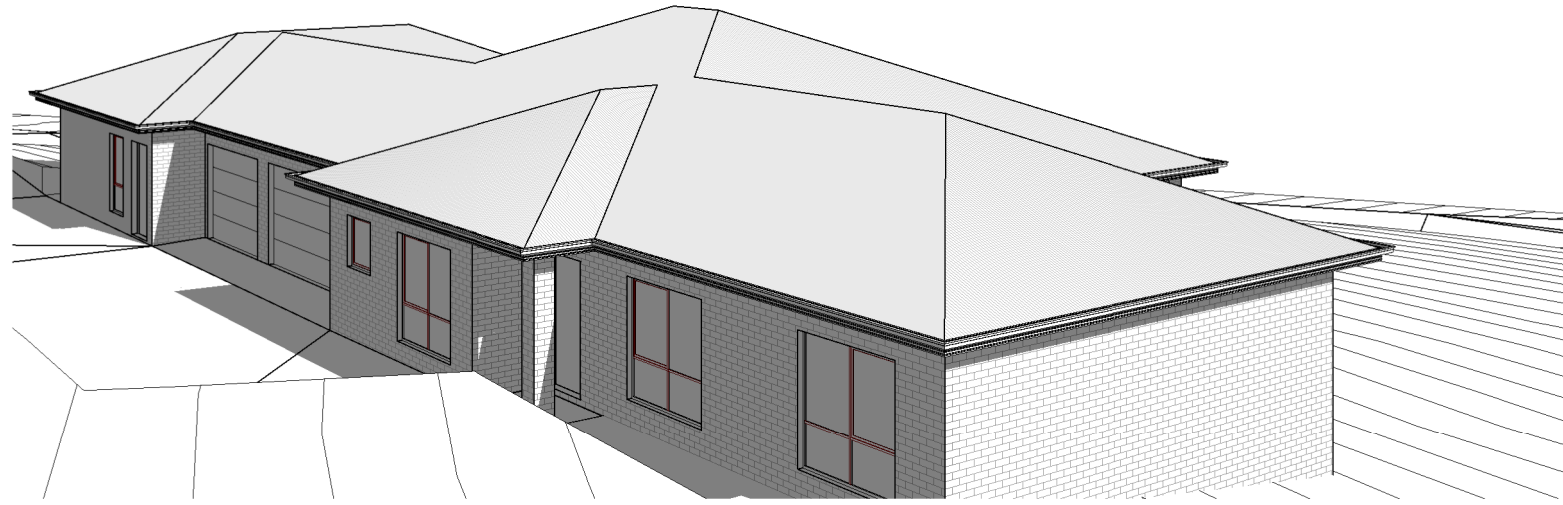
Drawing:  
**ROOF PLAN**

Date: **17.09.2025** Scale: **1 : 100**

Project/Drawing no: **PDH24108 -09** Revision: **05**

Accredited building practitioner: Frank Geskus -No CC246A

**PLANNING**  
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**PLANNING**  
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Project:  
**PROPOSED NEW RESIDENCE  
5 FALLOW DRIVE,  
CAMBRIDGE**

Client name:  
**T.W. & G. L. MILLING**

Drawing:  
**PERSPECTIVES**

Drafted by: S.P.      Approved by: F.G.

Date: 17.09.2025      Scale:

Project/Drawing no: PDH24108 -10      Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A



# **ONSITE-WASTEWATER ASSESSMENT**

**5 Fallow Drive**

**Cambridge**

**August 2025**



GEO-ENVIRONMENTAL  

---

S O L U T I O N S

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**Investigation Details**

|                              |                              |
|------------------------------|------------------------------|
| <b>Client:</b>               | Prime Design                 |
| <b>Site Address:</b>         | 5 Fallow Drive, Cambridge    |
| <b>Date of Inspection:</b>   | 05/08/2025                   |
| <b>Proposed Works:</b>       | New house                    |
| <b>Investigation Method:</b> | Geoprobe 540UD - Direct Push |
| <b>Inspected by:</b>         | C. Cooper                    |

**Site Details**

|                                      |   |
|--------------------------------------|---|
| <b>Certificate of Title (CT):</b>    | 179423/5  |
| <b>Title Area:</b>                   | Approx. 2.01 ha   |
| <b>Applicable Planning Overlays:</b> | Bushfire-prone areas, Landslip Hazard, Flood-prone Areas, Waterway and Coastal Protection Areas |
| <b>Slope &amp; Aspect:</b>           | 5° W facing slope   |
| <b>Vegetation:</b>                   | Grass & Weeds   |
| <b>Ground Surface:</b>               | Undisturbed   |

**Background Information**

|                                    |  |
|------------------------------------|--|
| <b>Geology Map:</b>                | MRT 1:250000                           |
| <b>Geological Unit:</b>            | Permian Mudstone                       |
| <b>Climate:</b>                    | Annual rainfall 600mm                  |
| <b>Water Connection:</b>           | Tank                                   |
| <b>Sewer Connection:</b>           | Unserviced-On-site required            |
| <b>Testing and Classification:</b> | AS2870:2011, AS1726:2017 & AS1547:2012 |

## Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

### **Soil Profile Summary**

| <b>BH 1<br/>Depth (m)</b> | <b>USCS</b> | <b>Description</b>  |
|---------------------------|-------------|---|
| 0.00-0.10                 | SM          | <b>Silty SAND (ML):</b> Brown, slightly moist, medium dense.                                    |
| 0.10-0.35                 | CH          | <b>Silty CLAY (CH) trace gravels:</b> High plasticity, pale brown, slightly moist-moist, stiff. |
| 0.35-0.50                 | GW          | <b>Sandy GRAVEL:</b> Pale brown/yellow, slightly moist, very dense, refusal on rock.            |

## Site Notes

The soils on site consist of sandy silt topsoils overlying clay dominant subsoils developing from Permian Mudstone.

## Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Heavy clay (category 6)** due to the dispersive subsoils encountered. The site is unsuited to the installation of a traditional septic tank and trenches due to shallow soil onsite. Secondary treatment of effluent will be required, and it is proposed to install a package treatment system (e.g. Econocycle, Envirocycle, Ozzikleen etc) with treated effluent disposed by subsurface irrigation. A Design Irrigation Rate (DIR) of 2L/m<sup>2</sup>/day has been assigned for this site.

The dwelling has a calculated maximum wastewater output of 1080L/day. This is based on a tank water supply and a maximum occupancy of 9 people (120L/day/person). With secondary treatment this will require an absorption area of at least 540m<sup>2</sup>. This can be accommodated by two subsurface irrigation areas of 270m<sup>2</sup> distributed via a two way indexing valve e.g. K-Rain. Additional sandy loam (min 200mm) is to be added to the irrigation area during installation. Soils on site were found to be dispersive therefore it is strongly recommended that gypsum be applied to the bottom of the absorption area at a rate of 1Kg/5m<sup>2</sup>. For all calculations please refer to the Trench summary reports. A cut-off drain will be required and the area excluded from traffic or any future building works.

In light of the use of irrigation and secondary treatment the designation of a reserve area can be eliminated. This is justified by the ease at which irrigation systems can be replaced, with old lines and topsoil removed and replaced with new topsoil and irrigation systems within a 48 hour period.

The following setback distances are required to comply with the Building Act 2016:

|                              |       |
|------------------------------|-------|
| Upslope or level buildings:  | 3m    |
| Downslope buildings:         | 3.25m |
| Upslope or level boundaries: | 1.5m  |
| Downslope boundaries:        | 6.5m  |
| Downslope surface water:     | 100m  |

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

*Director*

**GES P/L**

**Land suitability and system sizing for on-site wastewater management**  
Trench 3.0 (Australian Institute of Environmental Health)

**Assessment Report**

**Site assessment for on-site waste water disposal**

|   |                   |                   |
|---|-------------------|-------------------|
| Assessment for Prime Design               | Assess. Date      | 28-Aug-25         |
|   | Ref. No.          |                   |
| Assessed site(s) 5 Fallow Drive Cambridge | Site(s) inspected | 5-Aug-25          |
| Local authority Kingborough               | Assessed by       | John Paul Cumming |

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

**Wastewater Characteristics**

Wastewater volume (L/day) used for this assessment = 1,080 (using the 'No. of bedrooms in a dwelling' method)  
 Septic tank wastewater volume (L/day) = 360  
 Sullage volume (L/day) = 720  
 Total nitrogen (kg/year) generated by wastewater = 3.9  
 Total phosphorus (kg/year) generated by wastewater = 2.0

**Climatic assumptions for site**

(Evapotranspiration calculated using the crop factor method)

|   | Jan       | Feb       | Mar       | Apr       | May       | Jun      | Jul       | Aug      | Sep       | Oct       | Nov       | Dec       |
|---|-----------|-----------|-----------|-----------|-----------|----------|-----------|----------|-----------|-----------|-----------|-----------|
| Mean rainfall (mm)                                  | 41        | 36        | 36        | 45        | 36        | 29       | 46        | 47       | 40        | 48        | 44        | 56        |
| Adopted rainfall (R, mm)                            | 41        | 36        | 36        | 45        | 36        | 29       | 46        | 47       | 40        | 48        | 44        | 56        |
| Retained rain (Rr, mm)                              | 35        | 31        | 31        | 38        | 31        | 25       | 39        | 40       | 34        | 41        | 37        | 48        |
| Max. daily temp. (deg. C)                           |           |           |           |           |           |          |           |          |           |           |           |           |
| Evapotrans (ET, mm)                                 | 130       | 110       | 91        | 63        | 42        | 29       | 32        | 42       | 63        | 84        | 105       | 126       |
| Evapotr. less rain (mm)                             | <b>95</b> | <b>79</b> | <b>60</b> | <b>25</b> | <b>11</b> | <b>5</b> | <b>-8</b> | <b>2</b> | <b>29</b> | <b>43</b> | <b>68</b> | <b>78</b> |
| Annual evapotranspiration less retained rain (mm) = |           |           |           |           |           |          |           |          |           |           |           | 489       |

**Soil characteristics**

Texture = Medium clay Category = 6 Thick. (m) = 0.5  
 Adopted permeability (m/day) = 0.06 Adopted LTAR (L/sq m/day) = 2 Min depth (m) to water = 3

**Proposed disposal and treatment methods**

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site  
 The preferred method of on-site primary treatment: In a package treatment plant  
 The preferred method of on-site secondary treatment: In-ground  
 The preferred type of in-ground secondary treatment: None  
 The preferred type of above-ground secondary treatment: None  
 Site modifications or specific designs: Not needed

**Suggested dimensions for on-site secondary treatment system**

Total length (m) = 54  
 Width (m) = 10  
 Depth (m) = 0.2  
 Total disposal area (sq m) required = 540  
 comprising a Primary Area (sq m) of: 540  
 and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

**Comments**

Using the DIR of 3mm/day, an irrigation area of 540m<sup>2</sup> will be required to accommodate the expected wastewater flows.

**GES P/L**

**Land suitability and system sizing for on-site wastewater management**  
Trench 3.0 (Australian Institute of Environmental Health)

**Site Capability Report**

**Site assessment for on-site waste water disposal**

Assessment for Prime Design

Assess. Date 28-Aug-25

Ref. No.

Assessed site(s) 5 Fallow Drive Cambridge

Site(s) inspected 5-Aug-25

Local authority Kingborough

Assessed by John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

| Alert | Factor                      | Units                  | Value | Confid level | Limitation |          | Remarks                     |
|-------|-----------------------------|------------------------|-------|--------------|------------|----------|-----------------------------|
|       |                             |                        |       |              | Trench     | Amended  |                             |
|       | Expected design area        | sq m                   | 1,000 | V. high      | Moderate   |          |                             |
|       | Density of disposal systems | /sq km                 | 2     | Mod.         | Very low   |          |                             |
|       | Slope angle                 | degrees                | 7     | High         | Low        |          |                             |
|       | Slope form                  | Straight simple        |       | High         | Low        |          |                             |
|       | Surface drainage            | Mod. good              |       | High         | Low        |          |                             |
|       | Flood potential             | Site floods <1:100 yrs |       | High         | Very low   |          |                             |
|       | Heavy rain events           | Infrequent             |       | High         | Moderate   |          |                             |
|       | Aspect (Southern hemi.)     | Faces NE or NW         |       | V. high      | Low        |          |                             |
|       | Frequency of strong winds   | Common                 |       | High         | Low        |          |                             |
|       | Wastewater volume           | L/day                  | 1,080 | High         | High       | Moderate | Other factors lessen impact |
|       | SAR of septic tank effluent |                        | 1.0   | High         | Low        |          |                             |
|       | SAR of sullage              |                        | 1.6   | High         | Low        |          |                             |
| A     | Soil thickness              | m                      | 0.4   | V. high      | High       |          |                             |
| AA    | Depth to bedrock            | m                      | 0.4   | V. high      | Very high  |          |                             |
|       | Surface rock outcrop        | %                      | 0     | V. high      | Very low   |          |                             |
|       | Cobbles in soil             | %                      | 0     | V. high      | Very low   |          |                             |
|       | Soil pH                     |                        | 5.5   | High         | Low        |          |                             |
|       | Soil bulk density           | gm/cub. cm             | 1.4   | High         | Very low   |          |                             |
| AA    | Soil dispersion             | Emerson No.            | 2     | V. high      | Very high  |          |                             |
|       | Adopted permeability        | m/day                  | 0.06  | Mod.         | Low        |          |                             |
|       | Long Term Accept. Rate      | L/day/sq m             | 2     | High         | High       | Moderate | Other factors lessen impact |

**Comments**

The site is limited by the shallow depth to bedrock and the dispersive nature of the clay subsoil. This can be managed by the installation of surface irrigation and the addition of gypsum to the irrigation area.

**GES P/L**

**Land suitability and system sizing for on-site wastewater management**  
Trench 3.0 (Australian Institute of Environmental Health)

**Environmental Sensitivity Report**  
**Site assessment for on-site waste water disposal**

|                  |                          |                   |                   |
|------------------|--------------------------|-------------------|-------------------|
| Assessment for   | Prime Design             | Assess. Date      | 28-Aug-25         |
|                  |                          | Ref. No.          |                   |
| Assessed site(s) | 5 Fallow Drive Cambridge | Site(s) inspected | 5-Aug-25          |
| Local authority  | Kingborough              | Assessed by       | John Paul Cumming |

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

| Alert | Factor                         | Units            | Value | Confid level | Limitation |          | Remarks |
|-------|--------------------------------|------------------|-------|--------------|------------|----------|---------|
|       |                                |                  |       |              | Trench     | Amended  |         |
|       | Cation exchange capacity       | mmol/100g        | 100   | High         | Low        | Moderate |         |
|       | Phos. adsorp. capacity         | kg/cub m         | 0.7   | High         | Moderate   |          |         |
|       | Annual rainfall excess         | mm               | -489  | High         | Very low   |          |         |
|       | Min. depth to water table      | m                | 3     | High         | Very low   |          |         |
|       | Annual nutrient load           | kg               | 5.9   | High         | Low        |          |         |
|       | G'water environ. value         | Agric non-sensit |       | V. high      | Low        |          |         |
|       | Min. separation dist. required | m                | 3     | High         | Very low   |          |         |
|       | Risk to adjacent bores         | Very low         |       | V. high      | Very low   |          |         |
|       | Surf. water env. value         | Agric non-sensit |       | V. high      | Low        |          |         |
| A     | Dist. to nearest surface water | m                | 110   | V. high      | High       |          |         |
| AA    | Dist. to nearest other feature | m                | 6.5   | V. high      | Very high  |          |         |
|       | Risk of slope instability      | Low              |       | V. high      | Low        |          |         |
|       | Distance to landslip           | m                | 120   | V. high      | Low        |          |         |

**Comments**

The clay subsoils generally have a moderate to good CEC for nutrient retention and appropriate placement of wastewater system will ensure a low risk for off site movement of wastewater.

Demonstration of wastewater system consistency with the *Building Act 2016 Guidelines for On-site Wastewater*

| Acceptable Solutions   | Performance Criteria  | Compliance   |
|--|---|--|
| <p>A1</p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <ul style="list-style-type: none"> <li>a) be no less than 6m; or</li> <li>b) be no less than:                             <ul style="list-style-type: none"> <li>(i) 3m from an upslope building or level building;</li> <li>(ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building;</li> <li>(iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.</li> </ul> </li> </ul> | <p>P1</p> <ul style="list-style-type: none"> <li>a) The land application area is located so that                             <ul style="list-style-type: none"> <li>(i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and</li> <li>(ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation</li> </ul> </li> </ul> | <p>Consistent with A1 (b) (i)<br/>Land application area will be located with a minimum separation distance of 3m from an upslope or level building.</p> <p>Consistent with A1 (b) (iii)<br/>Land application area will be located with a minimum separation distance of 3.25m from a downslope building.</p> |
| <p>A2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b)</p> <ul style="list-style-type: none"> <li>(a) be no less than 100m; or</li> <li>(b) be no less than the following:                             <ul style="list-style-type: none"> <li>(i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or</li> <li>(ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.</li> </ul> </li> </ul>  | <p>P2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) Setbacks must be consistent with AS/NZS 1547 Appendix R;</li> <li>b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</li> </ul>   | <p>Consistent with A2 (a)<br/>Land application area will be located a minimum of 100m from downslope surface water</p>   |

|   |   |  |
|---|---|--|
| <p>A3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with either of the following:</p> <p>(a) be no less than 40m from a property boundary;<br/>or</p> <p>(b) be no less than:</p> <p>(i) 1.5m from an upslope or level property boundary; and</p> <p>(ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or</p> <p>(iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.</p> | <p>P3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>             | <p>Consistent with A3 (b) (i)<br/>Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary</p> <p>Consistent with A3 (b) (iii)<br/>Land application area will be located with a minimum separation distance of 6.5m from a downslope property boundary.</p> |
| <p>A4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.</p>  | <p>P4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable</p> | <p>Consistent with A4<br/>No bore or well identified within 50m</p>  |

|  |  |   |
|--|--|---|
| <p>A5</p> <p>Vertical separation distance between groundwater and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.6m if secondary treated effluent</p>      | <p>P5</p> <p>Vertical separation distance between groundwater and a land application area must comply with the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable</p> | <p>Consistent with A5 (b)</p> <p>No groundwater encountered</p> |
| <p>A6</p> <p>Vertical separation distance between a limiting layer and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.5m if secondary treated effluent</p> | <p>P6</p> <p>Vertical setback must be consistent with AS/NZS1547 Appendix R.</p>   | <p>Consistent with A5 (b)</p>                                   |
| <p>A7</p> <p>nil</p>   | <p>P7</p> <p>A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties</p>   | <p>Consistent</p>   |

## AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

**Site Address:** 5 Fallow Drive Cambridge

**System Capacity:** 9 persons @ 120L/person/day

### Summary of Design Criteria

**DIR:** 2mm/day.

**Irrigaion area:** 540m<sup>2</sup>

**Reserve area location /use:** Not assigned. Irrigation lines and topsoil will need to be replaced within a 48 hour period

**Water saving features fitted:** Standard fixtures

**Allowable variation from design flows:** 1 event @ 200% daily loading per quarter

**Typical loading change consequences:** Expected to be minimal due to use of AWTS and large land area

**Overloading consequences:** Continued overloading may cause hydraulic failure of the irrigation area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

**Underloading consequences:** Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the irrigation area and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

**Lack of maintenance / monitoring consequences:** Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

**Other considerations:** Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

# CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94  
Section 106  
Section 129  
Section 155

Form **35**

To:  Owner name  
 Address  
  Suburb/postcode

## Designer details:

Name:  Category:   
 Business name:  Phone No:   
 Business address:   
  Fax No:   
 Licence No:  Email address:

## Details of the proposed work:

**Owner/Applicant**  Designer's project reference No.   
**Address:**  Lot No:   
   
**Type of work:** Building work  Plumbing work  (X all applicable)

**Description of work:**  
 (new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

## Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

| Certificate Type: | Certificate  | Responsible Practitioner                                    |
|-------------------|--|---|
|                   | <input type="checkbox"/> Building design             | Architect or Building Designer                              |
|                   | <input type="checkbox"/> Structural design           | Engineer or Civil Designer                                  |
|                   | <input type="checkbox"/> Fire Safety design          | Fire Engineer   |
|                   | <input type="checkbox"/> Civil design                | Civil Engineer or Civil Designer                            |
|                   | <input checked="" type="checkbox"/> Hydraulic design | Building Services Designer                                  |
|                   | <input type="checkbox"/> Fire service design         | Building Services Designer                                  |
|                   | <input type="checkbox"/> Electrical design           | Building Services Designer                                  |
|                   | <input type="checkbox"/> Mechanical design           | Building Service Designer                                   |
|                   | <input type="checkbox"/> Plumbing design             | Plumber-Certifier; Architect, Building Designer or Engineer |
|                   | <input type="checkbox"/> Other (specify)             |   |

Deemed-to-Satisfy:  Performance Solution:  (X the appropriate box)

**Other details:**

## Design documents provided:

The following documents are provided with this Certificate –  
 Document description:

|                                 |  |              |
|---------------------------------|--|--------------|
| Drawing numbers:                | Prepared by: Geo-Environmental Solutions | Date: Aug-25 |
| Schedules:                      | Prepared by:                             | Date:        |
| Specifications:                 | Prepared by: Geo-Environmental Solutions | Date: Aug-25 |
| Computations:                   | Prepared by:                             | Date:        |
| Performance solution proposals: | Prepared by:                             | Date:        |
| Test reports:                   | Prepared by: Geo-Environmental Solutions | Date: Aug-25 |

|  |  |
|--|--|
| <b>Standards, codes or guidelines relied on in design process:</b> |  |
| AS1547:2012 On-site domestic wastewater management.                |  |
| AS3500 (Parts 0-5)-2013 Plumbing and drainage set.                 |  |

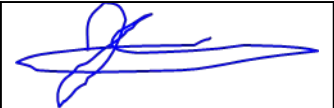
|  |  |
|--|--|
| <b>Any other relevant documentation:</b>                         |  |
| Onsite Wastewater Assessment - 5 Fallow Drive Cambridge - Aug-25 |  |
| Onsite Wastewater Assessment - 5 Fallow Drive Cambridge - Aug-25 |  |

|                                 |  |
|---------------------------------|--|
| <b>Attribution as designer:</b> |  |
|---------------------------------|--|

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

|             |                      |  |             |
|-------------|----------------------|--|-------------|
|             | <i>Name: (print)</i> | <i>Signed</i>  | <i>Date</i> |
| Designer:   | John-Paul Cumming    |  | 28/08/2025  |
| Licence No: | CC774A               |  |             |

**Assessment of Certifiable Works: (TasWater)**

**Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.**  
**If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.**  
**TasWater must then be contacted to determine if the proposed works are Certifiable Works.**

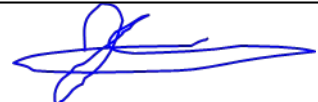
**I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:**

- The works will not increase the demand for water supplied by TasWater
- The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- The works will not damage or interfere with TasWater's works
- The works will not adversely affect TasWater's operations
- The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

**Certification:**

I ..... John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: [www.taswater.com.au](http://www.taswater.com.au)

|           | <i>Name: (print)</i> | <i>Signed</i>  | <i>Date</i> |
|-----------|----------------------|--|-------------|
| Designer: | John-Paul Cumming    |  | 28/08/2025  |

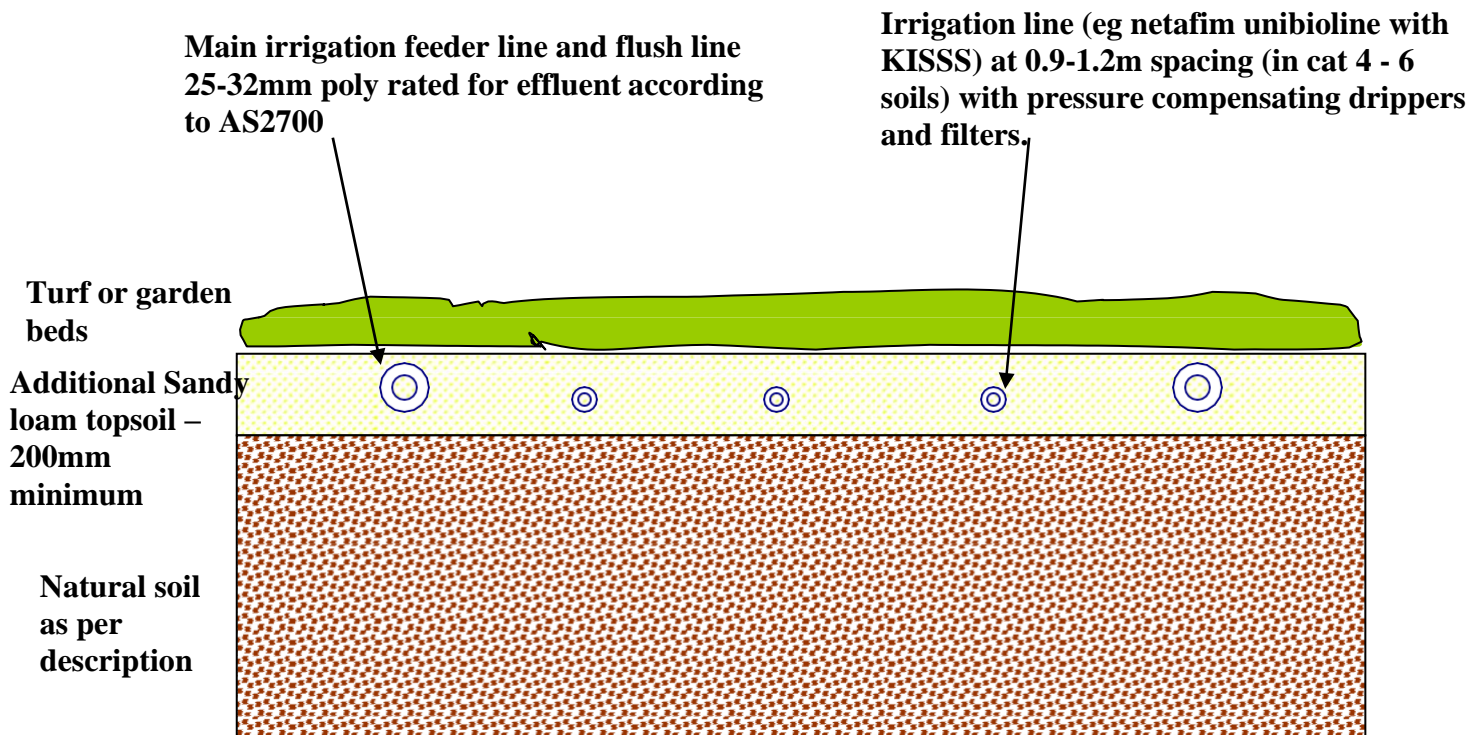


**Figure 1**

**Subsurface irrigation design**

To be used in conjunction with site evaluation report for construction of subsurface irrigation areas for use with aerated wastewater treatment systems (AWTS). On dispersive soils gypsum should be added to tilled natural soil at 1Kg/5m<sup>2</sup>. The irrigation outlet line from the system or holding tank should utilize a 25-32mm main line out stepped down to a 11-16mm lateral drip irrigation lines in each irrigation row. If the final design is for shrubs/trees then a mounded row design is best employed with a nominal mound height of approximately 200mm.

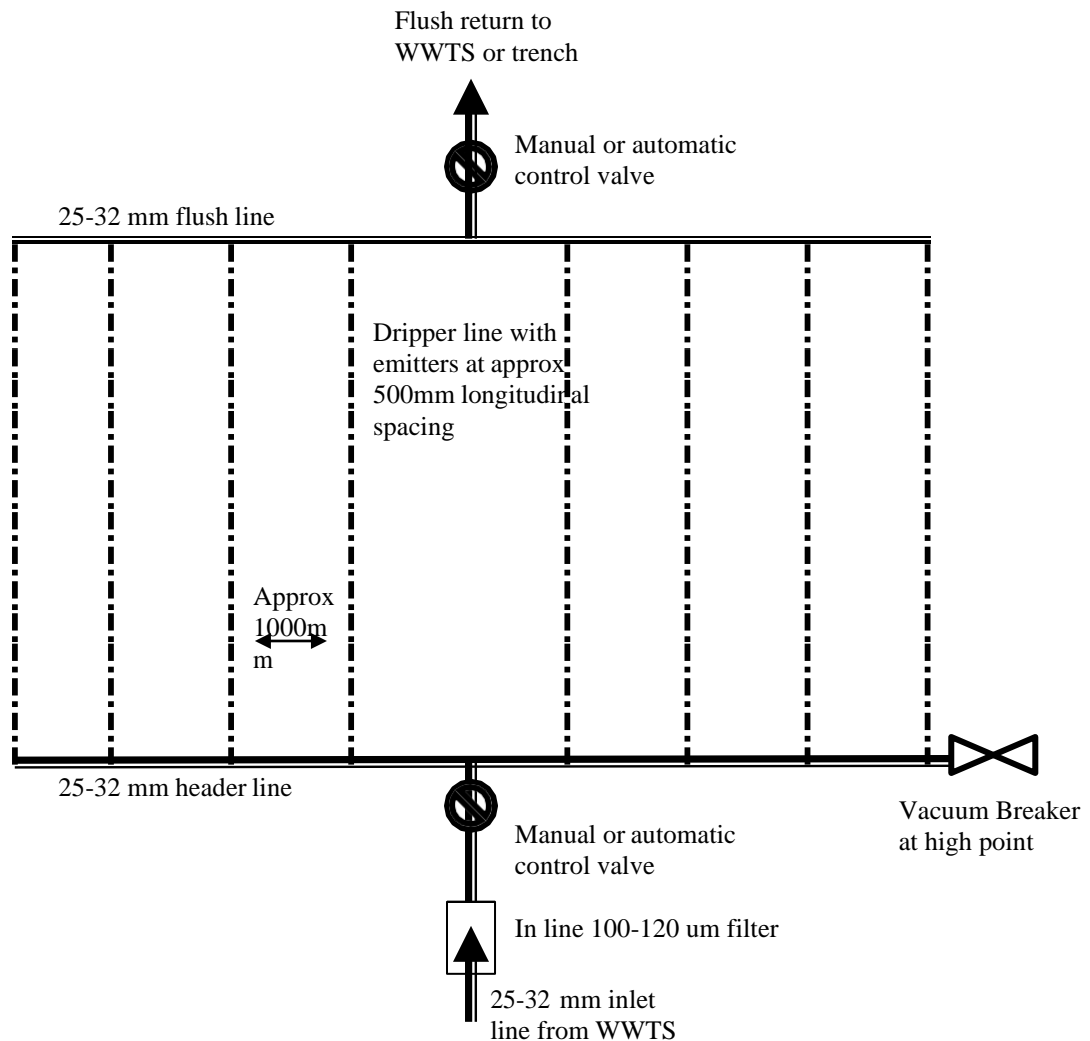
**Irrigation Area Cross Section**



*Note – the bedding sandy loam & topsoil/turf depths are minimum, with a maximum depth below surface of 100mm recommended (range 100-200mm).*

- The existing surface of the site should be tilled to a depth of 100mm with a conventional plough, discs or spring tines to break down the turf matt and any large soil clods – all stones must be removed
- A minimum of 200mm of sandy loam should be added to the site to aid installation of the drip line into a suitable medium – the loam should be mixed into the exiting subsoil with another pass of the cultivating tines or similar
- Turf, seed or plants should be applied to the are as soon as practical after the laying of dripper line and commissioning of the system

### Irrigation Area Plan View

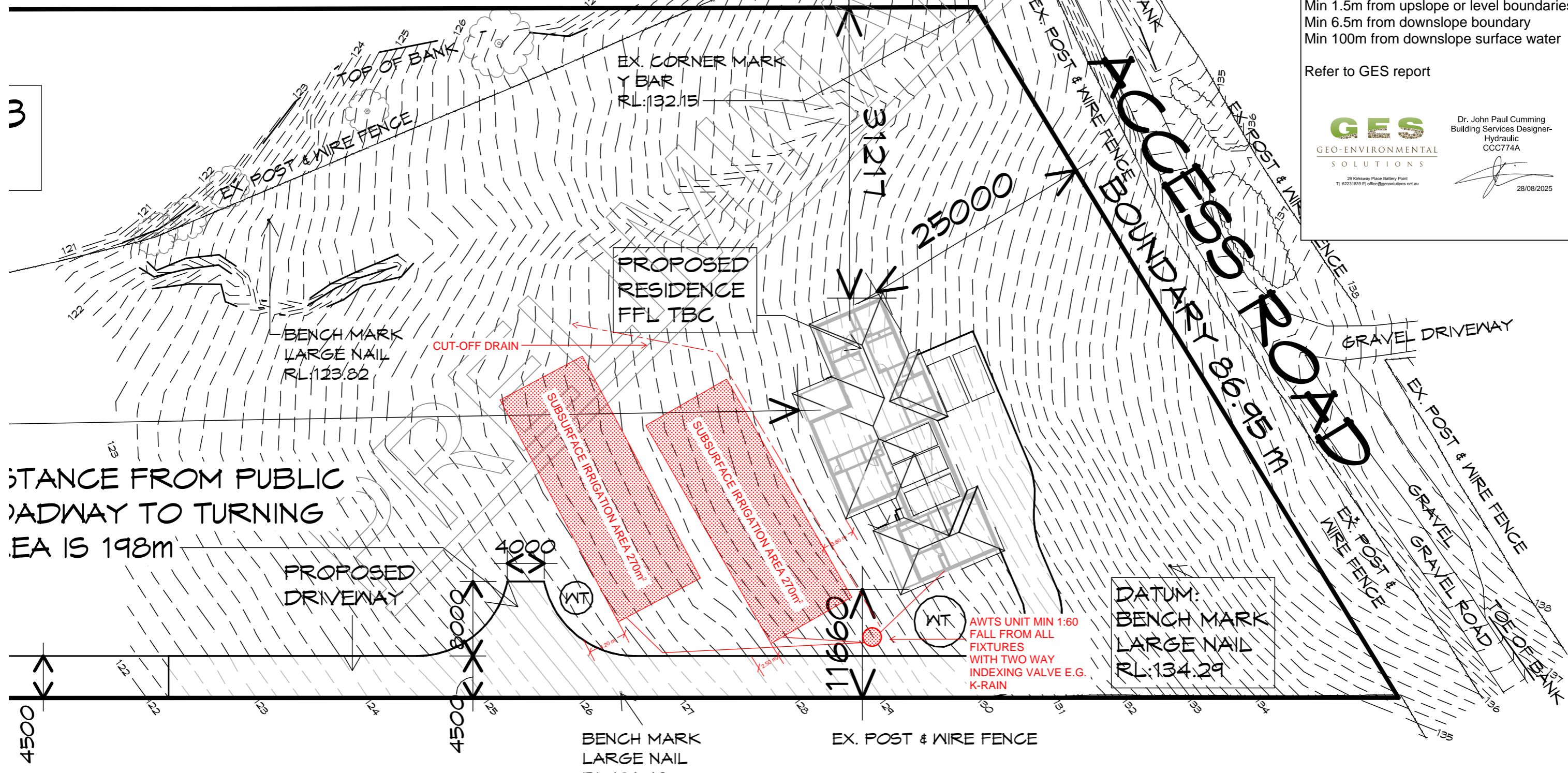


#### Design specifications:

1. Manufacturer's recommendations for spacing of lateral irrigation lines should be followed (eg netafim unibioline with/without KISS) with commonly used with spacing of 0.3m (0.6m KISS) in highly permeable soils and 0.6m (1.0-1.2m KISS) in less permeable loams and clays.
2. Dependant upon treatment system a 200µm filter may be installed at the pumping chamber outlet, but a 100-120 µm inline disc filter should be installed prior to discharge into the irrigation area.
3. A vacuum breaker valve must be installed at the highest point of each irrigation zone in a marked and protected valve control box.
4. A flush line must be installed at the lowest point/bottom of the irrigation area with a return valve for flushing back into the treatment chamber of the system (not into the primary chamber as it may affect the performance of the microbial community) or to a dedicated absorption trench.
5. The minimum irrigation pumping capacity should be equivalent to 120kpa (i.e. 12m of head) at the furthest point of the irrigation area (a gauge should be placed at the vacuum breaker) – therefore pump size can be matched on site to the irrigation pipe size and design.

FIDELL  
 IG TANK  
 REPAIRED BY DAVID LYNE.  
 FOR FURTHER DETAILS.  
 MUST COMPLY WITH AS3959

BOUNDARY 249.40 m



**Wastewater system:**

AWTS unit vented according to  
 NCC vol 3 Tas H101.2  
 min 1:60 fall from all fixtures  
 With two-way indexing valve e.g. k-rain

Cut-off drain

Subsurface irrigation - 540m²  
 e.g. 2 x 27m x 10m x 0.2m

Min 3m from upslope buildings  
 Min 3.25m from downslope buildings  
 Min 1.5m from upslope or level boundaries  
 Min 6.5m from downslope boundary  
 Min 100m from downslope surface water

Refer to GES report

**GES**  
 GEO-ENVIRONMENTAL  
 SOLUTIONS  
29 Kirkway Place Battery Point  
 T: 62231839 E: office@gesolutions.net.au

Dr. John Paul Cumming  
 Building Services Designer-  
 Hydraulic  
 CCCT74A  
  
 28/08/2025

Do not scale from these drawings.  
 Dimensions to take precedence  
 over scale.

Prime Design  
 5 Fallow Drive Cambridge  
 7170

C.T.: 179423/5  
 PID: 9771249

Date: 28/08/2025

On-Site Wastewater Management Plan

Drawing Number:

Sheet 1 of 1  
 Drawn by: LR



GEO-ENVIRONMENTAL

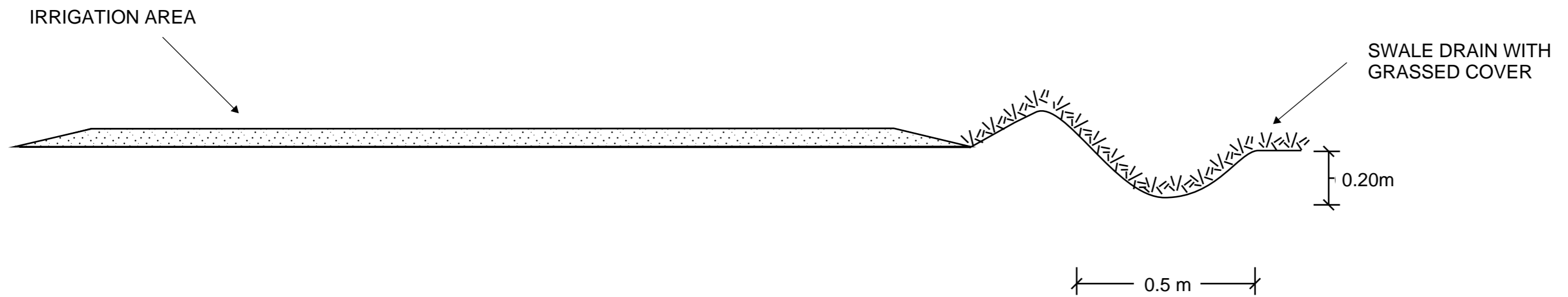
SOLUTIONS

29 Kirksway Place Battery Point  
T| 62231839 E| office@geosolutions.net.au

**TYPICAL GRASSED SWALE DRAIN CROSS-SECTION**

SWALE DRAIN TO BE MIN 0.5M WIDE BY MIN 0.20M DEEP

GRASS COVER TO BE MAINTAINED TO SLOW WATER FLOW AND MINIMISE EROSION

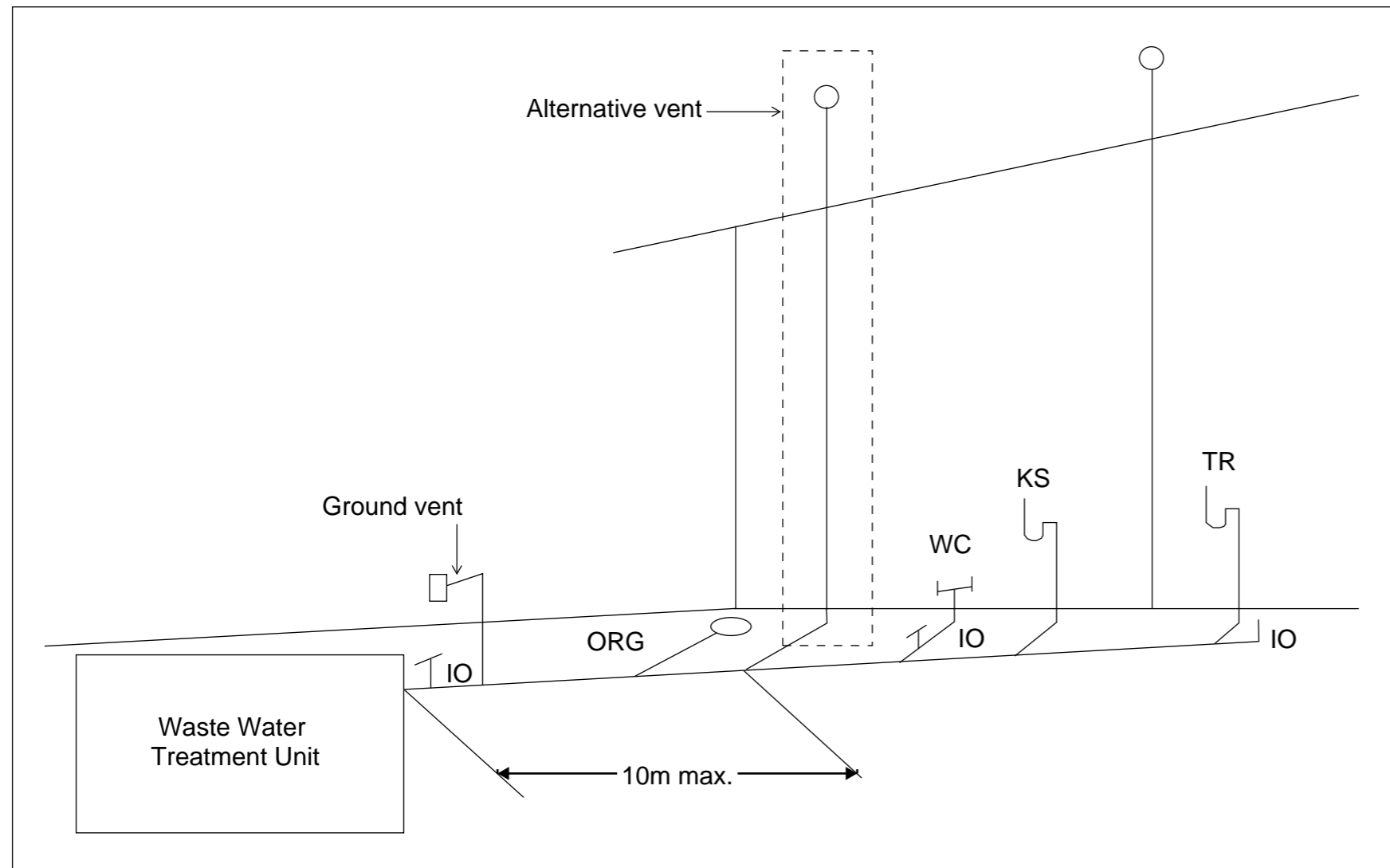


Do not scale from these drawings.  
Dimensions to take precedence  
over scale.

Geo-Environmental Solutions

Grassed swale drain  
typical cross-section

Sheet 1 of 1  
Drawn by SR



**Tas Figure C2D6 Alternative Venting Arrangements**

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent is not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment units must terminate at or above finished surface level

# BUSHFIRE HAZARD REPORT



Proposed new residential dwelling  
5 Fallow Drive  
Cambridge, 7170

Dated 25<sup>th</sup> August 2025  
Report by David Lyne BFP-144  
Version 2.0

11 Granville Avenue  
Geilston Bay  
M: 0421 852 987  
[dave\\_lyne@hotmail.com](mailto:dave_lyne@hotmail.com)

## Contents

|    |                                  |    |
|----|----------------------------------|----|
| 1. | Introduction                     | 2  |
| 2. | Limitation of Report             | 3  |
| 3. | Site Description and Background  | 3  |
|    | 3.1 Property Details             | 3  |
|    | 3.2 Classification of Vegetation | 4  |
|    | 3.3 Slope                        | 5  |
| 4. | Bushfire Assessment              | 5  |
|    | 4.1 Bushfire Attack Level        | 5  |
|    | 4.2 Road / Vehicle Access        | 7  |
|    | 4.3 Water Supply                 | 8  |
|    | 4.4 Hazard Management Area       | 10 |
| 5. | Conclusion                       | 10 |
| 6. | Recommendations                  | 10 |
| 7. | References                       | 10 |

**Appendix A** – Site analysis with Cadastral & Contour Overlay - indicates subject site

**Appendix B** – Designer’s site plan and site Images

**Appendix C** – Bushfire Hazard Management Plan, by David Lyne – certified date 25.08.2025; & Certificate of Others (Form 55) 1632/25

### **1. Introduction**

I have been engaged By Prime Design to prepare a bushfire report and plan for a new residential dwelling in the suburb of Cambridge. The intent of this report is to confirm the suitability of the bushfire prone parcel of land to be successfully developed for the dwelling in accordance with the Directors Determination – Bushfire hazard areas v1.2.

The assessment describes the site and surrounding area, classifying the vegetation, assessing the slope and environmental features. This report should be included with approval documentation forming part of the certified documentation intended to satisfy the Directors Determination. The body of the report describes the site and assesses the requirements to be implemented to satisfy the requirements of the Directors Determination.

## **2. Limitation of Report**

This report has been prepared for the abovementioned clients for their use and distribution only. The intent of the report is for it to be used as supporting documentation for the Development Application (specifically vegetation clearance/maintenance distances) and the Building Application. Should submitted Application Plans differ from the Certified Plans supplied by the builder then an amended design review should be conducted to determine the suitability of any amendments in relation to the Bushfire Prone Area Requirements of AS3959-2018.

It is also to be noted that the assessment has been conducted according to the site inspection being conducted in February 2025 and does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to a lack of ongoing maintenance.

It should be noted that compliance with the recommendations contained in this assessment does not mean that there is no residual risk to life safety or property as a result of bushfire. A residual level of risk remains which recognizes that removing the risk to life and property in absolute terms is not achievable while people continue to build in bushfire prone areas. This limitation is expressed in the following extract from AS 3959 (2018) which states (in the forward), *It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.*

This level of residual risk is inherent in all bushfire standards and also applies to this assessment.

## **3. Site Description and Background**

5 Fallow Drive Cambridge is an existing land parcel, located in the municipality of the Clarence Council. The property is currently vacant with the majority of the site grassland vegetation with a grouping of tress and an existing dam. There are established residential dwellings to all directions of the property, with mostly woodland and forest vegetation to the east and south.

The site has access to a pre-approved road – Mount Rumney Road which connects to Cambridge Road; and there is also an existing access from Fallow Drive which connects to Dama Road, and eventually Pass Road. The allotment is not provided with a reticulated water supply for firefighting.

### **3.1 Property Details**

Address: 5 Fallow Drive, Cambridge 7011

Municipality: Clarence Council

Zoned: Rural living

Lot Number: 179423/5

Type of Development: New residential dwelling

Classified BAL: **BAL-19**

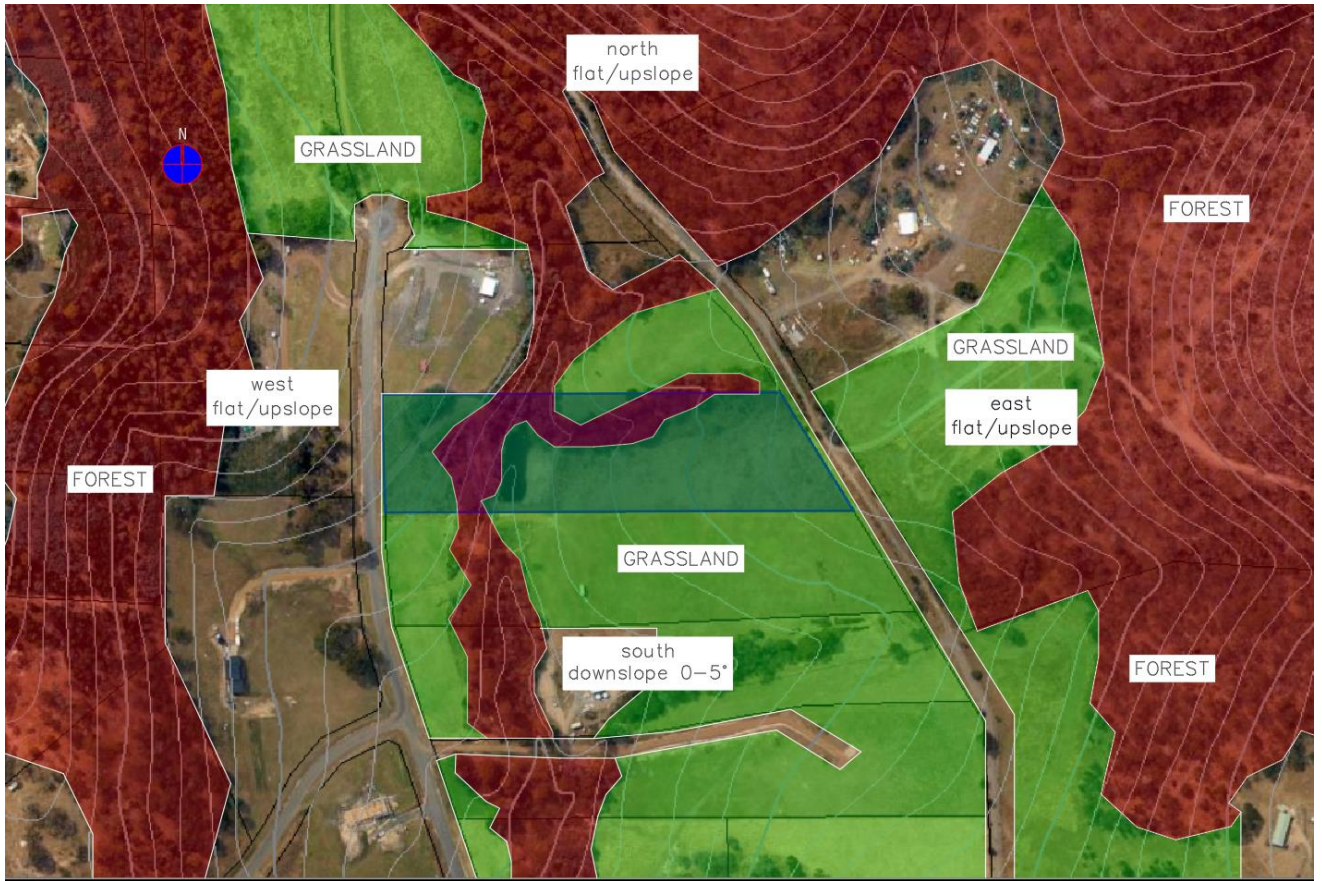


Photo 1 – Site analysis with Cadastral Overlay – Subject site highlighted blue.

### 3.2 Classification of Vegetation

The vegetation affecting the site has been classified in accordance with Clause 2.2.3 of AS 3959-2018. The dwelling site has unmanaged grassland vegetation to the Southern boundary. The Bushfire-Prone vegetation affecting the site is predominantly **Woodland – Group B** and **Grassland – Group G** in accordance with AS3959-2018.

In this case, in accordance with Clause 2.2.2 of AS 3959-2018, the relevant Fire Danger Index for Tasmania of 50 (FDI 50).

When considering the definition of Bushfire Prone Area under the Code it is evident the proposed dwelling location is within 100 metres of greater than 1 hectare of vegetation classified in accordance with AS 3959-2018 and is therefore considered '*Bushfire Prone*'.

From the proposed dwelling site a 360° survey has been conducted to determine the vegetation type, proximity and slope under the vegetation which is of the highest hazard rating. In this case the **Woodland** and **Grassland** is the highest hazard vegetation surrounding the proposed dwelling.

Note: in a bushfire there is a possibility of fire attack from any direction, not just the direction of the highest hazard. Photo 1, above indicates the Bushfire Prone Vegetation described. Refer to Appendix B for current conditions as at time of inspection.

### 3.3 Slope

The Effective slope of the land under the classified vegetation is determined in accordance with Clause 2.2.5 of AS 3959- 2018.

The *effective* slope under the bushfire prone vegetation is generally Upslope/Flatland 0° to the north, east and west; downslope 0-5° to the south.

Refer to Appendix A Image for topographic contour information.

## 4. Bushfire Assessment

In accordance with Clause 2.2 of AS 3959-2018, the Simplified Procedure has been applied to determine the Bushfire Attack Level (BAL) for the proposed dwelling site. In accordance with the Code, fire-fighting water supply and vehicle access are also considered and discussed in relation to the proposed dwelling.

It should be noted that AS3959 Table 2.6 only provides BAL ratings for separation distance up to and including 50m from grassland. Therefore, grassland less than 100m but greater than 50m separation from the site has been excluded from assessment.

### 4.1 Bushfire Attack Level

Considering the current conditions, in accordance with AS3959-2018 the dwelling sites are capable of achieving **BAL-19** (the minimum required standard required by the Directors Determination being BAL-29).

The desired BAL rating to be applied in this instance will be **BAL-19** for the dwelling. The vegetation within the Hazard Management Area (HMA) is to be continually maintained in a minimal fuel condition and in which there are no other hazards present which significantly contribute to the spread of a fire.

Table 1 – Bushfire Attack Level Assessment Summary and Notes

**Property Details**

|                                     |                                |                 |              |
|-------------------------------------|--------------------------------|-----------------|--------------|
| <b>Applicants Name</b>              | Prime Design                   | <b>Phone</b>    | 03 6228 4575 |
| <b>Municipality</b>                 | Clarence Council               | <b>Zoning</b>   | Rural living |
| <b>Certificate of Title/Lot No.</b> | 179423/5                       | <b>Lot Size</b> | 2.0ha        |
| <b>Address</b>                      | 5 Fallow Drive, Cambridge 7011 |                 |              |

**Type of Building Work**

|  |                                     |
|--|-------------------------------------|
| New Class 1a Building                        | <input checked="" type="checkbox"/> |
| New Class 10a Building                       | <input type="checkbox"/>            |
| New Class 2 Building                         | <input type="checkbox"/>            |
| New Class 3 Building                         | <input type="checkbox"/>            |
| Alteration/Additions to an existing building | <input type="checkbox"/>            |

Description of building work: e.g. *single dwelling with attached garage*  
New residential dwelling

**Bush Fire Attack Level (BAL)**

Relevant fire danger index: (see clause 2.2.2)

**FDI 50**

**Assess the vegetation within 100m in all directions (tick relevant group)**

Note 1: Refer to table 2.3 and figures 2.3 & 2.4 for description and classification of vegetation.

|   |   |   |  |  |
|---|---|---|--|--|
| Vegetation Classification (See Table 2.3) | North <input checked="" type="checkbox"/> | South <input checked="" type="checkbox"/> | East <input checked="" type="checkbox"/> | West <input checked="" type="checkbox"/> |
|   | North East <input type="checkbox"/>       | South-West <input type="checkbox"/>       | South-East <input type="checkbox"/>      | North-West <input type="checkbox"/>      |
| Group -                                   | Grassland<br>Woodland                     | Grassland                                 | Grassland                                | Grassland<br>Woodland                    |

|                               |  |                         |                         |                         |
|-------------------------------|--|-------------------------|-------------------------|-------------------------|
| Exclusions (where applicable) | Circle relevant paragraph descriptor from clause 2.2.3.2 |                         |                         |                         |
|                               | (a) (b) (c) (d) (e) (f)                                  | (a) (b) (c) (d) (e) (f) | (a) (b) (c) (d) (e) (f) | (a) (b) (c) (d) (e) (f) |

**Distance of the site from classified vegetation (see clause 2.2.4)**

|                                   |                          |    |    |    |
|-----------------------------------|--------------------------|----|----|----|
| Distance to classified vegetation | Show distances in meters |    |    |    |
|                                   | om                       | om | om | om |

|                                       |                                     |                                     |                                     |                                     |
|---------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Effective Slope                       | Upslope                             |                                     |                                     |                                     |
| Slope under the classified vegetation | Upslope/0° X                        | Upslope/0°                          | Upslope/0° X                        | Upslope/0° X                        |
|                                       | Downslope                           |                                     |                                     |                                     |
|                                       | >0 to 5° <input type="checkbox"/>   | >0 to 5° X                          | >0 to 5° <input type="checkbox"/>   | >0 to 5° <input type="checkbox"/>   |
|                                       | >5 to 10° <input type="checkbox"/>  | >5 to 10° <input type="checkbox"/>  | >5 to 10° <input type="checkbox"/>  | >5 to 10° <input type="checkbox"/>  |
|                                       | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
|                                       | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |

|                                 |                           |         |         |                           |
|---------------------------------|---------------------------|---------|---------|---------------------------|
| Assessed BAL for each elevation | BAL-FZ                    | BAL-FZ  | BAL-FZ  | BAL-FZ                    |
| Proposed BAL for each elevation | BAL-19                    | BAL-19  | BAL-19  | BAL-19                    |
| Separation to achieve BAL-29    | 6-<10m (G)<br>12-<18m (B) | 7-<11m  | 6-<10m  | 6-<10m (G)<br>12-<18m (B) |
| Separation to achieve BAL-19    | 10-<14m<br>18-<26m (B)    | 11-<16m | 10-<14m | 10-<14m<br>18-<26m (B)    |
| Separation to achieve BAL-12.5  | 14-<50m<br>26-<100m (B)   | 16-<50m | 14-<50m | 14-<50m<br>26-<100m (B)   |

### Construction Requirements

For this particular development a BAL-19 rating would suit all directions of this site, construction will be generally compliant with AS3959 -2018 Sections 3 and 6 for the proposed dwelling.

### 4.2 Road / Vehicle Access

The primary access to the lot is from a sealed public road – Fallow Drive, with a secondary access available from Mount Rumney Road. As the access for the property is proposed to be more than 200m long, the private access and driveway is subject to meeting the requirements of Table 2 of the Directors Determination.

**Table 2: Requirements for Property Access**

|           |   |  |
|-----------|---|--|
| <b>A.</b> | Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point. | There are no specified design and construction requirements.   |
| <b>B.</b> | Property access length is 30m or greater; or access is required for a fire appliance to a firefighting water point.           | <p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) all-weather construction;</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width of 4m;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(h) curves with a minimum inner radius of 10m;</li> <li>(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;</li> <li>(j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) a turning circle with a minimum outer radius of 10m; or</li> <li>(ii) a property access encircling the building; or</li> <li>(ii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.</li> </ul> </li> </ul> |
| <b>C.</b> | Property access length is 200m or greater.  | <p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) the requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.</li> </ul>   |
| <b>D.</b> | Property access length is greater than 30m, and access is provided to 3 or more properties.                                   | <b>Not applicable to this development.</b>   |
| <b>E.</b> | Additional requirements for certain Class 9 Buildings   | <b>Not applicable to this development.</b>   |

**4.3 Water supply for firefighting**

As the proposed development does not have access to a reticulated water supply suitable for firefighting, a static water supply of minimum 10,000 litres must be provided solely for firefighting for this particular site. The water supply must include a water connection point within 3.0 m of a vehicle hardstand that is at least 6.0 m from the building. The hardstand must be connected to the property access. The water supply must comply with Table 3B of the Director’s Determination:

**Table 3B Static Water Supply for Fire fighting**

**A. Distance between building area to be protected and water supply**

The following requirements apply:

1. The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and
2. The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

**B. Static Water Supplies**

A static water supply:

1. May have a remotely located offtake connected to the static water supply;
2. May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;
3. Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;
4. Must be metal, concrete or lagged by non-combustible materials if above ground; and
5. If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
  - (a) metal;
  - (b) non-combustible material; or
  - (c) fibre-cement a minimum of 6 mm thickness.

**C. Fittings, pipework and accessories (including stands and tank supports)**

Fittings and pipework associated with a water connection point for a static water supply must:

1. Have a minimum nominal internal diameter of 50mm;
2. Be fitted with a valve with a minimum nominal internal diameter of 50mm;
3. Be metal or lagged by non-combustible materials if above ground;
4. Where buried, have a minimum depth of 300mm;
5. Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;
6. Ensure the coupling is accessible and available for connection at all times;
7. Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
8. Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
9. Where a remote offtake is installed, ensure the offtake is in a position that is:
  - (a) Visible;
  - (b) Accessible to allow connection by firefighting equipment;
  - (c) At a working height of 450 – 600mm above ground level; and
  - (d) Protected from possible damage, including damage by vehicles.

**D. Signage for static water connections**

1. The water connection 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: Water tank signage requirements within AS 2304 *Water storage tanks for fire protection systems*; or
2. The following requirements:
  - (a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height;

|   |
|---|
| <p>(b) Be in fade-resistant material with white reflective lettering and circle on a red background;</p> <p>(c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and</p> <p>(d) Be no less than 400 mm above the ground.</p>   |
| <p><b>E. Hardstand</b></p>  |
| <p>A hardstand area for fire appliances must be provided:</p> <ol style="list-style-type: none"> <li>1. No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>2. No closer than six metres from the building area to be protected;</li> <li>3. With a minimum width of three metres 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> |

#### **4.4 Hazard management area**

The minimum extents of the Hazard Management Area (HMA) are for the entirety of the residential allotment to be managed and treated as HMA. Management prescriptions for the proposed HMA are provided in Table 2.

**Table 2 - Hazard Management Area Prescriptions**

|   |  |
|---|--|
| <p><b>Within 10m of habitable buildings</b></p> | <ul style="list-style-type: none"> <li>• No storage of flammable materials (e.g. firewood);</li> <li>• Avoid locating flammable garden materials near vulnerable building elements such as glazed windows/doors, decks and eaves (e.g. non-fire-retardant plants and combustible mulches);</li> <li>• Non-flammable features such as paths, driveways and paved areas are encouraged around habitable buildings.</li> </ul>  |
| <p><b>Trees within HMA</b></p>                  | <ul style="list-style-type: none"> <li>• Maintain canopy separation of approximately 2.0m;</li> <li>• Ensure no branches overhang habitable buildings;</li> <li>• Remove tree branches within 2.0m of the ground level below;</li> <li>• Locate any new tree plantings 1.5 x their mature height from buildings;</li> <li>• Avoid planting trees with loose, stringy or ribbon bark.</li> </ul>  |
| <p><b>Understory vegetation within HMA</b></p>  | <ul style="list-style-type: none"> <li>• Maintain grass cover at &lt;100mm;</li> <li>• Maintain shrubs to &lt;2.0m height;</li> <li>• Shrubs are to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m);</li> <li>• Avoid locating shrubs directly underneath trees;</li> <li>• Periodically remove dead leaves, bark and branches from underneath trees and around habitable buildings.</li> </ul> |

#### **5. Conclusion**

The site has been classified as **BAL-19** as per the assessment processes outlined in AS3959-2018. The separation distances shown above are the areas to be maintained and kept in a way to reduce the fuel loads present in order to achieve lower BAL ratings. For this particular site and for where the proposed dwelling is to be constructed, a **BAL-19** rating would be achieved and would suit all directions of the site.





Looking North



Looking South



Looking East



Looking West

**HAZARD MANAGEMENT AREAS – HMA**  
 Hazard Management Area includes the area to protect the Building as well as the access and water supplies. Vegetation in the Hazard Management area is to be managed and maintained in a minimum fuel condition. The HMA is determined from the unmanaged vegetation on this allotment and neighbouring allotments, and should the level of the unmanaged vegetation increase the BHMP and HMA should be reviewed to determine the ongoing suitability of the BHMP and HMA associated with the development.

- MAINTENANCE SCHEDULE**
- Removal of fallen limbs, leaf and bark litter;
  - Cut lawns short (less than 100mm) and maintain;
  - Remove pine bark and other garden mulch;
  - Complete under-brushing and thin out the under storey;
  - Prune low hanging trees to ensure separation from ground litter;
  - Prune larger trees to establish and maintain horizontal and vertical canopy separation;
  - Maintain storage of petroleum fuels;
  - Maintain access to the dwelling and water storage area Remove fallen limbs, leaf and bark litter from roofs, gutters and around the building;
  - Ensure that 20,000 litres of dedicated water supply for fire fighting purposes is available at all times.

**BUSHFIRE PROTECTION MEASURES**  
 To reduce the risk of bushfire attack, continual maintenance of bushfire protection measures including building maintenance, managed vegetation areas, water supply and road construction are to be undertaken by successive owners for perpetuity.

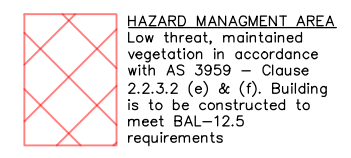
- WATER SUPPLY**  
 Fittings and pipework associated with a water connection point for a static water supply must:-
- Have a minimum nominal internal diameter of 50mm
  - Be fitted with a valve with a minimum nominal internal diameter of 50mm
  - Be metal or lagged by non-combustable materials if above ground
  - Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23)
  - Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment
  - Ensure the coupling is accessible and available for connection at all times
  - Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length)
  - Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this table; and
  - Where a remote offtake is installed, ensure the offtake is in a position that is:
    - Visible
    - Accessible to allow connection to by fire fighting equipment
    - At a working height of 450-600mm above ground level; and
    - Protected from possible damage, including damage by vehicles

- SIGNAGE FOR STATIC WATER CONNECTIONS**  
 The water connection points 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:-
- Water tank signage requirements within AS2304 Water storage tanks for fire protection systems; or
  - The following requirements:
    - Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100mm in height;
    - Be in fade-resistant material with white reflective lettering and circle on a red background;
    - Be located within one metre of the water connection point in a situation which will not impede access or operation; and
    - Be no less than 400mm above ground.

PLAN TO BE READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) REPORT

NOTIFY COUNCIL AND CERTIFYING BUSHFIRE PRACTITIONER IF ANY VARIATION IN BUILDING SETOUT OR VEGETATION HAZARDS OCCUR

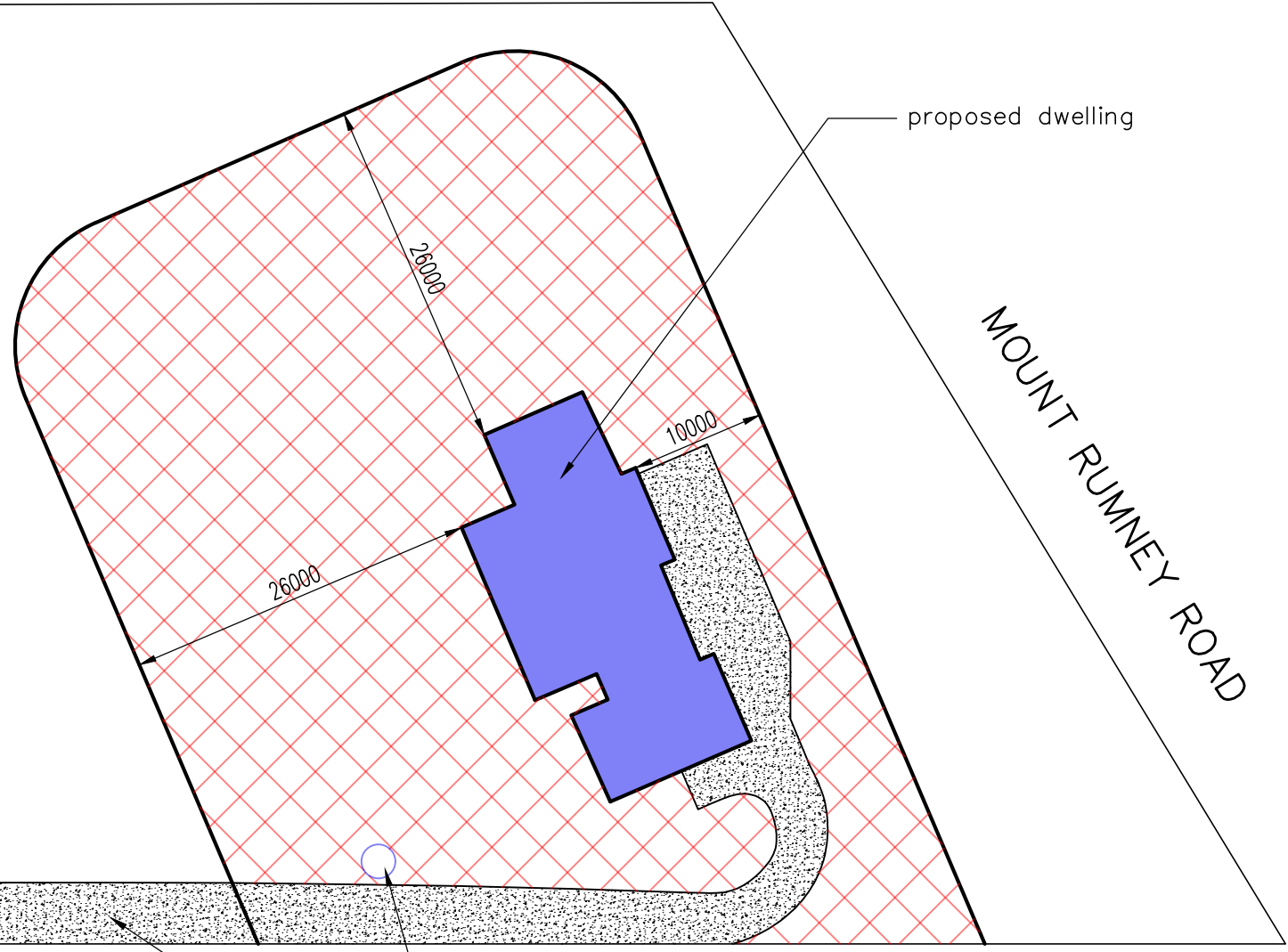
ENSURE THIS PLAN AND ACCOMPANYING REPORT DO NOT CONFLICT WITH OTHER RELEVANT REPORTS AND ASSESSMENTS



**Private access roads for vehicles – requirements for design and construction**  
 Vehicle access roads of a length (or part thereof) as specified in Column A is satisfied by the design and construction requirements specified in Column B.

| Column A  | Column B   |
|---|--|
| A. Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point | There is no design and construction requirements if TFS access to the water supply is not required   |
| B. Property access length is 30 metres or greater; or access for a fire appliance to a water connection point                       | The following design and construction requirements apply: <ul style="list-style-type: none"> <li>• All-weather construction</li> <li>• a load limit of at least 20 tonnes, including for bridges and culverts</li> <li>• minimum carriageway width of 4 metres</li> <li>• minimum vertical clearance of 4 metres</li> <li>• minimum horizontal clearance of 0.5 metres from the edge of the carriageway</li> <li>• cross falls of less than 3' (1:20 or 5%)</li> <li>• dips less than 7' (1:8 or 12.5%) entry and exit angle</li> <li>• Curves with a minimum inner radius of 10 metres</li> <li>• maximum gradient of 15' (1:3.5 or 28%) for sealed roads, and 10' (1:5.5 or 18%) for unsealed roads</li> <li>• terminate with a turning area for fire appliances provided by one of the following               <ol style="list-style-type: none"> <li>a turning circle with a minimum inner radius of 10m</li> <li>a property access encircling the building</li> <li>a hammerhead "T" or "Y" turning head 4m wide and 8m long</li> </ol> </li> </ul> |
| C. Property access length is 200 metres or greater  | The following design and construction requirements apply to property access <ol style="list-style-type: none"> <li>(1) The requirements for B above; and</li> <li>(2) Passing bays of 2m additional carriageway width and 20m length provided every 200m</li> </ol>  |

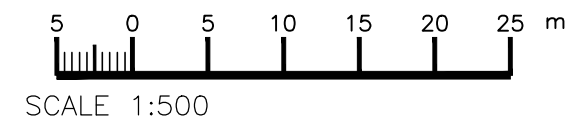
LOT 5  
2.0ha



assumed position of 10,000l firefighting tank

driveway to be in compliance with Table 2 of the directors determination and section 4.2 of the bushfire report

enlarged area



**BHMP**  
SCALE 1:500

Prepared By David Lyne – BFP 144

Prime Design  
5 Fallow Drive, Cambridge  
Tasmania 7170  
Job No: 1632

N

11 GRANVILLE AVENUE  
GEILSTON BAY, TASMANIA 7015  
PH: 0421 852 987 EMAIL: dave\_lyne@hotmail.com  
Accredited Designer: David Lyne CC7063

**PLEASE READ CAREFULLY**  
 THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.

**FINAL PLAN:** ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE

**SIGNATURES**

CLIENT:..... DATE:.....

CLIENT:..... DATE:.....

BUILDER:..... DATE:.....

|                    |                 |
|--------------------|-----------------|
| DWG NO: 1632       | SHEET: 01       |
| SCALE AT A3: 1:500 | DATE:25.08.2025 |
| DRAWN:DL           | CHECK:DL        |
| REV 0              |                 |

# 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 items, at any stage, as part of – *(tick one)*

building work, plumbing work or plumbing installation or demolition work

OR

a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant

Documents:

Bushfire Hazard Report – new residential dwelling Rev 2.0

Bushfire Hazard Management Plan

Relevant

- In Accordance with AS3959-2018; and
- the Building Regulations (TAS).

calculations:

References:

- AS3959-2018;
- the Building Regulations (TAS); and
- Building Code of Australia (BCA).

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

The above mentioned report concludes that a BAL-19 rating is achievable and easily maintained for this site

*Scope and/or Limitations*

The assessment has been conducted according to information provided by the designer/client and freely available historical data and does not take into account the possibility of altered site conditions from the data relied upon.

It should be noted compliance with the recommendations contained in the certified documents does not mean that there is no residual risk to life safety and property as a result of bushfire. The limitation is expressed in the following extract from AS3959-2018, which states:

*It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.*

The level of residual risk is inherent in all bushfire standards and also applies to this certification.

The assessment has been undertaken and certification provided on the understanding that; -


1. The certificate 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. Impacts of future development and vegetation growth have not been considered.

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

Qualified person:

Signed:



Certificate No:

1632/25

Date:

25/08/2025