
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025250**

Location: **1083 Loongana Road, Nietta**

Proposal: **Residential - single dwelling**

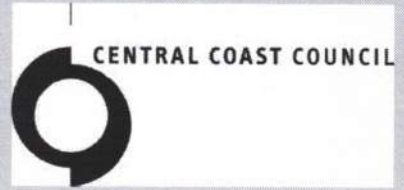
The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2025*.

The representation must be made on or before **14 January 2026**

Date of Notification: **13 December 2025**

Vicki Brereton
CHIEF EXECUTIVE OFFICER

CENTRAL COAST COUNCIL
PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au



Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme – Central Coast
PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 16/10/2025
Application No: DA2025250
Doc ID: 534927

Office use only: Zone: Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address: 1083 LOONGANA RD NIETTA TAS 7315

Certificate of Title Reference: 220781 FOLIO 1

Land Area: 124. HA Heritage Listed Property: NO YES

Applicant(s)

First Name(s): DAVID Surname(s): MARSHALL

Company name (if applicable): Contact No: 0409158515

Postal Address: 11 DON VISTA DRIVE DON TAS 7310

Email address: INDENG12@BIGPOND.COM

Owner(s) (note – if more than one owner, all names must be indicated)

First Name(s): DAVID Middle Names(s): PAUL

Surname(s): MARSHALL Company name (if applicable):

Postal Address: 11 DON VISTA DRIVE DON TAS 7310

PERMIT APPLICATION INFORMATION

(If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

FARM HOUSE.

Use Class

Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

BRICK VENEER DWELLING

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$ 248,000 ~~Estimate~~ Actual

Total floor area of the development ... 180m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant

Date

If the application involves land within a Strata Corporation

I , declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant

Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date _____

If the permit application involves land owned or administered by the CROWN

I, _____ the Minister

responsible for the land, consent to the making of this permit application.

Minister (Signature) _____ Date _____

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Applicants Declaration

I/we DAVID PAUL MARSHALL
declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s  Date 15/10/25

Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	

CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TORRENS TITLE

14

 CENTRAL COAST COUNCIL LAND USE PLANNING
Received: 16/10/2025
Application No: DA2025250
Doc ID: 534926



TASMANIA

VOLUME	FOLIO
220781	1
EDITION	DATE OF ISSUE
5	04-Nov-2016
Page 1	of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Parish of NIETTA, Land District of DEVON
Lot 1 on Plan 220781
Derivation : Whole of Lot 21453 Gtd to W Hartnoll
Prior CT 2725/44

SCHEDULE 1

M590034 TRANSFER to DAVID PAUL MARSHALL Registered
04-Nov-2016 at 12.03 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
106884 BOUNDARY FENCES CONDITION in Transfer

ORIGINAL TO BE REMOVED FROM TITLES OFFICE

R.P. 1468
TASMANIA
REAL PROPERTY ACT, 1862, as amended

CERTIFICATE OF TITLE

NOTE REQUISITE FOR CONVEYANCE



Register Book
Vol. 2725 Fol. 44

Cert. of Title. Vol.475.Fol.61.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

M. Hutchinson
Recorder of Titles.



DESCRIPTION OF LAND

PARISH OF NIETTA LAND DISTRICT OF DEVON
THREE HUNDRED AND EIGHTEEN ACRES TWENTY PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

DOROTHY IDA MAXWELL of South Nietta, Married Woman *M. Hutchinson*

SECOND SCHEDULE (continued overleaf)

TRANSFER NO. 106884 was made SUBJECT TO boundary fences condition.

NO. 84213 MORTGAGE to The English
Scottish and Australian Bank Limited.
Produced 23rd September, 1948 at 9.00a.m.
(Sgd.) L.C. PITFIELD (L.S.)
Recorder of Titles.

DISCHARGED B225054
(4.11.1988)

NO. A221152 MORTGAGE to The Board of Management
of the Agricultural Bank of Tasmania.
Registered 2nd June, 1965 at Noon.
(Sgd.) A. IMLACH. Recorder of Titles.

M. Hutchinson
Recorder of Titles!
DISCHARGED A490171
(16.7.1975)

NO. A297212 MORTGAGE to The English
Scottish and Australian Bank Limited.
Registered 3rd September, 1968 at Noon.
(Sgd.) T.E. HUTCHINSON.
Recorder of Titles.

Acting Recorder of Titles
DISCHARGED B225055
(4.11.1988)

M. Hutchinson
Recorder of Titles/

REGISTERS CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

REGISTERED NUMBER
220781

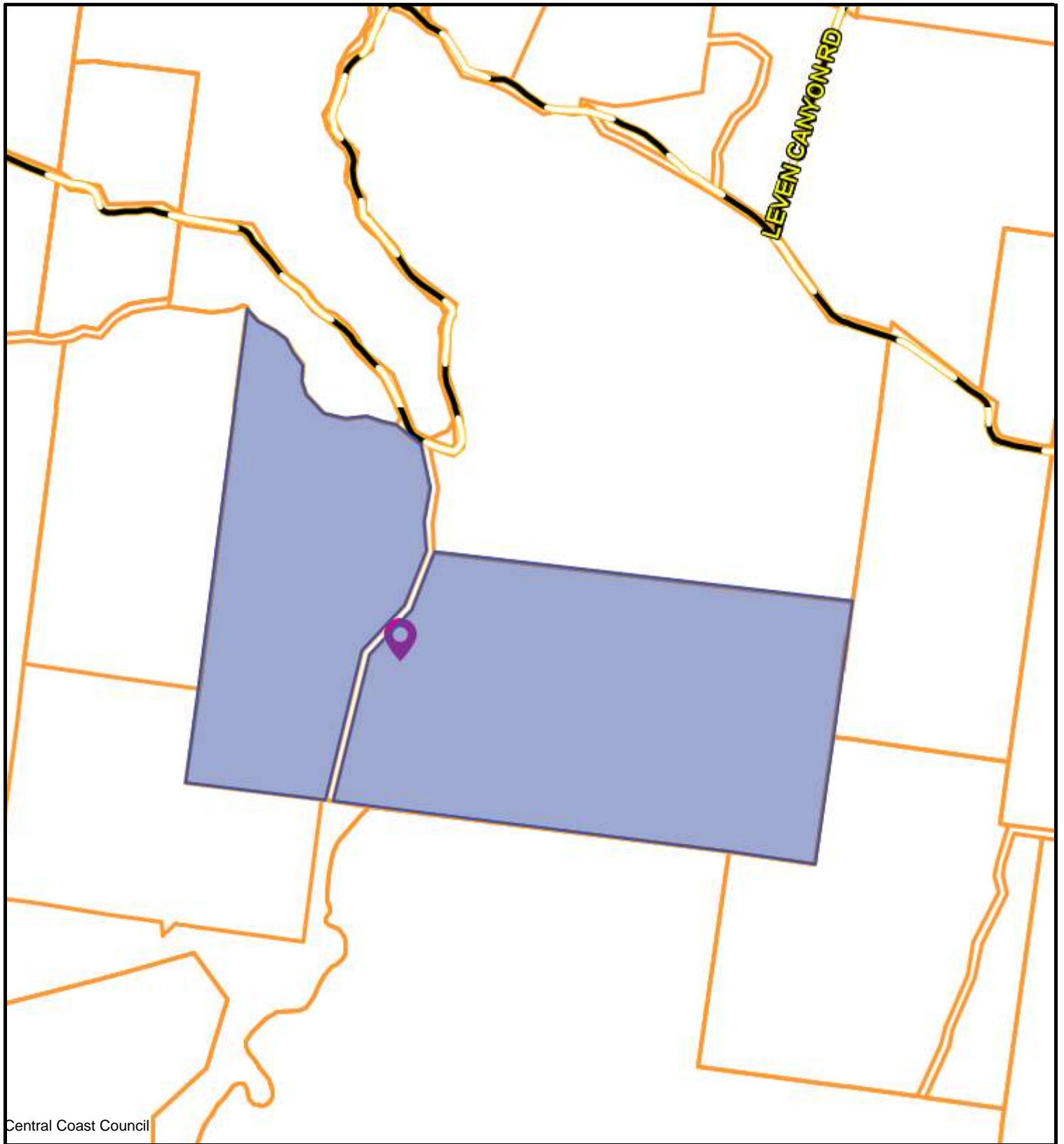
Lot / of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



Whole of Lot 21453 - Gtd. to W. Hartnoll - Meas. in Links.

FIRST Edition. Registered 14/11/1910

Derived from C.T. Vol. 475. Fol. 61. Transfer 106884 P.W. Lovett & Ors.



Central Coast Council



CENTRAL COAST COUNCIL
 19 King Edward St
 Ulverstone
 TAS 7315
 Telephone: 03 6429 8900
 admin@centralcoast.tas.gov.au



11-Dec-2025

**1083 LOONGANA ROAD,
 NIETTA
 DA2025250**

IMPORTANT

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer

This map is not a precise survey document
 All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.

© The List 2025.
 © Central Coast Council 2025.

500 m

Scale =
1:13562.640



Tammy Smith Energy

Bushfire Report

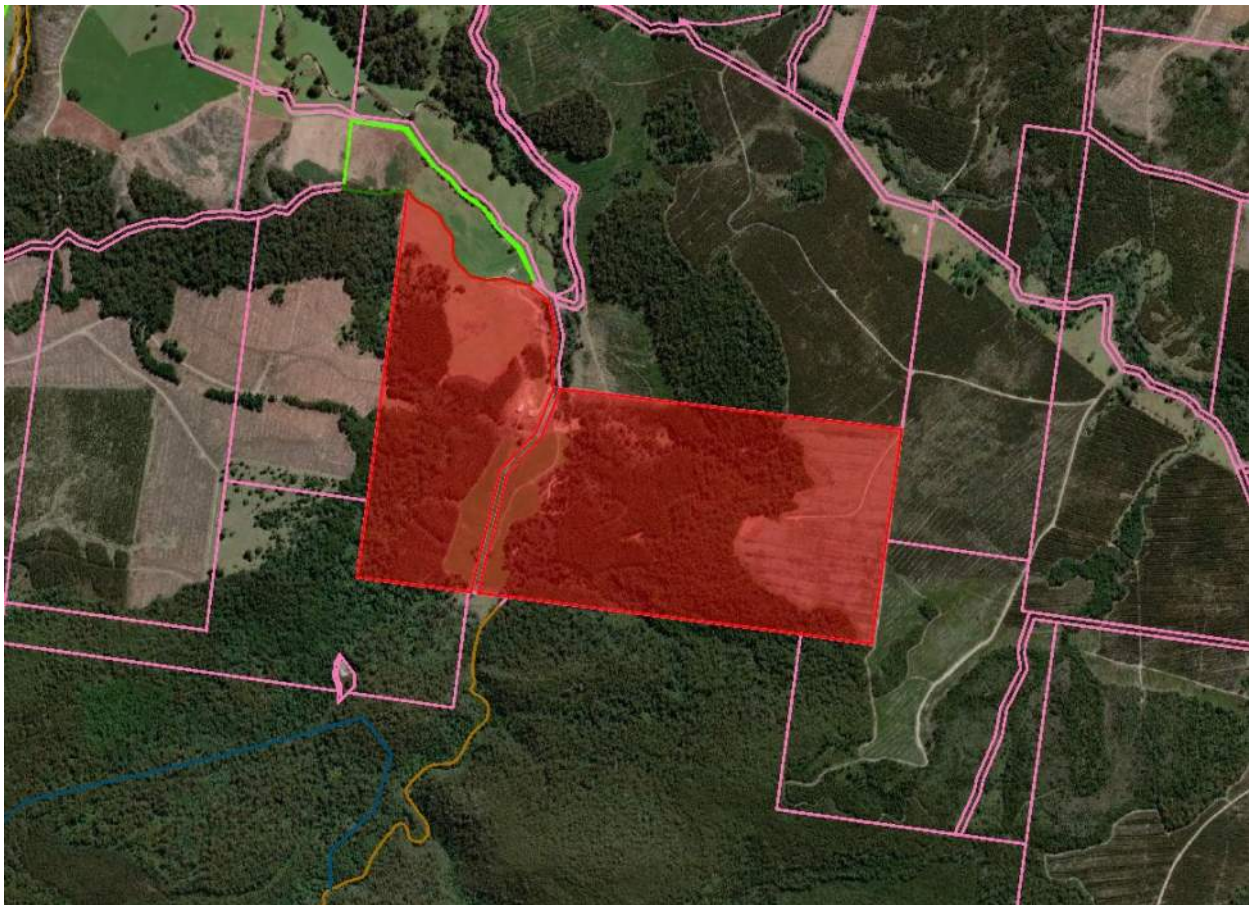
1083 Loongana Road. Nietta

Prepared for David Marshall

By: Tammy Smith

Date: 31st March 2025

Report No: B2324-102



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Attachment 01	Bushfire Hazard Management Site Plan
Attachment 02	Bushfire Hazard Management Advice
Attachment 03	Static Water Supply for firefighting
Attachment 04	Property Access
Attachment 05	Fire Resistant Garden Plants

Introduction

This Bushfire Attack Level (BAL) assessment report has been prepared for the construction of a new dwelling at **1083 Loongana Road, Nietta**. The need for the BAL assessment report is required as the building works is built on bushfire prone land which is defined as:

- a) Land that is within the boundary of a bushfire-prone area shown on an overlay of a planning scheme map; and
- b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100 metres of an area of bushfire-prone vegetation equal to, or greater than one hectare. (Regulation 3 Building Regulations (Tas) 2004)

In this instance the building works is to be situated on and surrounded by land that is classified as bushfire prone vegetation and is within 100 m of bushfire-prone vegetation equal to or greater than one hectare.

Aim This assessment report has been provided to assist the owner with identifying the relevant construction requirements to be undertaken for the new building works described in Australian standard AS 3959-2018, and the preparation of a Bushfire Hazard Management Plan.

The purpose of this Bushfire Assessment Report is to provide knowledge to the public/ individual/ landholder the need to protect their property from bushfire. And to reduce the occurrence of, and minimise the impact of bushfires, thereby reducing the risk to human life, property, the environment, and the cost to the community caused by bushfires.

To provide for sufficient separation of building areas from bushfire-prone vegetation and to reduce the radiant heat levels, direct flame attack and ember attack at the building site;

The inspection has been undertaken and the report provided is on the understanding that;

- 1) This report assesses the site with respect to Bushfire-Prone Areas Code. All other statutory assessments are outside the scope of this report unless specifically included.
- 2) The report only identifies the size, volume and status of the vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development or where the vegetation separation distance established in this report has changed.

This assessment is based on an inspection of the site 1st July 2024


The proposed building site is vacant.

Property Details:

Property Address:	1083 Loongana Road, Nietta
Certificate of Title:	220781/1
Land Area:	12.58 hectares (approx.)
Type Of Building/Construction:	Dwelling
NCC Classification:	Class 1
Zoning:	Rural
Planning Scheme:	Central Coast Local Provisions Schedule



Approx. Location of building works

 location of new off-take for firefighting

Description of the Area

Climate

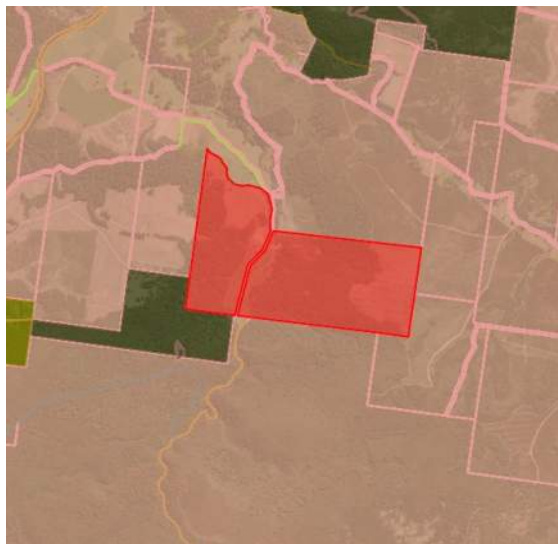
The climate in the Nietta area is cool/temperate; the growing season for vegetation is during April/May (autumn) & October/November (spring). The Nietta area has an average rainfall of 700 to 1100 mm per year. In general, the fire season is in the dryer months during January through to the end of March, with winds predominately prevailing from the West. Due to the topography of the land the land, this new building works may be affected from the prevailing westerly weather.

Land Topography: Vegetation/Contours

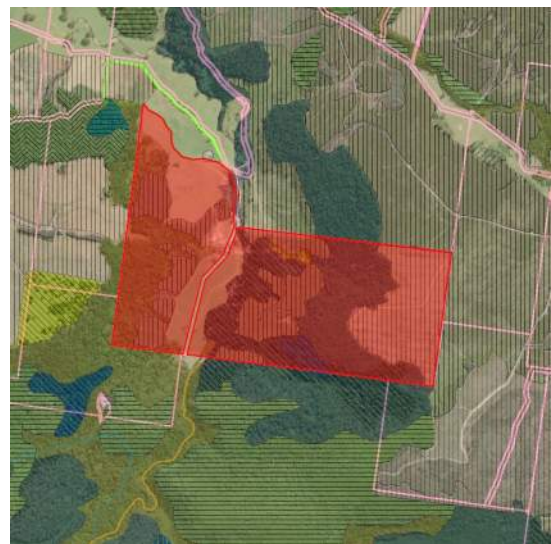
TOPOGRAPHY: The gradient of the land the proposed new building works is to be built on is downslope towards North, South & Eastern boundaries. This was determined by a site inspection made on the 1st of July 2024. Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land surrounding this building (within the boundaries) is grassland, eucalypts and woodland.

No documented threatened vegetation is located on this allotment.

Central Coast Local Provisions Schedule



Tas Veg 3.0



Rural



Environmental Management



(FAG) Agricultural Land



(NAD) Non eucalypt forest & woodland

General Site description:

This is a rural allotment, located in the Nietta area in the Central Coast Municipality. Loongana Road provides access to this property from a northern direction. The land is downslope towards the North, East & western boundaries. The predominate vegetation surrounding this new dwelling is grassland. This new dwelling will consist of a combined kitchen/living area, 3 bedrooms, associated wet rooms and a garage located on the Northwestern elevation. The exterior cladding will be brick veneer with a colorbond roof.

WEST This building works is located in excess of 100 metres from this boundary. The land is upslope in this direction. The immediate vegetation is grassland. Beyond this vegetation is a Plantations for silviculture this vegetation is located approx. 250 metres from this new dwelling. The immediate vegetation will be required to be maintained for a distance of **14.0 metres** from the building works in this direction.

NORTH The building works is located 125 metres from this boundary in this direction. The building site is flat, further in the Northern direction the land falls downslope towards the boundary. The immediate vegetation is grassland. This continues to the boundary. This is also the direction of access to this new home. The immediate vegetation will be required to be managed for a distance of **19.0 metres** in this direction. This includes the connection point for firefighting, suitable turning area, and hardstand.

EAST The new dwelling is located 101.83 metres from this boundary. Loongana Road is parallel to this boundary. The land is downslope in this direction. Grassland continues to the boundary. The distance the immediate vegetation will be required to be maintained in this direction is **25.0 metres**.

SOUTH The new building works is located in excess of 100 metres from this boundary. The land is flat under the proposed house site, and then is downslope towards this boundary. The immediate vegetation will be required to be maintained for a distance of **16.0 metres** in this direction.

SITE and VEGETATION



WEST View from the area of the new building works. The immediate vegetation is grassland.



NORTH View from the proposed house site, the building site is flat, the classified vegetation is located downslope from this site.



EAST View the immediate vegetation is grassland



SOUTH View showing grassland vegetation continuing towards this boundary

Property Access -

This property access is from a Northern direction off Loongana Road. This access is approx. 280 metres in length to this new building works.

This driveway will be required to be constructed as an all-weather capacity access and will offer a clear line of site.

An existing passing bay/turning area is located 187 metres from this access point, and 83.0 metres from this new house site. This passing bay complies with the width & length as per attachment 04.

This driveway must be a minimum of 4.0 metres in width, The vegetation will be required to be kept cleared .5 of a metre either side of the driveway.

A suitable turning area has been established within the vicinity of the building. This existing turning area provides an adequate area for the manoeuvring and turning of large emergency vehicles within this allotment.

Loongana Road travels in a Northern direction from this access. Loongana Road connects with major road networks. Loongana Road services several properties also a Quarry and is 10.0 metres in width allowing two-way passing of vehicles. Depending on the fire threat as to the direction of safe access/egress from this property.



Existing Access from Loongana Road



Loongana Road



Passing Bay



Driveway access offering a clear line of site

Static Water Supply for firefighting

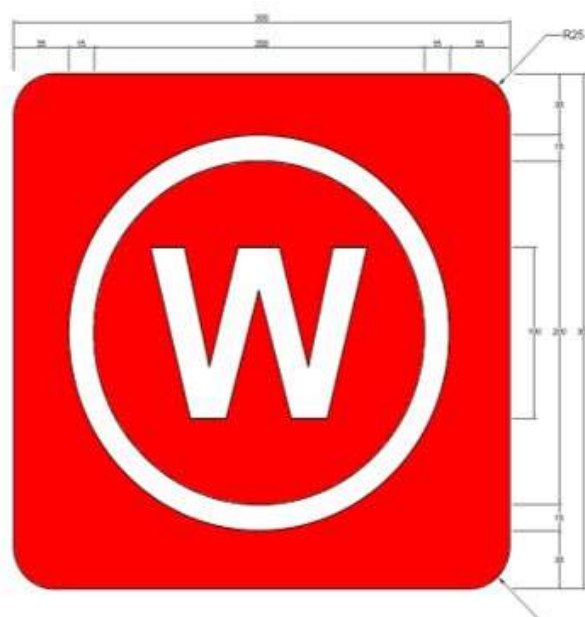
No Reticulated water supply is available to this house site.

The owner has elected to install a suitable water off-take, to be serviced by an existing dam located uphill from this new dwelling. A suitable handstand will be constructed and located within 3.0 metres of this static water supply.

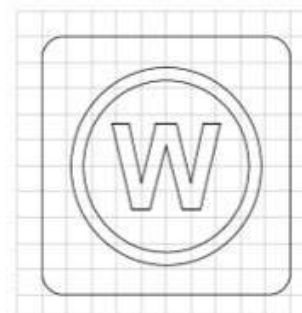
The location of this static water supply for firefighting is shown on the BHMP (*attachment 01*).

This water supply must be identified by a sign permanently fixed in a visible location. This sign must comply with the Tasmania Fire Service Water Supply Signage Guideline, in accordance with Bushfire Hazard Advisory Note 05-2017. (*Refer attachment 03*)
These compliant water signs are available from TasFire Equipment, 5 Victoria Parade, Devonport. Ph. 6421 7070

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



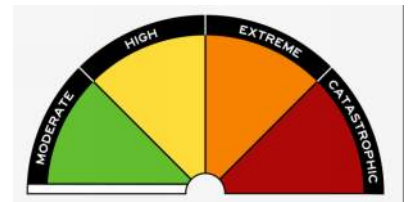
OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5
SURFACE AREA OF SIGN (sq m): 0.0895
LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH
WITH A RETROREFLECTIVE SURFACE FINISH
BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCO
FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER
TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE!
FOR LEGEND SPECIFICATIONS AND MANUFACTURING
REFER TO TASMANIA FIRE SERVICE WATER SUPPLY



GRID MODULE: X = 30mm Y = 30mm

Water signage available for TasFire
Equipment Victoria Parade,
Devonport

Name	FBI Range	Action
MODERATE	12-23	Plan and prepare
HIGH	24-49	Be ready to act
EXTREME	50-99	Take action now to protect your life and property
CATASTROPHIC	100+	For your survival, leave bushfire risk areas



Fire Danger Index (FDI) of 50 (1090) for Tasmania

Vegetation Classification	West		North		East		South	
	Group A - Forest							
Group B - Woodland								
Group C - Shrubland								
Group D - Scrub								
Group E - Mallee/Mulga								
Group F - Rainforest								
Group G - Grassland	X		X		X		X	
Exclusions (refer pg. 12)								
Distance to Classified Vegetation	14.0 metres		19.0 metres		25.0 metres		16.0 metres	
Effective Slope under classified vegetation	Upslope							
	0 degrees	X	0 degrees		0 degrees		0 degrees	
	Downslope							
	> 0 to 5		> 0 to 5		> 0 to 5		> 0 to 5	X
	> 5 to 10		> 5 to 10	X	> 5 to 10		> 5 to 10	
	> 10 to 15		> 10 to 15		> 10 to 15		> 10 to 15	
	> 15 to 20		> 15 to 20		> 15 to 20	X	> 15 to 20	
BAL Rating for each orientation on the site	BAL 12.5		BAL 12.5		BAL 12.5		BAL 12.5	

Determination of Bushfire Attack Level: **BAL 12.5**



BAL 12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m² where the site is less than 100 m from the source of bushfire attack

Summary & Recommendations

The winds generally prevail from a Westerly direction; it is possible a fire located in the vegetation to the West could be directed towards this new dwelling. Should this occur there is a possibility of an ember attack on this building works.

Grass fires are often underestimated and are generally not recognized as a bushfire issue. These types of fires spread rapidly and quickly threatened lives and property. Grass fires produce far fewer embers than forest fires but are incredibly hot (radiant heat) and fast.

Mitigation from a bushfire is dependent on the management of the site by maintaining reduced vegetation fuel loads within the hazard management area. The owners have the capacity to maintain the vegetation surrounding this building in minimal fuel condition.

Consideration has been given to the land topography, also prevailing westerly winds, which may affect the severity of a wildfire located in this neighbouring vegetation.

To achieve the said BAL (12.5) continuous management of the vegetation will be required surrounding this dwelling for the distances shown on the Bushfire Hazard Management Plan (attachment 01)

The access/egress to this allotment will need to comply with the minimum requirements. The vegetation will be required to be maintained .5 metres either side of the driveway, and suitable passing bays maintained to the required standard.

Water signage will be required to be installed, alerting firefighters to the existing firefighting water supply.

The construction requirements are detailed in sections 3 and 5 of AS3959-2018

This BAL rating has been determined given the knowledge that the owners will maintain the immediate vegetation surrounding this new build in a minimum fuel condition. (*refer Bushfire Hazard management site plan, attachment 01*) It is a requirement the attached 'Bushfire Hazard Management Site Plan' be adhered to.

In establishment of the landscaping, minimum fuel condition should be achieved for a distance surrounding the dwelling, it is recommended low flammability plants be established on this allotment (refer attachment Fire Resisting Garden Plants). To be consistent with clause 2.2.3.2 of AS 3959). This allows the planting of trees with a discontinuous canopy and no understorey.

A copy of the BHMP plan MUST also be provided to ALL current and successive owners to make them aware of their continuing obligations to maintain the plan and protection measures attributed to their property into the future.

Statement:

I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.



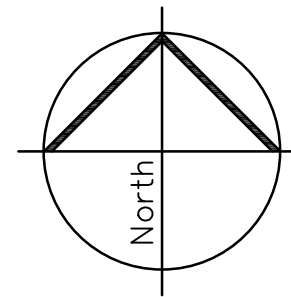
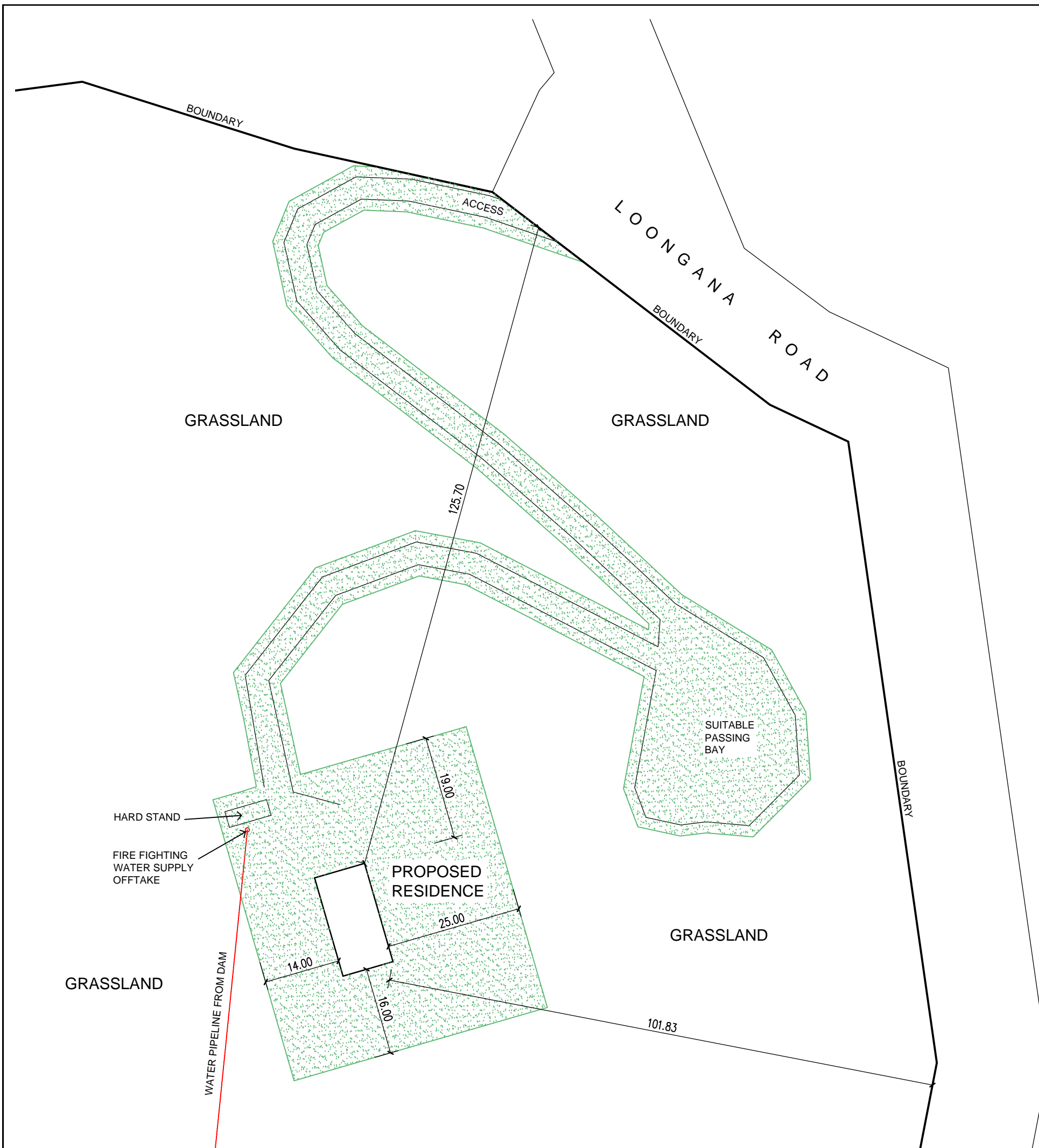
Tammy Smith
Bush Fire Assessor
Accreditation 126
64286634
0419 560 727

Date: 31st March 2025

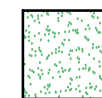
The measures contained in this report cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and weather conditions.

References

- . Architectural site plan by Michell Hodgetts Surveyors
- . Central Coast Local Provisions Schedule
- . Australian Standards; AS 3959-2018 (Including amendment No. 3) – Constructions of Buildings in Bushfire-prone areas.
- . Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG
- . Directors Determination
- . Bushfire Hazard Advisory Notes
- . Tasmania Fire Service Water Supply Signage Guideline
- . Tasmanian Government, Land-Information-Systems-Tasmania.
www.thelist.tas.gov.au
- . Fire resisting Garden Plants - Tas Fire Service/Alan Grey
- . National Construction Code (BCA 2022)



BUSH FIRE RATING
BAL 12.5



HAZARD MANAGEMENT AREA
 THIS AREA OF THE PROPERTY IS TO CONSIST OF SHORT MAINTAINED LAWNS AND NON FLAMMABLE AREAS SUCH AS PATHS AND DRIVEWAYS. VEGETABLE GARDENS AND EFFLUENT DISPOSAL AREAS CAN BE LOCATED HERE. ALL FLAMMABLE ITEMS SUCH AS WOOD PILES, RUBBISH HEAPS AND STORED FUELS ARE TO BE KEPT CLEAR OF BUILDINGS. HIGHLY FLAMMABLE PLANT SPECIES MUST BE AVOIDED IN THIS AREA



Tammy Smith Energy
 Accreditation. BFP-126
 PO Box 48 Port Sorell
 Tasmania 7307
 0419 560 727
 ABN - 84 530 588 051

Amendments:	01	FINAL	31-03-2025

Proposed Residence
 1083 Loongana Road
 Nietta
David Marshall
Bushfire Hazard Management Plan

Project No.:
B2324-102

Penton
 Scale at A3:
 1: 750

BUILDING FOR BUSHFIRE

Firefighting Water Supplies



Water supplies are an essential requirement for firefighting; and development in bushfire-prone areas requires a dedicated firefighting water supply be provided on-site. A firefighting water supply must be adequate, accessible and reliable.

Generally, water supplies will take one of two forms: a hydrant connected to a reticulated water supply, or a static water supply such as a water tank, dam or swimming pool.

Reticulated water supplies are provided in urban areas. In addition to providing potable water for domestic use, reticulated supplies also provide pressurised water for firefighting.

To meet the Deemed-to-Satisfy requirements for a firefighting water supply, the water supply must be designed and constructed to comply with the following:

STATIC WATER SUPPLIES FOR FIRE FIGHTING

1. The distance between the building to be protected and the static water supply

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

The hose lay distance is measured by following the path the hose would need to take when laying on the ground between the connection point and around the house and other obstacles. This is not a straight line measurement.

2. Static water supply

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

Notes

If using a remote offtake to provide water from a static supply, the maximum vertical lift height is 3 metres. The distance from static supply to offtake can affect output to the point of making the supply totally unavailable. The static supply is to be available at all times, and if it is not, then the installation is not compliant.

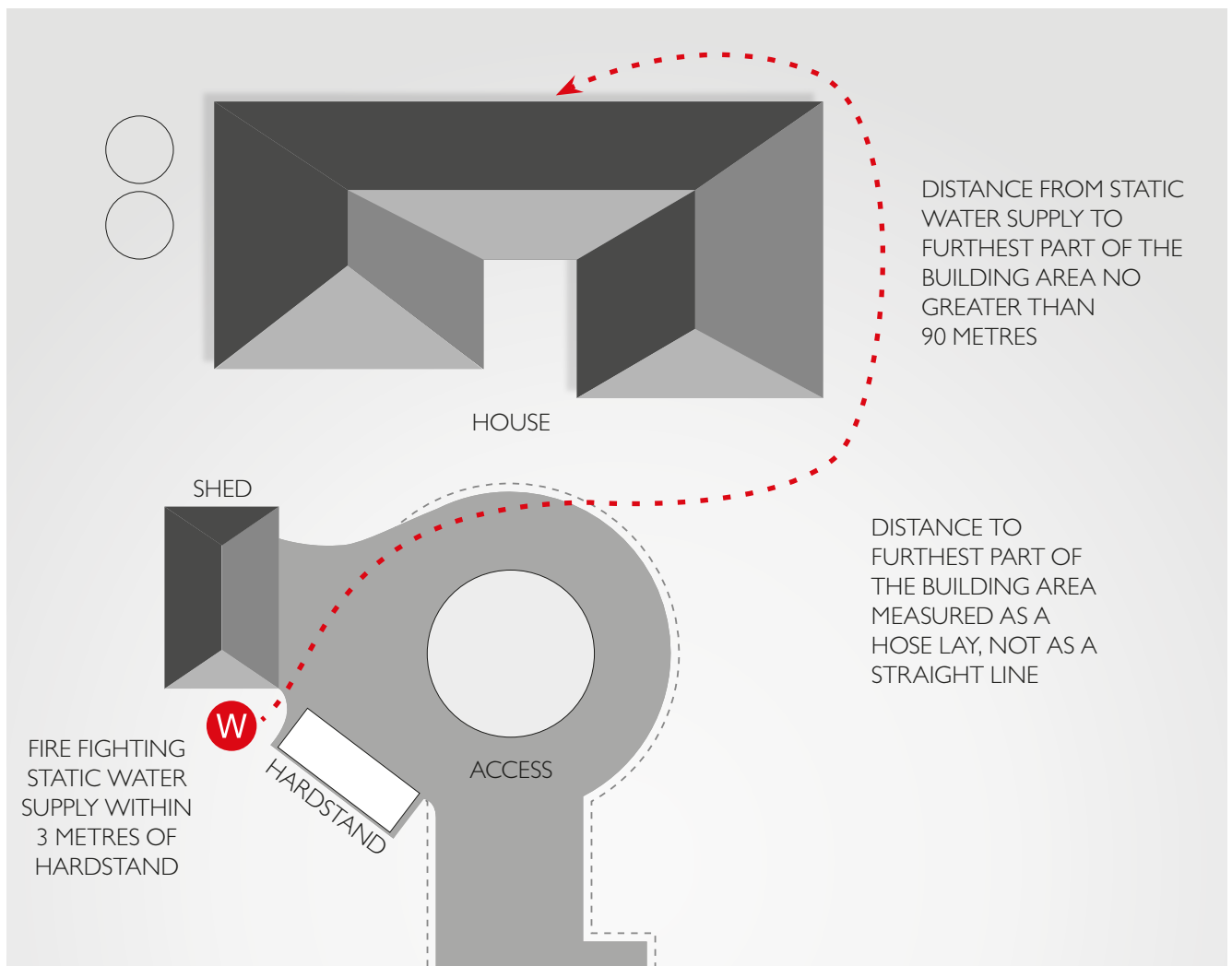


Figure 1 Siting requirements for a static water supply for firefighting.



Figure 2 An example of a compliant combination static supply where the bottom 10,000 litres is reserved for firefighting purposes and the remainder is available for domestic use by the property owner.

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

- a) Have a minimum nominal internal diameter of 50 mm;
- b) Be fitted with a valve with a minimum nominal internal diameter of 50 mm;
- c) Be metal or lagged by non-combustible materials if above ground;
- d) Where buried, have a minimum depth of 300 mm (compliant with AS/NZS 3500.1 Clause 5.23);
- e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;
- f) Ensure the coupling is accessible and available for connection at all times;
- g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); and
- h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and



Figure 3 Shows a Storz coupling fitted to a static water supply.

- i) Where a remote offtake is installed, ensure the offtake is in a position that is:
 - (i) Visible;
 - (ii) Accessible to allow connection by firefighting equipment;
 - (iii) At a working height of 450 – 600 mm above ground level; and
 - (iv) Protected from possible damage, including damage by vehicles.

4. Signage for Static Water Connections

The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location.

The sign must comply with:

- a) Water tank signage requirements within *AS 2304 Water Storage Tanks for Fire Protection Systems*; or
- b) The TFS Water Supply Signage Guidelines which require the following requirements:
 - (i) Be marked with the letter "W" contained within a circle with the letter in upper case not being less than 100 mm in height;
 - (ii) Be in fade-resistant material with white reflective lettering and circle on a red background;
 - (iii) Be located within one metre of the water connection point in a situation which will not impede access or operation; and
 - (iv) Be no less than 400 mm above the ground.



Figure 4 Shows a compliant example of a remote take-off from the 10,000 litre firefighting water supply tank.

SIGNAGE FOR STATIC FIREFIGHTING WATER SUPPLY CONNECTION POINT



SIGN MINIMUM DIMENSIONS
300 MM X 300 MM

LETTER HEIGHT (H)
MINIMUM 100 MM

CIRCULAR BAND THICKNESS
TO BE 0.15 TIMES LETTER HEIGHT

CIRCULAR BAND MINIMUM
INTERNAL DIAMETER
2 TIMES LETTER HEIGHT

Figure 5 A representation of the static water supply indicator sign.

5. Hardstand

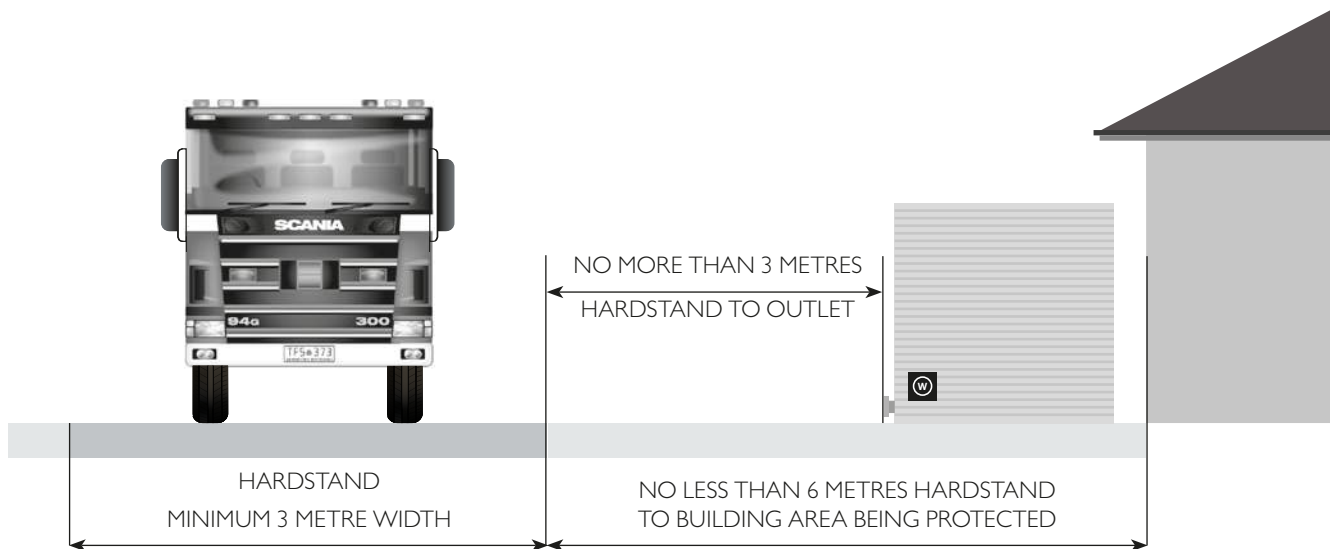
A hardstand is an area beside a water supply point which provides a stable parking area for fire appliances. An area beside a water supply point which was unstable, soft or boggy could result in a truck becoming stuck or bogged. At its best this might result in unnecessary delays with pumping operations or relocating the fire appliance, but at its worst, it may endanger crews if they are not able to relocate if conditions worsen.

At a minimum the surface needs to be suitable for use in all conditions and the surface needs to be hardened with gravel or sealed with bitumen or concrete.

A hardstand area for fire appliances must be:

- No more than three metres from the firefighting water connection point, being a hydrant or static supply, measured as a hose lay (including to the minimum water level in dams, swimming pools and the like);
- No closer than six metres from the building area to be protected;
- A minimum width of three metres constructed to the same standard as the carriageway; and
- Connected to the property access by a carriageway equivalent to the standard of the property access.

ELEVATION



A HARDSTAND FOR FIRE APPLIANCES MUST BE PROVIDED:

- NO MORE THAN 3 METRES FROM THE FIREFIGHTING WATER POINT MEASURED AS A HOSE LAY (INCLUDING THE MINIMUM WATER LEVEL IN DAMS, SWIMMING POOLS AND THE LIKE);
- NO CLOSER THAN 6 METRES FROM THE BUILDING AREA TO BE PROTECTED;
- A MINIMUM OF 3 METRES WIDTH CONSTRUCTED TO THE SAME AS THE CARRIAGEWAY; AND
- CONNECTED TO THE PROPERTY ACCESS BY A CARRIAGEWAY EQUIVALENT TO THE STANDARD OF THE PROPERTY ACCESS.

Figure 6 Hardstand Specifications, Elevation

Hardstand specifications

PLAN VIEW

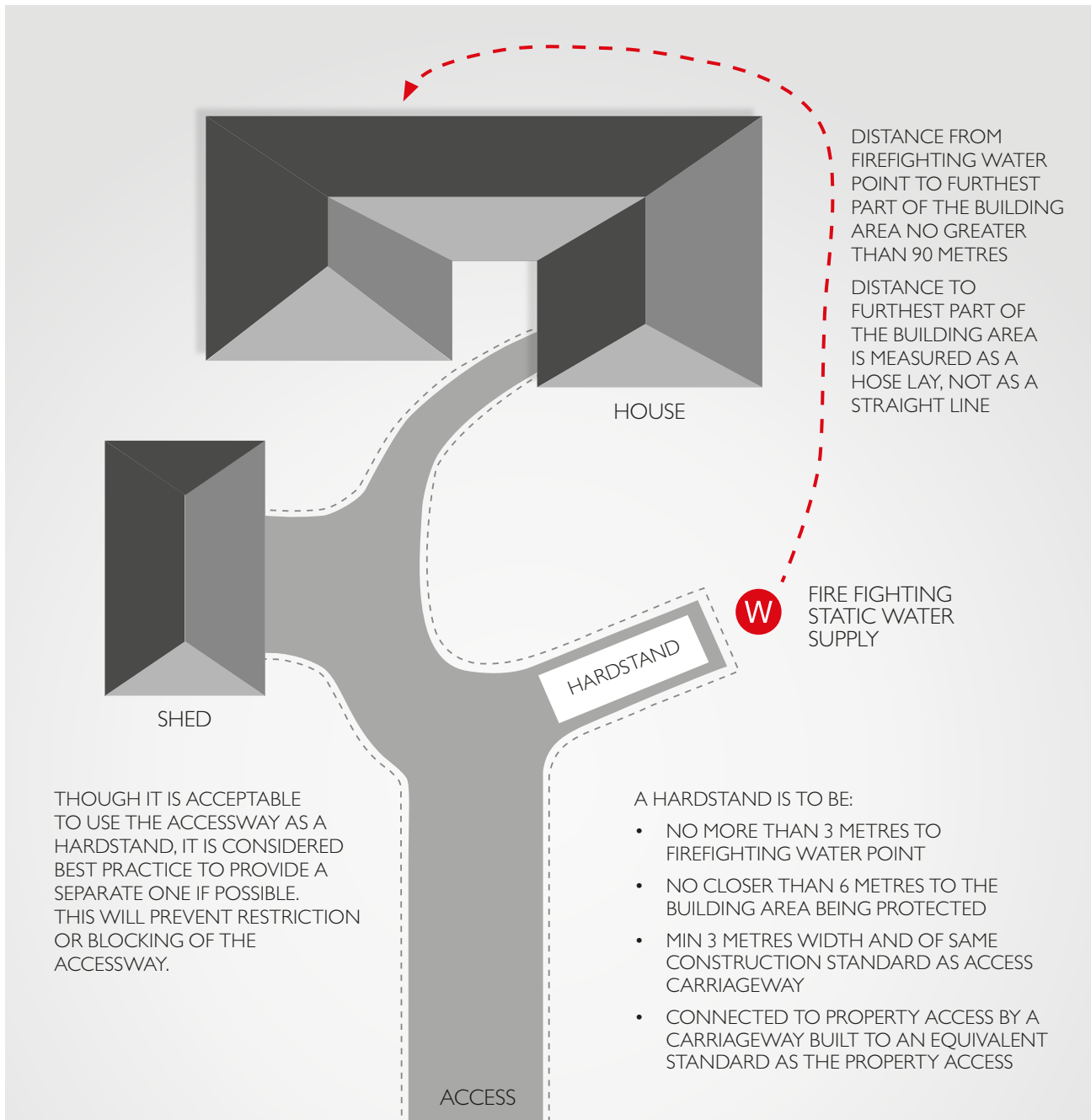


Figure 7 Hardstand Specifications, Plan View

RETICULATED WATER SUPPLIES

Distance

The following requirements apply:

- a) The building area to be protected must be located within 120 metres of a fire hydrant; and
- b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Design criteria for fire hydrants

The following requirements apply to proposed hydrants:

- a) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and
- b) Fire hydrants are not installed in parking areas.



Figure 8 An image of a suburban hydrant cover plate under which is located a ground ball hydrant



Figure 9 A firefighter accessing water from a ground ball hydrant via standpipe connection

GLOSSARY OF TERMS

Bushfire-prone area means:

- (a) land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and
- (b) (i) where there is no overlay on a planning scheme map; or
(ii) where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.

Deemed-to-Satisfy – provisions which are deemed-to-satisfy the requirements outlined in Directors Determination-Bushfire Hazard Areas and CI3.0 Bushfire-Prone Areas Code.

Fire hydrant – as described in AS 2419.1 Fire hydrant installations – System design, installation and commissioning: An assembly installed on a branch from a water pipeline, which provides a valved outlet to permit a supply of water to be taken from the pipeline for firefighting.

Hardstand – an identifiable and clearly marked trafficable all-weather pavement providing access and capable of supporting a fire brigade pumping appliance during firefighting operations.

Hose-lay – the distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.

Reticulated water supply – a continuous supply of water which has been made available from a network of pressurised underground mains which are supplied from the municipal water supply.

Static water supply – water stored in a tank, swimming pool, dam, or lake, that is available for firefighting purposes at all times.

TFS – Tasmania Fire Service.

Firefighting water point – the point where a fire appliance is able to connect to a water supply for firefighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake or pool).



Tasmania Fire Service



Tasmanian
Government

fire.tas.gov.au

Bushfire Risk Unit GPO Box 1526 Hobart Tasmania 7001
Phone 1800 000 699 | bfp@fire.tas.gov.au



Bushfire Hazard Management Advice

Prepared for David Marshall

Building Works at 1083 Loongana Road, Nietta

This bushfire Hazard Management Advice is to be read in conjunction with the Bushfire Hazard Management Plan (attachment 01), and the Bushfire Report for this building work.

It is important to recognise that, particularly in extreme and major bushfires, no single option is likely to provide sufficient protection from bushfires. A range of options need to be implemented to reduce the bushfire risk to an acceptable level. While hazard reduction will reduce the severity of a bushfire and therefore improve the chance of survival; people, houses, and other assets. The owners/occupiers may have a better chance of survival from a bushfire if preventative measures have been implemented to make their dwellings less vulnerable to bushfire attack.

The following is recommended:

- 1) Continually maintain your dwelling and other assets in a minimal fuel condition this means a reduction in the amount and altering the arrangements of fuels. Most fine fuels are at or close to the ground, often as part of grass, litter or shrub layer, If there is enough fuel, when a fire approaches these fuels will ignite the trees above or set the bark alight. This may burn into the tree canopy causing a dangerous crown fire.
- 2) Locate flammable fuels away from the residence, and separate from each other
- 3) Road access to the property is to be maintained as an all-weather road, ensuring the height and width of vegetation remains cleared providing clear access for emergency vehicles
- 4) Minimise flammable materials around the home.
- 5) Regularly clean vegetation and debris from gutters.
- 6) Develop a household bush fire/evacuation plan and have available the necessary basic bush firefighting equipment.
- 7) Continually check screens on windows and doors are in good condition without breaks or holes in the flyscreen material, and frames are well fitting into sills and window frames
- 8) Ensure painted surfaces are in good condition with decaying timbers given particular attention to prevent the lodging of embers within the gaps.



Hazard Management Area:

To be read in conjunction with Bushfire Hazard Management Plan (att 1).

The *Building Act 2016*, requires a hazard management area to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

A Bushfire Hazard management area means the area, between a habitable building or building area and an area of bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

The Hazard Management Area is within the existing boundaries of this allotment, surrounding this building and is required to ensure that potential fuel surrounding the dwelling is minimised. (*Minimal Fuel Condition*) Ensuring there is little or no material available to burn around the dwelling when bushfires approach.

The Hazard Management Area is achieved by:

- Use non-flammable mulch; do not use woodchips or bark especially against buildings
- Maintaining grass at less than 100mm height
- Include non-flammable areas such as paths and driveways
- Locating dams, orchards, vegetable gardens and effluent disposal areas (if possible) on the fire prone side of the building
- Using radiation shields and windbreaks such as non-combustible fences and hedgerows, avoiding highly flammable plants
- Selectively removing small trees and shrubs to create clumps, rather than a continuous wall separated by open areas
- Removing fire hazards such as wood piles rubbish heaps and stored fuels.
- The removal of fallen limbs, sticks and bark litter
- Thinning out understory vegetation to provide fuels to provide horizontal separation between fuels
- Replacing highly flammable plants with low flammable species.
- Active weed management – removing the fuel on the ground, around the base of the tree canopy and to a height of at least 2 metres (prune lower branches)
- Allow clear space from the dwelling of at least 4 times the mature height of any shrubs planted – no vegetation should be able to fall on the building.
- Pruning larger trees to maintain horizontal separation between canopies
- Maintaining vegetation clearance around vehicular access and water supply.

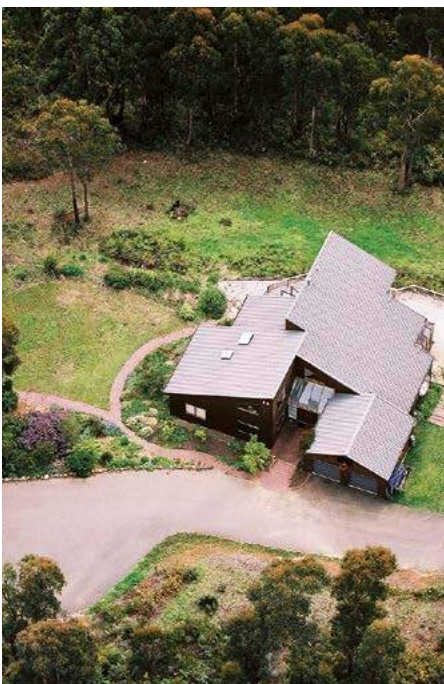
There is no need to remove all trees as they can be beneficial in trapping embers and reducing wind speeds and may not be involved in a bushfire once the fuels below (understorey) have been modified. Individual trees rarely cause houses to burn in bushfires.

A hazard management area has two important roles. It is much easier to defend your home when most flammable material close to your home has been removed. It also aids the protection of occupants and fire fighters who may be defending your home. The inclusion of this defensible space forms part of a consolidated approach, which together with building construction standards, provision of firefighting water supplies and good property access, are designed to make living in bushfire prone areas safer.

BUILDING FOR BUSHFIRE

Property Access

Property access refers to the carriageway which provides access from a road onto land to the nearest point of the building area. Habitable buildings in bushfire-prone areas must be provided with suitable vehicular access to both the buildings on the site and the firefighting water connection point.



The property access must be designed and located to allow a laden fire appliance to access the buildings and firefighting water supply, thereby assisting firefighters to defend buildings and evacuate occupants.

To meet the Deemed-to-Satisfy requirements for property access the carriageway must be designed and constructed to comply with the following:

1. If property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point

- There are no specified design and construction requirements for property access.

2. If property access length is 30 metres or greater; or access for a fire appliance to a water connection point is required

- All-weather construction; (note: driveway carriageways do not necessarily need to be sealed. For example, a gravel driveway with appropriate drainage may be acceptable);
- Load capacity of at least 20 tonnes, including for bridges and culverts;
- Minimum carriageway width of 4 metres;
- Minimum vertical clearance of 4 metres;
- Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- Cross falls of less than 3 degrees (1:20 or 5%);
- Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- Curves with a minimum inner radius of 10 metres;
- Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- Terminate with a turning area for fire appliances provided by one of the following:
 - a. a turning circle with a minimum outer radius of 10 metres; or
 - b. a property access encircling the building; or
 - c. a hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

3. If property access length is 200 metres or greater

- The Requirements for section 2 above; and
Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

4. If property access length is greater than 30 metres, and access is provided to 3 or more properties

- Complies with Requirements for section 2 above; and
- Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

CURVES

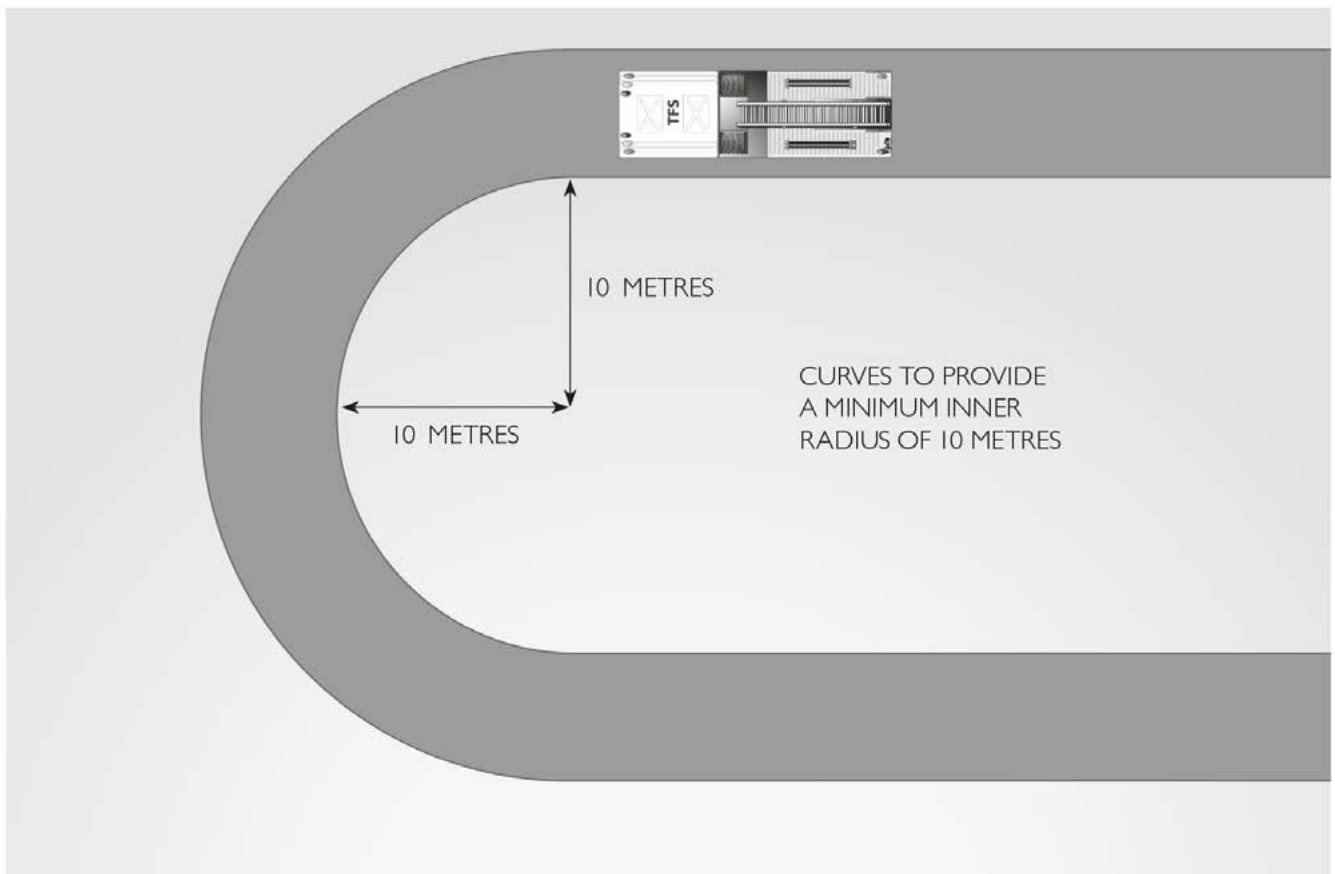


Figure 1 Curve radius

GRADIENT



Figure 2 Gradient angles

DIPS



Figure 3 Dip approach and exit angles

CROSS FALLS



Figure 4 Cross fall angles

WIDTH AND CLEARANCE REQUIREMENTS

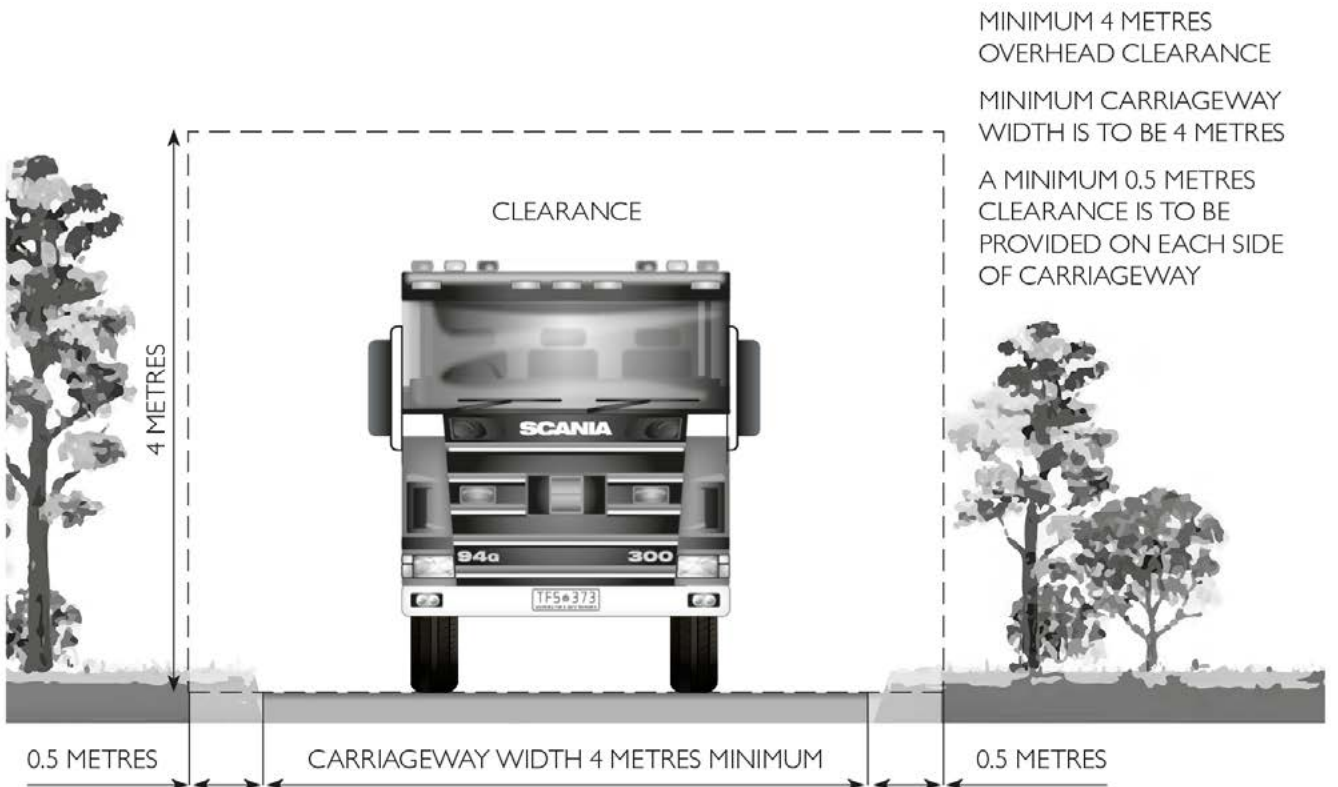


Figure 5 Carriageway width and clearance

TURNING AREAS AND PASSING BAYS

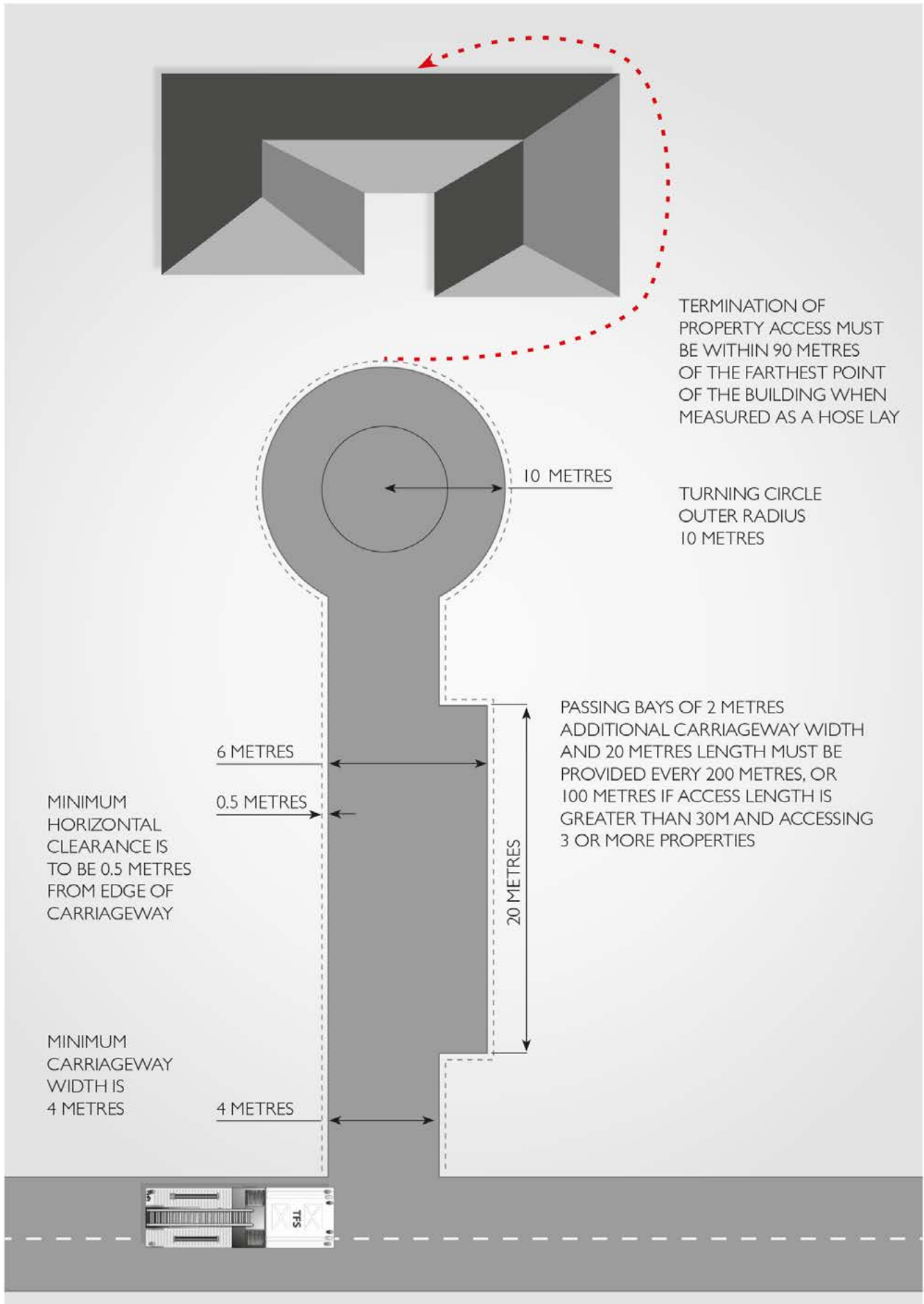


Figure 6 Property access turning areas and passing bays

TURNING AREAS AND PASSING BAYS CONTINUED

Figures 7 and 8:

Private access termination

'Hammerhead T or Y' driveway turn-arounds provide sufficient maneuvering space for fire appliances to access a property, defend and safely and quickly exit.

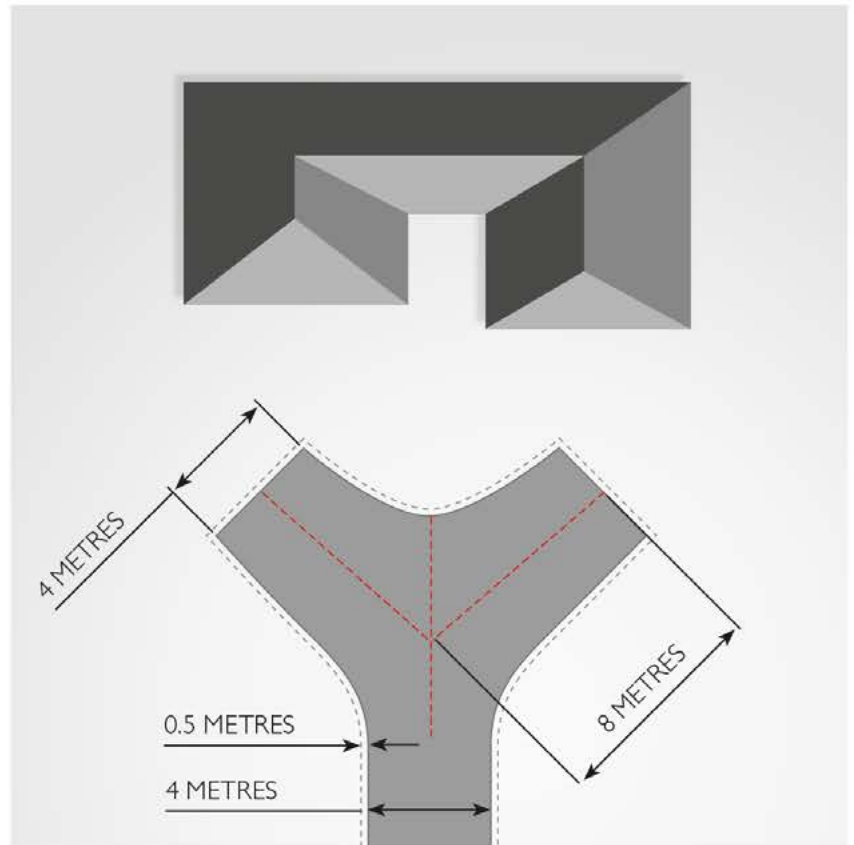


Figure 7: Private access turning head – Y

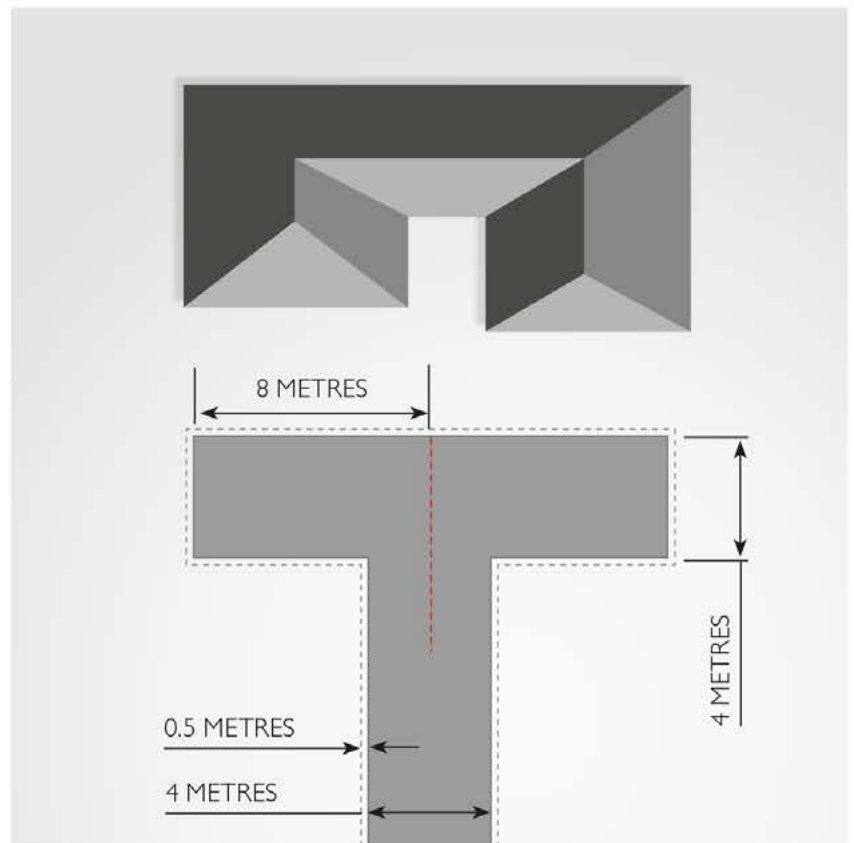


Figure 8: Private access turning head – T

GLOSSARY OF TERMS

Carriageway – the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.

Deemed-to-Satisfy – provisions which are deemed-to-satisfy the performance requirements.

Habitable building – a building of Class 1 – 9 of the Building Code of Australia.

Hose lay – the distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.

Property access – the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.

TFS – Tasmania Fire Service

Firefighting water point – the point where a fire appliance is able to connect to a water supply for firefighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake or pool).



Tasmania Fire Service



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Bushfire Risk Unit GPO Box 1526 Hobart Tasmania 7001
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Fire Resisting Garden Plants

For the Urban Fringe and Rural Areas



Tammy Smith Energy

Introduction

All vegetation will burn in a bushfire and pose a hazard to people and their homes. However not all vegetation has the same flammability and there is great potential for people living in bushfire prone areas to reduce their fire hazard by changing the plants in their gardens.

Flammability Groups

In the following list:

E denotes an exotic plant.

TN a plant native to Tasmania,

AN a plant native to mainland Australia and

X a known environmental weed.

High Flammability

These plants have been shown to be highly flammable and should not be planted or allowed to remain inside your dwelling's Hazard Management Area. They should also be avoided in the Fuel Modified Zone. Move these plants away from your house and replace them with less flammable plants.

Acacia dealbata	TN	Silver Wattle
Acacia stricta	TN	Hop Wattle
Acacia verticillata	TN	Prickly Moses
Acer palmatum	E	Japanese Maple
Acmena smithii	AN	Lilly Pilly
Aesculus hippocastanum	E	Common Horse Chestnut
Allocasuarina cunninghamiana	AN	River Sheoak
Angophora floribunda	E	Rough-barked Apple
Bambusa vulgaris	E	Bamboo
Banksia integrifolia	AN	Coast Banksia
Banksia marginata	TN	Honeysuckle
Betula pendula	E	Silver birch
Buddleia davidii	E	Butterfly Bush
Callistemon citrinus	AN	Common Red Bottlebrush
Callitris rhomboidea	TF	Oyster Bay Pine
Cassia javanica	E	Pink Cassia
Chanaecypris lawsoniana	E	Lawson Cypress
Cinnamomum camphora	E	Camphor Laurel
Citrus limon	E	Lemon
Cortaderia argentea	EX	Pampus Grass
Corymbia maculata	AN	Spotted Gum
Cupressus funebris	E	Morning Cypress
Dodonaea viscosa	TN	Native Hop
Elaeocarpus reticulatus	TN	Blueberry Ash
Eucalyptus amygdalina	TN	Black Peppermint

Moderate Flammability

These plants should be avoided in the Hazard Management Area. They should not be allowed to dominate your garden and should be well maintained, being especially careful to remove dead material before it accumulates



Acacia baileyana	AN X	Cootamundra Wattle
Acacia decurrens	AN	Green Wattle
Acacia mearnsil	TN	Black Wattle
Acacia melanoxylon	TN	Blackwood
Acacia podalyrifolia	AN	Mt. Morgan Wattle
Actinidia chinensis	E	Kiwi Fruit
Araucaria heterophylla	AN	Norfolk Island Pine
Atherosperma moschatum	TN	Sassafras
Bedfordia salincina	TN	Blanket Bush
Beyeria viscosa	TN	Pinkwood
Brachychiton acerifolius	AN	Illawarra Flame Tree
Brachychiton discolor	AN	Lacebark
Brachychiton rupestris	AN	Bottle Tree
Calodendrum capense	E	Cape Chestnut
Canna indica	E	Canna Lily
Cassia floribunda	E	Smooth Cassia
Ceanothus papillosus	E	Pacific Blue
Chaenomeles japonica	E	Flowering Quince
Chrysanthemum indicum	E	Chrysanthemum
Citrus nobilis	E	Mandarin
Coleonema pulchrum	E	Diosma
Cotoneaster glaucophyllus	E X	Cotoneaster
Cucurbita maxima	E	Pumpkin
Cymbopogon citratus	E	Lemon Grass
Cyphomandra betacea	E	Tamarillo
Delonix regia	E	Poinciana
Dicksonia antarctica	T N	Man Fern
Diospyros sp.	E	Persimmon
Eriobotrya japonica	E	Loquat
Escallonia macrantha	E	Escallonia
Euryops pectinatus	E	Yellow Daisy Bush
Genista monspessulana	E X	Montpellier Broom
Koelreuteria paniculata	E	Golden Rain Tree
Lantana varama	E	Lantana
Ligustrum lucidum	E	Large-leaved Privet
Liquidambar styraciflua	E	Liquidambar
Magnolia grandiflora	E	Magnolia
Morus sp.	E	Mulberry
Myoporum insulare	AN	Boobyalla
Nerium oleander	E	Oleander
Olearia argophylla	TN	Musk
Photinia glabra var. rubens	E	Chinese Fire Bush or Red-leafed photinia
Pittosporum bicolor	TN	Cheesewood
Pteridium esculentum	TN	Bracken Fern
Rhododendron sp	E	Rhododendron
Rosa sp	E X	Roses, Briars
Salix babylonica	E	Weeping Willow
Salix chilensis	E	Pencil Willow
Sorbus aucuparia	E	Rowan
Spathodea campanulata	E	African Tulip Tree
Syringa vulgaris	E	Lilac
Weigela florida	E	Fairy Trumpets
Zieria arborescens	TN	Stinkwood

Low Flammability

These plants are acceptable in the Hazard Management Area and will be valuable replacements for more flammable plants.



Acacia melanoxyton	TN	Blackwood
Acacia terminalis	TN	Southern Wattle
Allocasuarina monilifera	TN	necklace sheoak
Artemisia sp	E	Wormwood or Angels Hair
Amperea xiphoclada	TN	Broom Spurge
Banksia marginate	TN	Silver Banksia
Camellia sp	E	Camellias
Capsicum annum var.	E	Chilli
Carpobrotus rossii	TN	Native Pigface
Correa blackhouseana	TN	Coast correa
Coprosma hirtella	TN	Coffee berry
Daviesia latifolia	TN	Hop bitter-pea
Diplarrena moraea	TN	White Flag Iris
Gazania hybrid	E	Treasure Flower
Goodenia ovata	TN	Parrots foot
Goodia lotifolia	TN	Smooth goldtip
Grevillea Australis	TN	Southern grevillea
Hakea nodosa	TN	Yellow needlebush
Hebe speciosa	E	Veronica
Hemerocallis aurantiaca	E	Day Lilly
Hydrangea macrophylla	E	Hydrangea
Hymenocallis littoralis	E	Spider Lily or Spider Flower
Hymenosporum flavum	AN	Native Frangipanni
Kennedia prostrate	TN	Running postman
Lomandra longifolia	TN	Sagg
Lomatia tinctoria	TN	Guitar Plant
Lampranthus aurantiacus	E	Pigface or Iceplant
Lavendula angustifolia	E	English Lavender
Myoporum parvifolium	TN	Creeping boobialla
Micrantheum hexandrum	TN	River tridentbush
Notelaea ligustrina	TN	Native Olive
Oxylobium ellipticum	TN	Golden rosemary
Perlargonium austral	TN	Southern storksbill
Passiflora herbertiana	AN	Native Passionfruit
Pelargonium peltatum	E	Geranium
Platylobium obtusangulum	TN	Common flat-pea
Pomaderris apetala	TN	Dogwood
Pomaderris elliptica	TN	Yellow dogwood
Prunus sp	E	Plum
Solanum melongera	E	Eggplant
Veronica formisa	TN	Speedwell bush

Why Plant Flammability is Important?

During a bushfire, the type and arrangement of vegetation is critically important for the survival of your house. The fuel for bushfires is the main danger factor that people can control. Hazard reduction activities such as clearing and fuel reduction burning, aim to lower the vegetation hazard to a safe level. Because some plants have a higher resistance to burning than others, we can use low flammability plants for added protection in addition to normal maintenance and hazard reduction activities. The influence of plant shape is a lot more subjective; low growing plants and ground covers are better than shrubs; plants with dense foliage are better than those with open airy crowns; plants which don't retain dead material are better than those which hold up lots of fuel. Fire retardant plants can absorb more of the heat of an approaching bushfire without burning (than the more flammable plants). They can trap burning embers and sparks, and reduce wind speeds near your house if correctly positioned and, maintained.

When choosing fire retardant plants other attributes should be taken into consideration such as their aesthetic appeal, growth rate, resistance to drought and frost, and possibly their ability to regenerate following fire.

Environmental Weeds; some plants are not wanted in the bush even if they are valued in the garden. Unfortunately there are many ornamental plants which can multiply when they get into the bush they choke out our natives, like blackberries, or become a fire hazard like gorse. Known environmental weeds should be avoided, these are noted on the plant flammability List.

Replacement planting with low flammability plants is not sufficient protection on its own. People living on the urban fringe and in rural areas need to be aware of the risk of bushfires and prepare themselves and their homes for when the fire comes.

For fire safety advice and other information contact Tasmanian Fire Service

References Fire resistant Garden Plants – Tas fire service
 Alan Gray -

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 16/10/2025
Application No: DA2025250
Doc ID: 534924

To: *Owner /Agent*
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:

Address: *Phone No:* *Fax No:*

Licence No: *Email address:*

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

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

Details of work:

Address: *Lot No:* *Certificate of title No:*

The assessable item related to this certificate: *(description of the assessable item being certified)*
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Architectural Drawings by Weeda Drafting BAL Report B2324-102
Relevant Calculations:	N/A
References:	National Construction Code 2022 Australian Standards; AS3959-2018 Directors Determination Guidelines for Development in Bushfire Prone Areas of Tasmania Bushfire Prone Areas Advisory Notes

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

Assessment of the site Bushfire Attack Level (BAL) to Australian Standard 3959-2018

Scope and/or Limitations

<p>BAL 12.5</p> <p>Scope</p> <p>This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with <i>Directors Determination Bushfire-Prone Areas Code</i> issued by the Tasmanian Planning Commission, the <i>Building Act 2000 & Regulations 2004, Building Code of Australia</i> and <i>Australian Standard 3959-2009, Construction of buildings in bushfire-prone areas.</i></p> <p>Limitations</p> <p>The assessment has been undertaken and report provided on the understanding that:-</p> <ol style="list-style-type: none">1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.3. Impacts of future development and vegetation growth have not been considered.4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire. <p>No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.</p>

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:			



Received: 05/12/2025

Application No: DA2025250

Doc ID: 539692

AGRICULTURAL REPORT

1083 Loongana Rd, Nietta

Prepared by:

Lisa Ablitt

Agricultural Consultant

December 2025

Master's Degree in Business Administration

Advanced Diploma of Agriculture

Diploma of Horticulture

Diploma of Agribusiness Management

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Background

Planning schemes regulate the way land can be used or developed, the Tasmanian Planning Scheme consists of two parts, a set of State Planning Provisions, and Local Provisions Schedules. The State Planning Provisions set out the overall approach to planning and the specific requirements or standards for the use, development, and protection of land. These standards must be met to gain planning or development approval. The Local Provisions Schedules provide the zone maps to show where the planning provisions apply.

This report has been prepared for the property at 1083 Loongana Rd, Nietta in the Central Coast Municipality. According to the Local Provisions Schedule this property is in the Rural Zone.

Section 20.1 states that the purpose of the Rural Zone is -

20.1.1 To provide for a range of uses or development in a rural location:

- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;
- (b) that requires a rural location for operational reasons;
- (c) is compatible with agricultural use if occurring on agricultural land;
- (d) minimises adverse impacts on surrounding uses.

20.1.2 To minimise conversion of land for non-agricultural use.

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

The purpose of this report is to address how the proposed development will meet the Rural Zone requirements as outlined in section 20.0 of the *Tasmanian Planning Scheme*.

Proposal Details

The property at 1083 Loongana Rd, Nietta is owned by David Marshall. He is seeking planning approval to build a residential dwelling to allow his family to live on site and more effectively manage his farming operation. A site inspection has been undertaken. The proposal is as follows:

1. The property ID is 3473356, title reference 220781/1. The property size is approximately 120ha.
2. Current land use is agricultural. Part of the property has been long-term pasture, some has been recently cleared from forestry use, with some plantation left to be cleared in the future. Mr Marshall intends to harvest all plantation by 2030 and convert to around 80ha of pasture, with a view to run approximately 60 Murray Grey breeding cows and calves plus replacement heifers. The farm will supply beef to the Greenhams Never Ever Program but retains the option to change markets if opportunities arise.

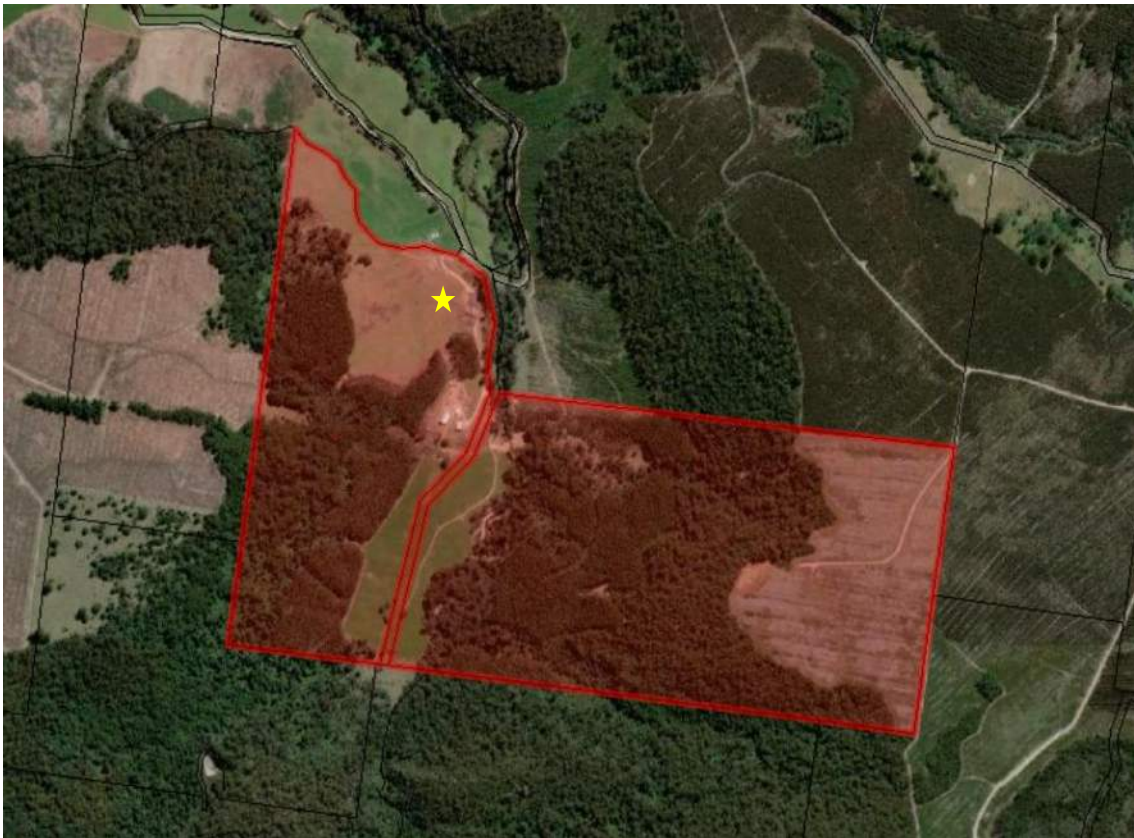


Figure 1: The proposed residential site denoted by ★ .

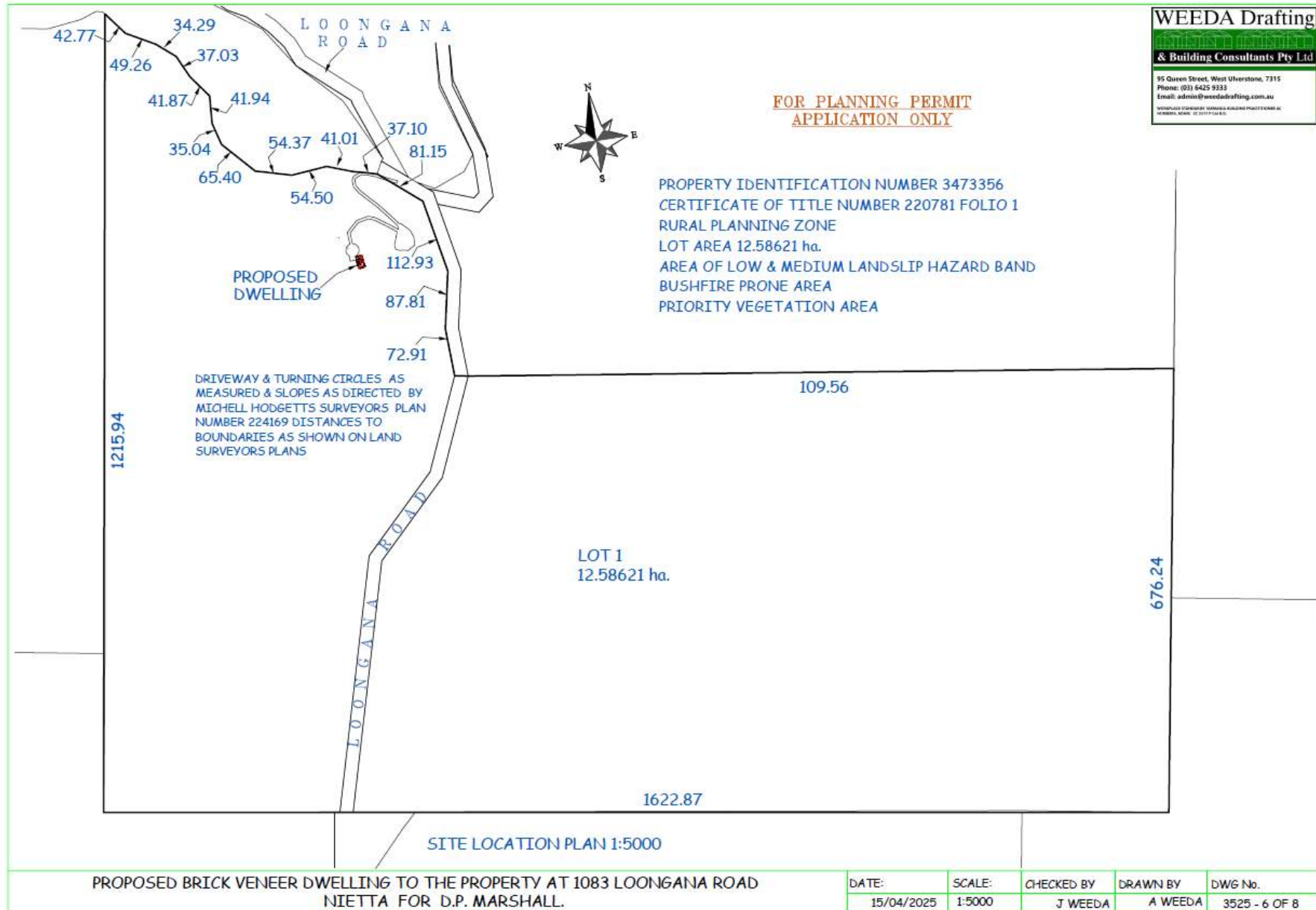


Figure 2: Site plans (Source: Weeda Drafting).

Property Attributes

The property characteristics have a large influence on the selection and success of any agricultural pursuits. It is important to understand aspects such as climate, soil, irrigation, infrastructure, and scale, to properly evaluate land. Assessment of the attributes helps to guide the land value and its best or potential uses.

Climate conditions are a key factor when assessing enterprise suitability. Unfortunately, there is no publicly available weather data available for Loongana specifically, the nearest weather station is at Sheffield, around 20km away. As Tasmania experiences microclimates, the Sheffield data can be used as a rough guide only. What is clear is that this area experiences a high rainfall; mean annual rainfall for this district is approximately 1059mm (Elders Weather, 2025). Mean rain days are 157, mean maximum temperature 16.2 degrees, mean minimum temperature 6.8 degrees. Frost and snow are possible for this district. These climate conditions are suitable for supporting pasture and livestock, with cropping limited to cool season crops only.

The available soil resource is also an important consideration. This property features Ferrosol and Dermosol soils types. These are robust soil types capable of supporting plant growth with few limitations. Soil type is not considered a limiting factor to production.

Irrigation availability is a significant component of enterprise choice and is a key driver of yield. There is currently no irrigation available for this site, although it may be possible to obtain a licence from the Winterbrook Creek. This property is approximately 15km from the nearest irrigation district, no access is available. As this is a high rainfall area, irrigation may not be necessary for all production options. As this property is cleared and developed irrigation availability can be investigated further.

Agricultural enterprises require suitable infrastructure to support production activities. This may include animal housing, reticulated water supplies, fencing, packing sheds etc. As this property is in the development phase, there are only basic livestock facilities present. On the established pasture land the infrastructure present includes fencing, laneways, reticulated water and basic stock handling facilities. As the forested land is cleared it will be fenced and developed to increase the stock carrying capacity and it is expected that the level of infrastructure will improve. The present infrastructure is considered suitable for the current land use and due to the future development potential, it is not considered a limitation for agricultural use.

Scale is an important consideration when assessing the agricultural potential of any property; size can be a limiting factor when determining the production options available for land. This is not considered a limiting factor for this property as the already established herd of approximately 60 will grow to approximately 150 head as per the development plan. Therefore, it is considered that this property offers adequate scale for the current use.

The property attributes show that this site experiences some positive elements to support agricultural use including soil type, developing infrastructure, and reasonable scale. The main challenge will be the cool climate which will limit plant growth rates. It is important to note that the site is being developed from forestry to agricultural use and is suitably included in the rural zone which allows a wider range of alternative uses due to resource constraints. The residential use is required for farm management, and security. The following land capability analysis further demonstrates the value of this land for agricultural use.



Figure 3: The proposed residential site.

Land Capability Assessment

It is important to understand the land capability, which explains the capacity of the land resources to support a particular use without degradation. The land capability method uses a Class 1 – 7 system whereby Class 1 is the best land well suited to a range of intensive cropping and pasture production. Class 7 is the opposite with severe limitations that render the land unsuitable for agricultural use. Subclasses then explain for each class assessment the main limiting factor(s) that impede production.

According to the Land Capability Survey of Tasmania, Forth, 1:100 000 map (Moreton and Grose, 1997) this property is class 4 and 5. Class 4 is defined as 'Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation...' (Grose, 1999). This is considered a suitable assessment for the valley area.

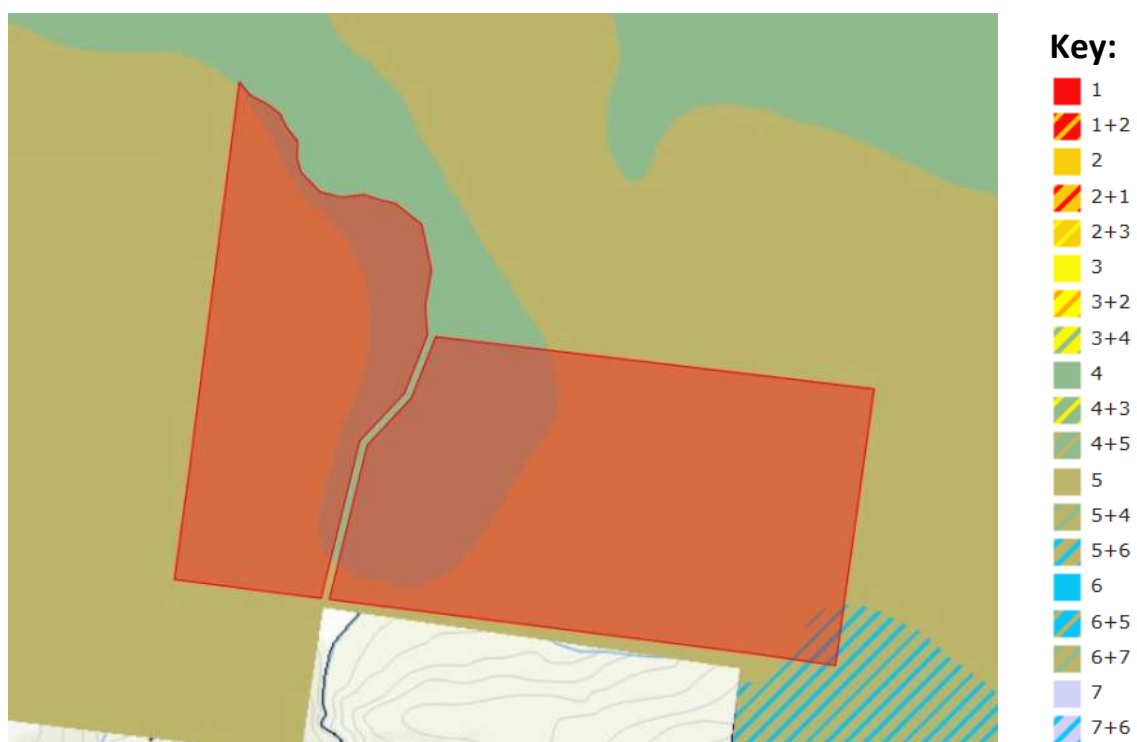


Figure 4: This property was originally assessed as Class 4 and 5 according to The Land Capability Survey of Tasmania, Forth, 1:100 000 Map (Source: Listmap, 2025).

Class 5 land is defined as 'land unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use...' (Grose, 1999). This assessment reflects the steeper slopes, which are difficult to assess whilst under forestry use.

There are two main subclass limitations for this property, (t) temperature and (h) water erosion which is a risk on the slopes.

As this land is class 4 & 5 it does not meet the criteria for 'prime agricultural land' based on the definitions provided by Grose (1999). This land is being utilised for an agricultural use that is appropriate for the available resources. The following section examines this proposal against the development criteria.



Figure 5: The Class 5 land on the eastern side.

Tasmanian Planning Scheme requirements

Section 20.2 of the *Tasmanian Planning Scheme* use table lists residential use as discretionary if for a single dwelling and not restricted by an existing agreement under section 71 of the Act. Section 20.3.1 outlines the Acceptable Solutions and Performance Criteria for discretionary use. 20.3.1 Performance Criteria P2 and P3 will be addressed as these relate to residential use.

The objective states that the location, scale, and intensity of a use listed as Discretionary:

- (a) is required for operational reasons;
- (b) does not unreasonably confine or restrain the operation of uses on adjoining properties;
- (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and
- (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.

20.3.1 Performance Criteria (P2):

A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:

- (a) the location of the proposed use;**
 - (b) the nature, scale and intensity of the use;**
 - (c) the likelihood and nature of any adverse impacts on adjoining uses;**
 - (d) whether the proposed use is required to support a use for security or operational reasons;**
- and**
- (e) any off-site impacts from adjoining uses.**

The neighbouring uses for this site are livestock grazing (agriculture), forestry, and native forest reserve. There is one small adjacent livestock property of approximately 10ha that shares a boundary with the subject property on the western side. This proposal is highly compatible with all points; they will be individually addressed as follows:

(a) The location of the proposed use:

This residential development is to be located at a site that is approximately 200m from the nearest forestry use and 120m from the adjacent livestock use. This is considered a reasonable setback to not confine or restrain any use on adjoining properties.

b) the nature, scale and intensity of the use

This is a small-scale low intensity residential development with a substantial setback. There are no anticipated conflicts between this residential use and the neighbouring agricultural and forestry uses.

c) the likelihood and nature of any adverse impacts on adjoining uses;

The main reason that adverse impacts could occur to adjoining uses is through interruption to management activities such as irrigation and spraying for agricultural use, or harvest activities for forestry use. It is important to ensure that any development on rural land does not interfere with these activities. The main concern is agricultural spraying in which exposure to pesticides can result in negative effects to human health, and adequate buffer zones must be observed from residential housing. In lieu of any firm legislative requirement, 50m is generally considered an adequate buffer zone between agricultural and sensitive uses in most cases. This proposal places the house site approximately 120m from the nearest boundary to agricultural use which exceeds the guideline and therefore, the risk of detriment to the neighbouring agricultural use is considered very low. In addition, no interruption to any neighbouring irrigation will occur with this substantial setback.

Adverse impacts on forestry also need to be considered for which the identified risk is interruption to harvest operations within the vicinity of residential use. For this site there is approximately 200m between the residential use and the nearest forestry use which is considered adequate.

For this development the nature of the adverse impacts are quite significant; however, due to the adequate setbacks from the boundary there is a very low risk of constraint from residential use.

(d) whether the proposed use is required to support a use for security or operational reasons;

Supporting operational and security reasons for the agricultural use are a key part of this application. In Australia, 99 percent of farm businesses are family owned and operated (Australian Farmers, 2018), making family farms critical to food security. The purpose of this residence is to provide housing for the farming family. Good animal husbandry requires careful management oversight to ensure adequate feed, water and safety. Close observation is also necessary during key parts of the production cycle such as mating and birthing. Living on site will facilitate improved livestock care.

In addition to the operational requirement, security is also a concern. Farm theft is reported to be a growing and costly issue for Tasmanian farmers (Moran, 2023). This property has experienced theft of fuel and equipment in the past, and it is hoped that the management presence offered by residential use will deter thieves from taking the valuable stock and equipment that will be situated at this location.

Therefore, residential use is important to allow proximity for the farmer to the agricultural use for operational and security reasons.

(e) any off-site impacts from adjoining uses.

There are no known off-site impacts from adjoining uses.

There are many benefits to residential use on this site; there are no reasons to believe that this small-scale low intensity use will have any adverse impacts on adjoining uses for the reasons outlined. Most importantly, the purpose of this use is to support the security and operation of the working beef farm. Therefore, it is considered that this proposal is fully compliant with 20.3.1 (P2).



Figure 6: The plantation to be harvested and converted to pasture.

20.3.1 Performance Criteria (P3):

A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:

(a) the nature, scale and intensity of the use;

(b) the local or regional significance of the agricultural land; and

(c) whether agricultural use on adjoining properties will be confined or restrained.

The purpose of this residential development is to support agricultural use, and is considered compatible with the use for the following reasons:

(a) the nature, scale and intensity of the use;

This residential use will be a small scale, low intensity use. The site footprint is to be 190m² and although this building will permanently remove land from the agricultural use, it is of a size and nature that would not have a detrimental effect on the stocking rate under livestock use. It also should be noted that as this property does not contain prime agricultural land and therefore, this proposal will not result in removal of the most valuable resource. In this case, residential use should be complimentary to the grazing activities as the management oversight and security can be improved. Through better management and higher security, the increased productive capability of this site should counteract and exceed any loss of production through removal of land from the production system.

(b) the local or regional significance of the agricultural land;

There is no known regional significance of this land.

(c) whether agricultural use on adjoining properties will be confined or restrained.

It is important that any development will not confine or restrain agricultural use on neighbouring properties. The main reason agricultural use on neighbouring properties would be confined or restrained is through the interruption to farm management practices such as irrigation or spraying. For this proposal, it is not anticipated that any interruption to irrigation will occur as it is approximately 120m from the nearest agricultural use. Therefore, the proposal is considered compatible with agricultural use in this area and compliant with 20.3.1 P3.

Section 20.4 of the *Tasmanian Planning Scheme* outlines the Development Standards for Building and Works. The Acceptable Solutions can be addressed in relation to residential development.

20.4.1 Building Height

The objective is to provide for a building height that is necessary for the operation of the use, and minimises adverse effects on adjoining properties.

Acceptable Solution (A1):

Building height must not be more than 12m.

The proposed building is to be less than 12 metres tall and will be fully compliant with this requirement. Please refer building plans accompanying this report.



Figure 7: The established pastures.

20.4.2 Setbacks

The objective states that the siting of buildings must minimise potential conflict with use on adjoining sites:

Acceptable Solution (A1):

Buildings must have a setback from all boundaries of:

- (a) not less than 5m; or
- (b) if the setback of an existing building is within 5m, not less than the existing building.

This building will be compliant with setback requirements, (please refer site plans, Figure 2).

Acceptable Solution (A2):

Buildings for a sensitive use must be separated from an Agriculture Zone a distance of:

- (a) Not less than 200m; or
- (b) If an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.

This building will be separated from the nearest Agriculture Zone by approximately 6km and is compliant with 20.4.2 A2.



Figure 8: Zone Map: the zoning attributed to the subject property and adjacent sites.

20.4.3 Access for new dwellings

The objective states that dwellings must have appropriate vehicular access to a road maintained by a road authority.

Acceptable Solutions (A1):

New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.

This property has access to Loongana Rd maintained by the Central Coast Council and is compliant with 20.4.3 A1.



Figure 9: View north to south east, the adjacent property is on the left.

Summary

Section 20.0 of the *Tasmanian Planning Scheme* provides the guidelines for the development of land in the Rural Zone to provide for a range of applications in rural locations. The key points of this proposal are as follows:

1. The proposed residential use will support the agricultural use of this beef farming enterprise and the further development and growth.
2. This land is classified as class 4 & 5 and does not meet the definitions of 'prime agricultural land'. The main limitations to production on this site are temperature and erosion risk for the steeper slopes. The land capability is suitable for the current land use of beef production.
3. This proposal meets the requirements of 20.3.1 P2. Residential use on this site will not interrupt existing use on adjoining properties as substantial setbacks provide separation between the uses and the proposed use will support the farming operations for security and operational reasons.
4. This proposal meets the requirements of 20.3.1 P3. This is a small scale, low intensity use and whilst land will be permanently removed from the production area, the improvement in stocking rates and productivity should counteract and exceed any loss of production. There is no known local significance of this land. Agricultural use on the adjoining property will not be confined or restrained due to the adequate setback.
5. This proposal meets the Acceptable Solution for 20.4.1 the Development Standards for Building and Works. Building height is to be less than 12m.
6. This proposal meets meeting the Acceptable Solutions for 20.4.2 A1. Setback from all boundaries will be greater than 5m.
7. This proposal meets the requirements for 20.4.2 A2. The selected site is not within 200m of the Agriculture Zone.
8. This proposal meets the requirement for 20.4.3 A1. Appropriate road access to Loongana Rd is provided.

This is a good example where residential use will support the growth of agricultural use, allowing the conversion of forested land to pasture, and allowing beef production where it hasn't been possible. When pasture conversion is complete it is planned for the property to run 150 Murray Grey cattle for which the residential use will be required for management oversight and security. This proposal is highly compatible with the Rural Zone Purpose 20.1.1 as agricultural use is marginal due to site characteristics, the location supports operational requirements, residential

and agricultural use will be compatible, and there are no anticipated adverse effects on surrounding uses.

For the reasons outlined, this proposal is considered compliant with the requirements for residential use in the Rural Zone as part of the *Tasmanian Planning Scheme*. Approval is recommended.

For further discussion please contact Lisa Abblitt on 0427 238 176.

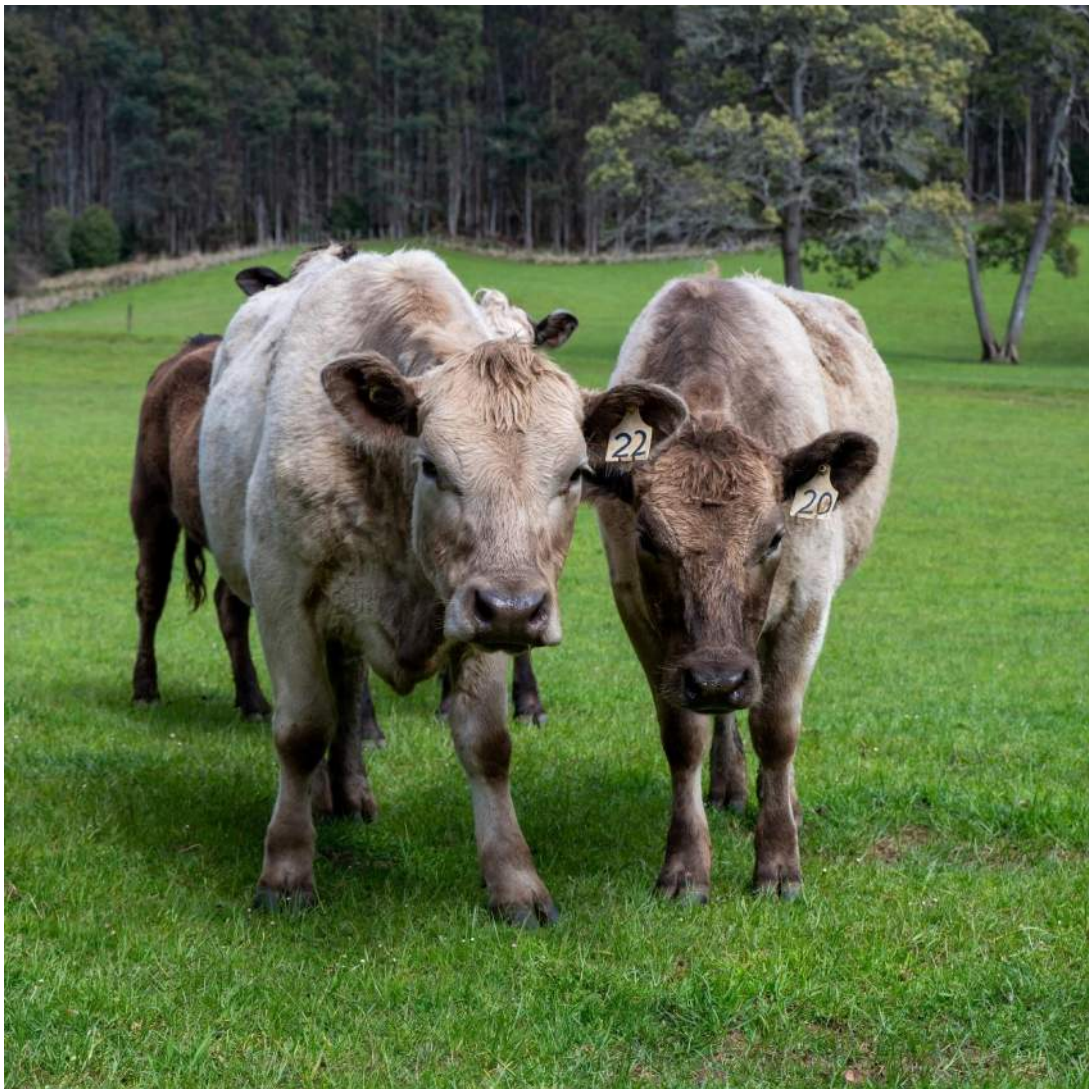


Figure 10: Murray Grey cattle on site. All stock were found to be in good condition during the site inspection on 29 October 2025.

References:

Australian Farmers, 2018, *Farm Facts*, National Farmers Federation, <<https://farmers.org.au/farm-facts/>>.

Elders Weather, 2025, *Loongana Climate History*, Elders, < <https://www.eldersweather.com.au/climate-history/tas/loongana>>

Grose, C.J., 1999, *Land Capability Handbook – Guidelines for the Classification of Agricultural Land in Tasmania*, Department of Primary Industries, Water and Environment, Prospect, TAS.

Listmap, 2025, *Land Information System Tasmania*, Tasmanian Government, <<https://www.thelist.tas.gov.au/>>.

Moran, 2023, *Farm theft a 'growing issue' in Tasmania, but some victims fear 'retribution' agricultural body says*, ABC News, <<https://www.abc.net.au/news/2023-02-09/farm-theft-a-growing-issue-in-tasmania/101947714>>.

Moreton, R.M., and Grose C. J., 1997, *Land Capability Survey of Tasmania, Forth, 1:100 000 map*, Department of Primary Industry and Fisheries, Tasmania.

PROPOSED BRICK VENEER DWELLING TO THE PROPERTY AT 1083 LOONGANA ROAD, NIETTA FOR *D.P. MARSHALL.*

<small>CENTRAL COAST COUNCIL</small> CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	16/10/2025
Application No:	DA2025250
Doc ID:	534925

APRIL 2025

PROJECT No. 3525

KNOWN SITE HAZARDS REFER TO SAFETY SITE PLAN		UNDERGROUND SERVICES		WORKING AT HEIGHTS		BUSHFIRE ATTACK LEVEL B.A.L. - 12.5	
DISTRIBUTION	DRAFT	PLANNING APPROVAL	BUILDING APPROVAL	BUILDING SURVEYOR	TITLE HOLDER	BUILDER	
ASSUMED DESIGN WIND SPEED 'N2'		ASSUMED SOIL CLASS. 'M'		BUILDING CLASS. 1(a)	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS UNDULATING GROUND
AREAS:	DWELLING GARAGE FRONT PORCH TOTAL	154.30 m2 24.70 m2 1.20 m2 180.20 m2	RURAL PLANNING ZONE LOT AREA 12.58621 ha.	AREA OF LOW & MEDIUM LANDSLIP HAZARD BAND BUSHFIRE PRONE AREA PRIORITY VEGETATION AREA			

TITLE PAGE	3525 - 1 OF 8
DWELLING FLOOR PLAN 1:100	3525 - 2 OF 8
DWELLING ELEVATIONS 1:100	3525 - 3 OF 8
ELECTRICAL & INTERNAL SEWER PLAN	3525 - 4 OF 8
SITE LOCATION & PRELIM SERVICES	3525 - 5 OF 8
SITE LOCATION PLAN 1:5000	3525 - 6 OF 8
BUSHFIRE GENERAL NOTES	3525 - 7 OF 8
BUSHFIRE NOTES & PART SITE PLAN	3525 - 8 OF 8

PROPERTY IDENTIFICATION NUMBER 3473356
CERTIFICATE OF TITLE NUMBER 220781 FOLIO 1

NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS & SUPPLIERS PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. WILL NOT BE LIABLE FOR ANY ACTION IF THESE CONDITIONS ARE NOT FOLLOWED. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SUPPORTING DOCUMENTS, THEY MUST BE REFERRED TO THE DESIGNER/DRAFTSMAN FOR RESOLUTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT (C) AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS AND WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER & BUILDER SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT & ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT.

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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC
NUMBERS, ADAM: CC 5317 P Cat B.D.

PROPOSED BRICK VENEER DWELLING TO THE PROPERTY AT 1083 LOONGANA ROAD NIETTA FOR D.P. MARSHALL.				DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No.
				15/04/2025	1:100	J WEEDA	A WEEDA	3525 - 1 OF 8

LEGEND

WT- WASH TROUGH	WIWR - WALK IN ROBE
WM- WASHING MACHINE	WC - TOILET
DR - DRYER	VB- VANITY BASIN
WR- WARDROBE	BA - BATH
	SH- SHOWER

SHE- SHOWER ENCLOSED
PTY - PANTRY
UBO - UNDER BENCH OVEN
HP- HOT PLATES

SSS - S/STEEL SINK
MW - MICRO WAVE OVEN
RH - RANGE HOOD
MB- METER BOX
FR- FRIDGE

FRZ- FREEZER
DW- DISHWASHER
RAD- ROLLER DOOR
CJ- CONTROL JOINT
⊕ SMOKE DETECTOR

TL - CERAMIC TILE
SV - SHEET VINYL
CP - CARPET
FF - VINYL FLO/FLR
SD - SLIDER DOOR

D.P. - DOWNPIPES
□ SUB FLOOR VENTS
⊞ BATHROOM FAN, LIGHT, HEATER.
FW - FLOOR WASTE
HW- HOT WATER

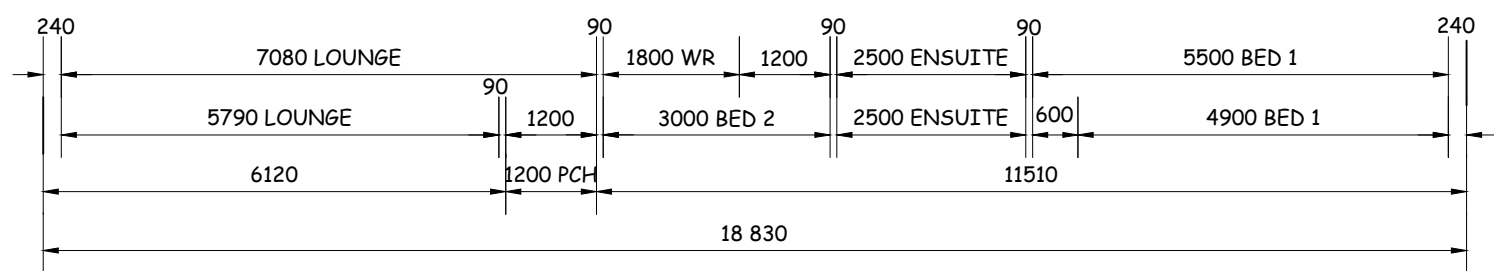
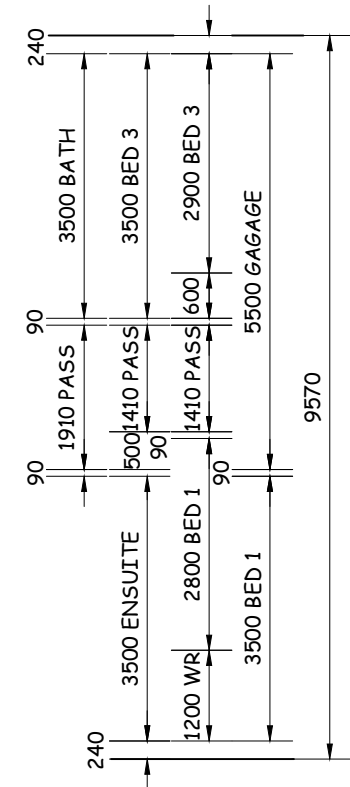
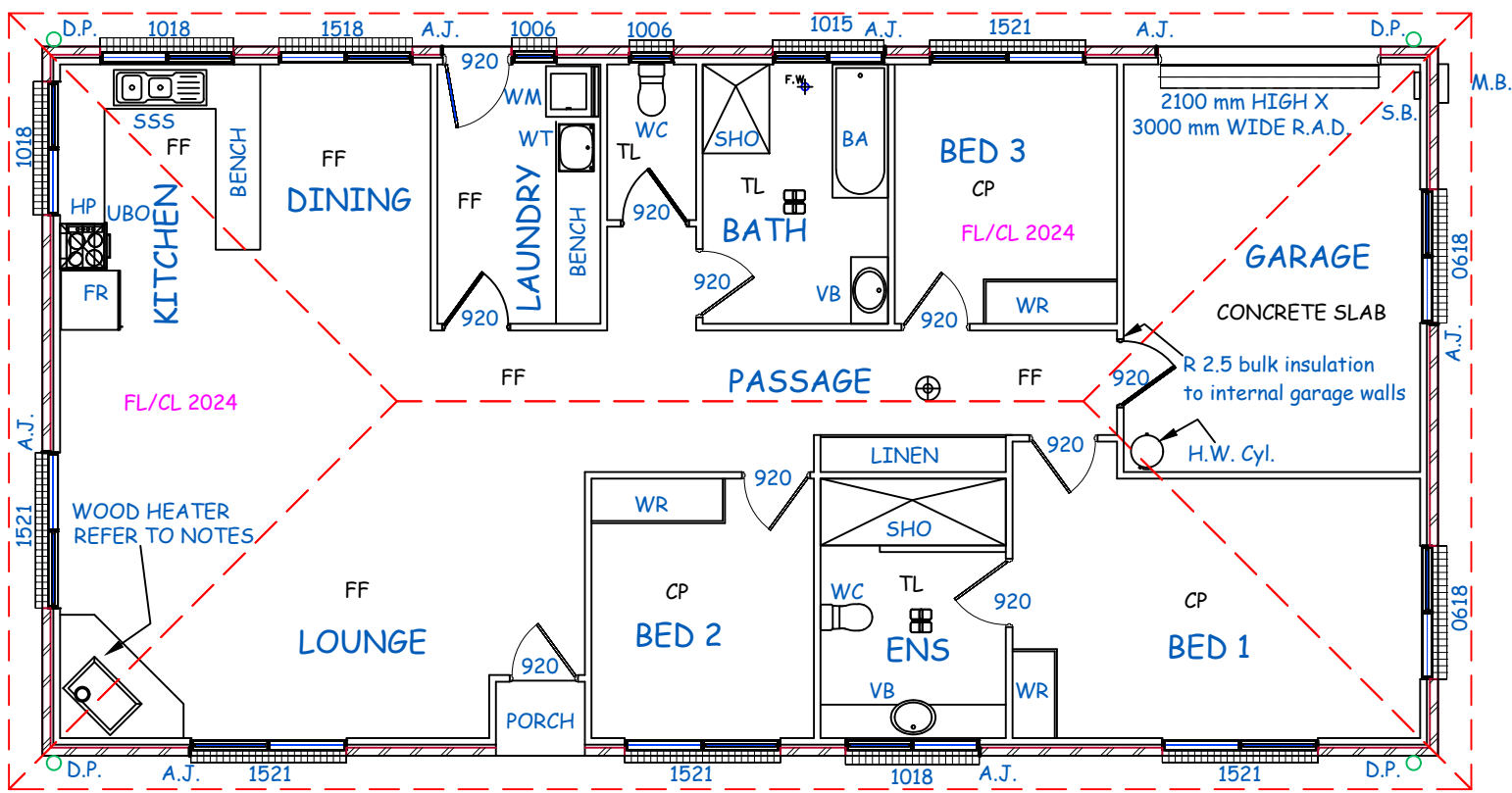
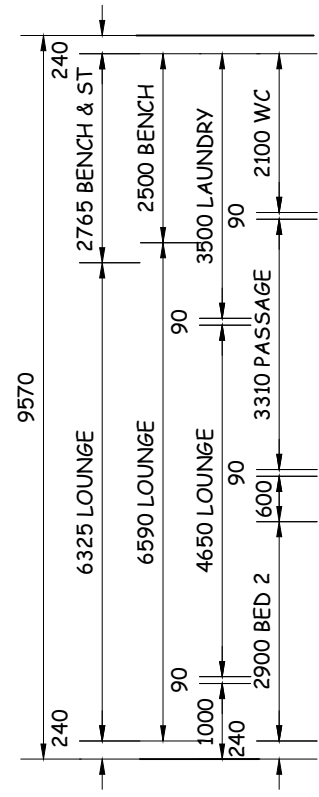
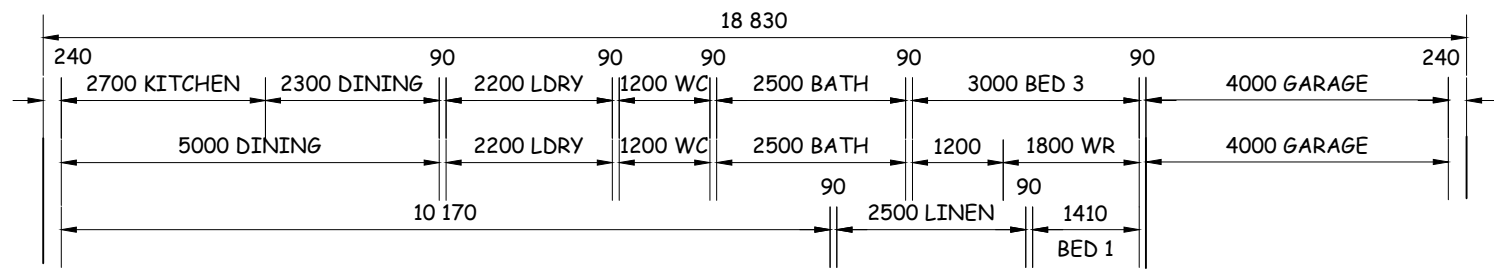
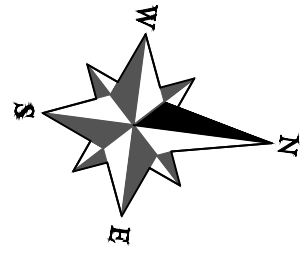
▭ VENTED SKYLIGHT WITH DIFFUSER
▭ ROOF SPACE ACCESS HATCH

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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM: CC 5317 P Cat B.D.

FOR PLANNING PERMIT APPLICATION ONLY



PROPOSED FLOOR PLAN 1:100

CENTRAL COAST COUNCIL LAND USE PLANNING

Received: 16/10/2025
 Application No: DA2025250
 Doc ID: 534925

AREA:

DWELLING	154.30 m2 16.60 sq.
GARAGE	24.70 m2
FRONT PORCH	1.20 m2
TOTAL	180.20 m2 19.39 sq.

PROPOSED BRICK VENEER DWELLING TO THE PROPERTY AT 1083 LOONGANA ROAD NIETTA FOR D.P. MARSHALL.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
15/04/2025	1:100	J WEEDA	A WEEDA	3525 - 2 OF 8

FOR PLANNING PERMIT APPLICATION ONLY

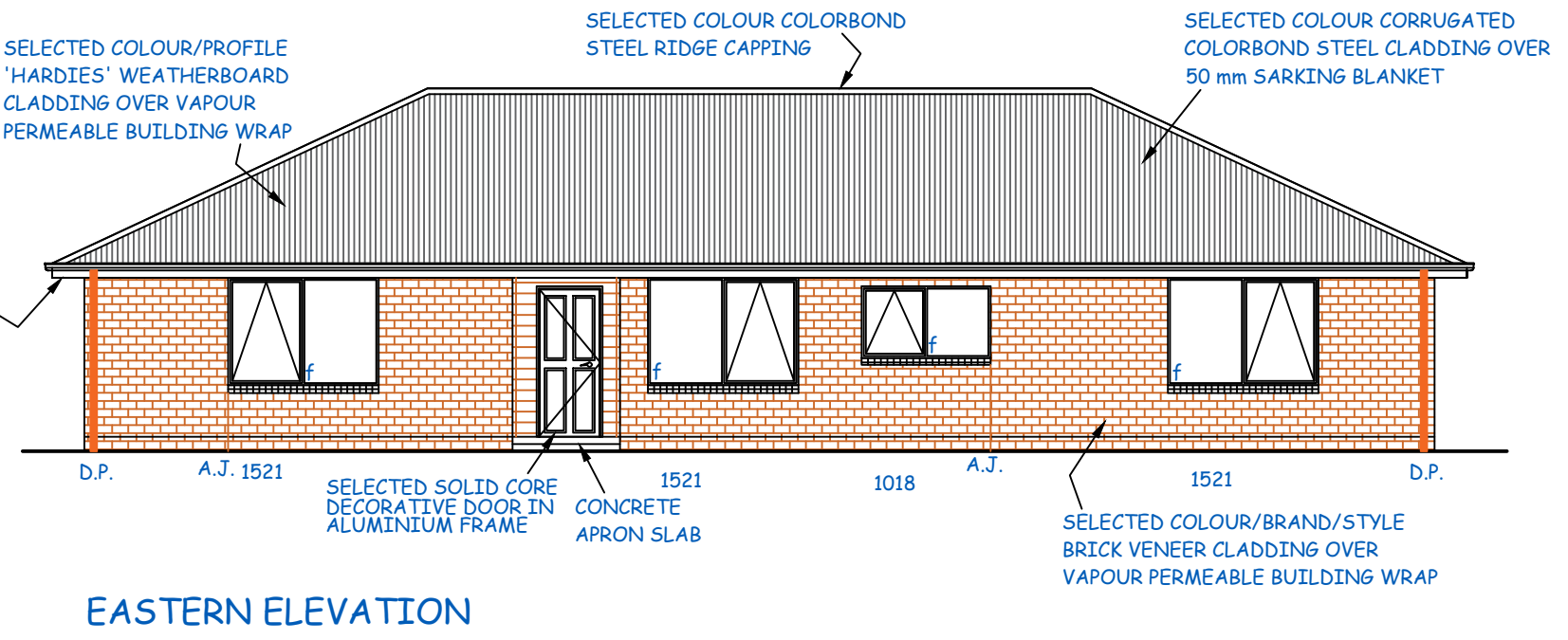
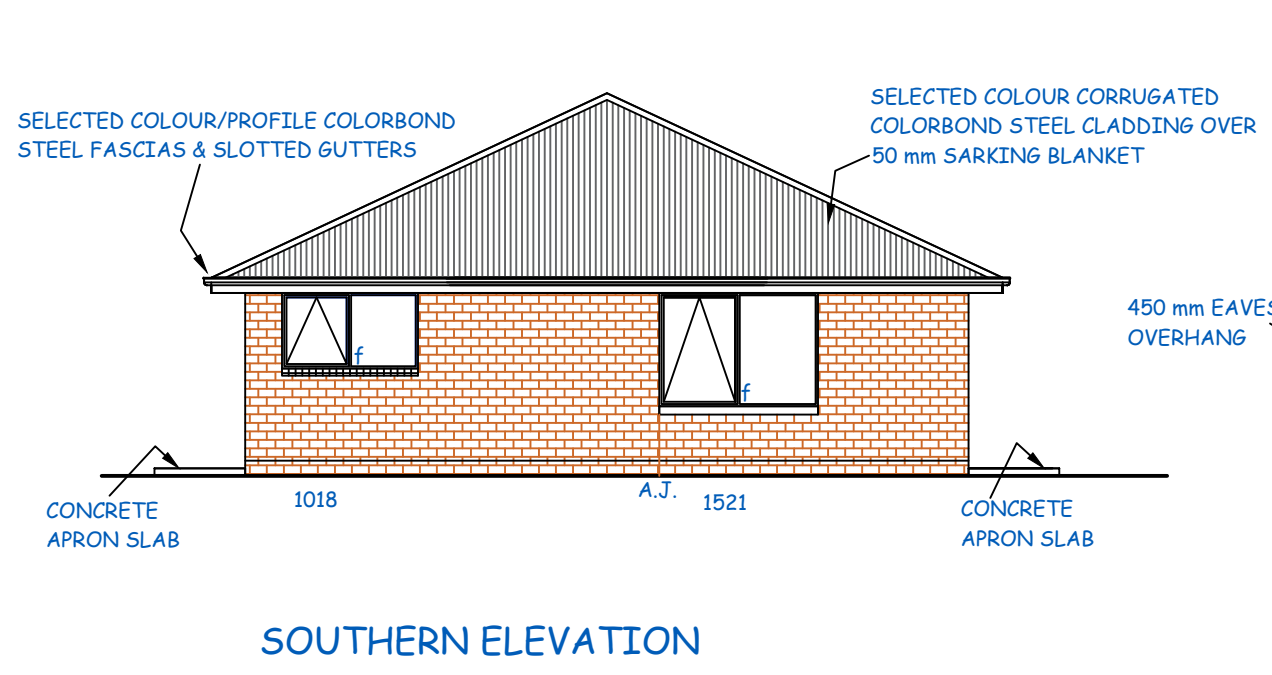
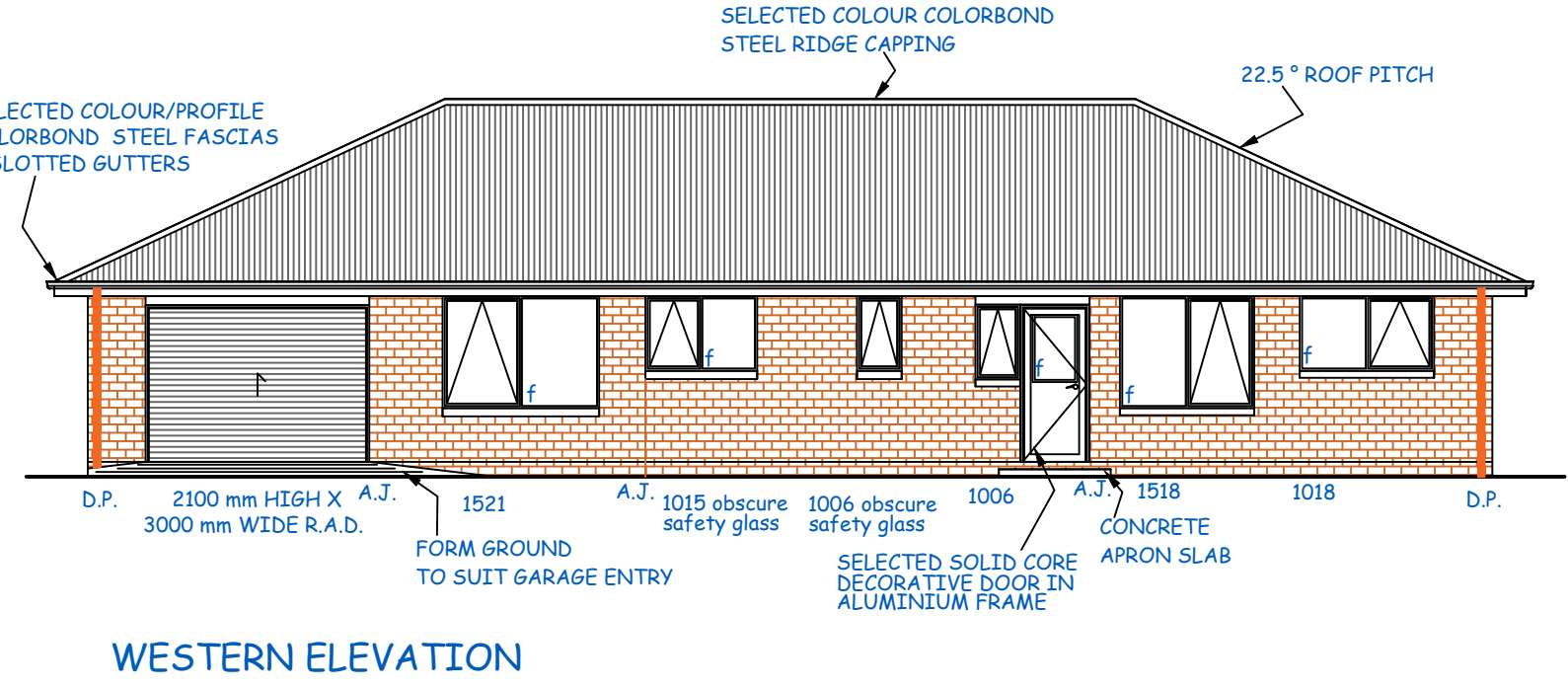
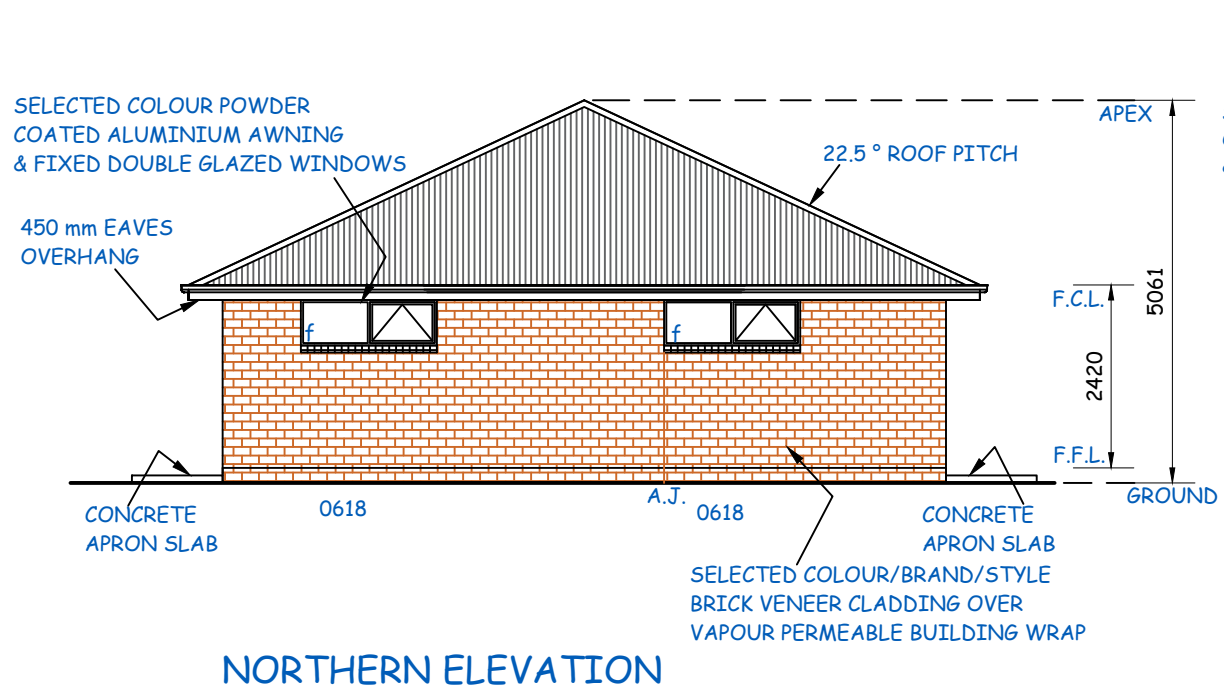
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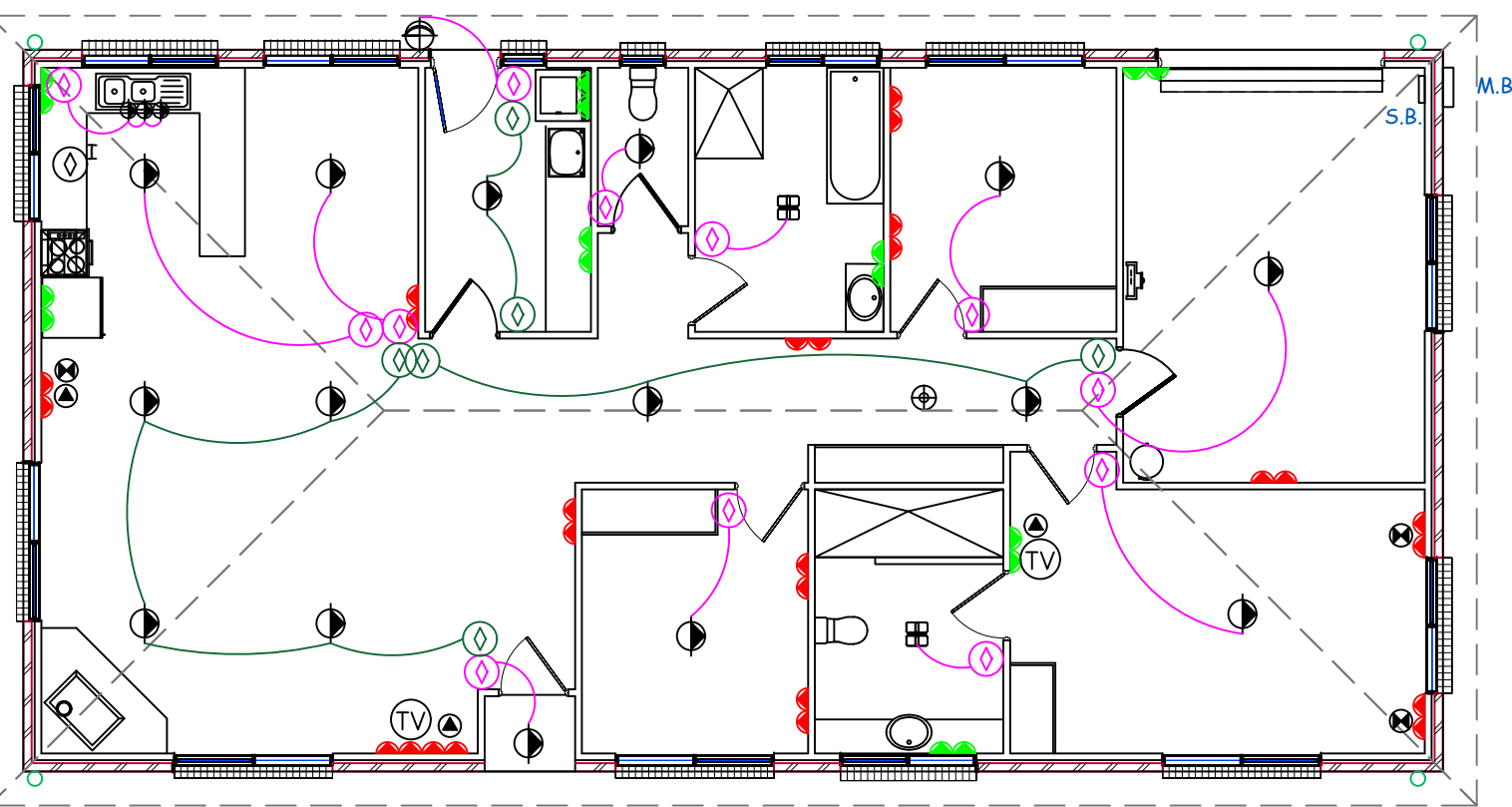
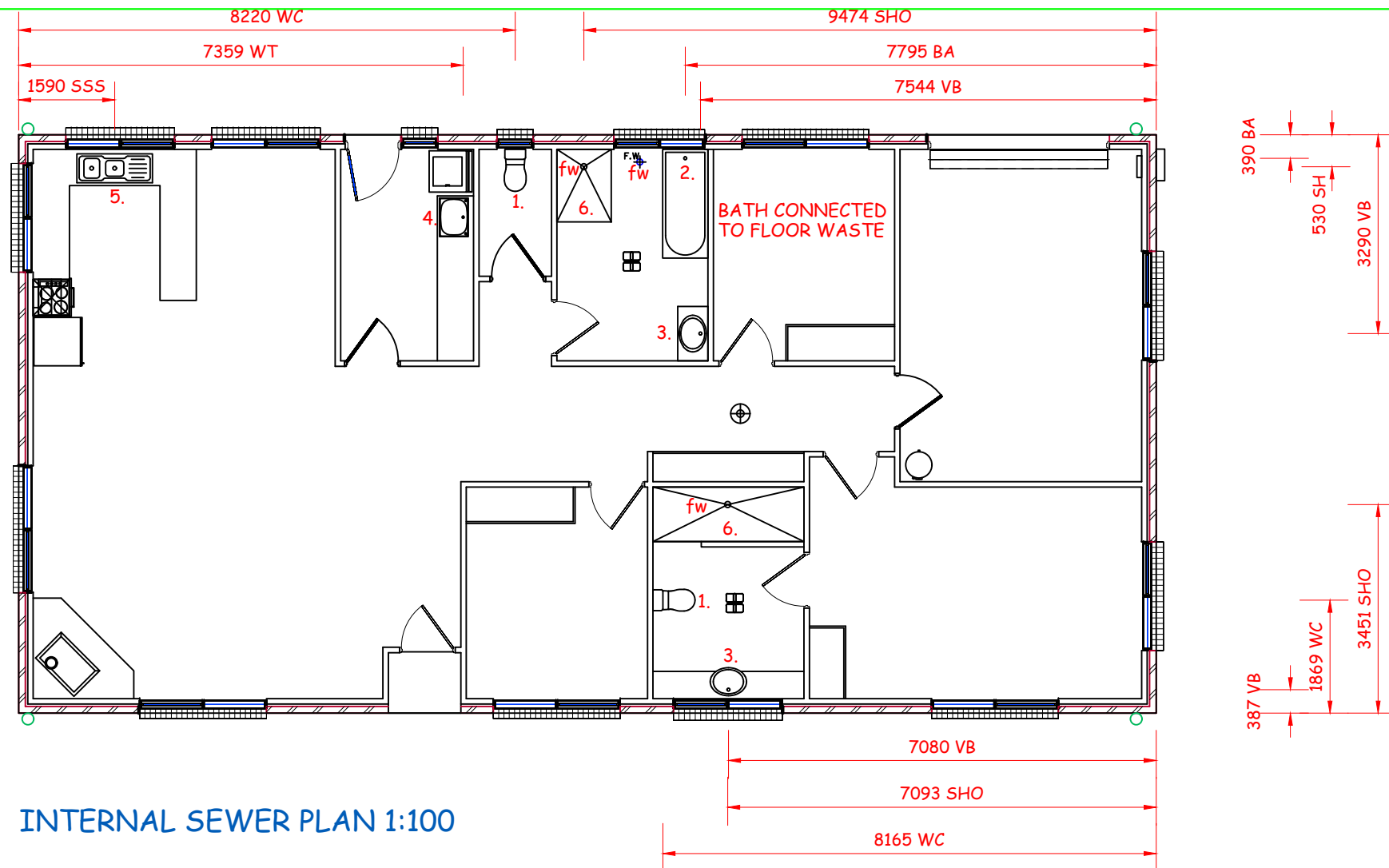
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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC
 NUMBERS: ADAM: CC 5317 P Cal B.D.



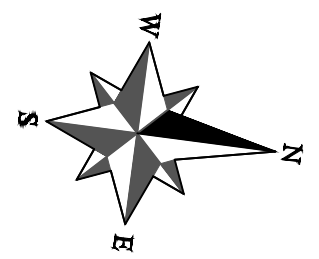
PROPOSED BRICK VENEER DWELLING TO THE PROPERTY AT 1083 LOONGANA ROAD
NIETTA FOR D.P. MARSHALL.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
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- ELECTRICAL LEGEND**
- 275 mm HIGH DOUBLE POINTS
 - 1125 mm HIGH DOUBLE POINTS
 - EXTERNAL POWER POINTS
 - DATA CONNECTION POINT
 - G.P.O. WITH U.S.B. RECHARGE
 - SINGLE 1200 mm 11 W FLURO LIGHTS WITH DIFFUSER
 - DOUBLE 1200 mm 22 W FLURO LIGHTS WITH DIFFUSER
 - ELECTRONIC VEHICLE CHARGER
 - SENSOR LIGHT
 - BATTEN LIGHT
 - DOWNLIGHTS
 - SWITCH
 - 2 WAY SWITCH
 - 3 WAY SWITCH
 - ISOLATION SWITCH (STOVE)
 - SENSOR OVERRIDE
 - DIMMER SWITCH
 - BATHROOM FAN, LIGHT HEAT VENTED TO OUTSIDE AIR
 - CEILING FAN
 - INTERNAL FAN
 - VENT FANS OUT TO SOFFIT
 - 240 VOLT HARD WIRED INTERCONNECTED SMOKE DETECTOR
 - PHONE POINT
 - TELEVISION POINT
 - ROOF SPACE ACCESS HATCH
 - AC - AIR CONDITIONING UNIT
 - PH - PANEL HEATER HARD WIRED IN 6.5 KW
 - ST - STOVE HARD WIRED IN
 - UBO - UNDER BENCH OVEN
 - HP- HOT PLATES
 - RH - RANGE HOOD
 - DW- DISHWASHER
 - HW- HOT WATER
 - MB- METER BOX
 - NBN CUPBOARD 600 mm HIGH X 300 mm DEEP MINIMUM.
 - NBN OPTIC FIBRE IN NBN APPROVED CONDUIT

INTERNAL PLUMBING LEGEND
 100 mm Ø AT SLAB TO FIXTURES
 REFER WET AREA NOTES & FALLS
 1. TOILET 100 Ø
 2. BATH 40 mm Ø UN-TRAPPED TO GRATED FLOOR WASTE WITHIN 1200 mm OF BATH
 3. VANITY BASIN 40 mm Ø
 4. WASH TROUGH 50 mm Ø
 5. KITCHEN SINK 50 mm Ø
 6. SHOWER 50 mm Ø INTO FLOOR WASTE
 OPTIONAL LAUNDRY: 50 mm DRY FLOOR WASTE WITH FROG FLAP



FOR PLANNING PERMIT APPLICATION ONLY

WET AREAS NOT NATURALLY VENTILATED REQUIRE MAKE UP AIR VIA A DOOR UNDERCUT OR COMPLY WITH A.S. 1668.2
 BATHROOMS NOT NATURALLY VENTILATED SHALL HAVE EXHAUSTS WITH A 10 MINUTE RUN-OFF TIMER INTERLOCKED WITH ROOMS LIGHT SWITCH.

CENTRAL COAST COUNCIL LAND USE PLANNING

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PLUMBING NOTES - DOMESTIC

PLUMBING SHALL BE INSTALLED TO:
 A.S./N.Z. 3500.1-2021 WATER SUPPLY
 A.S./N.Z. 3500.2-2021 SANITARY PLUMBING
 A.S./N.Z. 3500.3-2021 STORM WATER
 A.S./N.Z. 3500.4-2021 HDT WATER

- FIXTURES:**
- 1. TOILET
 - 2. BATH/SPA
 - 3. VANITY BASIN
 - 4. WASH TROUGH
 - 5. SINK
 - 6. SHOWER

NOTE: connection of DN 100 mm Ø branch drain to DN mm Ø main drain now require a 15° incline

I.O. - INSPECTION OPENING
E.V. - EDUCT VENT
R.E. - ROD EYE
O.R.G. - OVERFLOW RELIEF GULLY TOP OF O.R.G.'s SHALL BE A MINIMUM OF 150mm BELOW THE LOWEST FIXTURE A MINIMUM OF 75 mm ABOVE FINISHED GROUND /SURFACE LEVEL. CONCRETE SURROUND PLINTHS SHALL BE PROVIDED GROUND O.R.G.'S. ALL O.R.G.'S TO BE CHARGED WITH TAP OVER

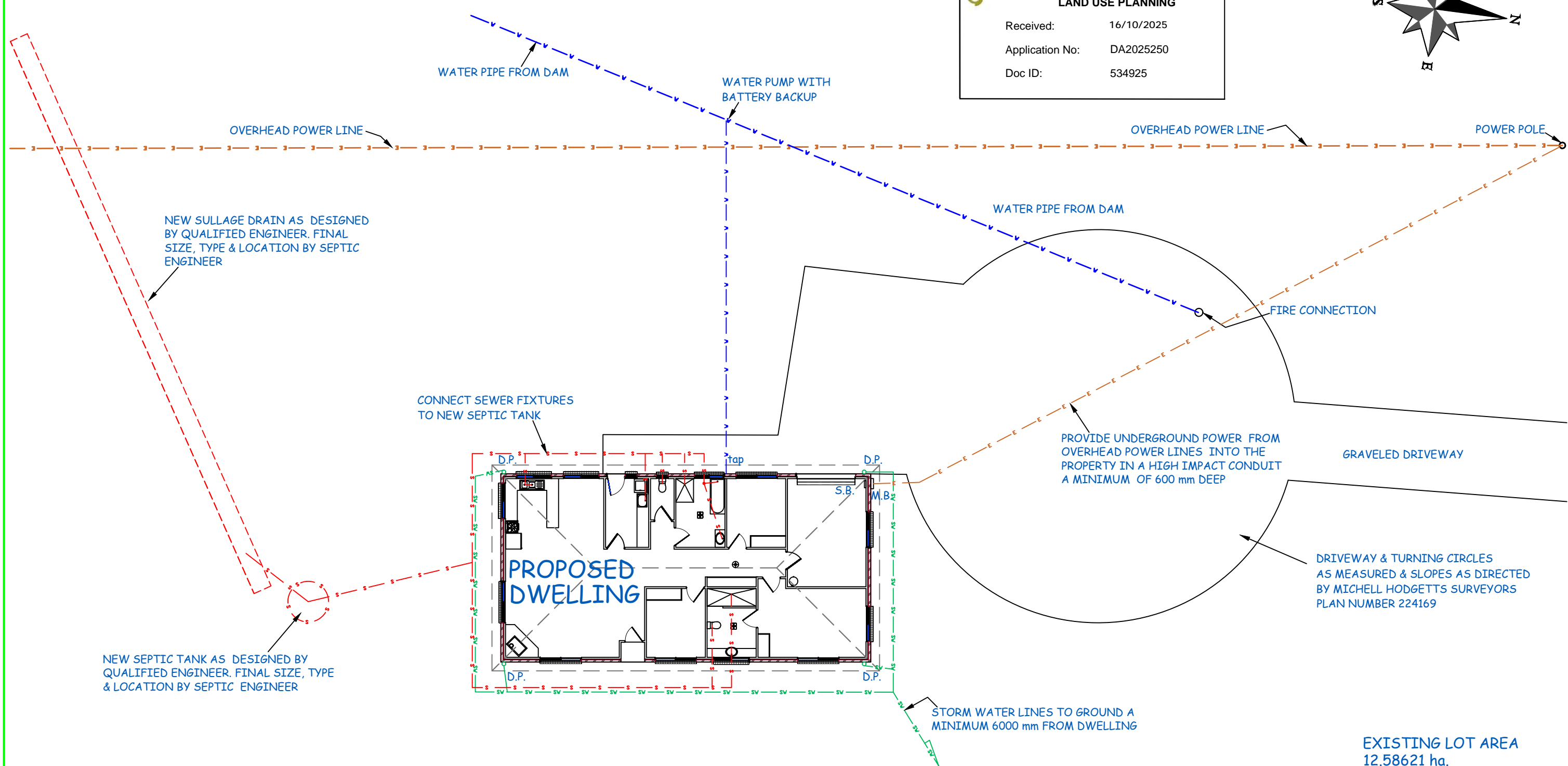
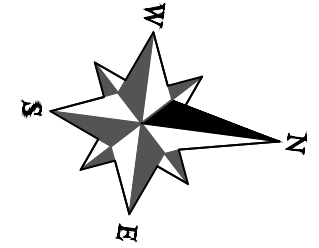
D.P. = DOWNPIPE SIZE AS SHOWN
STORM WATER LINE 100 mm Ø
S.W. LINES GENERALLY OUT 1200mm & PARALLEL TO EXTERNAL WALLS. STORM WATER - UPVC 100 mmØ LAID @ MIN. GRADE OF 1:100
REFER GRATED PIT DETAIL 150 mm Ø
STORM WATER LINE DISCHARGING FROM THE GRATED PIT
GAS SUPPLY
GAS ——— GAS ———

SEWER LINE 100 mm Ø
SEWER LINES GENERALLY OUT 1000mm & PARALLEL TO EXTERNAL WALLS.
SEWER - UPVC ON 100 LAID @ A MIN. GRADE OF 1:60
WATER SUPPLY 20 mm Ø LINE
S.V. - STOP VALVE
TELSTRA - NBN SUPPLY
POWER SUPPLY
E ——— E ———

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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM: CC 5317 P Cai B.D.

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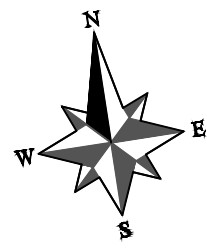


PART SITE LOCATION & PRELIMINARY SERVICES PLAN 1:200

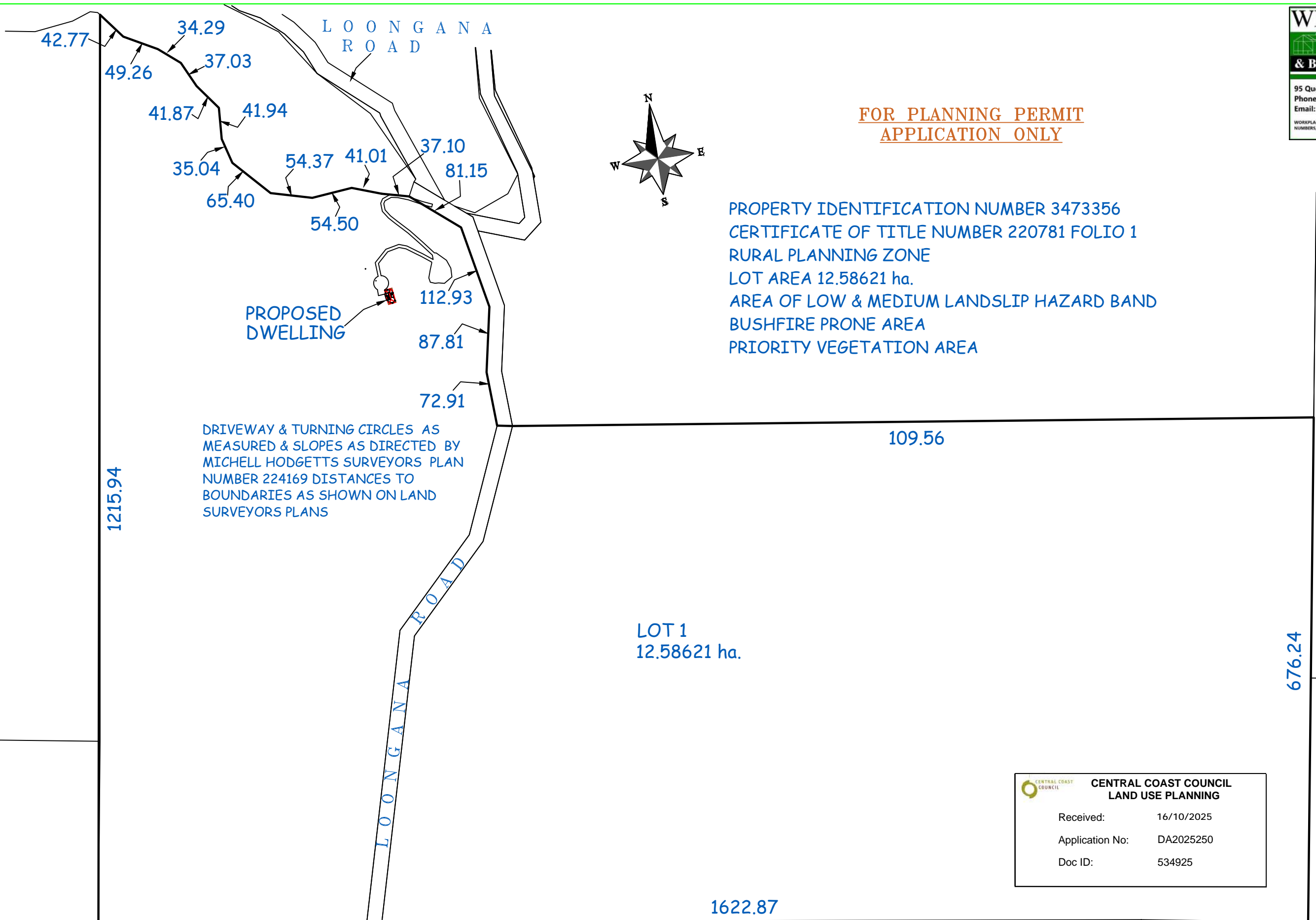
EXISTING LOT AREA
 12.58621 ha.
DWELLING AREA
 180.20 m²

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PROPERTY IDENTIFICATION NUMBER 3473356
 CERTIFICATE OF TITLE NUMBER 220781 FOLIO 1
 RURAL PLANNING ZONE
 LOT AREA 12.58621 ha.
 AREA OF LOW & MEDIUM LANDSLIP HAZARD BAND
 BUSHFIRE PRONE AREA
 PRIORITY VEGETATION AREA



CENTRAL COAST COUNCIL
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SITE LOCATION PLAN 1:5000

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BUSH FIRE ATTACK LEVEL 12.5

GLOSSARY OF TERMS

BUSHFIRE - AN UNPLANNED FIRE BURNING IN VEGETATION, ALSO REFERED TO AS A WILDFIRE
BUSHFIRE ATTACK - ATTACK BY BURNING EMBERS, RADIANT HEAT OR FLAME GENERATED BY A BUSHFIRE, WHICH MIGHT RESULT IN IGNITION & SUBSEQUENT TO OR DESTRUCTION OF A BUILDING
BUSHFIRE PRONE AREA - AN AREA THAT IS SUBJECT TO OR LIKELY TO BE SUBJECT TO BUSHFIRE ATTACK
BUSHFIRE ATTACK LEVEL (BAL) - A MEANS OF MEASURING THE SEVERITY OF A BUILDING'S POTENTIAL EXPOSURE TO EMBER ATTACK, RADIANT HEAT & DIRECT FLAME CONTACT
BUSHFIRE SHUTTER - CONSTRUCTED & FITTED TO THE EXTERIOR OF A BUILDING TO PROTECT A WINDOW OR A DOOR FROM EXPOSURE ATTACK
CLASSIFIED VEGETATION - VEGETATION THAT HAS BEEN CLASSIFIED IN ACCORDANCE WITH CLAUSE 2.2.3 OF A.S. 3959
COMBUSTIBLE - AS DETERMINED BY A.S. 1530.1
EFFECTIVE SLOPE - THE SLOPE UNDER THAT CLASSIFIED VEGETATION WHICH MOST INFLUENCES THE BUSHFIRE ATTACK
EMBER ATTACK - ATTACK BY SMOULDERING OF FLAMING WINDBORNE DEBRIS THAT IS CAPABLE OF ENTERING OR ACCUMULATING AROUND A BUILDING & THAT MAY IGNITE THE BUILDING OF OTHER COMBUSTIBLE MATERIALS & DEBRIS
EMBER GUARD - A COVER INSERTED IN OR OVER AN OPENING OR CAVITY TO PREVENT ENTRY OF BURNING EMBERS
FIRE DANGER INDEX (FDI) - THE CHANCE OF A FIRE STARTING, IT'S RATE OF SPREAD, IT'S INTENSITY & THE DIFFICULTY OF IT'S SUPPRESSION, ACCORDING TO VARIOUS COMBINATIONS OF AIR TEMPERATURE, RELATIVE HUMIDITY, WIND SPEED & DROUGHT EFFECTS. NOTE TASMANIAN FDI IS 50 FOR NON ALPINE AREAS
FIRE RESISTANCE LEVEL (FRL) - THE NOMINAL GRADING PERIOD, IN MINUTES THAT IS DETERMINED BY SUBJECTING A SPECIMEN TO THE STANDARD TIME TEMPERATURE CURVE REGIME AS SET OUT IN A.S. 1530.4. FRL IS EXPRESSED IN THREE NUMBERS OF STRUCTURAL ADEQUACY-INTEGRITY-INSULATION
GLAZED ASSEMBLY - ANY COMBINATION OF GLASS & ANY OTHER MATERIAL THAT FILLS A WINDOW OR DOOR OPENING; ALSO KNOWN AS A GLAZING SYSTEM
HAZARD MANAGEMENT AREA (HMA) - AREA OF MANAGEMENT OF EXTERNAL ENVIRONMENT THAT MUST BE MAINTAINED TO ACHIEVE & MAINTAIN BAL LEVEL (REPLACES BUILDING PROTECTION ZONE (BPZ) & FUEL MODIFIED BUSHFIRE ZONE (FMBZ)
THIS STANDARD - REFERS TO THE AUSTRALIAN STANDARD A.S. 3959
OVERSTOREY - THE CANOPY, BEING THE TALLEST STAMUM OF THE VEGETATION
UNDERSTOREY - THE VEGETATION BENEATH THE OVERSTOREY

B.A.L. DETERMINATION	COMPASS POINT
	N S E W
CLAUSE 2.2.2 THE RELEVANT FDI IS	50 50 50 50
CLAUSE 2.2.3 THE CLASSIFICATION TYPE IS	REFER TO REPORT
CLAUSE 2.2.4 THE DISTANCE(m) OF THE SITE FROM THE CLASSIFIED VEGETATION TYPE(S) IS	REFER TO REPORT
CLAUSE 2.2.5 THE EFFECTIVE SLOPE(S) UNDER THE CLASSIFIED VEGETATION TYPE(S) IS	REFER TO REPORT
PROPERTY IS	REFER TO REPORT
CLAUSE 2.2.6 THEREFORE THE BAL LEVEL FOR THIS	
PROPERTY B.A.L. LEVEL IS	12.5
B.A.L. IF MANAGEMENT PLAN IMPLEMENTED MAINTAINED & MANAGED (WARNING IF MANAGEMENT PLAN NOT MAINTAINED MAY VOID INSURANCE)	12.5

B.A.L. - 12.5 IS PRIMARILY CONCERNED WITH PROTECTION FROM EMBER ATTACK & RADIANT HEAT UP TO & INCLUDING 12.5 kW/m² WHERE THE SITE IS LESS THAN 100 m FROM THE SOURCE OF BUSHFIRE ATTACK

THESE DRAWINGS & IN PARTICULAR THE BAL INFORMATION ARE COPYRIGHT AND ANY UNAUTHORISED USE OF THIS MATERIAL WILL INCUR VIGOROUS LEGAL ACTION.

SUB FLOOR SUPPORTS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUBFLOOR SUPPORT POSTS, COLUMNS, STUMPS, PIERS & POLES. NOTE THIS APPLIES TO THE PRINCIPAL BUILDING ONLY AND NOT TO VERANDAH'S DECKS ETC. IDEALLY, STORAGE OF COMBUSTIBLE MATERIALS BENEATH A FLOOR AT THIS B.A.L. WOULD NOT OCCUR & ON THIS ASSUMPTION THERE IS NO REQUIREMENT TO ENCLOSE THE SUBFLOOR SPACE OR TO PROTECT THE SUBFLOOR SUPPORTS, OR THE BEARERS, JOISTS & FLOORING FROM BUSHFIRE ATTACK. SHOULD COMBUSTABLE MATERAILS BE STORED IT IS RECOMMENDED THE AREA BE PROTECTED AS MATERIALS STORED IN THE SUBFLOOR MAY BE IGNITED BY EMBERS & CAUSE AN IMPACT TO THE BUILDING

FLOORS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR CONCRETE SLABS ON THE GROUND.
 THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR ELEVATED FLOORS INCLUDING BEARERS, JOISTS & FLOORING

EXTERNAL WALLS

THE EXPOSED COMPONENTS OF AN EXTERNAL WALL THAT ARE LESS THAN 400 mm FROM THE GROUND OR LESS THAN 400 mm ABOVE DECKS, CARPORT ROOFS, AWNINGS & SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL & EXTENDING MORE THAN 110 mm IN WIDTH FROM THE WALL SHALL BE:

- A) NON COMBUSTIBLE MATERIAL (EXAMPLES ARE BUT NOT LIMITED TO) MINIMUM 90 mm IN THICKNESS;
 - i) FULL MASONRY OR MASONRY VENEER WALLS WITH AN OUTER LEAF OF CLAY, CONCRETE, CALCIUM, SILICATE OR NATURAL STONE
 - ii) PRECAST OR IN SITU WALLS OF CONCRETE OR AERATED CONCRETE
 - iii) EARTH WALL INCLUDING MUD BRICK
- B) TIMBER LOGS OF A SPECIES WITH A DENSITY OF 680 kg/m² OR GREATER AT A 12% MOISTURE CONTENT OF A MINIMUM NOMINAL OVERALL THICKNESS OF 90 mm & A MINIMUM THICKNESS OF 70 mm & GAUGE PLANED
- C) CLADDING THAT IS FIXED EXTERNALLY TO A TIMBER OR STEEL FRAMED WALL & IS
 - i) NON COMBUSTIBLE MATERIAL
 - ii) FIBRE CEMENT A MINIMUM OF 6 mm IN THICKNESS
 - iii) BUSHFIRE RESISTANT TIMBER
 - iv) TIMBER SPECIES AS SPECIFIED WITH A DENISTY OF 750 kg/m² OR GREATER TABLE E1 A.S. 3959 SUCH AS GREY IRON BARK OR TURPENTINE
- D) ANY COMBINATION OF A,B, & C ABOVE


THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE EXPOSED COMPONENTS OF AN EXTERNAL WALL THAT ARE 400 mm OF MORE FROM THE GROUND OR 400 mm OR MORE ABOVE DECKS, CARPORT ROOFS, AWNINGS & SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL & EXTENDING MORE THAN 110 mm IN WIDTH FROM THE WALL
 JOINTS: ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACK OR BUTT JOINTED TO PREVENT GAPS GREATER THAN 3 mm
 VENTS & WEEPHOLES: IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2 mm, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM, EXEPT WHERE THE VENTS & WEEPHOLES HAVE AN APETURE LESS THAN 3 mm OR ARE LOCATED IN AN EXTERNAL WALL OF A SUBFLOOR SPACE

EXTERNAL GLAZED ELEMENTS

- BUSHFIRE SHUTTERS: WHERE FITTED SHALL:
- A) NON COMBUSTIBLE MATERIAL
 - B) BUSHFIRE RESISTANT TIMBER APPENDIX F A.S. 3959
 - C) TIMBER SPECIES AS SPECIFIED WITH A DENISTY OF 750 kg/m² OR GREATER TABLE E1 A.S. 3959 SUCH AS GREY IRON BARK OR TURPENTINE
 - D) ANY COMBINATION OF A,B, & C ABOVE
- 1) WHERE FITTED, SCREENS FOR WINDOWS & DOORS SHALL HAVE A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 mm, MADE OF COROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY & THE BUILDING ELEMENT TO WHICH IT IS FITTED SHALL NOT EXCEED 3 m. THE FRAME SUPPORTING THIS SHEET SHALL BE MADE FROM METAL OR A,B,C OR D ABOVE

EXTERNAL WINDOWS

WINDOW ASSEMBLIES BE COMPLETELY PROTECTED AS 'A' TO 'D' & 1 ABOVE
 WINDOW ASSEMBLIES SHALL COMPLY WITH THE FOLLOWING:

	CENTRAL COAST COUNCIL LAND USE PLANNING
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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBER, ADAM, CC 5117 P Cst B.S.

FOR WINDOW ASSEMBLIES LESS THAN 400 mm FROM THE GROUND OR LESS THAN 400 mm ABOVE DECK, CARPORT ROOFS, AWNINGS & SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL & EXTENDING MORE THAN 110 mm IN WIDTH FROM THE WINDOW FRAME. WINDOW FRAMES & JOINERY SHALL BE MADE FROM BUSHFIRE RESISTANT TIMBER, METAL OR METAL REINFORCED PVC-U. HARDWARE THAT SUPPORTS THE SASH IN ITS FUNCTIONS OF OPENING & CLOSING SHALL BE METAL. WHERE GLAZING IS LESS THAN 400 mm FROM THE GROUND OF LESS THAN 400 mm ABOVE DECK, CARPORT ROOFS, AWNING & SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL AND EXTENDING MORE THAN 110 mm IN WIDTH FROM THE WINDOW FRAME. THE GLAZING SHALL BE GRADE A SAFETY GLASS MINIMUM 4 mm THICKNESS, OR GLASS BLOCKS, ANNEALED GLASS MAY BE USED. WINDOWS SHALL BE SCREEN INTERNALLY OR EXTERNALLY AS PER POINT 1.

EXTERNAL DOORS

SHALL BE PROTECTED & SCREENED AS PER A TO D & POINT 1.
 WHERE DOORS INCORPORATE A GLAZING ELEMENT THE GLAZING SHALL COMPLY WITH THE GLAZING REQUIREMENTS FOR WINDOWS.
 DOORS SHALL BE TIGHT FITTING TO THE DOOR FRAME & TO AN ABUTTING DOOR IF APPLICABLE
 WHERE ANY PART OF THE DOOR FRAME IS LESS THAN 400 mm FROM THE GROUND OR LESS THAN 400 mm ABOVE DECK, CARPORT ROOFS, AWNING & SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL AND EXTENDING MORE THAN 110 mm FROM THE DOOR. THE DOOR FRAME SHALL BE MADE AS PER A TO D, METAL OR METAL REINFORCED PVC-U. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL OR CORROSTON RESISTANT STEEL. THE FRAME & SASH SHALL SATISFY THE DESIGN LOAD, PERFORMANCE & STRUCTURAL STRENGTH OF THE MEMBER.
 WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE HUNG EXTERNAL DOORS.
 THERE IS NO REQUIREMENT TO SCREEN THE OPENABLE PART OF A SLIDER DOOR. SLIDER DOORS SHALL BE TIGHT FITTING IN THE FRAMES.
 A VEHICLE ACCESS DOOR WITHIN 400 mm OF THE GROUND WHEN THE DOOR IS CLOSED SHALL BE MADE FROM A TO D OR FIBRE CEMENT SHEET MINIMUM 6 mm THICKNESS. "PANELIFT" & TILT DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS AS APPROPRIATE TO THE DOOR TYPE WITH A MINIMUM GAP NO GREATER THAN 3 mm.
 ROLLER DOORS SHALL HAVE GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THE 3 mm AND SHALL BE FITTED WITH NYLON BRUSH THAT IS IN CONTACT WITH THE DOOR.
 VEHICLE ACCESS DOORS SHALL NOT INCLUDE VENTILATION SLOTS.

ROOFS

A ROOF INCLUDES CARPORT, VERANDAH'S, EAVES, FASCIAS, GABLES, GUTTERS & DOWNPIPES.
 ALL ROOF COVERINGS & ACCESSORIES SHALL BE NON COMBUSTIBLE
 THE ROOF/WALL JUNCTION SHALL BE SEALED, TO PREVENT OPENINGS GREATER THAN 3 mm
 ROOF OPENINGS SUCH AS GABLE & ROOF VENTS SHALL BE FITTED WITH EMBER GUARDS MADE OF NON COMBUSTIBLE MATERIAL, MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 mm MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.
 TILED ROOFS SHALL BE FULLY SARKED, BE LOCATED ON THE TOP OF THE ROOF FRAMING, COVER THE ENTIRE ROOF AREA INCLUDING RIDGES & HIPS AND EXTEND INTO GUTTERS & VALLEYS.
 SHEET ROOFS SHALL BE FULLY SARKED, HAVE ANY GAPS GREATER THAN 3 mm SEALED AT THE FASCTA OR WALL LINE & AT THE VALLEY'S HIPS & RIDGES BY MESH OR PERFORATED SHEET, MINERAL WOOL OR OTHER NON COMBUSTIBLE MATERIAL.
 THERE IS NO REQUIREMENT TO LINE THE UNDERSIDE OF A VERANDAH, CARPORT OR AWNING THAT IS SEPARATED FROM THE MAIN ROOF SPACE.
 ALL OVERHEAD GLAZING SHALL BE GRADE A SAFETY GLASS COMPLYING WITH A.S. 1288.

WATER & GAS SUPPLY PIPES

ABOVE GROUND, EXPOSED WATER & GAS SUPPLY PIPES SHALL BE METAL.
 BELOW GROUND PIPE LINES TO BE A MINIMUM OF 300 mm INTO GROUND

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BUSH FIRE ATTACK LEVEL 12.5

GLAZED ELEMENTS IN ROOF LIGHTS & SKYLIGHTS MAY BE OF POLYMER PROVIDED A GRADE A SAFETY GLASS DIFFUSER, COMPLYING WITH A.S. 1288 IS INSTALLED UNDER THE GLAZING. WHERE SAFETY GLAZING IS AN INSULATING GLAZING UNIT GRADE A TOUGHENED SAFETY GLASS MINIMUM 4 mm THICKNESS SHALL BE USED IN THE OUTER PANE OF THE UNIT. FLASHING ELEMENTS TO BE OF FIRE RETARDANT MATERIAL. EVAPORATIVE COOLING UNIT SHALL BE FITTED WITH NON COMBUSTIBLE BUTTERFLY CLOSERS AS CLOSE AS PRACTICABLE TO THE ROOF LEVEL OR THE UNIT SHALL BE FITTED WITH NON COMBUSTIBLE COVERS WITH A MESH OR FERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 mm MADE OF CORROSION RESISTANT STEEL BRONZE OR ALUMINIUM.

VENT PIPES MADE FROM PVC ARE PERMITTED. GUARDS SHALL NOT BE FITTED TO GAS FLUES EAVES LININGS, FASCIAS & GABLES, WHERE FITTED SHALL:

- A) NON COMBUSTIBLE MATERIAL
- B) BUSHFIRE RESISTANT TIMBER APPENDIX F A.S. 3959
- C) TIMBER SPECIES AS SPECIFIED WITH A DENSITY OF 750 kg/m² OR GREATER TABLE E1 A.S. 3959 SUCH AS GREY IRON BARK OR TURPENTINE
- D) ANY COMBINATION OF A,B, & C ABOVE

EAVES PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENETRATIONS. EAVES VENTILATION OPENINGS GREATER THAN 3 mm SHALL BE FITTED WITH EMBER GUARDS MADE OF NON COMBUSTIBLE MATERIAL, MESH OR A PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 mm MADE OF CORROSION RESISTANT STEEL OR ALUMINIUM THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR FASCIAS, BARGE BOARDS & EAVES LININGS. THIS STANDARD DOES NOT PROVIDE MATERIAL REQUIREMENTS FOR GUTTER (EXCEPT BOX GUTTERS) & DOWNPIPES. INSTALL GUTTER & VALLEY LEAF GUARDS THAT ARE NON COMBUSTIBLE. BOX GUTTERS SHALL BE NON COMBUSTIBLE & FLASHED AT THE JUNCTION WITH THE ROOF WITH NON COMBUSTIBLE MATERIAL.

VERANDAH'S DECKS, STEPS, RAMPS & LANDINGS

DECKING SLATS MAY BE SPACED THERE IS NO REQUIREMENT TO ENCLOSE THE SUB FLOOR SPACES OF VERANDAH'S, DECKS, STEPS, RAMPS OR LANDINGS.

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE MATERIALS USED TO ENCLOSE A SUB FLOOR SPACE EXCEPT WHERE THOSE MATERIALS ARE LESS THAN 400 mm FROM THE GROUND. WHERE THE MATERIALS USED TO ENCLOSE A SUB FLOOR SPACE ARE LESS THAN 400 mm FROM THE GROUND SHALL:

- A) NON COMBUSTIBLE MATERIAL
- B) BUSHFIRE RESISTANT TIMBER APPENDIX F A.S. 3959
- C) TIMBER SPECIES AS SPECIFIED WITH A DENSITY OF 750 kg/m² OR GREATER TABLE E1 A.S. 3959 SUCH AS IRON BARK OR TURPENTINE
- D) ANY COMBINATION OF A,B, & C ABOVE.

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS & POLES

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE FRAMING OF VERANDAH'S RAMPS, OR LANDINGS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR DECKING, STAIR TREAD & THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS THAT ARE MORE THAN 300 mm FROM A GLAZED ELEMENT. DECKING, STAIR TREADS & THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS LESS THAN 300 mm HORIZONTAL FROM GLAZED ELEMENTS THAT ARE LESS THAN 400 mm VERTICALLY FROM THE SURFACE OF THE DECK SHALL BE A TO D ABOVE OR PVC.

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS & POLES.

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR FRAMING OF VERANDAH'S, DECK'S RAMPS OR LANDINGS.

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR DECKING, STAIR TREADS & THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS THAT ARE MORE THAN 300 mm FROM A GLAZED ELEMENT.

DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS LESS THAN 300 mm HORIZONTAL & 400 mm VERTICAL FROM THE SURFACE OF THE DECK SHALL BE MADE FROM A TO D ABOVE.

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR BALUSTRADES, HANDRAILS & OTHER BARRIERS.

GENERAL MAINTENANCE

PRIOR TO ONSET OF FIRE SEASON GUTTERING & ROOF VALLEYS TO BE CLEANED OUT OF DEBRIS. ROOF TO BE CHECKED FOR DAMAGED OR DISLODGED MATERIALS. TWICE YEARLY WATER SUPPLY CHECKED & TESTED ENSURE ALL SERVICE LINES ARE IN GOOD ORDER.

ALL LANDSCAPING TO CONSIDER THE PROTECTION FROM EMBER ATTACK AVOID TREE & SHRUBS WHICH RETAIN DEAD MATERIAL, SHED STRIPS OF BARK OR DROP LARGE QUANTITIES OF LEAVES VINES & CLIMBERS SHALL NOT BE PLACED ON EXTERNAL WALLS

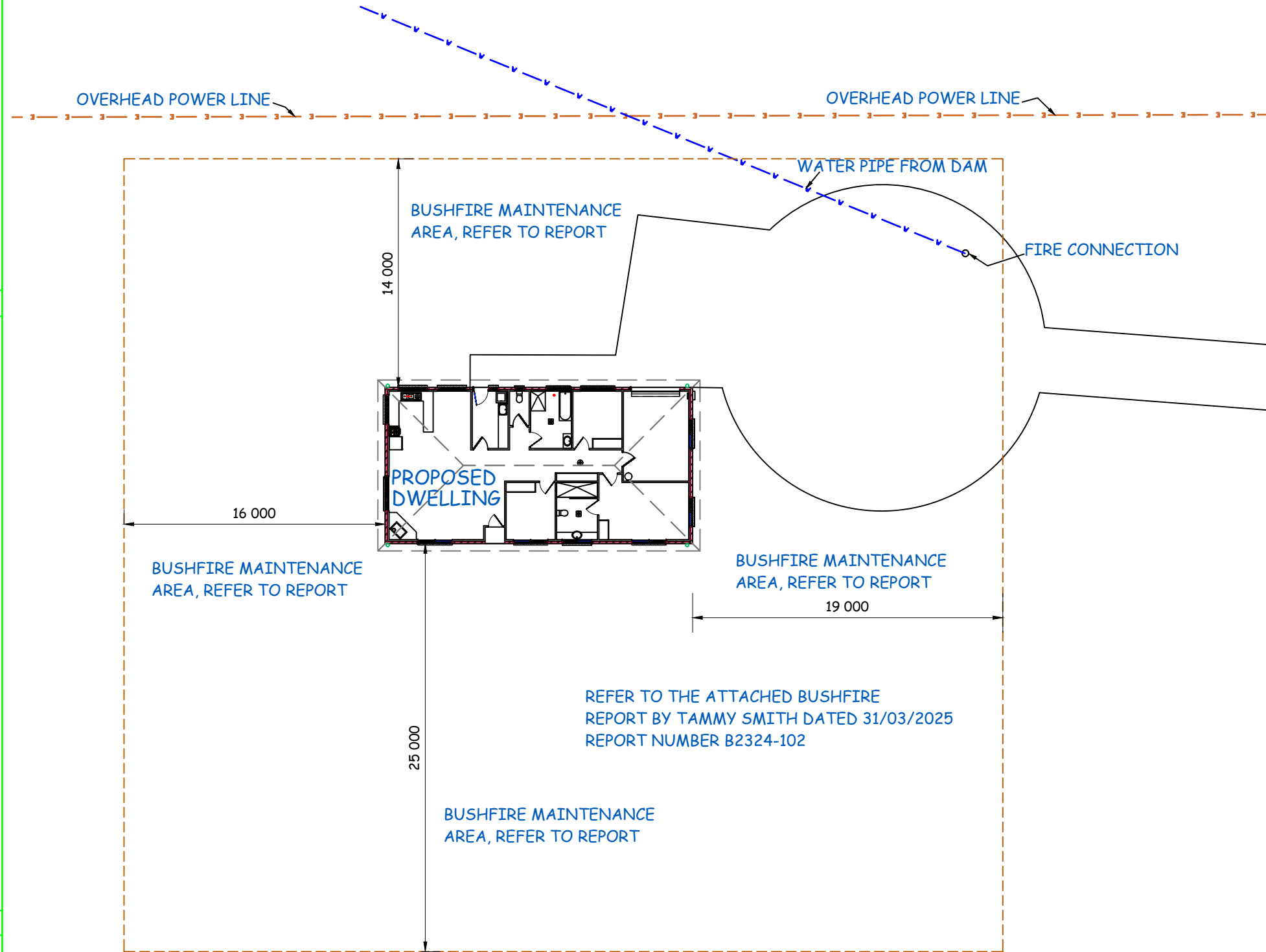
CENTRAL COAST COUNCIL
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LAND USE PLANNING

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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS: ADAM: CC 5317 P Cal B.D.



BUSH FIRE MANAGEMENT & PART SITE LOCATION PLAN 1:300

**PROPOSED BRICK VENEER DWELLING TO THE PROPERTY AT 1083 LOONGANA ROAD
 NIETTA FOR D.P. MARSHALL.**

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
15/04/2025	1:300	J WEEDA	A WEEDA	3525 - 8 OF 8