



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/087

LOCATION OF AFFECTED AREA

65C LACHLAN COURT, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

SINGLE DWELLING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **27/05/2024**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager



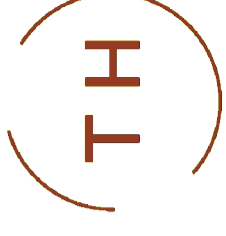
Brighton
going places

H1329 - Proposed Dwelling, HARWOOD & CLARK AT 63C LACHLAN COURT, BRIGHTON

*Architectural
Drawing No.*

Description

01	Location & Site Plan
01a	Firefighting Site Plan Layout
02	Drainage Plan
03	Floor Plan
04	Elevations
05	Section
06	Roof Plan
07	Electrical Plan
08	Flooring Layout Plan
09	Lighting Calculations, Insulation & Window Schedule
10	Compliance Notes
11	Wet Area Specifications
11a	Stair Notes
12	Vegetation Overlay
13	BAL Construction Requirements



TASSIE HOMES

Unit 4/57 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

Climate Zone - 7
C.T. No. 184645/4
Wind Speed - N? (tbc)
Corrosion Environment - MODERATE
Soil Classification - ? (tbc)
Floor Area = 181.8m²
= 19.6 sq

PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING	
		General structural steel members	Lintels in masonry
MODERATE More than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or non-heavy industrial areas	INTERNAL	No protection required	
	EXTERNAL	Option 1 Option 2 Option 3 Option 4	2 coats alkyd primer; or 2 coats alkyd gloss Hot dip galvanise 300 g/m ² min. Hot dip galvanise 100 g/m ² min. plus - (a) 1 coat solvent based vinyl primer; or (b) 1 coat vinyl gloss or alkyd

- NOTES:
- Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
 - The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
 - Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
 - All zinc coatings (including inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
 - Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
 - Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
 - For applications outside the scope of this table, seek specialist advice.

THIS PLAN IS ACCEPTED BY:
.....
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:
DATE:

BAL-12.5
See sheet 13 for
Bushfire Attack Level
construction requirements

REVISION	DATE	SHEETS	DESCRIPTION

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Drafted by Phil Chamberlain, Accreditation CC5652Y

DRAWING: COVER SHEET
DATE: 30/04/24
FILE NAME: H1329 DA 210324.dgn
DRAWN BY: PC
DWG No: **COVER SHEET**

16 APRIL 2024 Preliminary drawings Preliminary construction drawings
Engineer not to sign this copy, only provide notes, additions & amendments Approved by Engineer
30 APRIL 2024 Development application drawings (DA) Final construction drawings (BA) Approved by Building Surveyor

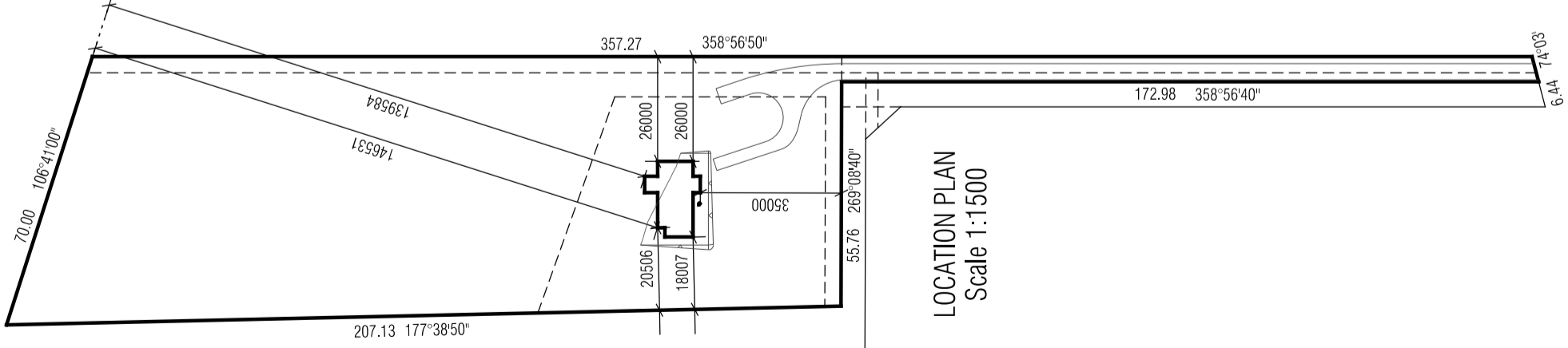
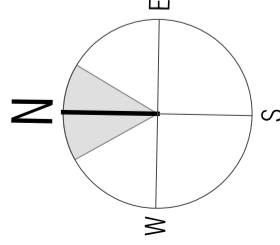
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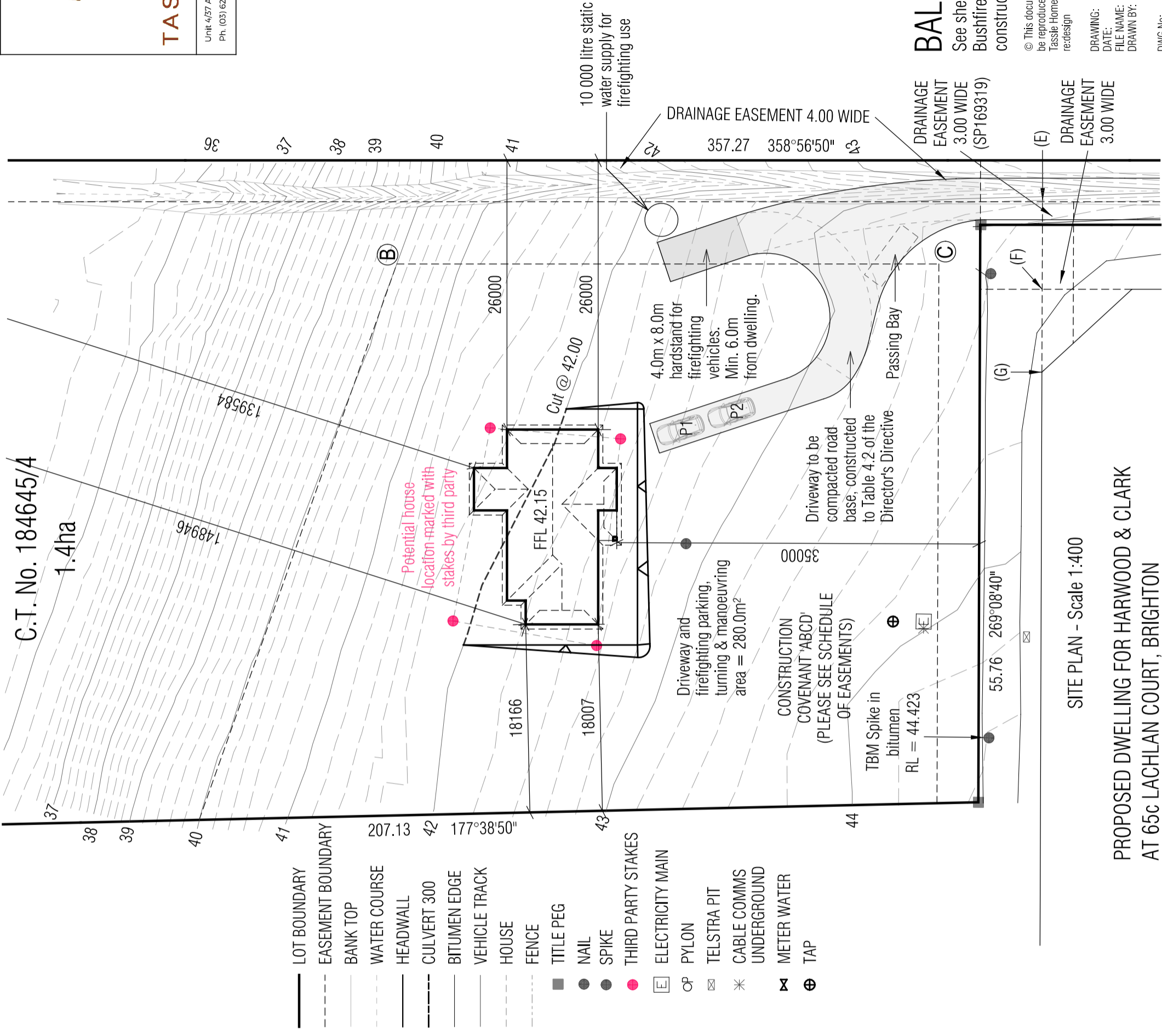
DATE: _____

IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.
Batter slopes to be in accordance with BCA Table 3.1.1.1. Provide retaining walls as required to comply with BCA requirements.



LOCATION PLAN
Scale 1:1500



- LOT BOUNDARY
- - - EASEMENT BOUNDARY
- BANK TOP
- WATER COURSE
- HEADWALL
- - - CULVERT 300
- BITUMEN EDGE
- VEHICLE TRACK
- HOUSE
- FENCE
- TITLE PEG
- NAIL
- SPIKE
- THIRD PARTY STAKES
- E ELECTRICITY MAIN
- PYLON
- ⊗ TELSTRA PIT
- * CABLE COMMS UNDERGROUND
- ⊗ METER WATER
- ⊕ TAP

C.T. No. 184645/A

1.4ha



BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

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DRAWING: LOCATION & SITE PLAN
DATE: 30/04/24
FILE NAME: H1329 DA 210324.dgn
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DWG No:

SITE PLAN - Scale 1:400
PROPOSED DWELLING FOR HARWOOD & CLARK
AT 65c LACHLAN COURT, BRIGHTON

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DATE:

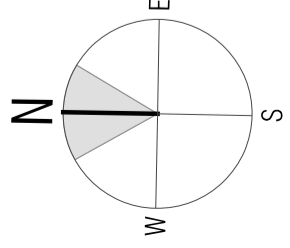
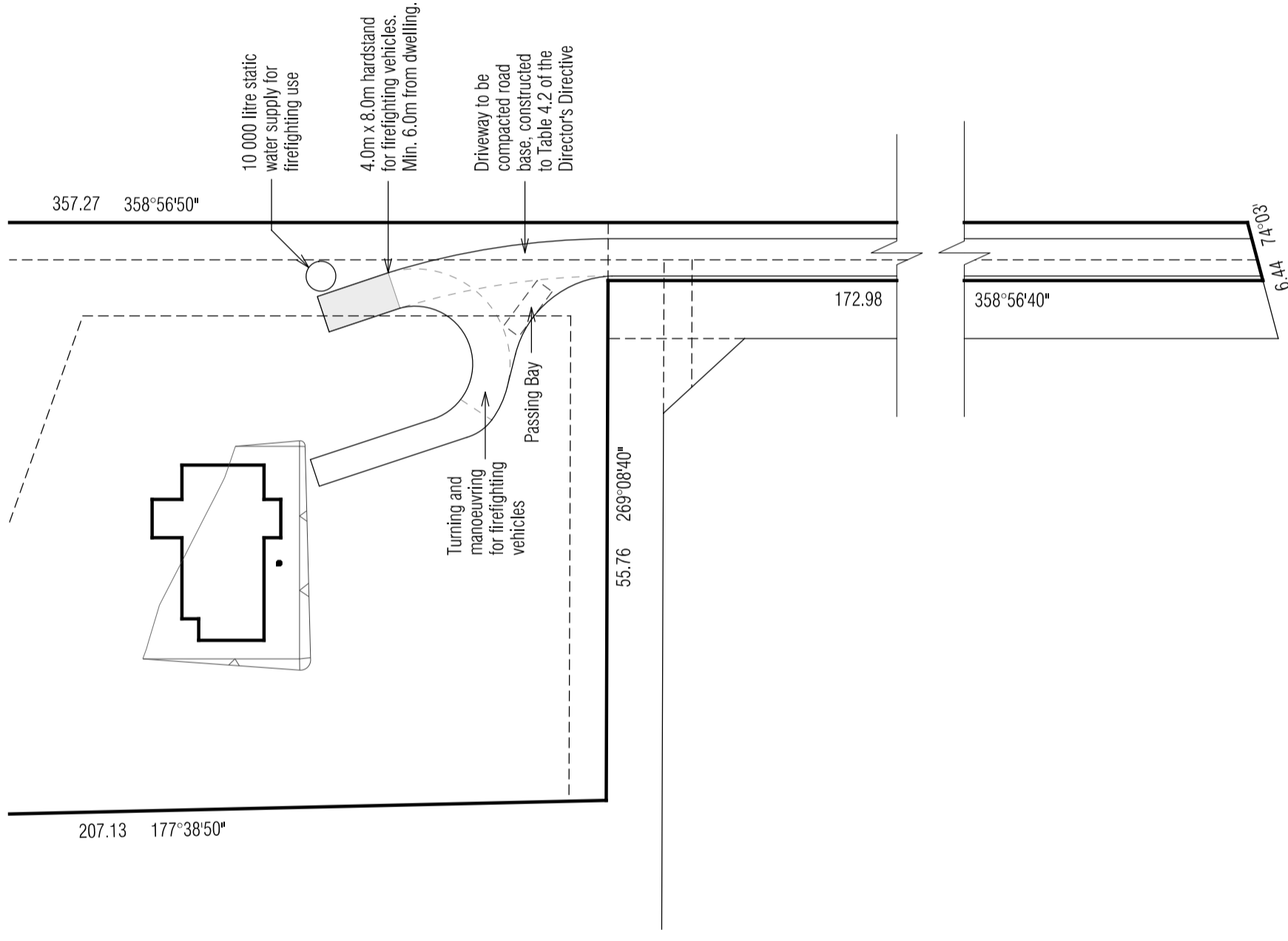
IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with BCA Table 3.1.1.1. Provide retaining walls as required to comply with BCA requirements.

C.T. No. 184645/4

1.4ha



FIREFIGHTING LAYOUT PLAN
Scale 1:600

LACHLAN COURT

PROPOSED DWELLING FOR HARWOOD & CLARK
AT 65c LACHLAN COURT, BRIGHTON

BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

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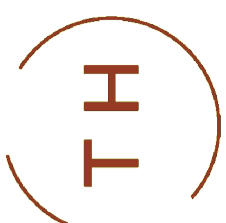
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DATE: 30/04/24
FILE NAME: HT329 DA 210324.dgn
DRAWN BY: PC
DWG No: 01a

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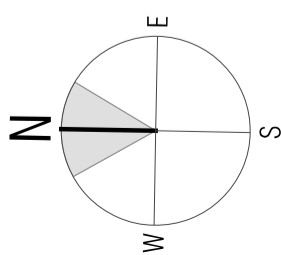
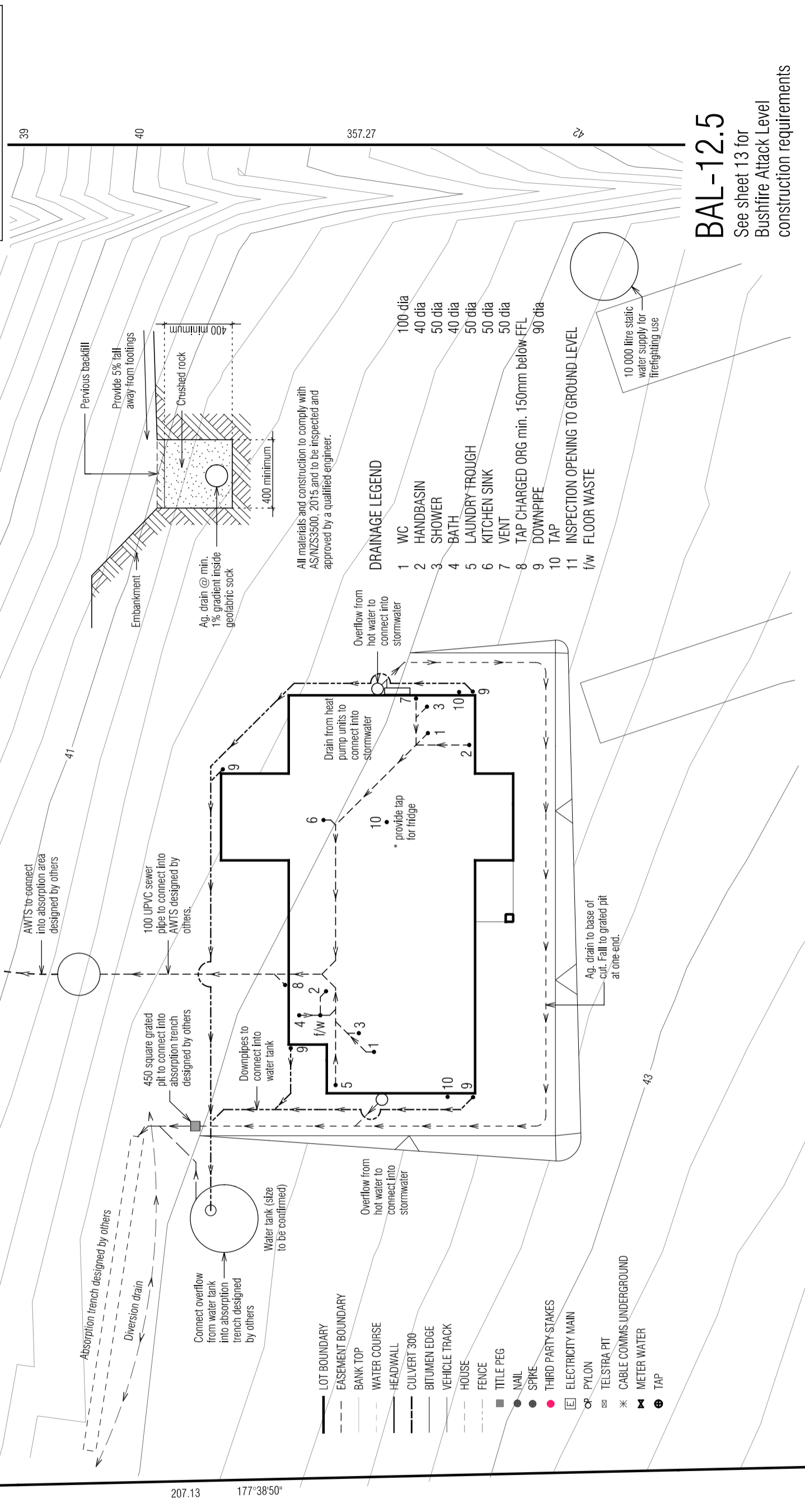
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Scale 1:200

PROPOSED DWELLING FOR HARWOOD & CLARK
AT 65c LACHLAN COURT, BRIGHTON

BAL-12.5
See sheet 13 for
Bushfire Attack Level
construction requirements

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DRAWING: DRAINAGE PLAN
DATE: 30/04/24
FILE NAME: HT329 DA 210324.dgn
DRAWN BY: PC
DWG No: 02

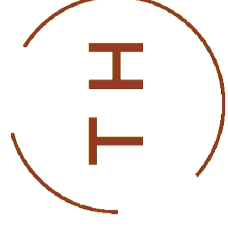
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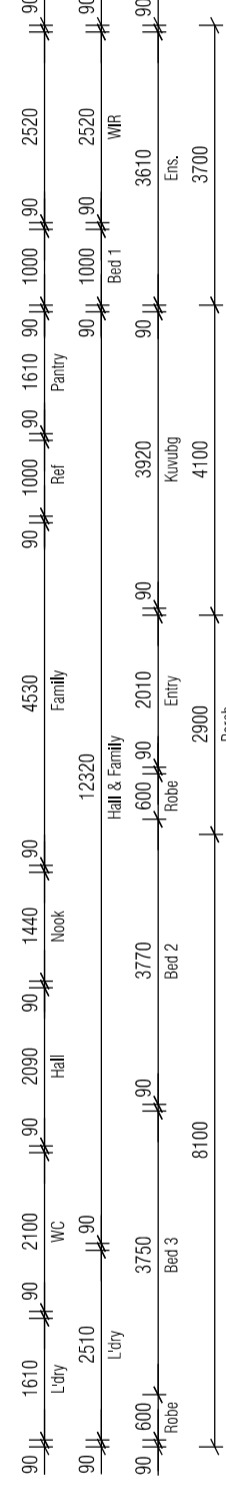
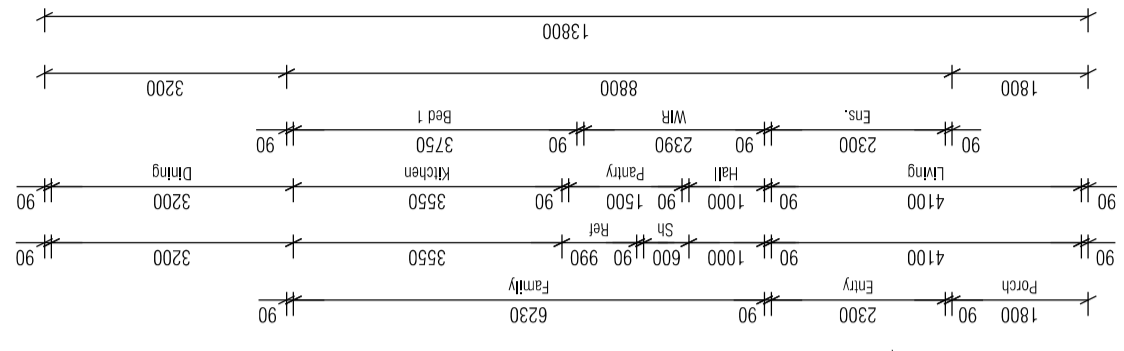
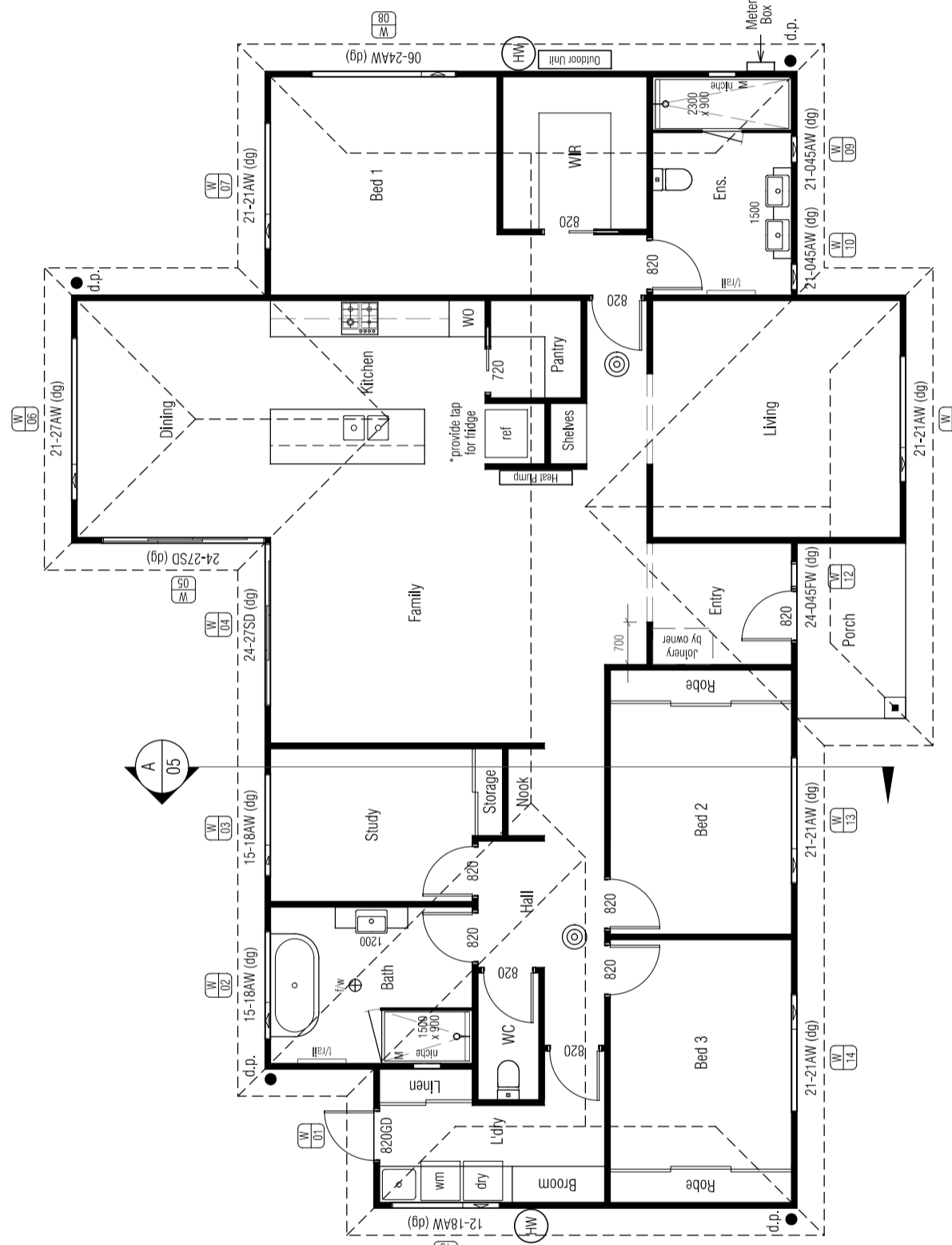
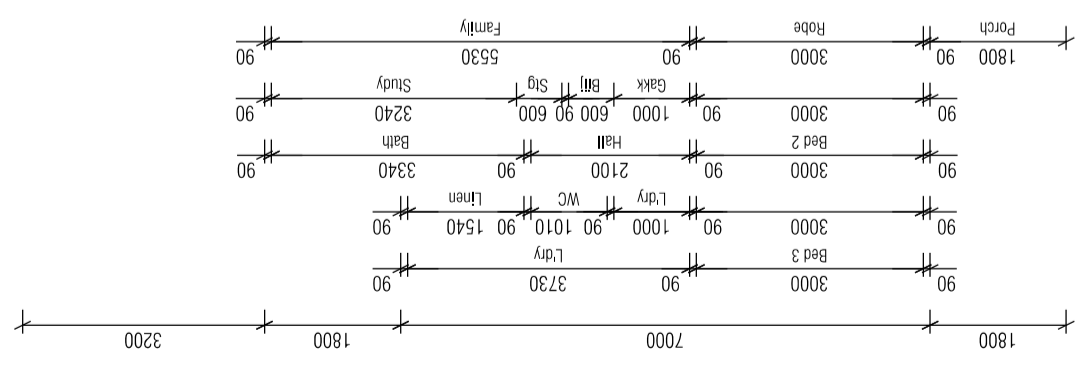
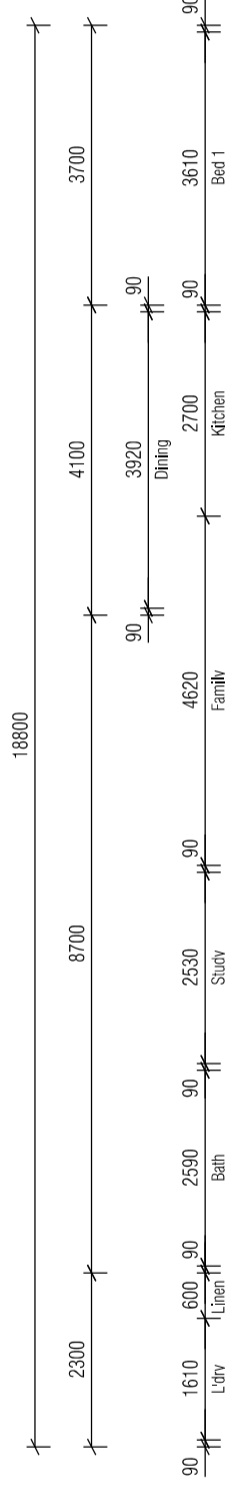
DATE:

Floor Area = 181.8m²
Porch Area = 5.2m²



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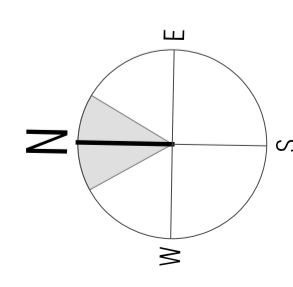


BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

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DRAWING: FLOOR PLAN
DATE: 29/04/24
FILE NAME: HT1329 DA 210324.dgn
DRAWN BY: PC
DWG No: 03



Scale 1:100

PROPOSED DWELLING FOR HARWOOD & CLARK
AT 65c LACHLAN COURT, BRIGHTON

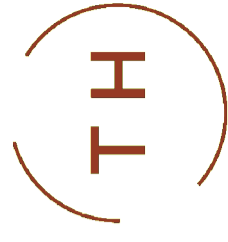
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SIGNATURE:

DATE:

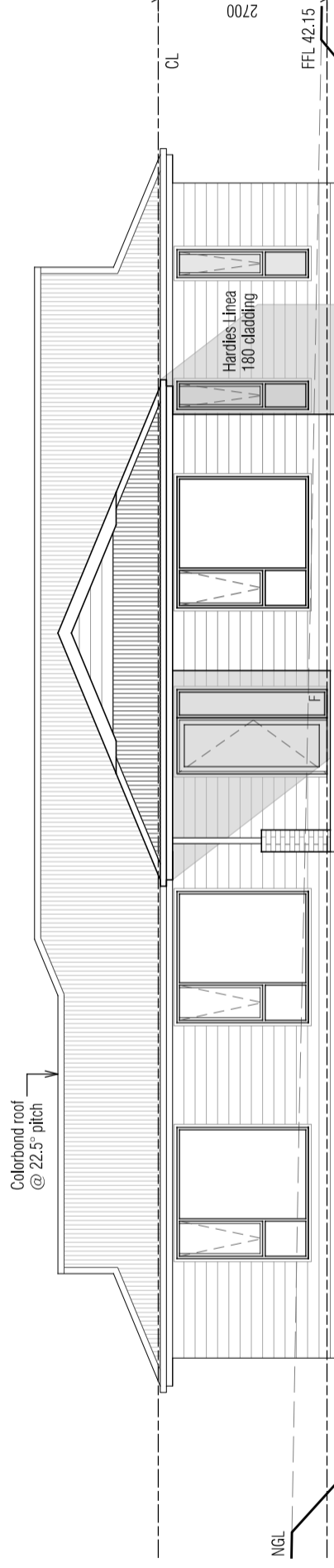
IMPORTANT NOTE:

Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.

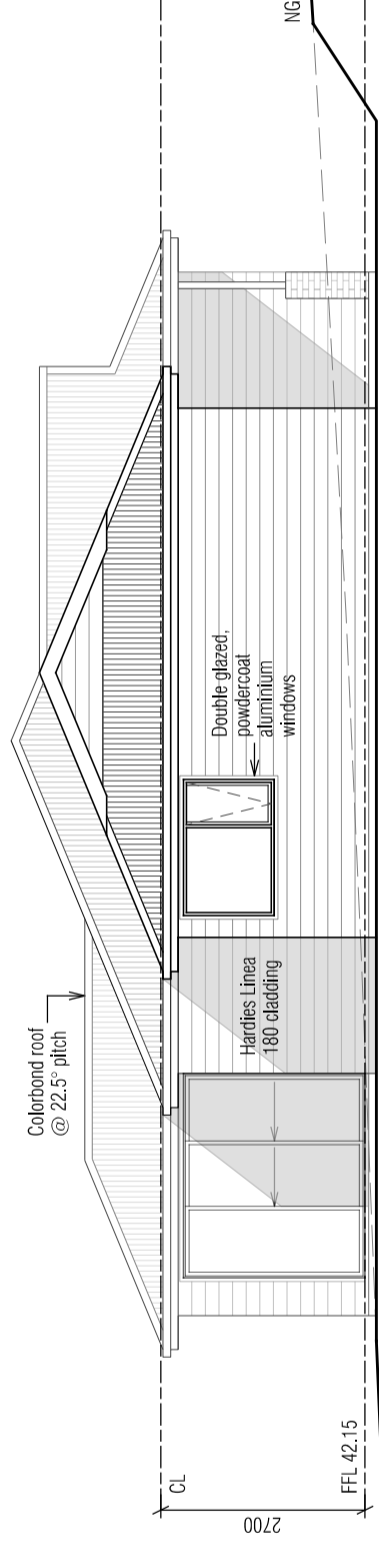


TASSIE HOMES

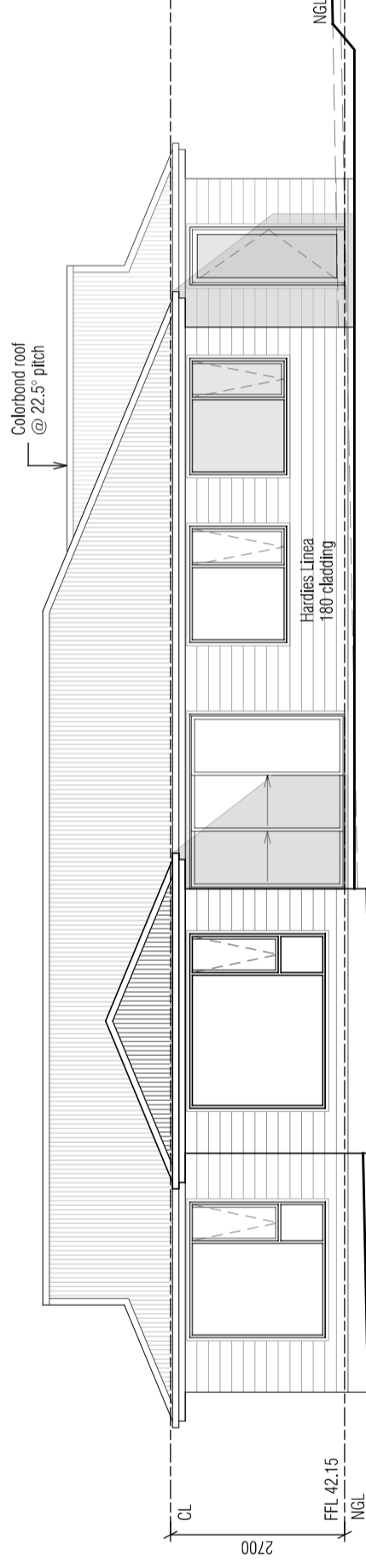
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Ph. (03) 62 833 273 www.tassiehomes.com.au



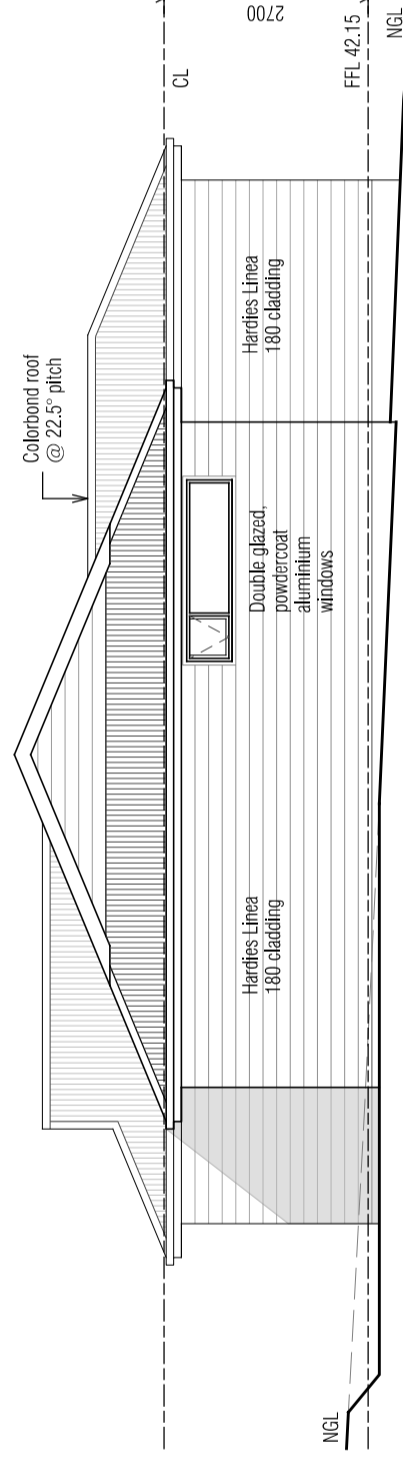
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

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DRAWING: ELEVATIONS
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DWG No: 04

PROPOSED DWELLING FOR HARWOOD & CLARK
AT 65c LACHLAN COURT, BRIGHTON

Scale 1:100

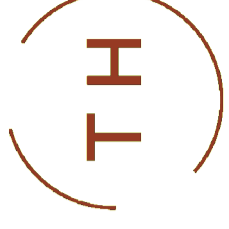
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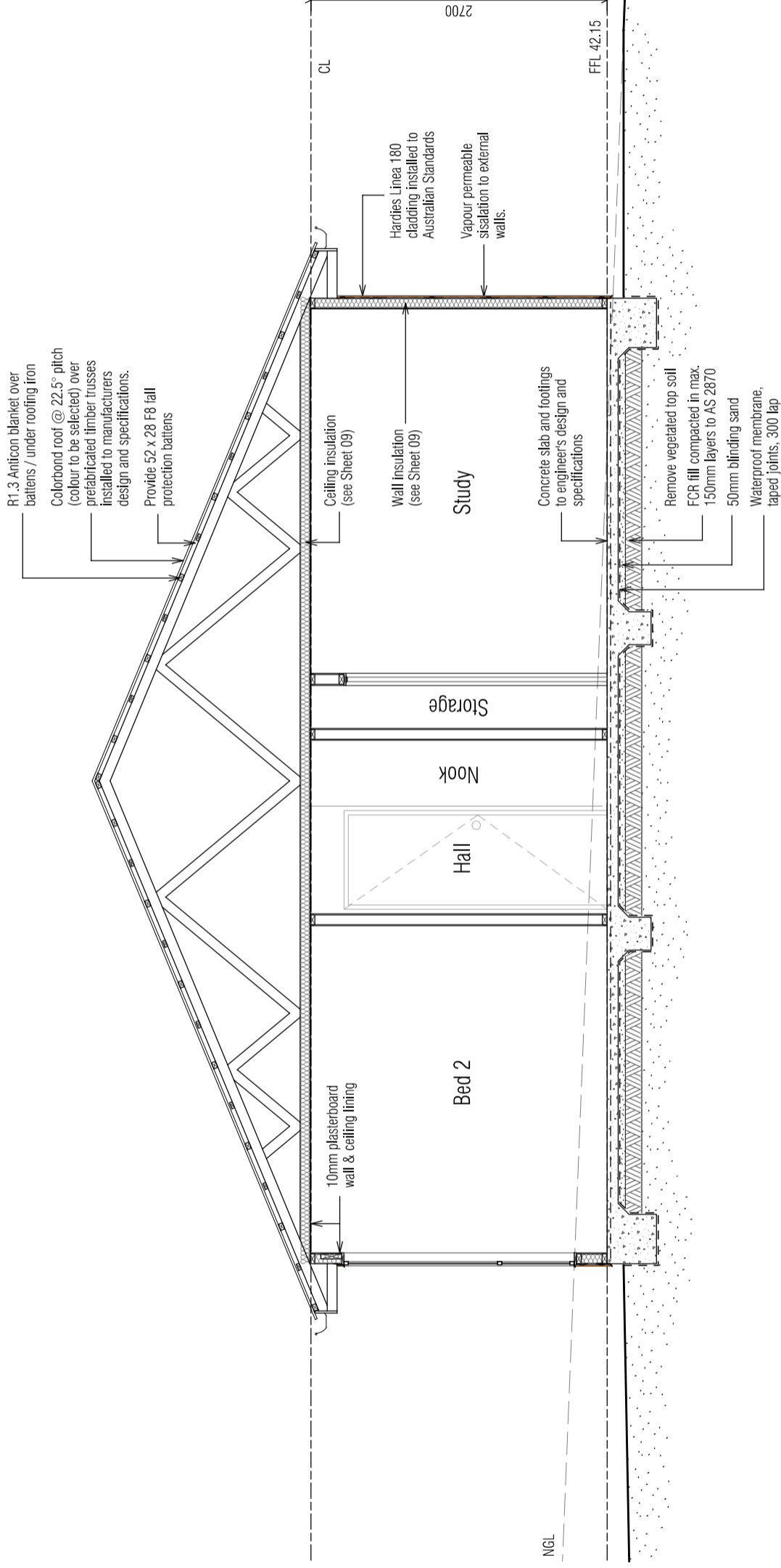
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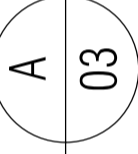
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SECTION

Scale 1:50



BAL-12.5

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Bushfire Attack Level
construction requirements

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DRAWING: SECTION
DATE: 29/04/24
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Scale 1:50

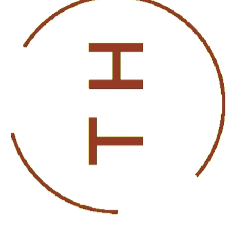
PROPOSED DWELLING FOR HARWOOD & CLARK
AT 65c LACHLAN COURT, BRIGHTON

05

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Scale 1:100

CATCHMENT AREA NOTES:

- Colorbond hip roof @ 22.5° pitch
- CATCHMENT AREA 1 = 68.6m²
- CATCHMENT AREA 2 = 69.7m²
- CATCHMENT AREA 3 = 64.9m²
- CATCHMENT AREA 4 = 69.6m²

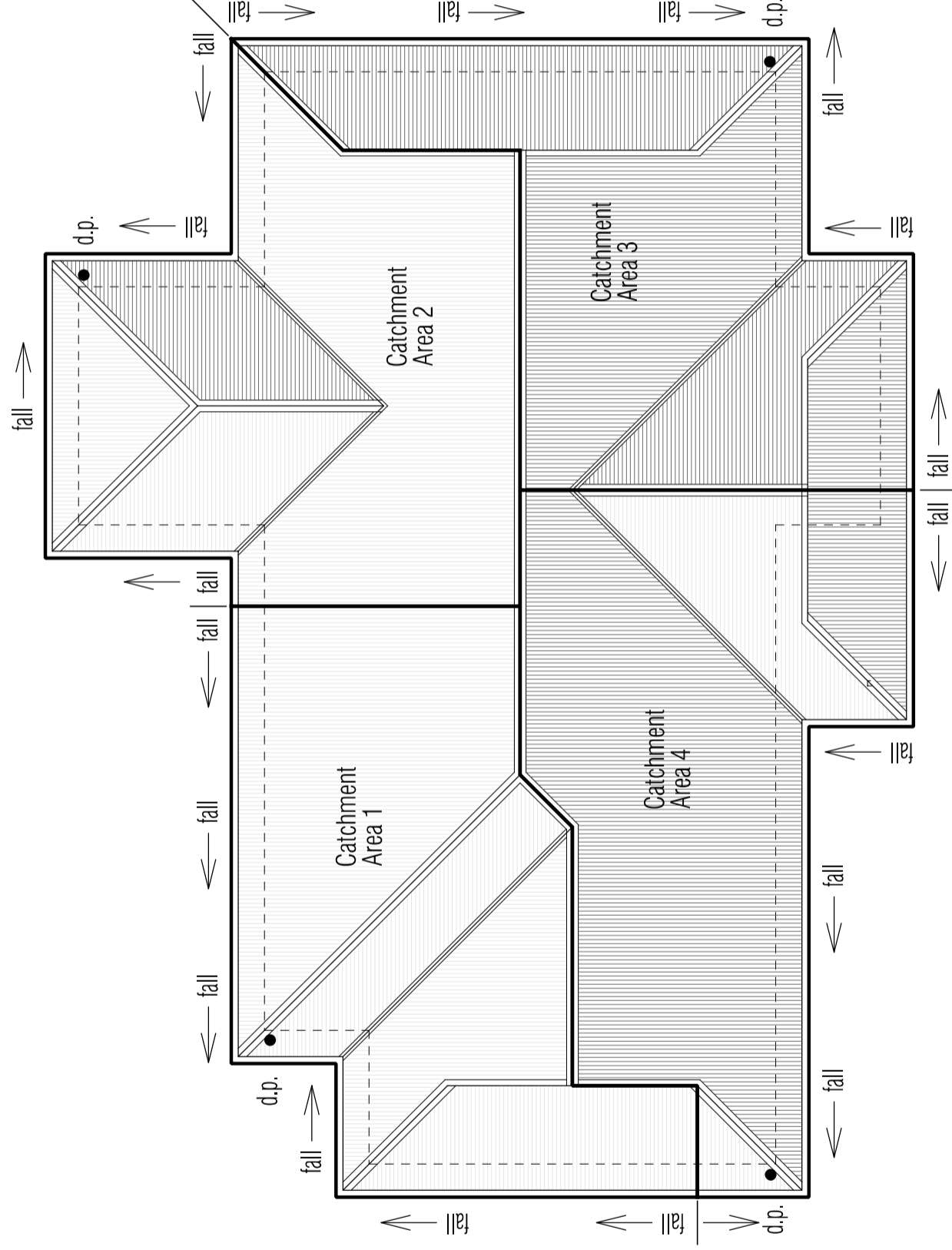
denotes roof area

d.p. denotes downpipe

denotes direction of fall

IMPORTANT NOTES:

The position and quantity of downpipes are not to be altered without consulting with designer. Areas shown are surface / catchment areas NOT plan areas. Where downpipes are further than 1.2m away from valley, refer to NCC 3.5.2.5 (b) All roof areas shown are indicative only and not to be used for any other purpose.



DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)	
Ah	225.5 Area of roof (including 115mm Quad Gutter) (m ²)
Ac	272.9 Ah x slope factor (determined from Table 3.2 from AS/NZS 3500.3) (m ²)
Gutter type	A Cross sectional area 6500mm ² (determined from NCC Table 3.5.2.2)
DRI	85 Design Rainfall Intensity Hobart (determined from NCC Table 3.5.2.1)
Acdp	70 Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	$\frac{Ac}{Acdp}$ 4
Downpipes Provided	4

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

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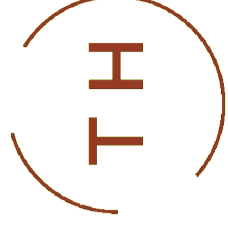
DWG No:

PROPOSED DWELLING FOR HARWOOD & CLARK
AT 65c LACHLAN COURT, BRIGHTON

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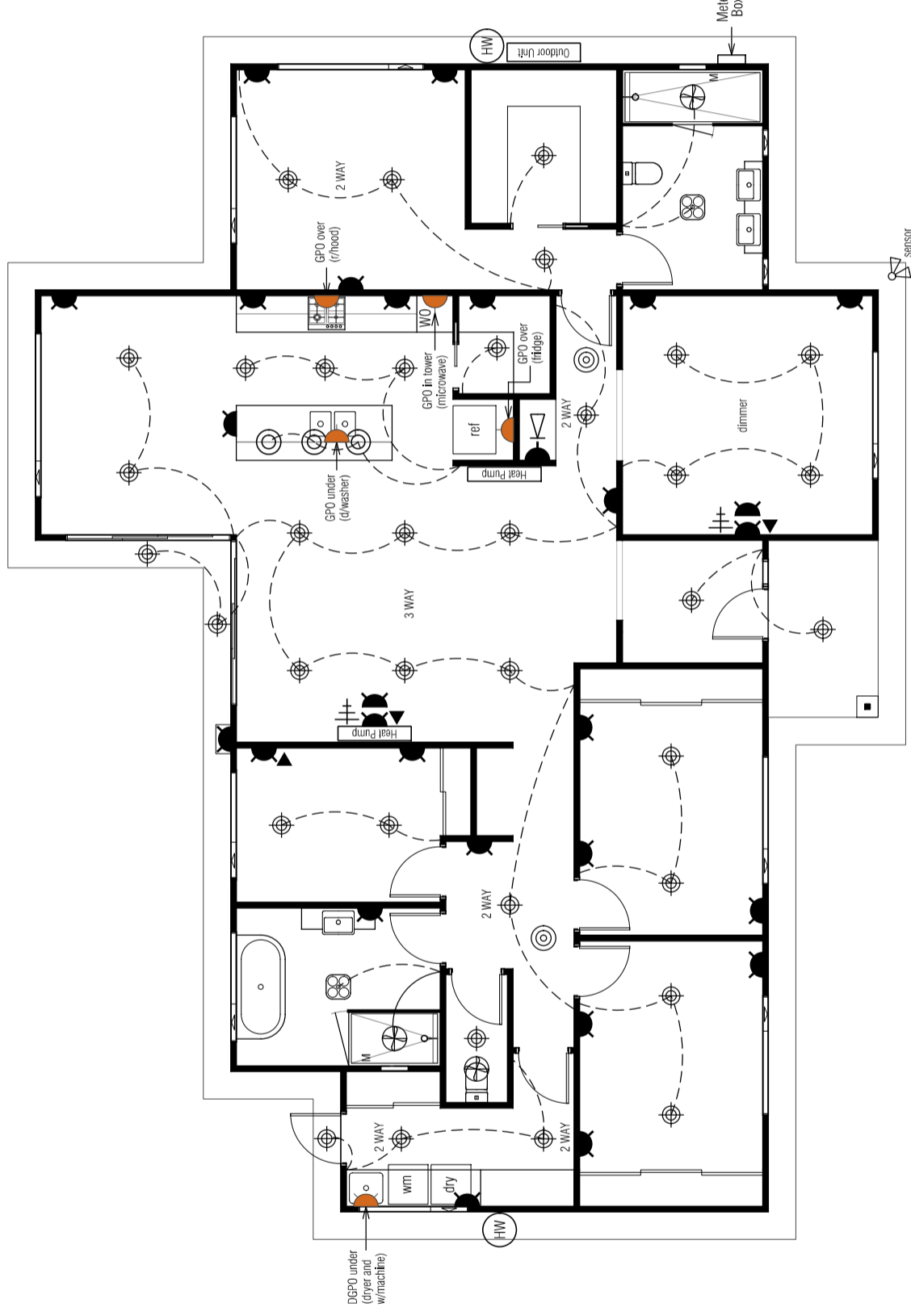
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- Ducted exhaust fan
- LED spotlight (sensor)
- 4-light Tastic (10W centre light only)
- Pendant light (28W)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (exterior)
- Smoke alarm
- Phone / NBN point
- TV point
- Data point

IMPORTANT NOTES:
Smoke alarms are to be installed in accordance with the NCC, BCA, Vol. 2, 2019, Part 3.7.5.
Smoke alarms are to be interconnected where more than one alarm is installed.
Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.
All downlights are to be sealed and IC-F rated.

BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

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DWG No: 07

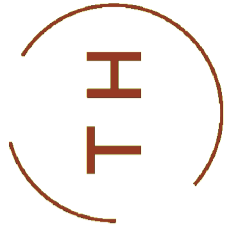
PROPOSED DWELLING FOR HARWOOD & CLARK
AT 65c LACHLAN COURT, BRIGHTON

Scale 1:100

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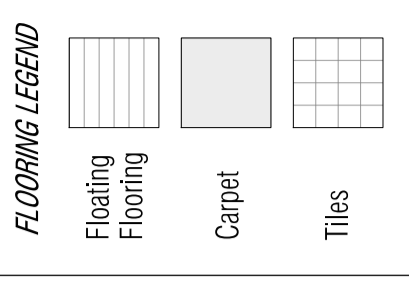
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BAL-12.5

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Bushfire Attack Level
construction requirements

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DRAWING: FLOORING LAYOUT PLAN
DATE: 29/04/24
FILE NAME: H1329 DA 210324.dgn
DRAWN BY: PC
DWG No: 08

PROPOSED DWELLING FOR HARWOOD & CLARK
AT 65c LACHLAN COURT, BRIGHTON

Scale 1:100




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DATE:

LIGHTING CALCULATIONS

Lighting

Class 1 & 10a buildings

Building name/description
65C Lachlan Court, BRIGHTON


Classification
Class 1

(as currently displayed)

Number of rows preferred in table below
12

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor	Adjustment factor	Adjustment factor	SATISFIES PART 13.7.6
					Lamp or illumination power density		System share of % allowance used		
					System allowance		System design allowance used		
1	Family, Dining, Kitchen Hall & Entry	Living Room	67.4 m ²	216 W	Class 1 building	5.0 W/m ²	3.2 W/m ²	10% of 54%	
2	Bath	Bathroom	8.7 m ²	10 W	Class 1 building	5.0 W/m ²	1.1 W/m ²	3% of 54%	
3	Study	Other	9.2 m ²	24 W	Class 1 building	5.0 W/m ²	2.6 W/m ²	8% of 54%	
4	Laundry	Other	7.6 m ²	24 W	Class 1 building	5.0 W/m ²	3.2 W/m ²	10% of 54%	
5	Bed 1	Bedroom	16.0 m ²	36 W	Class 1 building	5.0 W/m ²	2.3 W/m ²	7% of 54%	
6	WIR	Other	6.0 m ²	12 W	Class 1 building	5.0 W/m ²	2.0 W/m ²	6% of 54%	
7	Enrs	Bathroom	8.3 m ²	10 W	Class 1 building	5.0 W/m ²	1.2 W/m ²	4% of 54%	
8	Living	Living Room	16.1 m ²	48 W	Class 1 building	5.0 W/m ²	3.0 W/m ²	9% of 54%	
9	Pantry	Other	2.4 m ²	12 W	Class 1 building	5.0 W/m ²	5.0 W/m ²	15% of 54%	
10	Bed 2	Bedroom	13.1 m ²	24 W	Class 1 building	5.0 W/m ²	1.8 W/m ²	5% of 54%	
11	Bed 3	Bedroom	13.1 m ²	24 W	Class 1 building	5.0 W/m ²	1.8 W/m ²	5% of 54%	
12	WC	Toilet	2.1 m ²	12 W	Class 1 building	5.0 W/m ²	5.7 W/m²	17% of 54%	
			170.0 m²				Class 1 building		
			452 W				Design average		
							5.0 W/m²		

If inputs are valid



IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR
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NOTES:

3.12.5.5 - ARTIFICIAL LIGHTING

* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:

(i) 5W per m² in Class 1 building;

(ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);

(iii) 3W per m² in a Class 10a building associated with a Class 1 building.

* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2014 Table 3.12.5.3.

WINDOW SCHEDULE

WINDOW MANUFACTURER: GLASS SUPPLIES

Window Number	Type	ID	Size	Glass	Uw	SHGC
W01	FD	AWS-019-01	24-09	Opaque	4.10	0.50
W02	AW	AWS-008-01	15-18	Opaque	4.30	0.55
W03	AW	AWS-008-01	15-18	Clear	4.30	0.55
W04	SD	AWS-013-01	24-27	Clear	4.00	0.61
W05	SD	AWS-013-01	24-27	Clear	4.00	0.61
W06	AW	AWS-008-01	21-27	Clear	4.30	0.55
W07	AW	AWS-008-01	21-21	Clear	4.30	0.55
W08	AW	AWS-008-01	06-24	Clear	4.30	0.55
W09	AW	AWS-008-01	21-045	Opaque	4.30	0.55
W10	AW	AWS-008-01	21-045	Opaque	4.30	0.55
W11	AW	AWS-008-01	21-21	Clear	4.30	0.55
W12	FW	AWS-067-08	24-045	Clear	3.20	0.68
W13	AW	AWS-008-01	21-21	Clear	4.30	0.55
W14	AW	AWS-008-01	21-21	Clear	4.30	0.55
W15	AW	AWS-008-01	12-18	Clear	4.30	0.55

LEGEND:
 SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, FD = French door, IW = Transom Window

NOTE:
 Windows supplied MUST HAVE Uw, SHGC & Air Infiltration performance values EQUAL TO or BETTER THAN those specified above.
 * Glass specification may change to comply with BAL requirements (Refer to sheet 13)

INSULATION

INSULATION SCHEDULE

AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable s/salation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.0 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaces below.

NOTE:
 Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly:
 210mm for R4.0 bulk insulation;
 240mm for R4.0 bulk insulation;
 260mm for R4.0 bulk insulation.

These dimensions are nominal and may vary depending on the type of insulation to be installed.

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

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 LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
 DRAWING: 29/04/24
 DATE: HT329 DA 210324.dgn
 FILE NAME: PC
 DRAWN BY:
 DWG No: **09**

PROPOSED DWELLING FOR HARWOOD & CLARK
 AT 65C LACHLAN COURT, BRIGHTON

NCC COMPLIANCE NOTES

SITeworks

Excavation and filling of site to be in accordance with NCC Part 3.1 and AS 2870.
 Drainage works to be in accordance with NCC Part 3.1 & AS/NZS 3500.3.2
 Surface drainage - finished ground to fall away from building 50mm in 1000mm.
 Finished slab level to be:
 - 50 above finished ground.
 - 50 above paved surfaces.
 Prevent ponding of water under suspended floors.
 All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
 Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
 All unprotected embankments must comply with the slope ratios for soil type in Table 3.1.1.1 of the current N.C.C.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Compacted Fill	Cut
STABLE ROCK (A)	2:3	8:1
SAND (A)	1:2	1:2
SILT (P)	1:4	1:4
FIRM CLAY	1:2	1:4
SOFT CLAY	Not Suitable	2:3
SOFT SOILS (P)	Not Suitable	Not Suitable

FOOTINGS AND SLAB

Generally to be in accordance with AS 2870.
 Preparation for placement of concrete and reinforcement to be to AS 2870.
 Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.
 The site classification to be in accordance with AS 2879.
 Alternatively, footings & slabs to be in accordance with structural engineers design & specification.

MASONRY

Generally masonry walls to be constructed in accordance with NCC 3.3 & AS 3700.
 Un-reinforced masonry to NCC 3.3.1.
 Reinforced masonry to NCC 3.3.2.
 Masonry accessories to NCC 3.3.3.
 Weatherproofing of to NCC 3.3.4.

FRAMING

Timber framing to be in accordance with AS 1684.
 Manufactured timber members to be in accordance with prescribed framing manual.
 Sub-floor ventilation in accordance with NCC 3.4.1. Sub-floor area to be clear of organic materials & rubbish.
 Provide vent openings in substructure walls at a rate of not less than 6000mm² per meter of wall length, with vents not more than 600mm from corners.
 150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
 Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
 Structural steel framing to be in accordance with NCC 3.4.4. AS 1250. AS 4100 & structural engineers design & specification.

ROOF AND WALL CLADDING

Roof to be in accordance with NCC 3.5.
 Roof cladding to be in accordance with NCC 3.5.1 and:
 Roof files AS 2049 & AS 2050.
 Metal sheet roofing AS 1562.1.
 Plastic sheet roofing AS/NZS 4256.1, 2, 3 & 5 & AS 1562.3.
 Gutters and downpipes, generally to be in accordance with NCC 3.5.2 & AS/NZS 3500.3.2 & The Tasmanian Plumbing Code.
 Eaves, internal and valley gutting to have cross sectional area of 6500mm².
 Downpipes to be 900 or 100 x 50 rectangular section at max. 12000 centres and to be within 1000 of internal/valley gutter.
 Wall cladding to be installed in accordance with NCC 3.5.3 & Manufacturers specification.
 Flashings to NCC 3.5.3.6.

GLAZING

Generally glazing to be in accordance with AS 1288.
 Refer to window legend for sizes and type.
 Windows to comply with NCC 3.9.2.5 Protection of Operable Windows.
 Glazing to comply with NCC Volume 2 3.6.4

SERVICES

Generally in accordance with 3.12.5.
 Hot water supply system designed and installed in accordance with AS/NZS 3500.

FIRE SAFETY

Generally to be in accordance with NCC 3.7.
 Fire separation to be in accordance with NCC 3.7.1. External walls and gable ends constructed within 900 of boundary are to extend to underside of non combustible roofing / eaves & are to be constructed of a masonry skin 90 thick with FRL of 60/60/60.
 Sarking to have a flammability index less than 5.
 Roof lights not to be placed closer than 900 from boundary.
 Smoke alarm installations to be in accordance with NCC 3.7.2. Locations indicated on floor plan. Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.
 Installation locations:
 Ceilings - 300 away from wall junction.
 Cathedral ceiling - 500 down from apex.
 Walls - 300 down from ceiling junction.
 Heating appliances generally to be in compliance with NCC 3.7.3 & AS 2918
 Fireplace - extend hearth 150 to side of opening, 300 in front of opening.
 Freestanding - extend hearth 400 beyond unit.
 Freestanding appliance to be 1200 from combustible wall surface. 50 from masonry wall.
 Heat shield - 90 masonry with 25 air gap to combustible wall, extend 600 above unit.
 Flue installation to NCC 3.7.3.4.
 Top of chimney / flue to terminate 300 above horizontal plane 3600 away from roof.
 Construction in Bush Fire Area to be in accordance with NCC 3.7.4 & AS 3959.

HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with AS 3740 and NCC 3.8.1.
 Waterproofing of surface adjacent to open shower, including shower over bath, to extend 1.5 from a vertical line projected from shower rose, to a height 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height of 150 above fixture.
 Ceiling heights to be in accordance with NCC 3.8.2. Refer to drawing.

FACILITIES

Generally to be in accordance with NCC 3.8.3.
 Required facilities in accordance with 3.8.3.2. Refer to plan for locations.
 Sanitary compartment to be in accordance with NCC 3.8.3.3. Refer to plan for detail.
 Provision of natural light to be in accordance with 3.8.4.2.
 Windows / rooflights to provide light transmission area equal to 10% of floor area of room.
 Ventilation to be in accordance with NCC 3.8.5 or AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / WC to be vented to outside for steel roof and to roof space for tile roof.
 Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 3.8.5.2.

STAIR CONSTRUCTION

Generally to be in accordance with 3.9.1.
 Stairs:
 Maximum of 18 risers to each flight.
 Riser opening to be less than 125.
 Treads to have non slip surface or nosing.
 Risers - min. 115, max. 190.
 Tread - min 240, max. 355.
 Balustrade.
 Generally in accordance with NCC 3.9.2.
 Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level.
 865 high on stairs, measured from line of stair nosing.
 1000 high above floor or landing.
 Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.

ENERGY EFFICIENCY

Generally in accordance with NCC 3.12 Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Adline areas)
 All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services. The pipe from the heated water system or re-circulating heated water system to the furthest heated water outlet must not be more than 20m in length or 2 litres of internal volume.

BUILDING FABRIC

Generally in accordance with 3.12.1
BUILDING FABRIC INSULATION
 Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE
 To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be lapped minimum 150.
BULK INSULATION
 To maintain thickness and position after installation Continuous cover without voids except around services / fittings.
ROOF INSULATION
 Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.
 Roof lights to comply with 3.12.1.3.
EXTERNAL WALLS
 External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise.
 Wall surface density minimum - 220kg/m²
FLOORS
 Generally in accordance with 3.12.1.5.
 Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.
 Concrete slab on ground with an slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING
 External wall or separating wall between class 1 building required to achieve minimum Total R Value of R1.9.

EXTERNAL GLAZING

Generally in accordance with 3.12.2.
 To AS 3959 - 2009 Section 3.9 (Construction of Buildings in Bushfire-prone Areas) where applicable.
 Windows to comply with NCC 3.9.2.5 Protection of Operable Windows.
 Window weatherproofing to AS 2047.

BUILDING SEALING

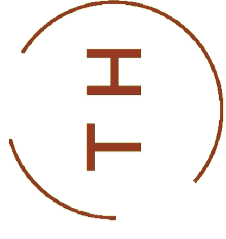
Generally in accordance with NCC 3.12.3.
 Chimneys or flues to be fitted with sealing damper or flap.
 Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.
 External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations.
 Exhaust fans to habitable rooms / conditioned spaces to be fitted with self closing damper or filter.
 Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.
 Windows and external door weatherproofing to AS 2047.

AIR MOVEMENT

Generally in accordance with 3.12.4.
 Windows to comply with NCC 3.9.2.5 Protection of Operable Windows.
 Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.
 Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.

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TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
 Ph. (03) 62 833 273 www.tassiehomes.com.au

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Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop.	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Unenclosed showers	Waterproof entire enclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring.	Water resistant to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all lap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all lap and spout penetrations where they occur in a horizontal surface.
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath.	N/A for wall under bath.	Waterproof all lap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other vessels (eg. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall.	Where the vessel is fixed to a wall, waterproof edges for extent of vessel.	Waterproof all lap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	Water resistant to entire floor.	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

IMPORTANT NOTES:

- If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
- N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
- Certification to be provided to the Building Surveyor.
- Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
- The above information is for general guidance and is indicative only. Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

NOTES TO THE OCCUPANT

- Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:
- Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air.
 - Ensure extractor fans are used every time when bathing.
 - Ensure extractor fans are ducted to the outside. *
 - Ensure non-condensing clothes dryers are ducted to the outside: **
 - Install a rangehood or limit steam from cooking activities, i.e. by keeping lids on pots etc;
 - Avoid the use of unflued gas heaters;
 - Do not store large quantities of firewood inside the home in unventilated spaces;
 - Avoid plants and water features in unventilated spaces;
 - Ensure covers are kept on aquariums;
 - Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house; these details are also noted on the plans for the builders.
- * or install separate air extractor on ceiling. However, direct ducting is recommended.
- **

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

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DRAWING: WET AREA SPECIFICATIONS
 DATE: 29/04/24
 FILE NAME: H1329 DA 210324.dgn
 DRAWN BY: PC

DWG No:

TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, Jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

BOLTS FOR BEARER TO STUMP/POST CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m ²) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm	Treated Pine (F5) Minimum timber thickness: 35mm		
	Spaced Bearer to one side only (fig. 18)	Spaced Bearer to one side only (fig. 18)	Spaced Bearer to one side only (fig. 18)	Spaced Bearer to one side only (fig. 18)
M10	1.0	1.7	0.8	1.3
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH (mm)			RECOMMENDED THICKNESS OF TREAD (mm)
	750	1000	1200	
Treated Pine, Cypress	45	50	55	65
Jarrah, other hardwoods	45	45	45	55
	SCREW TYPE / NUMBER			
	3#10	3#10	3#10	3#12

STRINGER TO WALL FIXING

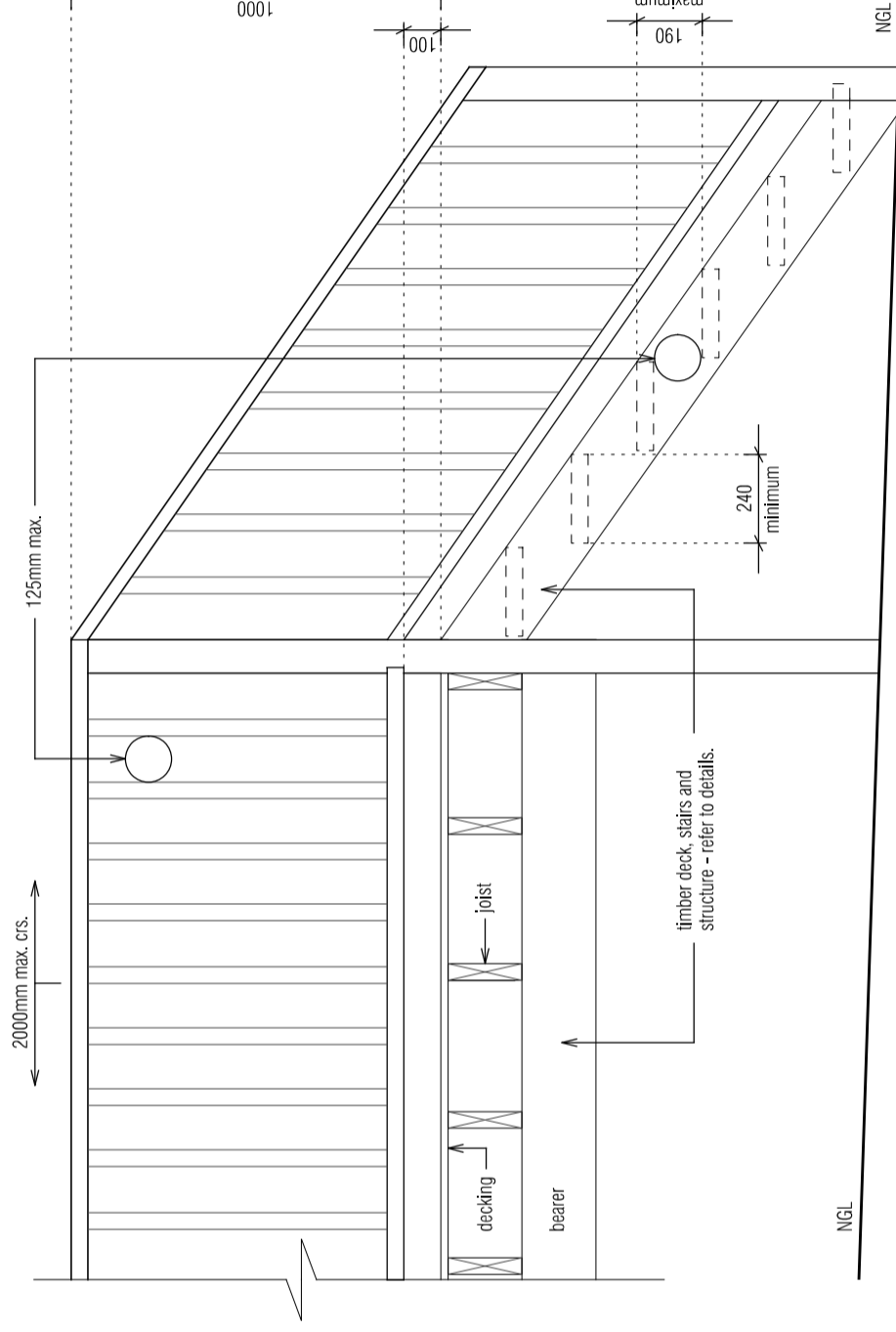
INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

19mm THICK DECKING BOARD FIXING REQUIREMENTS

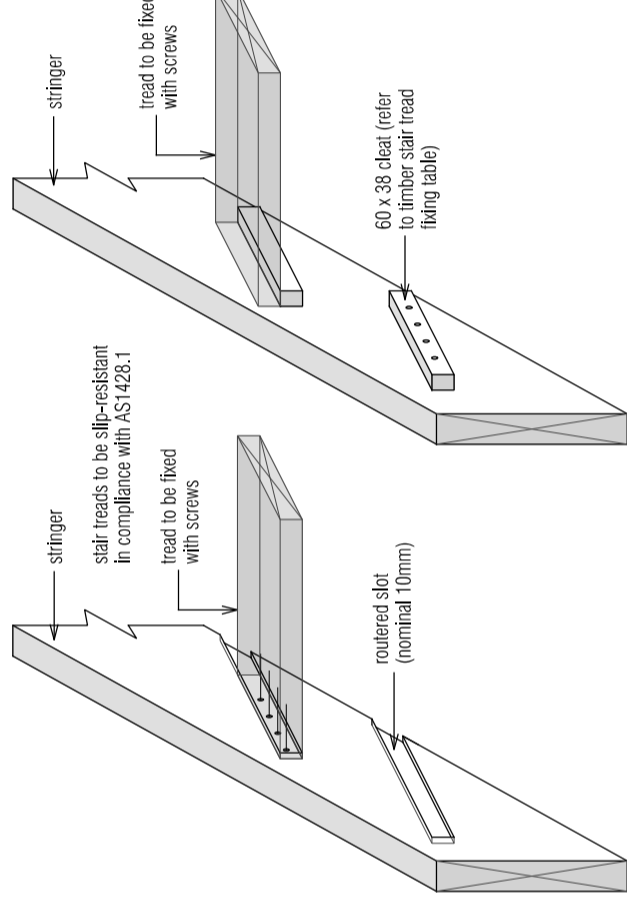
DECKING SPECIES	JOIST SPECIES	NAILING		
		Machine Driven	Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head	50 x 2.8 Flat Head	50 x 2.8 Flat Head
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head	50 x 2.8 Flat Head	50 x 2.8 Flat Head
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head

NOTES:

- DS - Deformed shank
- 1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
- 2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
- 3. Dome head nails may be used in lieu of flat head nails.



TREAD TO STRINGER FIXING OPTIONS



BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

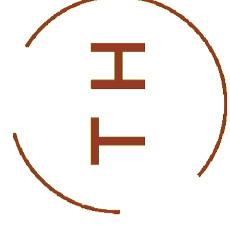
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DRAWING: STAIR NOTES
DATE: 29/04/24
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PROPOSED DWELLING FOR HARWOOD & CLARK
AT 65c LACHLAN COURT, BRIGHTON

11a



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
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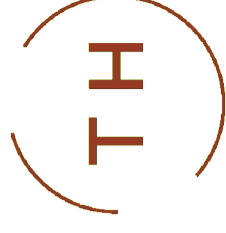
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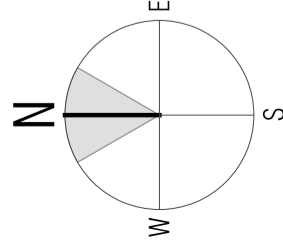
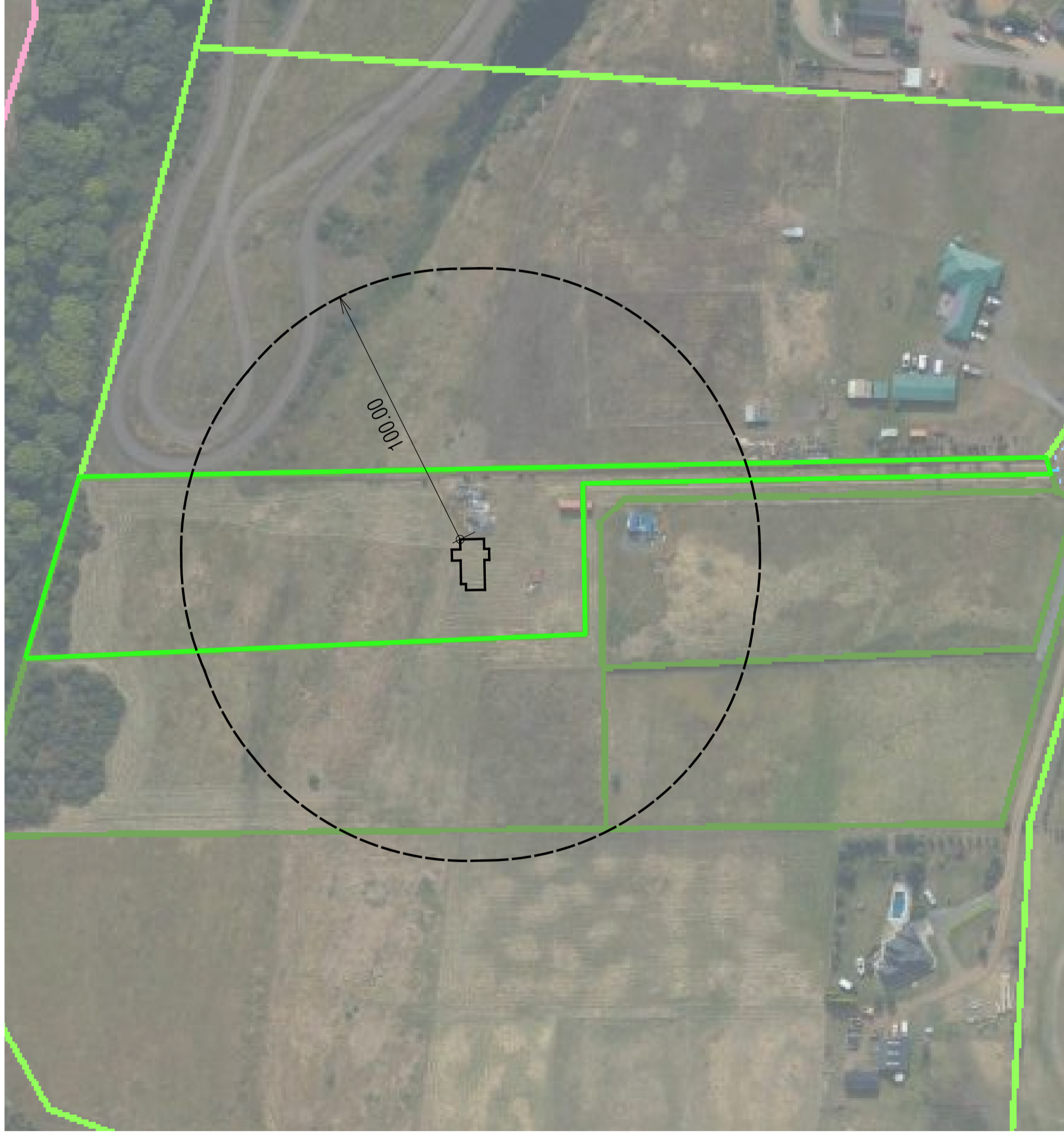
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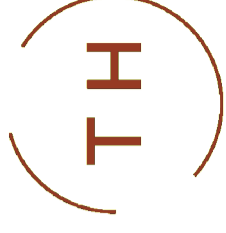
PROPOSED DWELLING FOR HARWOOD & CLARK
AT 65c LACHLAN COURT, BRIGHTON

BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

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DRAWING: VEGETATION OVERLAY
DATE: 29/04/24
FILE NAME: H1329 DA 210324.dgn
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DWG No: **12**



TASSIE HOMES

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CONSTRUCTION SCHEDULE BAL-12.5

Construction shall be in accordance with Bushfire Attack Level 12.5 (BAL-12.5) as specified in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas, Sections 3 and 5.

SUBFLOOR shall be either slab-on-ground or timber on isolated piers with brick perimeter. The standard does not provide construction requirements for either of these subfloor construction methods. Refer section 5.3.1 for detail.

EXTERNAL WALLS shall be timber framing, externally lined with sarking and clad with brick veneer or Weatherex cladding, respectively. (Weatherex is slated as having a density of 990kg/m³. Any exposed timber shall bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant). Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density is 750 kg/m³ or greater. Refer section 5.4.1 for detail.

JOINTS IN EXTERNAL WALLS are to be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm. Refer section 5.4.2 for detail.

VENTS, WEEPHOLES AND GAPS IN EXTERNAL WALLS greater than 3mm are to be fitted with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. Refer section 5.4.3 for detail.

BUSHFIRE SHUTTERS when used, shall protect the whole window/door assembly and shall be fixed to the building and be non-removable with gaps no greater than 3mm between the shutter and the wall, sill or head. They must be manually operable from either inside or outside. They shall be made of non-combustible material or bushfire resistant timber (AS 3959-2018 Appendix F compliant). Perforations must have an area no greater than 20% of the shutter and be uniformly distributed with gaps no greater than 3mm (or no greater than 2mm when the operable portion of the window is not screened).

SCREENS shall be fitted internally or externally to operable portions of windows. Screens shall be aluminium framed with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. No gaps between the perimeter of the screen assembly and the building are to be greater than 3mm. Refer section 5.5.1A for detail. Alternatively, compliant bushfire shutters may be installed.

WINDOWS AND GLAZED SLIDING DOORS and their frames, joinery and architraves can be aluminium framed but can also be PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Manna Gum) or Plantation Ash (as Shining Gum) or greater.

Windows less than 400mm from the ground or less than 400mm above decks, carport roofs, veranda roofs and awnings which have an angle less than 18 degrees shall be a minimum of 4mm Grade A safety glass. When using double glazing this requirement applies to the external face only.

Windows above 400mm (when specific glazing is not required by other relevant Standards) may use annealed glass. Sliding doors shall be glazed with a minimum of Grade A safety glass. Refer section 5.5.2 for detail. Alternatively, compliant bushfire shutters may be installed. Care should be taken to ensure that the energy assessor for this project is aware of the minimum glazing requirements for this BAL classification so as to avoid conflict with glazing specifications.

SIDE HUNG EXTERNAL DOORS can be either non-combustible or solid timber with a minimum thickness of 35mm, or hollow core with a non-combustible kick plate on the outside for the first 400mm above the threshold. Glazed doors including French doors and bi-fold must have glazing that complies with the glazing requirements for windows and the frame can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m³ or greater. Refer section 5.5.3 for detail.

DOOR JAMBS AND ARCHITRAVES can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650kg/m³ or greater. Doors must be tight-fitting to the door jamb (and to the abutting door where applicable). Weather strips or draught excluders shall be installed to all side-hung external doors.

GARAGE DOORS must be fully non-combustible or have the lower portion of the door which is within 400mm of the ground be non-combustible. Panel lift, tilt or side hung doors shall be fitted with weather strips, draught excluders or guide tracks as appropriate to the door type with gaps no greater than 3mm. Roller doors shall have guide tracks with gaps no greater than 3mm or fitted with a nylon brush that is in contact with the door. Refer section 5.5.5 for detail.

ROOF shall be timber framing, lined with sarking on the outside of the frame and clad with corrugated colorbond cladding. Any gaps under ribs or roof components such as roof eave, fascia and wall junctions are to be sealed with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh, or filled with mineral wool to prevent openings greater than 3mm. Refer section 5.6.1, 5.6.2 & 5.6.3 for detail.

VERANDAH, CARPORT OR AWNING ROOFS forming part of the main roof shall meet the requirements of the main roof. Refer section 5.6.4 for detail.

ROOF PENETRATIONS such as skylights, vent pipes and aerials that penetrate the roof shall be sealed to prevent openings greater than 3mm. Openable and vented skylights or vent pipes shall be fitted with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh ember guards. All overhead glazing shall be Grade A safety glass. PVC vent pipes are permitted. Refer section 5.6.5 for detail.

EAVES LINING, FASCIA AND GABLES shall be cement sheet or equivalent non-combustible material and sealed to prevent openings greater than 3mm. Refer section 5.6.6 for detail.

GUTTERS AND DOWNPIPE materials and requirements are not specified in the standard for BAL-12.5 with the exception of box gutters which shall be non-combustible. Gutter and valley leaf guards are not a requirement of the standard but they are strongly recommended. If installed, they must be non-combustible. Refer section 5.6.7 for detail.

VERANDAH AND DECK SUPPORTS AND FRAMING can be timber construction as there are no construction requirements in the standard for BAL-12.5. Decking may be spaced or un-spaced and the sub-floor either enclosed or unenclosed. If the decking is spaced it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck sub-floor is enclosed, then all materials less than 400mm from the ground shall be non-combustible. Refer section 5.7.1, 5.7.2 & 5.7.3 for detail.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements can be timber construction as there are no construction requirements for BAL-12.5 except for elements less than 300mm horizontally and 400mm vertically from glazed elements which must be bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant) or equivalent non-combustible material. Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density of 750kg/m³ or greater. An acceptable solution would be to line the area with cement sheet with ceramic tiles over. Refer section 5.7.2.4 for detail.

BALUSTRADES AND HANDRAILS can be timber construction as there are no construction requirements in the standard for BAL 12.5. Refer section 5.7.4 for detail.

WATER AND GAS SUPPLY PIPING where it is above ground and exposed shall be metal. Refer section 5.8 for detail.

BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

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DRAWING: BUSHFIRE ATTACK LEVEL
DATE: 29/04/24 CONSTRUCTION REQUIREMENTS
FILE NAME: H1329 DA 210324.dgn
DRAWN BY: PC

DWG No:

PROPOSED DWELLING FOR HARWOOD & CLARK
AT 65c LACHLAN COURT, BRIGHTON

13

THIS PLAN IS ACCEPTED BY:

.....
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....
DATE:

.....

BUSHFIRE HAZARD REPORT



Proposed residential dwelling
65c Lachlan Court
Brighton, 7030

Dated 28th April 2024
Report by David Lyne BFP-144

11 Granville Avenue
Geilston Bay, 7015
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Appendix A – Topographic Map with Cadastral & Contour Overlay - indicates subject site

Appendix B – Site photos and designers site plan

Appendix C – Bushfire Hazard Management Plan, by David Lyne – certified date 28.04.2024; & Certificate of Others (Form 55) 1505/24

1. Introduction

I have been engaged by Tassie Homes to prepare a bushfire report and plan for a new residential dwelling in the suburb of Brighton. The intent of this report is to confirm the suitability of the bushfire prone parcel of land to be successfully developed for the dwelling in accordance with the Directors Determination – bushfire hazard areas v1.1 (the Code).

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

2. Limitation of Report

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

It is also to be noted that the assessment has been conducted according to the site inspection being conducted in April 2024 and does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to a lack of ongoing maintenance.

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

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

3. Site Description and Background

65c Lachlan Court Brighton is an existing land parcel located in the municipality of the Brighton Council. The property is currently grassland vegetation, with neighbouring properties currently grassland to the south, east and west, and some forest to the north.

The site has access to a pre-approved public road – Lachlan Court, which links to Rowe Street and eventually Brighton Road. This allotment is not provided with a reticulated hydrant water supply for firefighting.

3.1 Property Details

Address: 65c Lachlan Court, Brighton 7030

Municipality: Brighton Council

Zoned: Rural Living

Lot Number: 184645/4

Type of Development: New Residential dwelling

Classified BAL: **BAL-12.5**



Appendix A: Photo 1 – Aerial photo with Cadastral Overlay – Subject site highlighted blue.

3.2 Classification of Vegetation

The vegetation affecting the site has been classified in accordance with Clause 2.2.3 of AS 3959-2018. The Bushfire-Prone vegetation affecting the site is predominantly **Grassland – Group G** in accordance with AS3959-2018.

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

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

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

Note: in a bushfire there is a possibility of fire attack from any direction, not just the direction of the highest hazard.

Photo 1 above indicates the Bushfire Prone Vegetation described. Refer to Appendix B for current conditions as at time of inspection.

3.3 Slope

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

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

Refer to Appendix A Image for topographic contour information.

4. Bushfire Assessment

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

4.1 Bushfire Attack Level

Considering the current conditions, in accordance with AS3959-2018 the dwelling site is capable of achieving **BAL-12.5** (the minimum required standard being BAL-29 required by the Directors Determination).

The desired BAL rating to be applied in this instance will be **BAL-12.5**. The vegetation within the Hazard Management Area (HMA) is to be continually managed to a low threat level - as per Clause 2.2.3.2 of AS3959-2018.

Table 1 – Bushfire Attack Level Assessment Summary and Notes

Property Details

Applicants Name	Tassie Homes	Phone	03 6283 3273
Municipality	Brighton Council	Zoning	Rural Living
Certificate of Title/Lot No.	184645/4	Lot Size	1.4ha
Address	65c Lachlan Court, Brighton 7030		

Type of Building Work

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

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

Bush Fire Attack Level (BAL)

Relevant fire danger index: (see clause 2.2.2)

FDI 50

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

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

Note 2: If there is no classified vegetation within 100m of the site then the BAL is LOW for that part of the site.

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

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

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

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

Effective Slope	Upslope			
Slope under the classified vegetation	Upslope/0°	Upslope/0°	Upslope/0°	Upslope/0°
	Downslope			
	>0 to 5° X	>0 to 5° X	>0 to 5° □	>0 to 5° X
	>5 to 10° □	>5 to 10° □	>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° □	>15 to 20° □

BAL value for each side of the site	BAL-12.5	BAL-12.5	BAL-12.5	BAL-12.5
Separation to achieve BAL-29	7-<11m	6-<10m	7-<11m	6-<10m
Separation to achieve BAL-19	11-<16m	10-<14m	11-<16m	10-<14m
Separation to achieve BAL-12.5	16-<50m	14-<50m	16-<50m	14-<50m

Construction Requirements

For this particular development a BAL-12.5 rating would suit all directions of this site, construction will be generally compliant with AS3959 -2018 Sections 3 and 5.

4.2 Road / Vehicle Access

The primary access to the lot is from a sealed public road – Lachlan Court, which connects to Rowe Street and eventually Brighton Road. There is currently a reticulated water supply that services Lachlan Court, but is more than 120m from the proposed dwelling site. Therefore the access into the property is subject to construction requirements outlined in the table on the BHMP (Appendix C).

4.3 Water supply for firefighting

The site is located more than 120m from a reticulated water supply for firefighting. A static water supply of minimum 10,000L must be provided solely for firefighting for each dwelling on this particular site. The water supply must include a water connection point within 3.0 m of a vehicle hardstand that is at least 6.0 m from the building. The hardstand must be connected to the property access. The water supply must comply with Table 3B of the Director’s Determination:

Table 3B Static Water Supply for Fire fighting
A. Distance between building area to be protected and water supply
The following requirements apply:
<ol style="list-style-type: none"> The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B. Static Water Supplies
A static water supply:
<ol style="list-style-type: none"> May have a remotely located offtake connected to the static water supply;

2. May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;
3. Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;
4. Must be metal, concrete or lagged by non-combustible materials if above ground; and
5. If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
 - (a) metal;
 - (b) non-combustible material; or
 - (c) fibre-cement a minimum of 6 mm thickness.

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

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

1. Have a minimum nominal internal diameter of 50mm;
2. Be fitted with a valve with a minimum nominal internal diameter of 50mm;
3. Be metal or lagged by non-combustible materials if above ground;
4. Where buried, have a minimum depth of 300mm (compliant with *AS/NZS 3500.1 Clause 5.23*);
5. Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;
6. Ensure the coupling is accessible and available for connection at all times;
7. Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
8. Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
9. Where a remote offtake is installed, ensure the offtake is in a position that is:
 - (a) Visible;
 - (b) Accessible to allow connection by firefighting equipment;
 - (c) At a working height of 450 – 600mm above ground level; and
 - (d) Protected from possible damage, including damage by vehicles.

D. Signage for static water connections

1. The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: *Water tank signage requirements within AS 2304-2019 Water storage tanks for fire protection systems; or*
2. The following requirements:
 - (a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height;
 - (b) Be in fade-resistant material with white reflective lettering and circle on a red background;
 - (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and
 - (d) Be no less than 400 mm above the ground.

E. Hardstand

A hardstand area for fire appliances must be provided:

1. No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
2. No closer than six metres from the building area to be protected;
3. With a minimum width of three metres constructed to the same standard as the carriageway; and
4. Connected to the property access by a carriageway equivalent to the standard of the property access.

5. Conclusion

The site has been classified as **BAL-12.5** as per the assessment processes outlined in AS3959-2018. The separation distances shown above are the areas to be maintained and kept in a way to reduce the fuel loads present in order to achieve lower BAL ratings. For this particular site and for where the proposed building is to be constructed, a **BAL-12.5** rating is easily achieved and would suit all directions of the site.

6. References

- Directors Determination – Bushfire hazard areas v1.1
- LIST map version. Aerial Photograph [online]. Available from: <http://www.thelist.tas.gov.au/listmap/listmap>
- Standards Australia 2018, *Construction of buildings in bushfire prone areas*, AS 3959-2018.

Statement

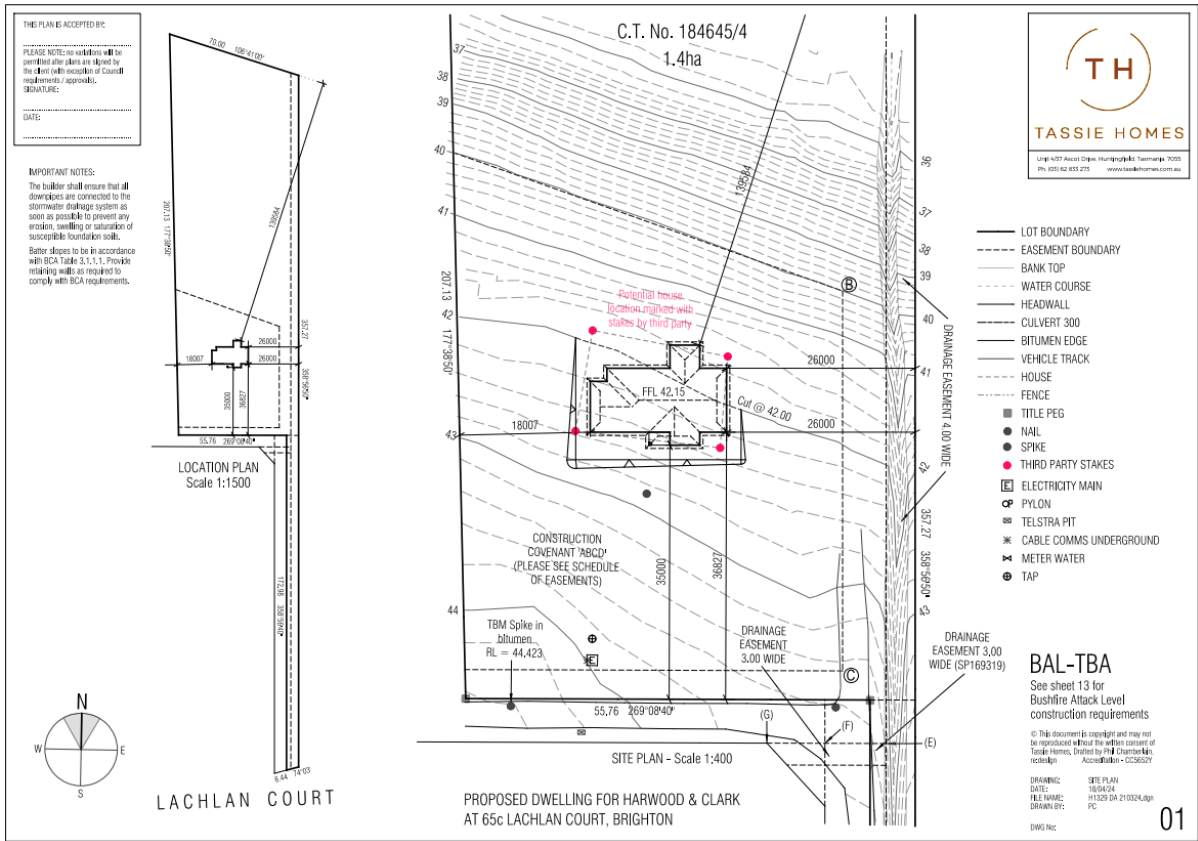
I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

It should be noted that this report does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to lack of ongoing maintenance. Compliance with the recommendations contained in this assessment does not mean that there is no residual risk to safety of life or property as a result of bushfire.

Signed:.....

Date: 28/04/2024.....

Appendix B – Site photos and designers site plan



Looking North



Looking South



Looking East



Looking West

HAZARD MANAGEMENT AREAS - HMA

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

MAINTENANCE SCHEDULE

- Removal of fallen limbs, leaf and bark litter;
- Cut lawns short (less than 100mm) and maintain;
- Remove pine bark and other garden mulch;
- Complete under-brushing and thin out the under storey;
- Prune low hanging trees to ensure separation from ground litter;
- Prune larger trees to establish and maintain horizontal and vertical canopy separation;
- Maintain storage of petroleum fuels;
- Maintain access to the dwelling and water storage area. Remove fallen limbs, leaf and bark litter from roofs, gutters and around the building;
- Ensure that 10,000 litres of dedicated water supply for fire fighting purposes is available at all times.

BUSHFIRE PROTECTION MEASURES

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

WATER SUPPLY

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

- Have a minimum nominal internal diameter of 50mm
- Be fitted with a valve with a minimum nominal internal diameter of 50mm
- Be metal or lagged by non-combustible materials if above ground
- Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23)
- Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment
- Ensure the coupling is accessible and available for connection at all times
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length)
- Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this table; and
- Where a remote offtake is installed, ensure the offtake is in a position that is:

- Visible
- Accessible to allow connection to by fire fighting equipment
- At a working height of 450-600mm above ground level; and
- Protected from possible damage, including damage by vehicles

SIGNAGE FOR STATIC WATER CONNECTIONS

The water connection points for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:-

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



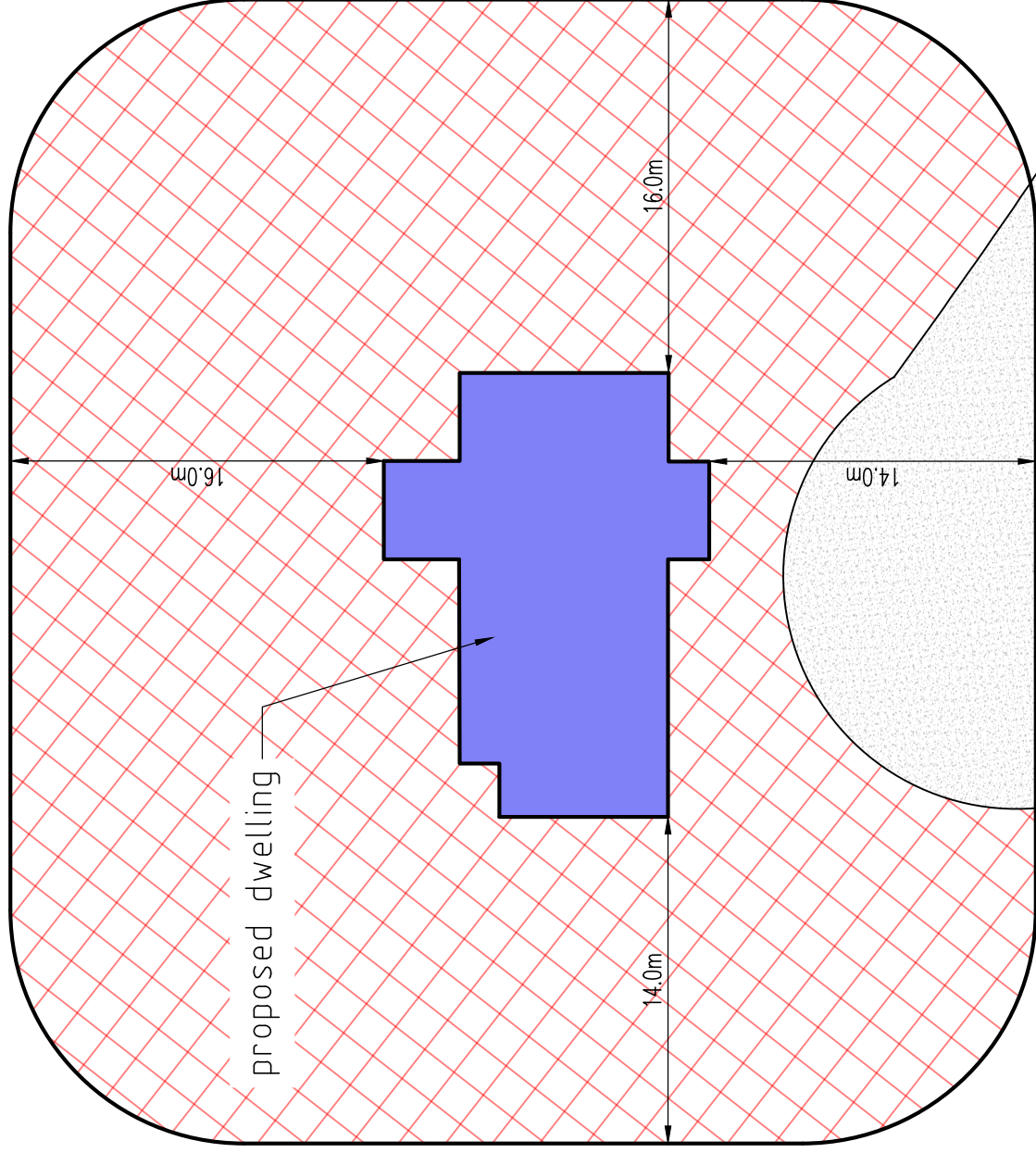
SITE PLAN NTS

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

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

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

LOT 4
1.4ha

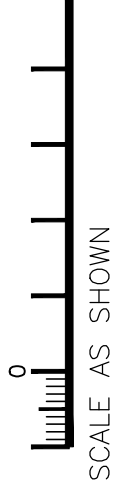


proposed dwelling

assumed position of firefighting tank

driveway shown is only indicative

enlarged area



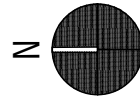
Private access roads for vehicles - requirements for design and construction
Vehicle access roads of a length (or part thereof) as specified in Column A is satisfied by the design and construction requirements specified in Column B.

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



HAZARD MANAGEMENT AREA
Low threat maintained vegetation in accordance with AS 3959 Clause 2.2.3.2 (e) & (f). Building is to be constructed to meet BAL-12.5 requirements

Prepared By David Lyne - BFP 144
Tassie Homes
65c Lachlan Court, Brighton
Tasmania 7030
Job No: 1505



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

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE.

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

SIGNATURES

CLIENT:DATE:
CLIENT:DATE:
BUILDER:DATE:

DWG NO: 1505	CHECK: DL	SHEET: 01
SCALE AT A3: 1:300		DATE: 28.04.2024
DRAWN: DL		REV 0

BHMP
SCALE 1:300

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

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

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

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

Details of work:

Address: Lot No:
 Certificate of title No:

The assessable item related to this certificate: *(description of the assessable item being certified)*
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

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

building work, plumbing work or plumbing installation or demolition work

OR

a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant

Documents:

Bushfire Hazard Report – New residential dwelling
Bushfire Hazard Management Plan

Relevant

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

calculations:

References:

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

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

The above mentioned report concludes that a BAL-12.5 rating is achievable and easily maintained for the dwelling on this site

Scope and/or Limitations

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

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

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

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

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


1. The certificate only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.

2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

1505/24

Date:

28/04/2024