



Bushfire Hazard Report



Cover photo: view to north-west from site.

Dwelling Addition and Alterations

810 Cloudy Bay Road, South Bruny

28 November 2025

Bushfire Hazard Report

Contents:

Overview:

Project Detail
Executive Summary

Introduction:

Purpose
Scope
Limitations
Disclaimer
The Author
Site Visit
Proposal

Site Description:

Site Description
Aerial Imagery
Topography
Topographical Relief

Site Assessment:

Vegetation
Slope
Distances
Bushfire Attack Level

Determination – Director of Building Control: Requirements for Building in Bushfire-Prone Areas:

Construction Requirements
Property Access
Water Supply for Fire Fighting
Hazard Management Areas

Recommendations:

Construction Requirements
Property Access
Water Supply for Fire Fighting
Hazard Management Areas

Conclusion

Appendices:

Appendix (1) Site Folio Plan
Appendix (2) Hazard Management Areas Table
Appendix (3) Site Photos
Appendix (4) TFS Fire Resisting Garden Plants
Appendix (5) TFS Water Supply Sign
Appendix (6) Proposal Plans
Appendix (7) Bushfire Hazard Management Plan

Overview

Project Detail

Project: Dwelling Addition and Alterations

Site Address: 810 Cloudy Bay Road, South Bruny

PID: 1883765

CT Reference: 38073/3

Author: Adam Smee, Bushfire Hazard Practitioner

Accreditation No.: BFP-120

Scope of Accreditation: 1, 2, 3a, and 3b

Email: adam@southernplanning.com.au

Phone: 0404 439 402

Date: 28 November 2025

Version: v1.2

Executive Summary

This report considers the bushfire hazard posed to a dwelling addition and alterations proposed on the above property. The report concludes that this hazard is acceptable provided that the building work proceeds in accordance with the attached recommendations. These recommendations include that the design and construction of the work must comply with the construction requirements for BAL29 as prescribed within AS3959:2018.

Introduction

Purpose

The purpose of this report is to consider the bushfire hazard posed to a dwelling addition and alterations proposed on a site within a bushfire prone area.

Scope

This Report has been prepared in accordance with the Tasmania Fire Service (TFS) Chief Officer's Bushfire Hazard Advisory Note no.4 (version 4.0). This Advisory Note prescribes the Chief Officer's Approved Form for a Bushfire Hazard Management Plan and the required content for a Bushfire Hazard Report. The Advisory Note states that a Bushfire Hazard Report is:

An investigation and assessment of bushfire risk to establish the level of hazard exposure, vulnerability, and the required mitigation to achieve an acceptable level of residual risk.

The scope of the report therefore includes identification of the level of bushfire threat posed to the development in accordance with the Australian Standard for *Construction of Buildings in Bushfire Prone Areas AS3959:2018* (the Australian Standard). The report also considers the vulnerability to bushfires of the proposed development and options for mitigation measures to reduce this risk. These options include identification of the appropriate construction requirements for the development within the Australian Standard. The report also identifies the appropriate bushfire hazard mitigation measures provided within the *Determination – Director of Building Control: Requirements for Building in Bushfire-Prone Areas (transitional)* (the Director's Determination). The report provides a conclusion

regarding the residual risk that would remain to the development from bushfire if these mitigation measures are implemented.

Limitations

The report is limited to an assessment of the bushfire hazard posed to the proposed development as prescribed in the Australian Standard and as required by the Director's Determination. The report does not offer comment on the environmental impact of the proposed development, including that of any vegetation management required to implement any recommended bushfire hazard mitigation measures.

Disclaimer

Given the above scope and limitations, no responsibility is taken by the author for any loss arising as a result of any matter not considered in the Australian Standard or the Director's Determination. Neither is any responsibility taken by the author for any loss arising as a result of failure to comply with the recommendations made in this report. Attention is drawn to the Australian Standard's foreword which states that it is:

Primarily concerned with improving the ability of buildings in designated bushfire-prone areas to better withstand attack from bushfire thus giving a measure of protection to the building occupants (until the fire front passes) as well to the building itself.

Compliance with the Australian Standard does not guarantee that no loss of life or property will occur as a result of bushfire, as it further 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.

Attention is also drawn to current TFS advice which states that in catastrophic Fire Danger Rating conditions:

Homes cannot withstand fires in these conditions. You may not be able to leave, and help may not be available.

It should also be noted that the Fire Danger Index (FDI) prescribed for the design of buildings within bushfire prone areas in Tasmania is FDI50. However, please note that in severe and extreme conditions the actual FDI may significantly exceed this figure and the bushfire protection measures identified in this report should not be relied upon in these situations.

The Author

The author is a qualified land use planner with over eighteen years' experience in local government; the majority spent working in planning in a rural context. The author has successfully completed the University of Technology Sydney's *Development and Building in Bushfire Prone Areas Short Course*. The author is accredited by the TFS to assess bushfire hazard and to certify Bushfire Hazard Management Plans for buildings or extensions and for subdivisions involving less than ten lots. The author has been practicing as Bushfire Hazard Practitioner since 2013.

Site Visit

A site visit was conducted on 18 April 2025.

Proposal

The proposal is to construct an addition to the dwelling on the site and to also alter parts of the existing fabric. The proposed addition would include a deck on the northern and north-western sides of the dwelling. The proposed alterations would include demolition of a large deck on the northern/north-western side of the dwelling. The proposed demolition also includes the removal of part of an entry space on the south-eastern side of the dwelling and demolition of parts of an ensuite and study on the southern side. A carport on the south-eastern side would also be removed. A shed is proposed to the south of the dwelling in place of an existing smaller shed, however, as it would be greater than 6m from the dwelling, it may be excluded from this assessment.

The proposal would not affect the existing vehicular access to the site from Cloudy Bay Road. The development would rely upon on-site services, including an on-site water supply, as reticulated services are not available in the area. While any habitable building is vulnerable to bushfire, the proposed development is not identified as a Vulnerable Use by either the Bushfire Prone Areas Code or the *Building Regulations 2016*.

Site Description

The site is a rural residential property on South Bruny. The property has an area of over 23ha and frontage to Cloudy Bay Road on its eastern boundary. Only a crown foreshore reserve separates the property from Cloudy Bay Lagoon to the west and north-west. Jack Jones Creek is contiguous with the property's northern boundary. The eastern part of the property has been cleared but the remainder is mostly covered in native vegetation. The dwelling on the site is within the western part of the property, within a smaller cleared area close to the lagoon. There is a dam approximately 35m to the north-east of the dwelling.

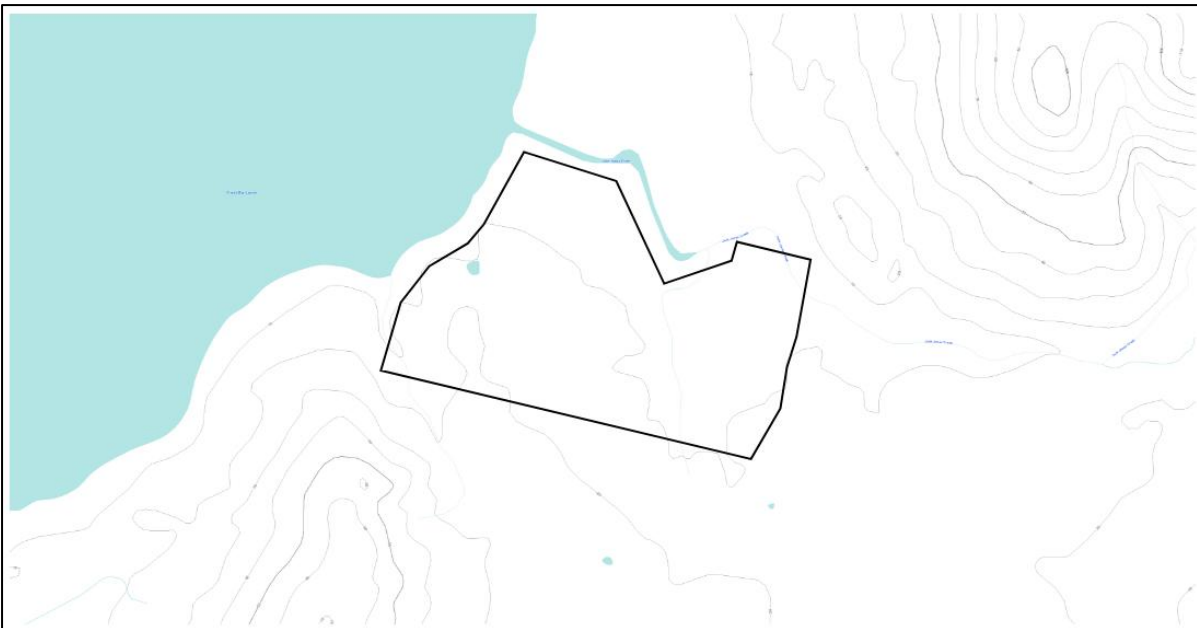
The properties surrounding the site are similar rural residential properties that have been partly cleared but also retain substantial areas of native vegetation. The site is mapped within the Bushfire Prone Areas Overlay of the *Kingborough Interim Planning Scheme 2015*.

Topography

The site is above the shore of the lagoon, to the north-west, and the land between it and Jack Jones Creek, to the north-east. The site is also above the level of a drainage channel approximately 375m to the east that flows into the creek. The site is below the ridge to the SSE but at a similar level as the nearby land to the SSW which is at the base of a gully. Prices Lookout is approximately 600m from the site, further to SSW. The site is above the level of land to the west, at the base of the gully, but at a similar level as the land beyond, further to the west.



Aerial view of subject property (outlined in white) and surrounding land (source: State Aerial Photo accessed via LISTmap 14/5/2025).



Topographical relief (10m contours) of subject property (outlined in black) and surrounding land (source: LISTmap accessed 14/5/2025).



Hillshade relief of subject property (outlined in white) and surrounding land (source: LISTmap accessed 14/5/2025).

Site Assessment

Vegetation

The vegetation to the south-east, south, and south-west of the site includes both Eucalypt trees and pine trees that are up to 30m high. This vegetation has a foliage cover greater than 30% so is classified within the Group A Forest classification in accordance with Table 2.3 of the Australian Standard. The vegetation to the north-west and north, between the site and the shore, is much more open and has a grassy understorey. Therefore, the vegetation in these directions is classified within the Group B Woodland classification in accordance with Table 2.3. The vegetation to the east of the site is also relatively open and has a lower average foliage cover compared with that to the south and west. Therefore, the vegetation in this direction is also classified within the Group B Woodland classification.

Slope

The site is above the shore to the north and north-west, therefore, the effective slope in these directions is downslope but less than 5°. The site is above the level of the nearby land to the north-east and east – the effective slope in these directions is therefore downslope and also less than 5°. The site is below the level of nearby land to the south so the effective slope in this direction is upslope and 0°. While the site is above the base of the gully to the west, it is below the level of the land beyond, further to the west. Therefore, the effective slope in this direction is considered to be upslope and 0°.

Distances

The proposed building work would be provided with adequate separation from the surrounding bushfire prone vegetation within the property boundaries.

Bushfire Attack Level

Table 2.6 within the Australian Standard prescribes Bushfire Attack Levels for development based upon the relevant Fire Danger Index, its distance from unmanaged vegetation, the type of bushfire

prone vegetation nearby, and the gradient beneath the vegetation. A BAL assessment must be based upon the highest BAL posed to a development. As demonstrated in the attached Hazard Management Areas Table, the Bushfire Attack Level posed to the proposed building work would be BAL29.

Determination – Director of Building Control: Requirements for Building in Bushfire-Prone Areas (transitional)

Construction Requirements

The proposal complies with clause 4.1 of the Director’s Determination as the proposed building work would be carried out in accordance with the construction requirements prescribed for BAL29 within the Australian Standard.

Property Access

The proposed access arrangements for the development must comply with clause 4.2 of the Director’s Determination. As the length of the existing driveway that would provide access to the building is greater than 200m, these arrangements must comply with the standards prescribed in Row C of Table 4.2 of the Director’s Determination.

The existing driveway has an all-weather surface of compacted gravel and is likely to have the required 20 tonne carrying capacity. The driveway crosses the drainage channel to east of the site, although this crossing does not include a culvert as water does not appear to permanently flow through the channel. Any culvert provided over the drainage channel must have a 20 tonne carrying capacity.

The driveway has the required 4m trafficable width and the necessary vertical and horizontal clearances from bushfire prone vegetation. Regular maintenance should be carried out along the length of the driveway in order to maintain these clearances.

While the driveway slopes upwards and downwards from the access point to the site, the driveway complies with the maximum gradient prescribed for unsealed roads (10°) and the maximum prescribed cross-fall (3°). The driveway does not contain any significant curves. A turning area is provided at the end of the driveway that is suitable for fire fighting vehicles. Given the length of the driveway (i.e., over 600m long) passing bays are required at 200m intervals, as shown on the attached Bushfire Hazard Management Plan (BHMP - Access).

Therefore, the proposed access arrangements comply with the relevant standards prescribed within Table 4.2. The proposal is therefore in accordance with sub-clause 4.2 (2)(a) of the Director’s Determination. The access arrangements also comply with subclauses 2(b) and 2(c) as they would provide access to within 90m of all exterior elements of the development (measured as a hose-lay) and a hardstand for the fire fighting water point discussed below.

Water Supply for Fire Fighting

The proposal complies with clause 4.3 of the Director’s Determination as a static water supply for fire-fighting would be provided in accordance with Table 4.3B. A water tank adjacent to the shed to the south of the dwelling would provide this supply. The tank must have the specified minimum quantity of 10,000L and be constructed from the required materials. Any fittings, pipework, and accessories associated with the onsite supply must comply with the requirements within Element C of Table 4.3B. Signage must be provided for the fire fighting water point in accordance with the TFS Guidelines referred to in Element D. A hardstand area for fire fighting appliances must be provided within the required distance of the fire fighting water point but greater than the minimum distance specified

from building area. The hardstand must have the required width and form part of the proposed access to the development.

Hazard Management Areas

The proposal complies with clause 4.4 of the Director's Determination for, as demonstrated on the attached Bushfire Hazard Management Plan, the development would be provided with the Hazard Management Areas required to achieve BAL29. The lot was not provided with a BAL at the time of subdivision.

Recommendations

The following bushfire hazard management and mitigation measures are required to achieve a tolerable level of residual risk for the proposed use and development.

Construction Requirements

- (a) The development must comply with the general construction requirements prescribed within Section 3 and the specific requirements prescribed for a Bushfire Attack Level of BAL29 within Section 7 of the Australian Standard for the *Construction of Buildings in Bushfire Prone Areas AS3959:2018*.
- (b) Any plans submitted to the project Building Surveyor together with an application for a Certificate of Likely Compliance (CLC) for the proposed building work must demonstrate likely compliance with the above sections of the Standard. Plans submitted for CLC approval should be annotated to include the relevant construction requirements prescribed within the Australian Standard.

Property Access

Vehicular access to the building must:

- 1) Meet the property access requirements described in Row C of Table 4.2 of the *Determination – Director of Building Control: Requirements for Building in Bushfire-Prone Areas (transitional)*. Specifically, the access must comply with the following requirements:
 - (a) All-weather construction,
 - (b) Load capacity of at least 20 tonnes, including bridges and culverts;
 - (c) Minimum carriageway width of 4 metres,
 - (d) Minimum vertical clearance of 4 metres,
 - (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway,
 - (f) Cross falls of less than 3° (1:20 or 5%),
 - (g) Dips less than 7° (1:8 or 12.5%) entry and exit angle,
 - (h) Curves with a minimum inner radius of 10 metres,
 - (i) Maximum gradient of 15° (sealed sections) or 10° (unsealed sections),
 - (j) Include a turning area for fire appliances provided by either a “T” or “Y” shaped turning head 4m wide and 8m long, or, a turning circle with a minimum outer radius of 10 metres;
 - (k) passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
- 2) Include access from a public road to within 90 metres of the furthest part of the building measured as a hose lay.

Water Supply for Fire Fighting

- 1) The building must be provided with a static water supply dedicated for fire fighting purposes which meets the following requirements of Table 4.3B of the *Determination – Director of Building Control: Requirements for Building in Bushfire-Prone Areas (transitional)*:
 - (a) The fire fighting water point of the water supply must be within 90m of the furthest parts of the building area, measured as a hose lay;
 - (b) The water supply must be a minimum of 10,000L and must not be used for any other purpose including fire fighting sprinkler or spray systems; and,

- (c) Any above ground water supply must be metal, concrete, or lagged by non-combustible materials.
- 2) Fittings and pipework associated with a fire fighting water point for a static water supply must:
 - (a) Have a minimum nominal internal diameter of 50mm;
 - (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
 - (c) Be metal or lagged by non-combustible materials if above ground;
 - (d) Where buried, have a minimum depth of 300mm (compliant with *AS/NZS 3500.1-2003* Clause 5.23);
 - (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting 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);
 - (h) 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 – 600mm above ground level; and
 - (iv) Protected from possible damage, including damage by vehicles.
 - 3) The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location that complies with the following requirements (please refer to Appendix 5 for further guidance):
 - (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.
 - 4) A hardstand area for fire appliances must be provided:
 - (a) No more than three metres from the fire fighting water point, measured as a hose lay;
 - (b) No closer than six metres from the building area to be protected;
 - (c) With a minimum width of three metres constructed to the same standard as the carriageway; and,
 - (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Hazard Management Areas

- (a) Hazard Management Areas (HMA) must be established substantially in accordance with the attached BHMP such that fuels are reduced sufficiently and other hazards are removed such that the fuels and other hazards do not significantly contribute to bushfire attack.
- (b) The HMA must be maintained in a “minimal fuel” condition throughout the life of the development. According to clause 2.2.3.2(f) of the Australian Standard: “minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the

bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)".

- (c) Any plants planted within the HMA should be listed as "Low Flammability" species in the TFS publication *Fire Resisting Garden Plants* (see Appendix 4). Plants listed as "Moderate Flammability" or "High Flammability" or similar species should not be planted within the HMA. Any plants listed as "Moderate Flammability" that are retained within the HMA should "not be allowed to dominate your garden and should be well maintained, being especially careful to remove dead material before it accumulates". Plants listed as "High Flammability" should not be retained within the HMA.

Other

The property owner should develop a Bushfire Plan for the site in accordance with the TFS *Bushfire Safety Guide*.

Conclusion

The proposed use and development of the site is considered likely to achieve and maintain a tolerable level of residual bushfire risk for the occupants and assets on the site and adjacent land provided that the recommendations made above are implemented. Given the nature of the proposed development, it is considered unlikely to cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent land. This conclusion is based upon:

- i) the nature, intensity, and duration of the proposed use,
- ii) the type, form, and duration of the proposed development,
- iii) the above Bushfire Attack Level assessment, and,
- iv) the nature of the bushfire hazard mitigation measures recommended above.



ADAM SMEE

BUSHFIRE HAZARD PRACTITIONER (BFP-120)

Appendix (1) Site Folio plan



FOLIO PLAN

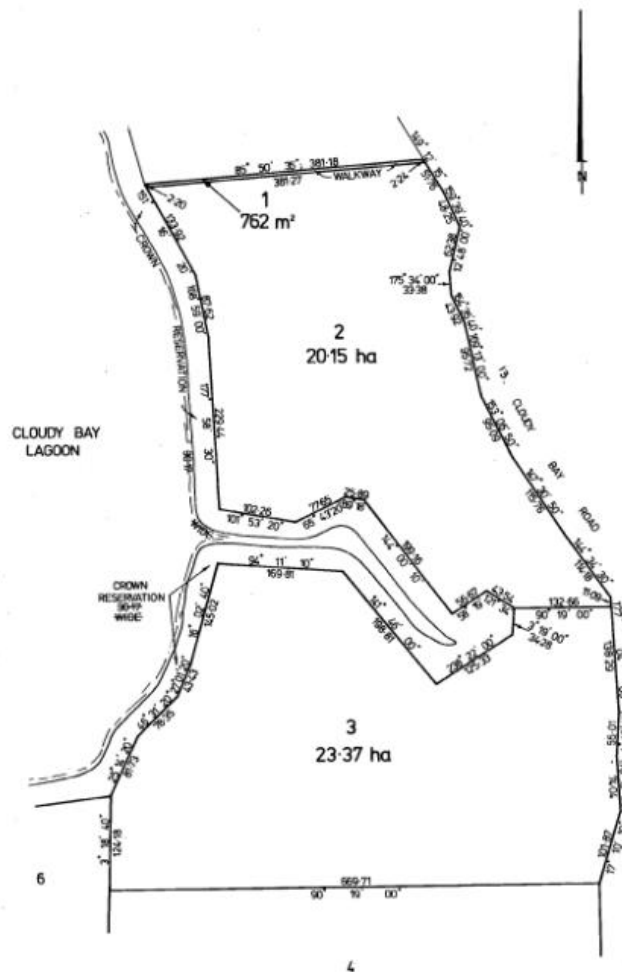
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 1 of 4 annexed to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10-AUG-1986 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP38073</p>
<p>Signed for the purpose of identification <i>[Signature]</i></p>	<p>Surveyor: M.E. MORLEY Owner: CLOUDY BAY PTY. LTD. Title Reference: CF-4269/13 CT 45/5-84 CT 45/5-87 CT 45/5-84</p>	<p>Scale 1:4 000 Measurements in Metres</p>

AMENDED PLAN



Search Date: 14 May 2025

Search Time: 09:51 AM

Volume Number: 38073

Revision Number: 10

Page 2 of 5

Department of Natural Resources and Environment Tasmania

www.thelist.tas.gov.au

Note: subject property is lot 3 on the above plan.

Appendix (2) Hazard Management Areas Table

	North-West	North-East	South	West
Vegetation Type:	Group B Woodland	Group B Woodland	Group A Forest	Group A Forest
Relationship to site:	Downslope	Downslope	Upslope	Level/Upslope
Effective slope:	>0° to 5°	>0° to 5°	0°	0°
Minimum separation distance*:	13m	25m	24.5m	20.5m
Assessed BAL:	BAL29	BAL19	BAL19	BAL29
Proposed BAL:	BAL29			
Minimum HMA required:	12m	12m	16m	16m

Notes: *to edge of existing vegetation.

Appendix (3) Site Photos



Photo 1: view to north from site.



Photo 2: view to north-east from site.



Photo 3: view to south-east from site.



Photo 4: view to SSE from site.



Photo 5: view to south-west from site.



Photo 6: view to west from site.



Photo 7: view to NWW from site.

Appendix (4) TFS Fire Resisting Garden Plants

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 house's Building Protection Zone. They should also be avoided in the Fuel Modified Zone. Move these plants away from your house and replace them with less flammable plants.



Corymbia maculata - Spotted Gum

<i>Acacia dealbata</i>	TN	Silver Wattle
<i>Acacia stricta</i>	TN	Hop Wattle
<i>Acacia verticillata</i>	TN	Prickly Moses
<i>Acer palmatum</i>	E	Japanese Maple
<i>Acmena smithii</i>	AN	Lilly Pilly
<i>Aesculus hippocastanum</i>	E	Common Horse Chestnut
<i>Allocasuarina cunninghamiana</i>	AN	River Sheoak
<i>Angophora floribunda</i>	E	Rough-barked Apple
<i>Bambusa vulgaris</i>	E	Bamboo
<i>Banksia integrifolia</i>	AN	Coast Banksia
<i>Banksia marginata</i>	TN	Honeysuckle
<i>Betula pendula</i>	E	Silver Birch
<i>Buddleia davidii</i>	E	Butterfly Bush
<i>Callistemon citrinus</i>	AN	Common Red Bottlebrush
<i>Callitris rhomboidea</i>	TN	Oyster Bay Pine
<i>Cassia javanica</i>	E	Pink Cassia
<i>Chamaecyparis lawsoniana</i>	E	Lawson Cypress
<i>Cinnamomum camphora</i>	E	Camphor Laurel
<i>Citrus limon</i>	E	Lemon
<i>Cortaderia argentea</i>	E X	Pampas Grass
<i>Corymbia maculata</i>	AN	Spotted Gum
<i>Cupressus funebris</i>	E	Mourning Cypress

<i>Dodonaea viscosa</i>	TN	Native Hop
<i>Elaeocarpus reticulatus</i>	TN	Blueberry Ash
<i>Eucalyptus amygdalina</i>	TN	Black Peppermint
<i>Eucalyptus globulus</i>	TN	Blue Gum
<i>Eucalyptus obliqua</i>	TN	Brown Stringybark
<i>Eucalyptus paniculata</i>	AN	Grey Ironbark
<i>Eucalyptus pulchella</i>	TN	White Peppermint
<i>Eucalyptus viminalis</i>	TN	White Gum
<i>Exocarpos cupressiformis</i>	TN	Native Cherry
<i>Flindersia australis</i>	AN	Crow's Ash
<i>Gahnia grandis</i>	TN	Cutting Grass
<i>Gleditsia tricanthos</i>	E	Honey Locust
<i>Grevillea x Poorinda</i>	AN	Poorinda Cultivars of Grevilleas
<i>Grevillea robusta</i>	AN	Silky Oak
<i>Grevillea rosmarinifolia</i>	AN	Rosemary Grevillea
<i>Ilex aquifolium</i>	E X	Holly
<i>Lepidosperma laterale</i>	AN	Sword Rush
<i>Leptospermum lanigerum</i>	TN	Woolley Teatree
<i>Leptospermum scoparium</i>	TN	Manuka, Teatree
<i>Lomandra longifolia</i>	TN	Saggs
<i>Melaleuca alternifolia</i>	AN	Paperbark
<i>Monstera deliciosa</i>	E	Monstera
<i>Nandina domestica</i>	E	Sacred Bamboo
<i>Nicotiana glauca</i>	AN	Tobacco Bush
<i>Pinus elliotii</i>	E	Slash or Elliott's Pine
<i>Pinus patula</i>	E	Mexican or Weeping Pine
<i>Pittosporum undulatum</i>	AN X	Sweet Pittosporum
<i>Platanus x acerifolia</i>	E	Plane Tree
<i>Poa sp.</i>	AN	Poa Grass
<i>Populus sp.</i>	E	Poplar
<i>Quercus robur</i>	E	English oak
<i>Spiraea catonensis</i>	E	May
<i>Tasmania lanceolata</i>	TN	Native Pepper
<i>Ulex europaeus</i>	E X	Gorse
<i>Viburnum opulus</i>	E	Guelder Rose

Text by Mark Chladil and Jennifer Sheridan.
Photographs of selected plants by Alan Macfadyen,
Royal Tasmanian Botanical Gardens. Thanks to Natalie Papworth,
Royal Tasmanian Botanical Gardens.
Original research and publication supported by the
Tasmanian Fire Research Fund. Revision 3, 2006.

Moderate Flammability

These plants should be avoided in the Building Protection Zone. 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 melanoxylon - Blackwood

<i>Acacia baileyana</i>	AN X	Cootamundra Wattle
<i>Acacia decurrens</i>	AN	Green Wattle
<i>Acacia mearnsii</i>	TN	Black Wattle
<i>Acacia melanoxylon</i>	TN	Blackwood
<i>Acacia podalyrifolia</i>	AN	Mt Morgan Wattle
<i>Actinidia chinensis</i>	E	Kiwi Fruit
<i>Araucaria heterophylla</i>	AN	Norfolk Island Pine
<i>Atherosperma moschatum</i>	TN	Sassafras
<i>Bedfordia salicina</i>	TN	Blanket Bush
<i>Beyeria viscosa</i>	TN	Pinkwood
<i>Brachychiton acerifolius</i>	AN	Illawarra Flame Tree
<i>Brachychiton discolor</i>	AN	Lacebark
<i>Brachychiton rupestris</i>	AN	Bottle Tree
<i>Calodendrum capense</i>	E	Cape Chestnut
<i>Canna indica</i>	E	Canna Lily
<i>Cassia floribunda</i>	E	Smooth Cassia
<i>Ceanothus papillosus</i>	E	Pacific Blue
<i>Chaenomeles japonica</i>	E	Flowering Quince
<i>Chrysanthemum indicum</i>	E	Chrysanthemum
<i>Citrus nobilis</i>	E	Mandarin
<i>Coleonema pulchrum</i>	E	Diosma
<i>Cotoneaster glaucophyllus</i>	E X	Cotoneaster
<i>Cucurbita maxima</i>	E	Pumpkin
<i>Cymbopogon citratus</i>	E	Lemon Grass
<i>Cyphomandra betacea</i>	E	Tamarillo
<i>Delonix regia</i>	E	Poinciana
<i>Dicksonia antarctica</i>	TN	Man Fern
<i>Diospyros sp.</i>	E	Persimmon
<i>Eriobotrya japonica</i>	E	Loquat
<i>Escallonia macrantha</i>	E	Escallonia
<i>Euryops pectinatus</i>	E	Yellow Daisy Bush
<i>Genista monspessulana</i>	E X	Montpellier Broom
<i>Koelreuteria paniculata</i>	E	Golden Rain Tree
<i>Lantana camara</i>	E	Lantana
<i>Ligustrum lucidum</i>	E	Large-leaved Privet
<i>Liquidambar styraciflua</i>	E	Liquidambar
<i>Magnolia grandiflora</i>	E	Magnolia

Morus sp.
Myoporum insulare
Nerium oleander
Olearia argophylla
Photinia glabra var. *rubens*

Pittosporum bicolor
Pteridium esculentum
Rhododendron sp.
Rosa sp.
Salix babylonica
Salix chilensis
Sorbus aucuparia
Spathodea campanulata
Syringa vulgaris
Weigela florida
Zieria arborescens

E Mulberry
 AN Boobyalla
 E Oleander
 TN Musk
 E Chinese Fire Bush or Red-leafed Photinia
 TN Cheesewood
 TN Bracken Fern
 E Rhododendron
 E X Roses, Briars
 E Weeping Willow
 E Pencil Willow
 E Rowan
 E African Tulip Tree
 E Lilac
 E Fairy Trumpets
 TN Stinkwood

Low Flammability

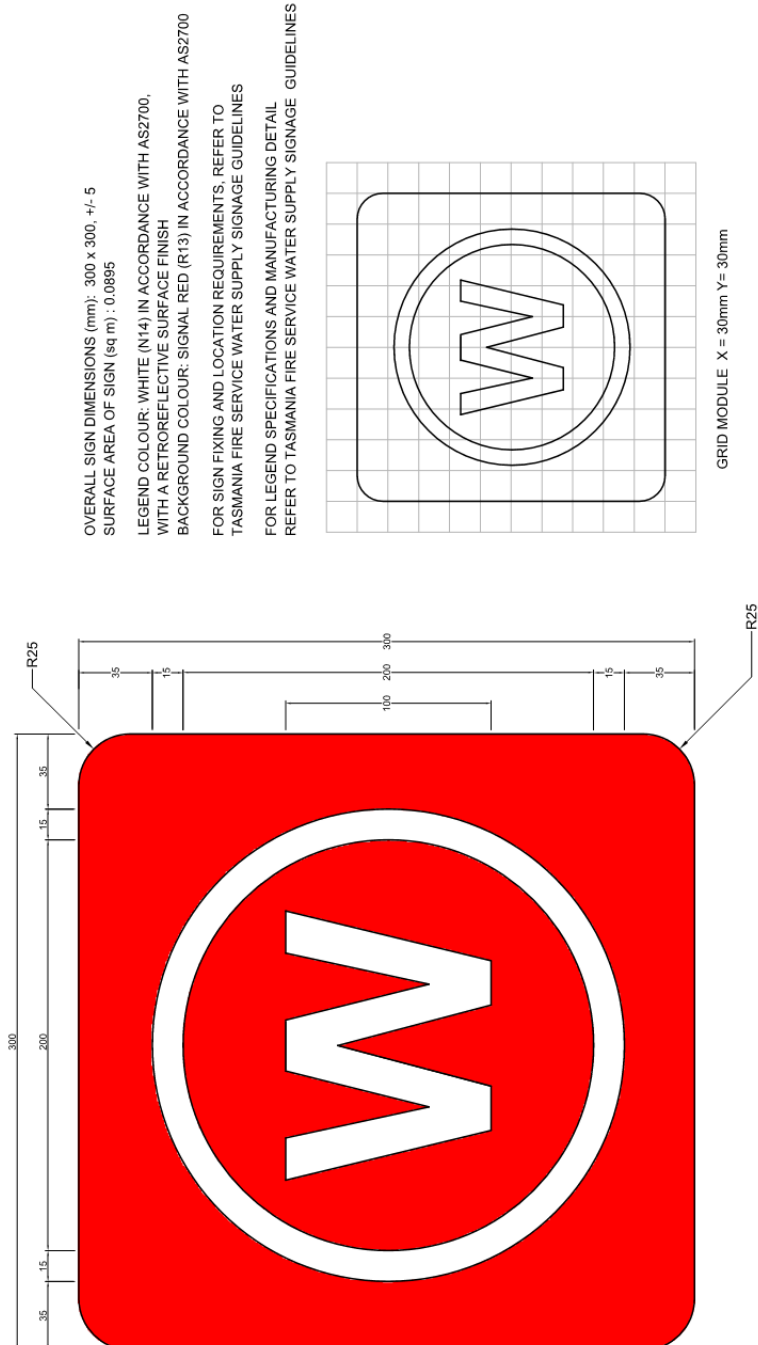
These plants are acceptable in the Building Protection Zone and will be valuable replacements for more flammable plants.




Hymenosporum flavum - Native Frangipani

<i>Artemisia sp.</i>	E	Wormwood or Angels Hair
<i>Camellia sp.</i>	E	Camellias
<i>Capsicum annum</i> var. <i>fasciculatum</i>	E	Chilli
<i>Diplarrena moraea</i>	TN	White Flag Iris
<i>Gazania hybrida</i>	E	Treasure Flower
<i>Hebe speciosa</i>	E	Veronica
<i>Hemerocallis aurantiaca</i>	E	Day Lily
<i>Hydrangea macrophylla</i>	E	Hydrangea
<i>Hymenocallis littoralis</i>	E	Spider Lily or Spider Flower
<i>Hymenosporum flavum</i>	AN	Native Frangipani
<i>Lampranthus aurantiacus</i>	E	Pigface or Iceplant
<i>Lavendula angustifolia</i>	E	English Lavender
<i>Passiflora herbertiana</i>	AN	Native Passionfruit
<i>Pelargonium peltatum</i>	E	Geranium
<i>Pomaderris apetala</i>	TN	Dogwood
<i>Prunus sp.</i>	E	Plum
<i>Solanum melongera</i>	E	Eggplant

Appendix (5) TFS Water Supply Sign



 Tasmania Fire Service	ISSUE	APPROD	DATE	AMENDMENT	NOTES	TITLE						
	A					TASMANIA FIRE SERVICE						
	B					WATER SUPPLY SIGN						
	C											
	D					- all dimensions are in mm - written dimensions take precedence over scaled measurements	FILE	BPP	DWG NO. TFS-WS01			
					DRWN	WH	APPROD	CC	DATE	2/2/2017	SCALE	1:2

Appendix (6) Proposal Plans



LOCATION MAP

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.
All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

SOIL AND WATER MANAGEMENT NOTES:-
-Site to be vegetated and planted according to the satisfaction of the Hobart Regional soil and water management code of practice.
-Site to be disturbed as minimal as possible, (i.e. only building, drainage and immediate adjoining areas).
-Install all drainage lines prior to placement of roof and guttering. Connect immediately once dwelling is roofed.
-Apply temporary covering (eg, waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.
-Protect any nearby or on-site drainage pits from sediment by installing sediment traps around them.
-Limit entry/exit to one point and stabilise. Install facilities to remove dirt/mud from vehicle wheels before they leave the site.
-All soil/excavated matter to be retained on site, to be used as battered fill required for the landscaping areas.

Stabilised site entry / exit point:-
1. Strip topsoil and level.
2. Compact subgrade.
3. Cover area with needle-punched geotextile.
4. Construct 200mm thick pad over geotextile using roadbase or 40mm aggregate. Minimum length 5 metres or to building alignment. Minimum width 3 metres.
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

SURVEYORS NOTES:
1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE. IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.
6. HORIZONTAL DATUM IS MGA (GDA94).
7. VERTICAL DATUM IS AHD.
8. CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.
9. SURVEY BY ROBOTIC TOTAL STATION AND GPS.
10. DUE TO THE AGE OF TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR NEAR THE TITLE BOUNDARY OR PRESCRIBED SETBACKS A RE-MARK SURVEY BY A REGISTERED LAND SURVEYOR WILL BE REQUIRED.
11. BOUNDARIES ARE NOT SHOWN ON THIS PLAN. DUE TO THE AGE OF TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR NEAR THE TITLE BOUNDARY OR PRESCRIBED SETBACKS A RE-MARK SURVEY BY A REGISTERED LAND SURVEYOR WILL BE REQUIRED.
12. ALL WINDOWS WERE NOT ABLE TO BE LOCATED DUE TO OBSTRUCTION OF LINE OF SIGHT FROM TOTAL STATION.
13. 3D DATA TURNED OFF IN LAYER CONTROL.
13. 3D TIN
13. MAJOR CONTOUR 3D
13. MINOR CONTOUR 3D



PRECISION
DESIGN & DRAFTING

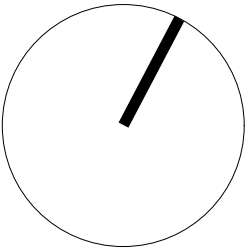
Katie Court

a : 76 Gillies Road,
Granton. TAS. 7030

m : 0400 598 990

e : katie.court1@gmail.com

Site
Lot 3
Site Area : 23.37ha



JOB : PROPOSED ALTERATIONS

AT : #810 CLOUDY BAY ROAD,
SOUTH BRUNY

FOR : CLOUDY BAY 810 PTY LTD

DRAWING TITLE :

SITE PLAN

DRAWN: DATE: DWG NO. :
KC 19.11.25

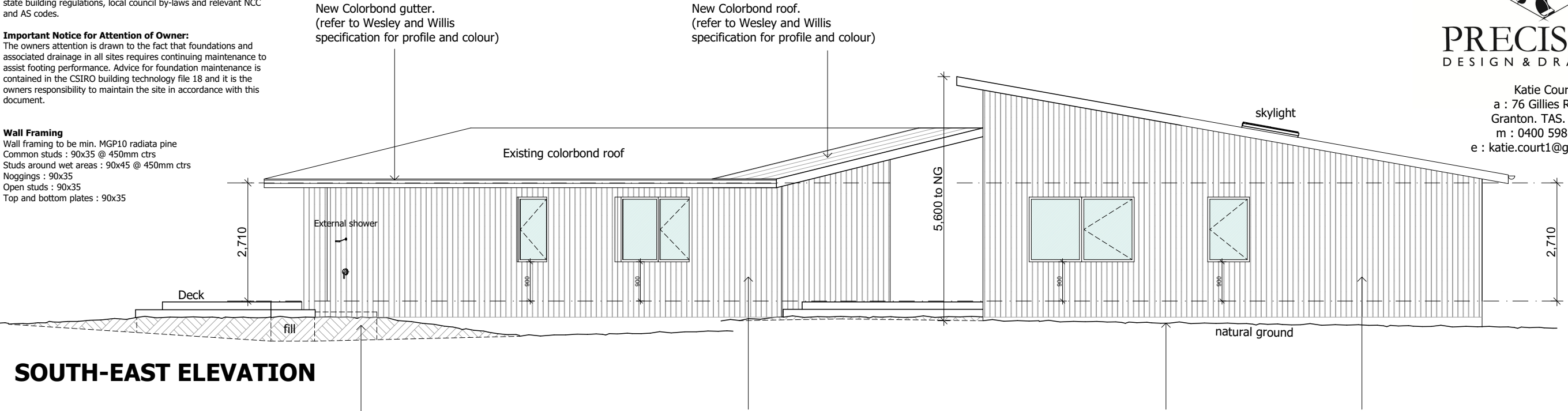
SCALE:
A3 1:500

01

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

Wall Framing
Wall framing to be min. MGP10 radiata pine
Common studs : 90x35 @ 450mm ctrs
Studs around wet areas : 90x45 @ 450mm ctrs
Noggings : 90x35
Open studs : 90x35
Top and bottom plates : 90x35



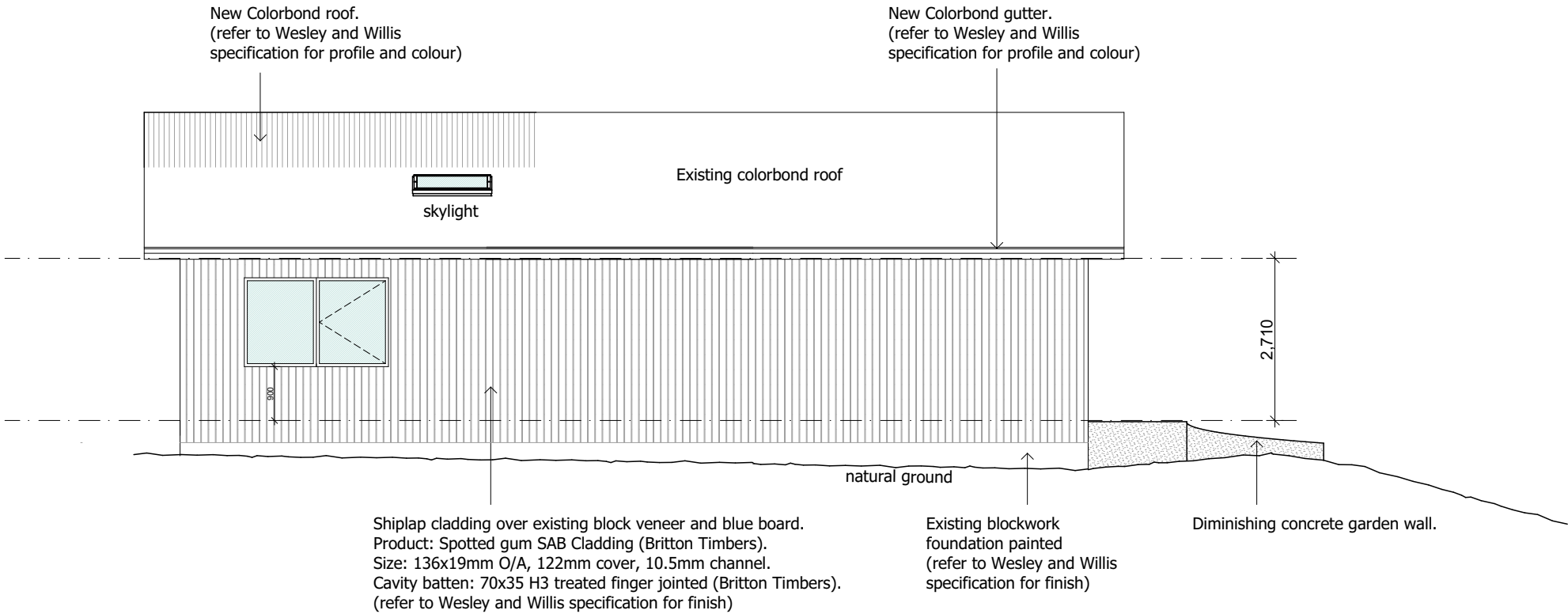
SOUTH-EAST ELEVATION

Roof cladding :
1. Generally to be in accordance with NCC H1D7 and;
Roof Tiles to AS 2049 & AS 2050.
Metal sheet roofing AS 1562.1.
Plastic sheet roofing AS/NZS 4256.1, .2, .3 &.5, & AS 1562.3.
2. Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS/NZS 3500.3.2
& the Plumbing Code of Australia (PCA).
Eaves, internal and valley guttering to have cross sectional area of 6500mm².
Downpipes to be 900 or 100 x 50 rectangular section to max. 12000 crs. and to be within 1000 of internal/valley gutter.
3. Flashings to NCC 7.2, 7.3 & 7.5

Glazing :
1. Generally glazing to be in accordance with AS 1288.
2. Windows to comply with NCC H1D8

Masonry :
1. Generally masonry walls to be constructed in accordance with NCC Part 5 and AS 3700.
2. Masonry veneer to NCC 5.2.
3. Un-reinforced masonry to NCC 5.4.
4. Masonry components and accessories to NCC 5.6.
5. Weatherproofing of masonry to NCC 5.7.
6. Sub-floor ventilation in accordance with NCC 6.2. Sub-floor area to be clear of organic materials and 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 by floor framing members unless specified otherwise by flooring material specification.

NORTH-EAST ELEVATION



JOB : PROPOSED ALTERATIONS

AT : #810 CLOUDY BAY ROAD,
SOUTH BRUNY

FOR : CLOUDY BAY 810 PTY LTD

DRAWING TITLE :

**PROPOSED
ELEVATIONS**

DRAWN:	DATE:	DWG NO. :
KC	19.11.25	06
SCALE:		
A3 1:100		

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important Notice for Attention of Owner:

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

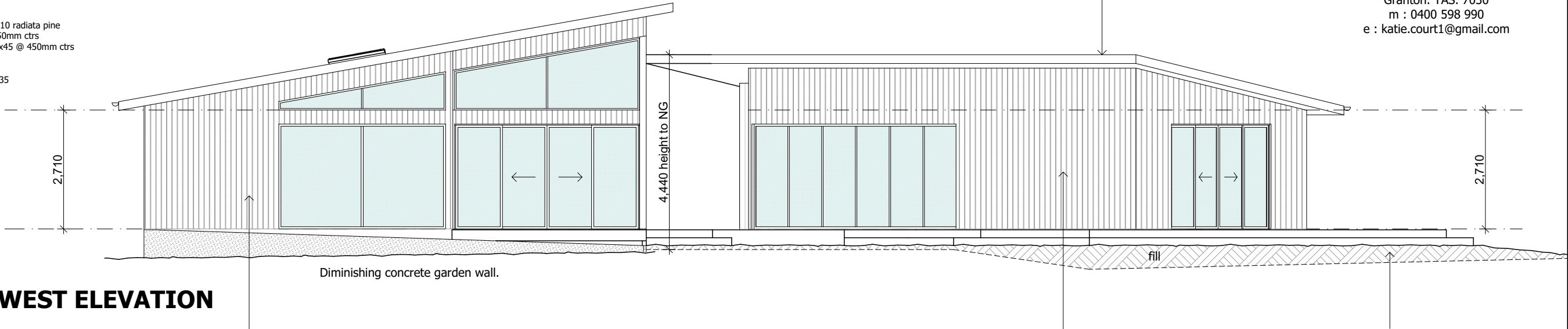
Wall Framing

Wall framing to be min. MGP10 radiata pine
Common studs : 90x35 @ 450mm ctrs
Studs around wet areas : 90x45 @ 450mm ctrs
Noggings : 90x35
Open studs : 90x35
Top and bottom plates : 90x35



PRECISION
DESIGN & DRAFTING

Katie Court
a : 76 Gillies Road,
Granton. TAS. 7030
m : 0400 598 990
e : katie.court1@gmail.com



NORTH-WEST ELEVATION

Shiplap cladding over existing block veneer and blue board.
Product: Spotted gum SAB Cladding (Britton Timbers).
Size: 136x19mm O/A, 122mm cover, 10.5mm channel.
Cavity batten: 70x35 H3 treated finger jointed (Britton Timbers).
(refer to Wesley and Willis specification for finish)

Shiplap cladding over existing block veneer and blue board.
Product: Spotted gum SAB Cladding (Britton Timbers).
Size: 136x19mm O/A, 122mm cover, 10.5mm channel.
Cavity batten: 70x35 H3 treated finger jointed (Britton Timbers).
(refer to Wesley and Willis specification for finish)

Retaining wall to
perimeter of deck step.

Roof cladding :

- Generally to be in accordance with NCC H1D7 and;
Roof Tiles to 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 7.4 &
AS/NZS 3500.3.2
& the Plumbing Code of Australia (PCA).
Eaves, internal and valley guttering to have cross sectional area of 6500m2.
Downpipes to be 900 or 100 x 50 rectangular section to max. 12000 crs. and
to be
within 1000 of internal/valley gutter.
- Flashings to NCC 7.2, 7.3 & 7.5

Glazing :

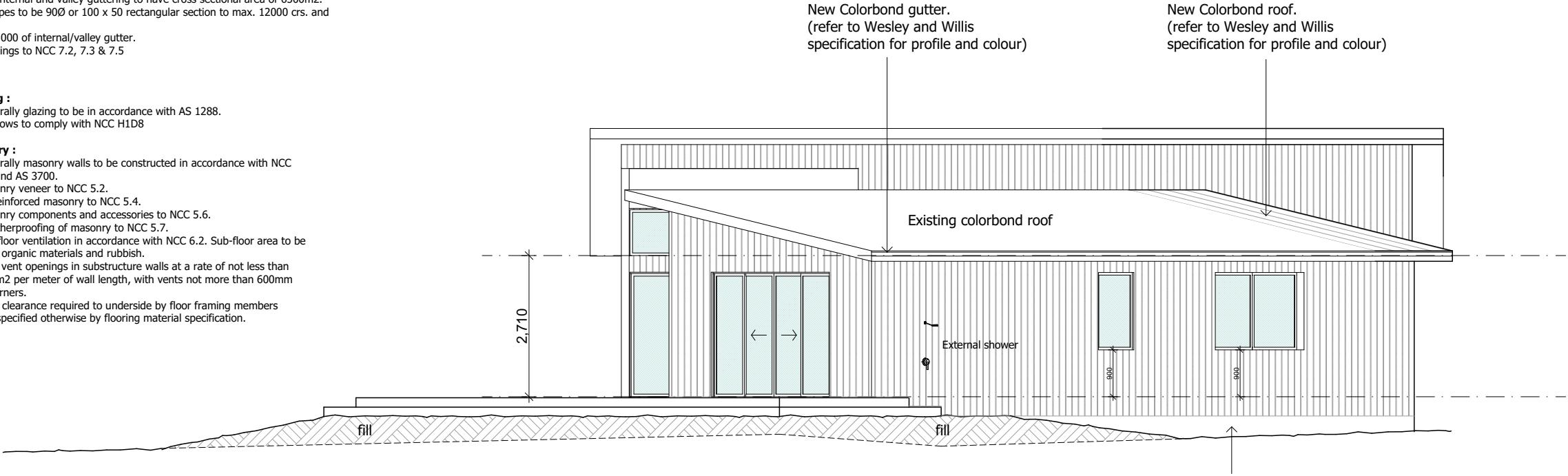
- Generally glazing to be in accordance with AS 1288.
- Windows to comply with NCC H1D8

Masonry :

- Generally masonry walls to be constructed in accordance with NCC
Part 5 and AS 3700.
- Masonry veneer to NCC 5.2.
- Un-reinforced masonry to NCC 5.4.
- Masonry components and accessories to NCC 5.6.
- Weatherproofing of masonry to NCC 5.7.
- Sub-floor ventilation in accordance with NCC 6.2. Sub-floor area to be
clear of organic materials and 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 by floor framing members
unless specified otherwise by flooring material specification.

New Colorbond gutter.
(refer to Wesley and Willis
specification for profile and colour)

New Colorbond roof.
(refer to Wesley and Willis
specification for profile and colour)



SOUTH-WEST ELEVATION

Existing blockwork
foundation painted
(refer to Wesley and Willis
specification for finish)

JOB : PROPOSED ALTERATIONS

AT : #810 CLOUDY BAY ROAD,
SOUTH BRUNY

FOR : CLOUDY BAY 810 PTY LTD

DRAWING TITLE :

**PROPOSED
ELEVATIONS**

DRAWN:	DATE:	DWG NO. :
KC	19.11.25	07
SCALE:	A3 1:100	

Appendix (7) Bushfire Hazard Management Plan

Note: the following BHMP satisfies sub-regulation 11F (1) of the *Building Regulations 2014* which remains in effect pursuant to the transitional arrangements set-out in Schedule 6 of the *Building Regulations 2016*.



BHMP Endorsement



SouthernPlanning
22 Jerrim Place, Kingston Beach TAS 7050
P 0404 439 402
E adam@southernplanning.com.au

Project Name and Address

Dwelling Additions
and Alterations
810 Cloudy Bay Road,
South Bruny

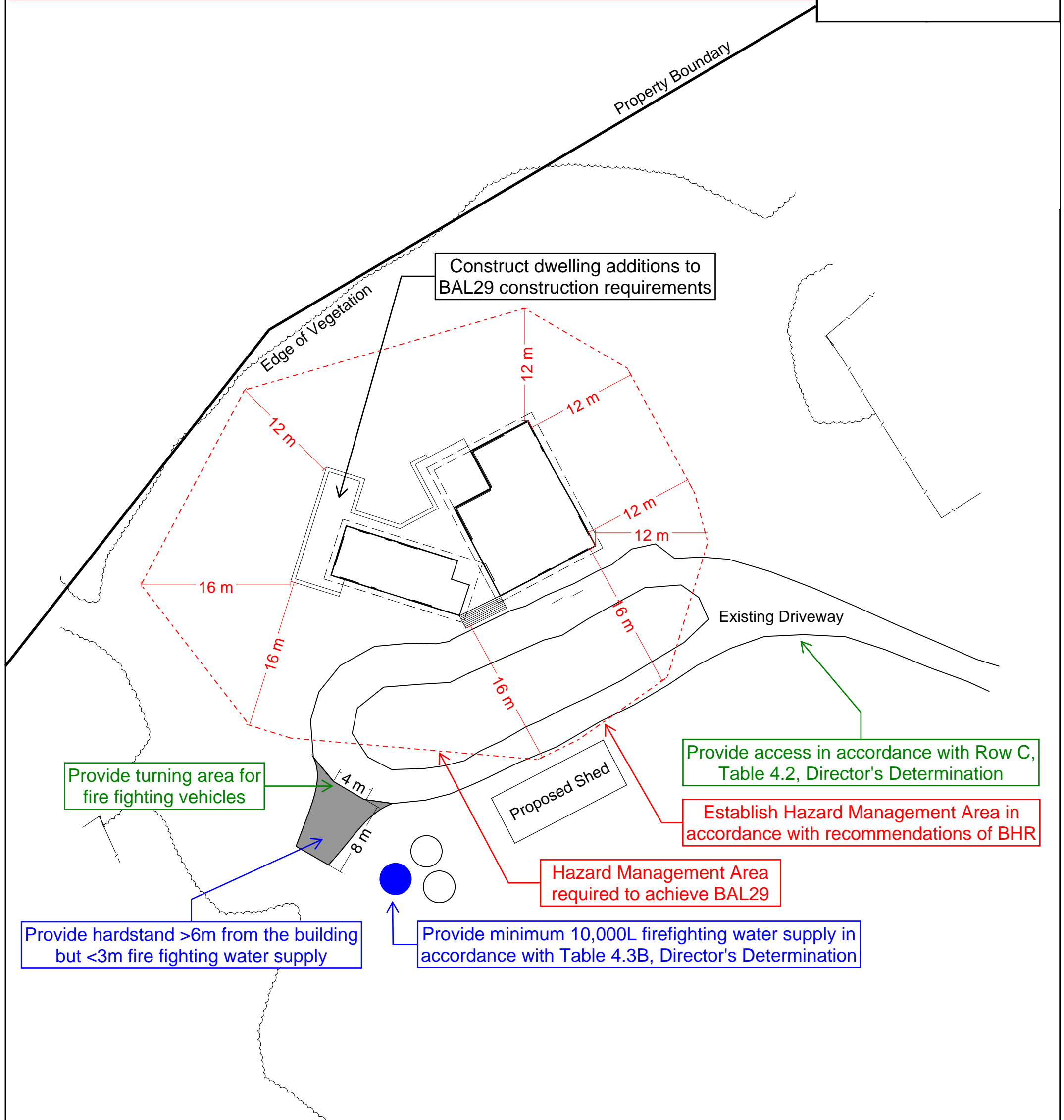
Drawing Title

BHMP, v1.2

SCALE

1:400 at A3

- a) This BHMP applies to 810 Cloudy Bay Road, South Bruny (CT 38073/3, PID 1883765).
b) The certifying Bushfire Hazard Practitioner is Adam Smee, accreditation no. BFP-120, scope of accreditation 1, 2, 3A, and 3B.
c) This BHMP applies to the dwelling additions and alterations shown on the plans prepared by Precision Design and Drafting, dated 19/11/2025.
d) The bushfire hazard management and protection measures identified in the Recommendations section of the Bushfire Hazard Report (BHR) prepared by Southern Planning, dated 28/11/2025 must be implemented.
e) This BHMP satisfies the deemed to satisfy requirements for clauses 4.1, 4.2, 4.3, and 4.4 of the *Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional)*.
f) The above BHR is a schedule to this BHMP. This BHMP must be read in conjunction with the BHR.





E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



22 Jerrim Place
Kingston Beach 7050
PHONE: 0404 439 402
EMAIL:
adam@southernplanning.com.au

TITLE REFERENCE: CT 38073/3
LOCATION: 810 Cloudy Bay Road, South Bruny

BHMP - Access

Date: 18-11-2025	Version: v1.0
Scale: 1:2500 (A3)	Municipality: Kingborough