GLAMORGAN/SPRING BAY COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **303 Alma Road, Orford**
CT 37869/2

PROPOSAL: **Change of Use from Visitor Accommodation to Residential use, addition to the Dwelling, and construction of an Outbuilding.**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 05 November 2026.

APPLICANT:	**Cataract Designs**
DATE:	**04/08/2026**
APPLICATION NO:	**DA 2026 / 137**

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Cataract Designs		
Contact person: (if different from applicant)	Phillip Ludbey		
Address:	GF 1/1 Pipeworks Road		
Suburb:	South Launceston	Post Code:	7275
Email:	phil@cataractdesigns.com.au	Phone: / Mobile:	0400 094 643

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	303 Alma Road		
Suburb:	Orford	Post Code:	7190
Size of site: (m^2 or Ha)	22.5ha		
Certificate of Title(s):	37869/2		
Current use of site:	Residential & Visitor Accommodation		

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

General Application Details *Complete for All Applications*	
Description of proposed use or development:	Residential (change of use to only residential). Involves extension to ex. dwelling and new outbuilding
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	$
Is the property on the State Heritage Register? (Circle one)	☐ Yes / No ☑

For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of *the Land Use Planning and Approvals Act 1993.*

Applicant Signature:	P. Ludbey	Date:	10/08/2026

Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- ☑ a signed application form;
- ☑ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☑ details of the location of the proposed use or development;
- ☑ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☑ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☑ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☑ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- ☑ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (xxiii) materials and colours to be used on roofs and external walls.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
37869	2
EDITION	DATE OF ISSUE
5	16-Mar-2026

SEARCH DATE : 29-July-2026
SEARCH TIME : 11.32 am

DESCRIPTION OF LAND

Parish of TRIABUNNA, Land District of PEMBROKE
Lot 2 on Plan 37869
Derivation : Whole of Lot 2764 Gtd. to J. Gatehouse.
Prior CT 4571/70

SCHEDULE 1

N101201 TRANSFER to ALISON THOMPSON WHEATON and KENNETH RICHARD DRAPER Registered 16-Mar-2026 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

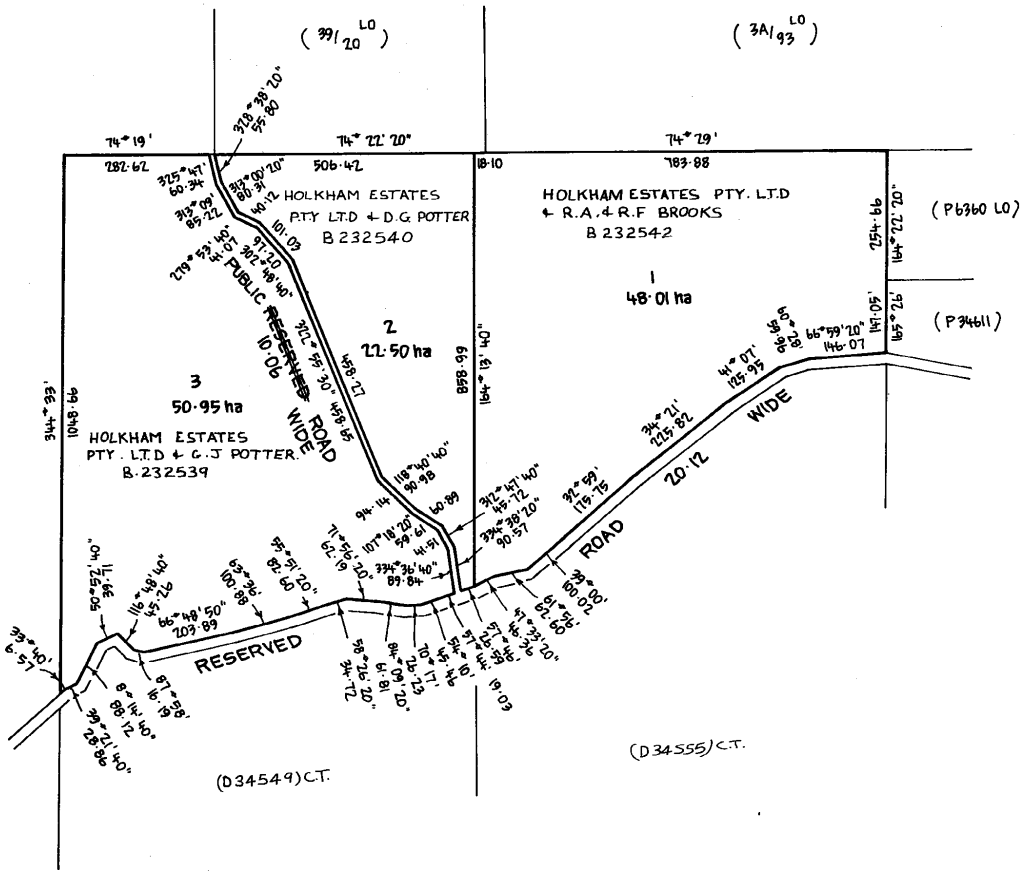
No unregistered dealings or other notations

OS-K 1110

$235 P37869

Owner: HOLKHAM ESTATES & RONALD AULBEN BROOKS (LOT 1) & HOLKHAM ESTATES PTY LTD (LOT 2 & 3)	**PLAN OF SURVEY** by Surveyor: David G. Potter of land situated in the LAND DISTRICT OF PEMBROKE PARISH OF TRIABUNNA	Registered Number: P37869
Title Reference: C.T. 4460-51 (LOT 1) C.T. 4460-49 (LOT 2 & 3)		Approved Effective from:
Grantee: WHOLE OF LOT 2763 GTD TO J. JOHN GATEHOUSE (LOT 1) (475-0-0) WHOLE OF LOT 2764 GTD TO J. JOHN GATEHOUSE (LOT 2 & 3) (523-0-0)	SCALE 1: 1500 MEASUREMENTS IN METRES	Recorder of Titles

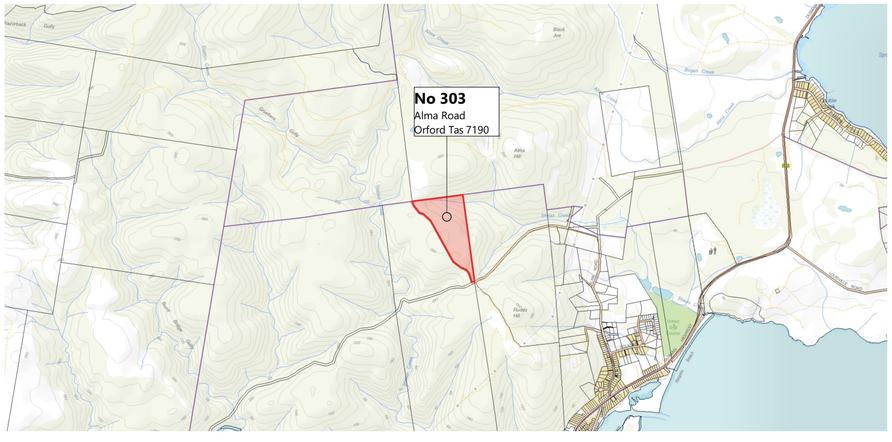
1/2 SNS 7/11/61 L.L.89



Project No. 26011



Alterations & Additions
303 Alma Road, Orford



Drawing Schedule

SK 000	Cover Page
SK 001	Overall Site Plan
SK 002	Site Plan
SK 100	Floor Plan
SK 200	Elevations
SK 201	Elevations

Project details

Council	Glamorgan-Spring Bay
Zone	Rural
Planning Overlay	Natural Assets - Priority vegetation, Bushfire Prone Areas
PID	7886481
Title Folio	2
Title Volume	37869
Climate Zone	7
Design Wind Speed	-
Soil Class	-
BAL Rating	BAL 19
Energy Rating	-
Corrosive Environment	-
Other	Livable Housing Design Standard Clauses in Effect: Parts 2.1, 3, 4, 5, 6

Area Schedule

Name	Area
Site Area	22.5ha
Ex. Dwelling Floor Area	124m²
Proposed Addition Area (Excl. Patio & Carport)	354m²
Proposed Carport Area	58m²
Proposed Covered Deck & Patio Area	30m²
Proposed Shed Area	306m²

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	11/06/2026	PL	PL
02	ISSUED FOR CLIENT COMMENT	30/06/2026	PL	PL
03	ISSUED FOR CLIENT COMMENT	24/07/2026	JO	PL
DA1	ISSUED FOR APPROVAL	29/07/2026	PL	PL
DA2	ISSUED FOR APPROVAL, RFI INFO ADDED	18/09/2026	PL	PL

REVISION

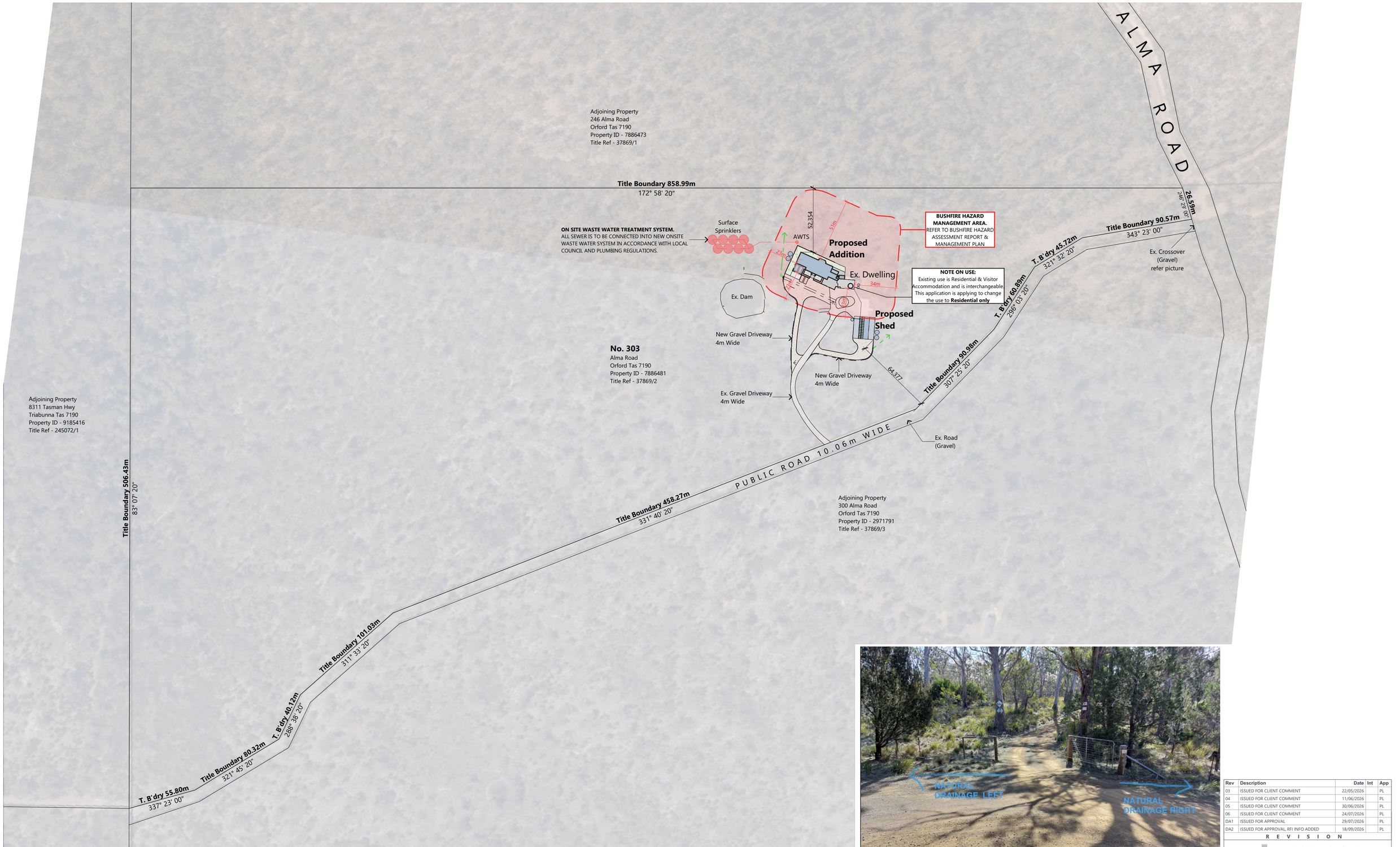
Cataract Designs
A | 4/1 Pipeworks Road, South Launceston
E | phil@cataractdesigns.com.au
M | 0400 094 643
Licence No. | 870617396

©Copyright
These designs, plans and specifications and the copyright therein are the property of Cataract Designs Pty Ltd and must not be used, reproduced or copied wholly or in part without the written permission of Cataract Designs Pty Ltd (ABN 95 644 632 655)

Drawn	P Ludbey
Approved	P Ludbey
Status	APPROVAL
Original size	A2 (Landscape)

Drawing No. /Revision

SK 000-DA2



Overall Site Plan
SCALE 1:2000
Project North
0mm 20000 40000 60000 80000 100000

ALMA RD TO "PUBLIC ROAD" EXISTING CROSSOVER

Rev	Description	Date	Int	App
03	ISSUED FOR CLIENT COMMENT	22/05/2026		PL
04	ISSUED FOR CLIENT COMMENT	11/06/2026		PL
05	ISSUED FOR CLIENT COMMENT	30/06/2026		PL
06	ISSUED FOR CLIENT COMMENT	24/07/2026		PL
DA1	ISSUED FOR APPROVAL	29/07/2026		PL
DA2	ISSUED FOR APPROVAL, RFI INFO ADDED	18/09/2026		PL

R E V I S I O N

Cataract Designs
A | 4/1 Pipeworks Road, South Launceston
E | phil@cataractdesigns.com.au
M | 0400 094 643
Licence No. | 870617396

©Copyright
These designs, plans and specifications and the copyright therein are the property of Cataract Designs Pty Ltd and must not be used, reproduced or copied wholly or in part without the written permission of Cataract Designs Pty Ltd (ABN 95 644 632 655)

Alterations & Additions
303 Alma Road, Orford

Project No. 26011

Drawn	P Ludbey
Approved	P Ludbey
Status	APPROVAL
Original size	A2 (Landscape)
Drawing No. /Revision	SK 001-DA2

STORMWATER RUN TO GROUND AWAY FROM BUILDING & ADJOINING PROPERTY BOUNDARY.

AWTS TANK

Proposed Sewer Line

MAX. 1m HIGH STONEWORK RETAINING WALL

Ex. SEWER I/O Top RL 193.54

EXISTING OSWWS TO BE DECOMISSIONED AND REMOVED.

Proposed Addition

Proposed Terrace

Proposed Patio Area

Proposed Covered Deck

Ex. FFL (TIMBER) RL 196.107

Ex. Dwelling

Ex. Water Tanks

Proposed Water Tank

Proposed Water Tank

MAX. 1m HIGH STONEWORK RETAINING WALL

STORMWATER PIPE

Proposed Carport

2,600 2,600 5,400

CAR SPACE CAR SPACE

Proposed Entry Courtyard

Proposed Entry Courtyard

Proposed Courtyard

Ex. FFL (DECK) RL 196.09

Ex. FFL (TIMBER) RL 196.106

ELECTRICITY - POLE

CAR SPACE CAR SPACE 5,400

2,600

13,139

GRATED PIT

FORMED SPOON DRAIN

Proposed Gravel Driveway

13,555

44,676

Existing Gravel Driveway

Proposed Gravel Driveway

Formalise Turning Circle

EXISTING SHED TO BE DEMOLISHED AND REMOVED.

Ex. Shed

Existing Gravel Driveway

Fire Tank

10,000L GALVANSIED STEEL WATER TANK DEDICATED FOR FIREFIGHTING WITH SIGNAGE. REFER TO BUSHFIRE HAZARD ASSESSMENT REPORT AND MANAGEMENT PLAN

Proposed Shed

Refer Shed Manufacturers Plans

Predproposed Solar Panels

Proposed Water Tank

Proposed Water Tank

STORMWATER RUN TO GROUND AWAY FROM BUILDING & ADJOINING PROPERTY BOUNDARY.

STORMWATER PIPE

GRATED PIT

Proposed Gravel Driveway

LARGE AGG. FILLED SWALE DRAIN

4,000

Proposed Gravel Driveway

Existing Gravel Driveway

Proposed Gravel Driveway

4,000

49,929

LARGE AGG. FILLED SWALE DRAIN

North

Site Plan

SCALE 1:250

0mm 2500 5000 7500 10000 12500

Alterations & Additions
303 Alma Road, Orford

Project No. 26011

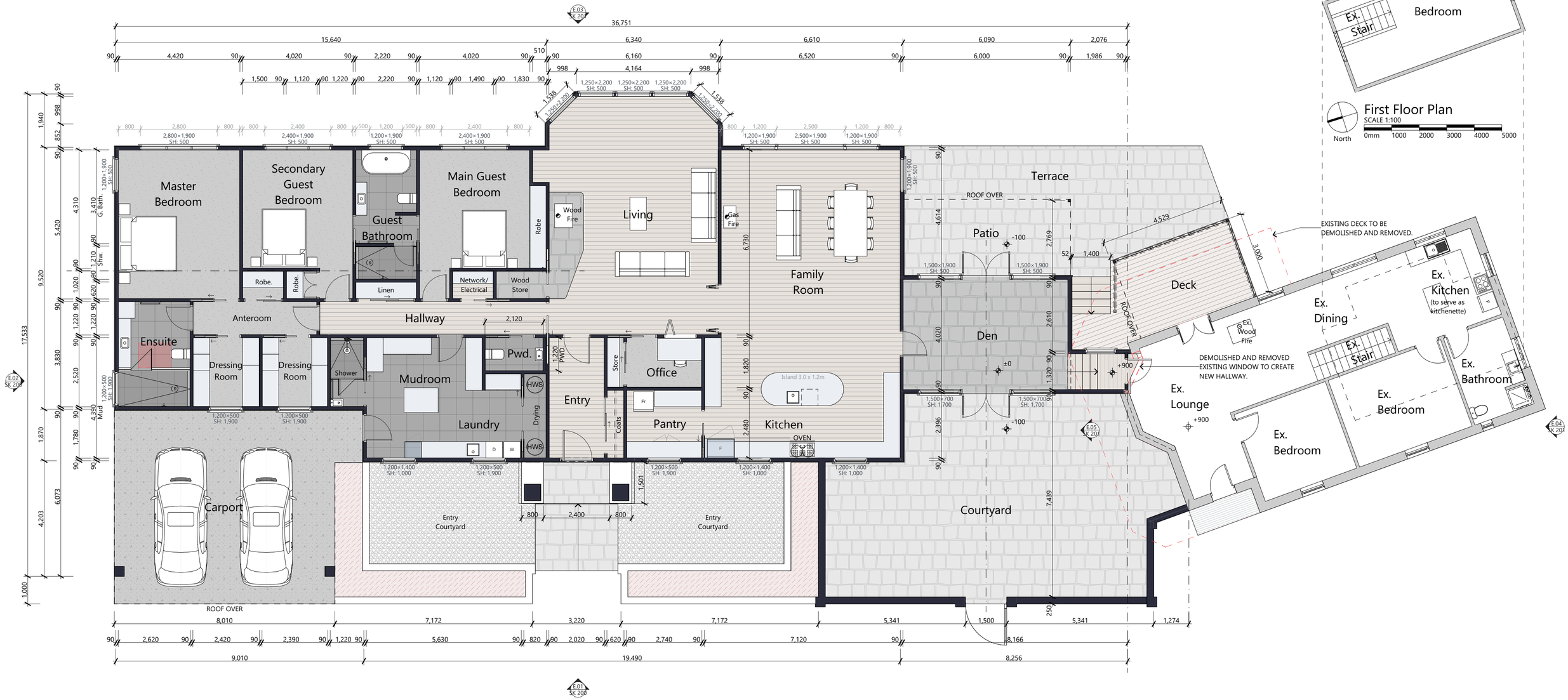
Rev	Description	Date	Int	App
03	ISSUED FOR CLIENT COMMENT	22/05/2026		PL
04	ISSUED FOR CLIENT COMMENT	11/06/2026		PL
05	ISSUED FOR CLIENT COMMENT	30/06/2026		PL
06	ISSUED FOR CLIENT COMMENT	24/07/2026		PL
DA1	ISSUED FOR APPROVAL	29/07/2026		PL
DA2	ISSUED FOR APPROVAL, RFI INFO ADDED	18/09/2026		PL

REVISION

Cataract Designs
A | 4/1 Pipeworks Road, South Launceston
E | phil@cataractdesigns.com.au
M | 0400 094 643
Licence No. | 870617396

©Copyright
These designs, plans and specifications and the copyright therein are the property of Cataract Designs Pty Ltd and must not be used, reproduced or copied wholly or in part without the written permission of Cataract Designs Pty Ltd (ABN 95 644 632 655)

Drawn | P Ludbey
Approved | P Ludbey
Status | APPROVAL
Original size | A2 (Landscape)
Drawing No. /Revision
SK 002-DA2



First Floor Plan

SCALE 1:100

Floor Plan

SCALE 1:100

Floor Area:	354m2
Carport:	58m2
New Covered Deck & Patio:	30m2

Rev	Description	Date	Int	App
03	ISSUED FOR CLIENT COMMENT	22/05/2026		PL
04	ISSUED FOR CLIENT COMMENT	11/06/2026		PL
05	ISSUED FOR CLIENT COMMENT	30/06/2026		PL
06	ISSUED FOR CLIENT COMMENT	24/07/2026		PL
DA1	ISSUED FOR APPROVAL	29/07/2026		PL
DA2	ISSUED FOR APPROVAL, RFI INFO ADDED	18/09/2026		PL

R E V I S I O N

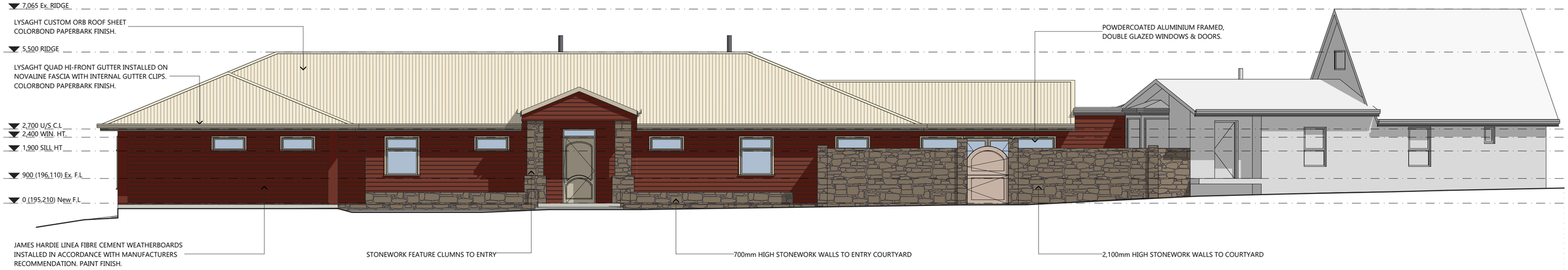
Cataract Designs
A | 4/1 Pipeworks Road, South Launceston
E | phil@cataractdesigns.com.au
M | 0400 094 643
Licence No. | 870617396

©Copyright
These designs, plans and specifications and the copyright therein are the property of Cataract Designs Pty Ltd and must not be used, reproduced or copied wholly or in part without the written permission of Cataract Designs Pty Ltd (ABN 95 644 632 655)

Alterations & Additions
303 Alma Road, Orford

Project No. 26011

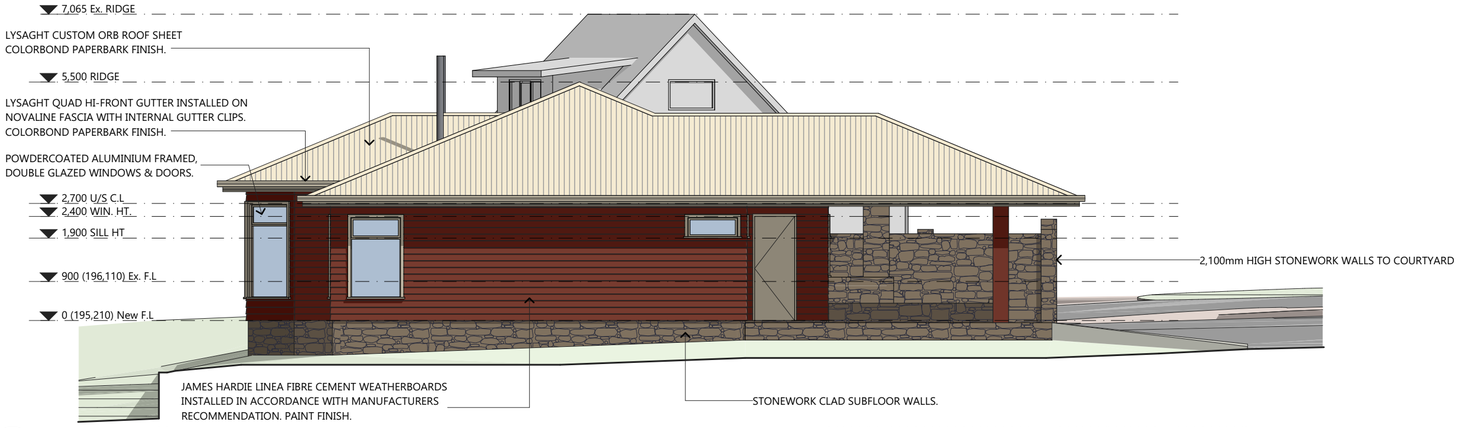
Drawn	P Ludbey
Approved	P Ludbey
Status	APPROVAL
Original size	A2 (Landscape)
Drawing No. /Revision	SK 100-DA2



E.01 SK 100 **WESTERN ELEVATION**

SCALE 1:100

0mm 1000 2000 3000 4000 5000



E.02 SK 100 **NORTHERN ELEVATION**

SCALE 1:100

0mm 1000 2000 3000 4000 5000

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	11/06/2026		PL
02	ISSUED FOR CLIENT COMMENT	30/06/2026		PL
03	ISSUED FOR CLIENT COMMENT	24/07/2026		PL
DA1	ISSUED FOR APPROVAL	29/07/2026		PL
DA2	ISSUED FOR APPROVAL, RFI INFO ADDED	18/09/2026		PL

R E V I S I O N

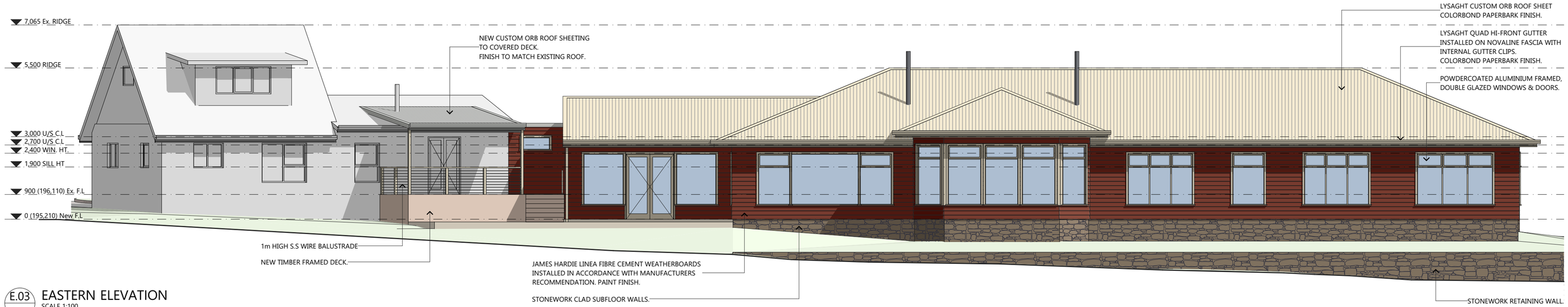
Cataract Designs
A | 4/1 Pipeworks Road, South Launceston
E | phil@cataractdesigns.com.au
M | 0400 094 643
Licence No. | 870617396

©Copyright
These designs, plans and specifications and the copyright therein are the property of Cataract Designs Pty Ltd and must not be used, reproduced or copied wholly or in part without the written permission of Cataract Designs Pty Ltd (ABN 95 644 632 655)

Alterations & Additions
303 Alma Road, Orford

Project No. 26011

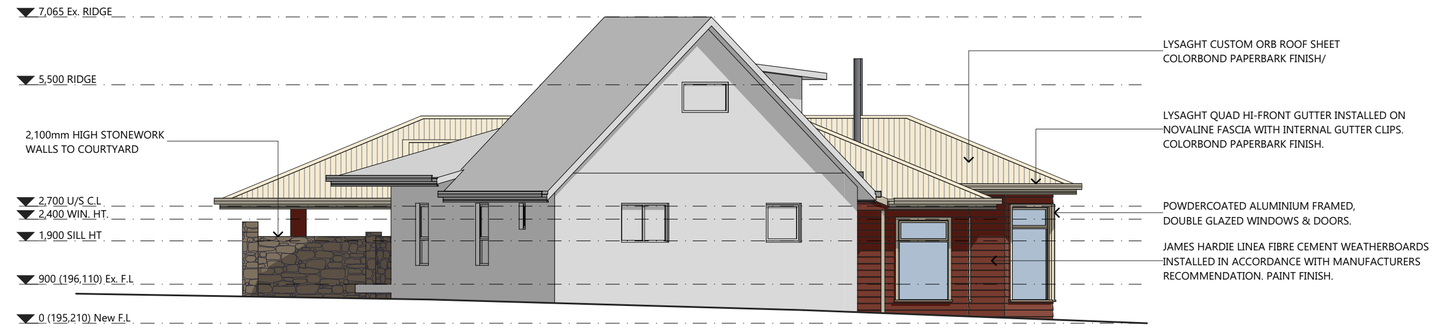
Drawn	P Ludbey
Approved	P Ludbey
Status	APPROVAL
Original size	A2 (Landscape)
Drawing No. /Revision	SK 200-DA2



E.03 SK 100 **EASTERN ELEVATION**

SCALE 1:100

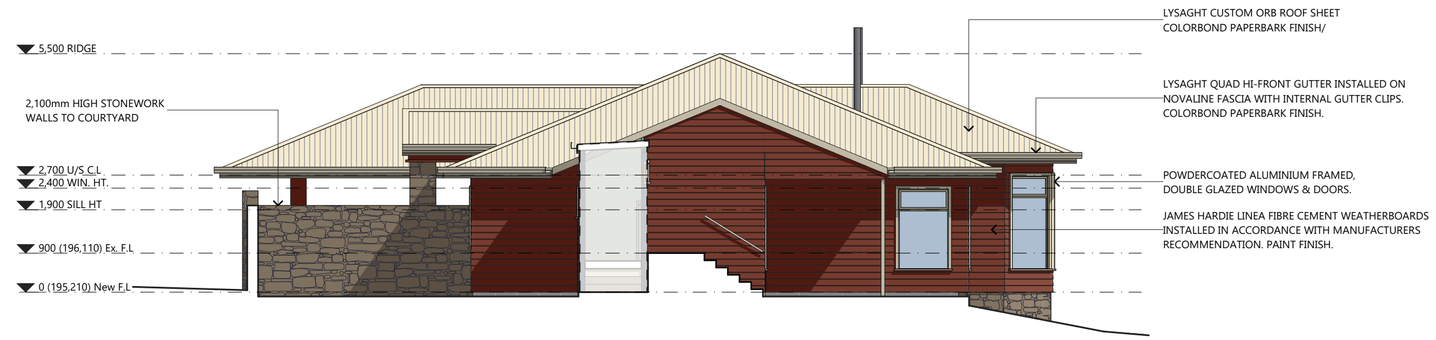
0mm 1000 2000 3000 4000 5000



E.04 SK 100 **SOUTHERN ELEVATION**

SCALE 1:100

0mm 1000 2000 3000 4000 5000



E.05 SK 100 **SOUTHERN ELEVATION 2**

SCALE 1:100

0mm 1000 2000 3000 4000 5000

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	11/06/2026		PL
02	ISSUED FOR CLIENT COMMENT	30/06/2026		PL
03	ISSUED FOR CLIENT COMMENT	24/07/2026		PL
DA1	ISSUED FOR APPROVAL	29/07/2026		PL
DA2	ISSUED FOR APPROVAL, RFI INFO ADDED	18/09/2026		PL

R E V I S I O N

Cataract Designs
A | 4/1 Pipeworks Road, South Launceston
E | phil@cataractdesigns.com.au
M | 0400 094 643
Licence No. | 870617396

©Copyright
These designs, plans and specifications and the copyright therein are the property of Cataract Designs Pty Ltd and must not be used, reproduced or copied wholly or in part without the written permission of Cataract Designs Pty Ltd (ABN 95 644 632 655)

Alterations & Additions
303 Alma Road, Orford

Project No. 26011

Drawn	P Ludbey
Approved	P Ludbey
Status	APPROVAL
Original size	A2 (Landscape)

Drawing No. /Revision

SK 201-DA2

Rebecca Green & Associates

Bushfire Hazard Assessment Report &

Bushfire Hazard Management Plan

303 Alma Road, Orford

(access via Crown Land licence from Alma Road)



Prepared for (Client)

Kenneth Draper and Alison Wheaton

303 Alma Road

ORFORD TAS 7190

Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

2 July 2026

Job No: RGA-B3161

Executive Summary

The proposed development at 303 Alma Road, Orford is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

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

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

Primary responsibilities identified within this report:

Occupier	• Establish/Maintain Hazard Management Areas as described in this report. • Maintain adequate private road access, as described in this report. • Established/Maintain an independent water supply for fire fighting purposes, including signage. • Design and Construct Dwelling Alterations and Additions to meet **BAL 19** (AS3959-2018). • Design and Construct New Shed to meet **BAL LOW** (AS3959-2018).

Rebecca Green & Associates

Contents

Executive Summary 3

Schedule 1 – Bushfire Report 5

1.0 Introduction 5

2.0 Site Description for Proposal (Bushfire Context) 6

3.0 Bushfire Site Assessment 7

3.1 Vegetation Analysis 7

3.2 BAL Assessment – Dwelling Alterations and Additions 15

3.3 Specified Hazard Management Areas 16

3.4 Outbuildings 17

3.5 Road Access 17

3.6 Water Supply 17

4.0 Layout Options 20

5.0 Other Planning Provisions 20

6.0 Conclusions and Recommendations 21

Schedule 2 – Bushfire Hazard Management Plan 22

Bushfire Hazard Management Site Plan 27

Form 55 29

Attachment 1 – AS3959-2018 Construction Requirements 32

Attachment 2 – Proposal Plans 33

Attachment 3 – Tasmania Fire Service Water Supply Signage Guideline 34

References 35

Schedule 1 – Bushfire Report

1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Building Permit Application under the *Building Act 2016 & Regulations 2016*.

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

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

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

1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with the Building Code of Australia and Australian Standards, *AS 3959-2018, Construction of buildings in bushfire-prone areas*.

1.2 Limitations

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

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

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

1.3 Proposal

The proposal is for the approval of alterations and additions to an existing single dwelling as well as construction of a new shed.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

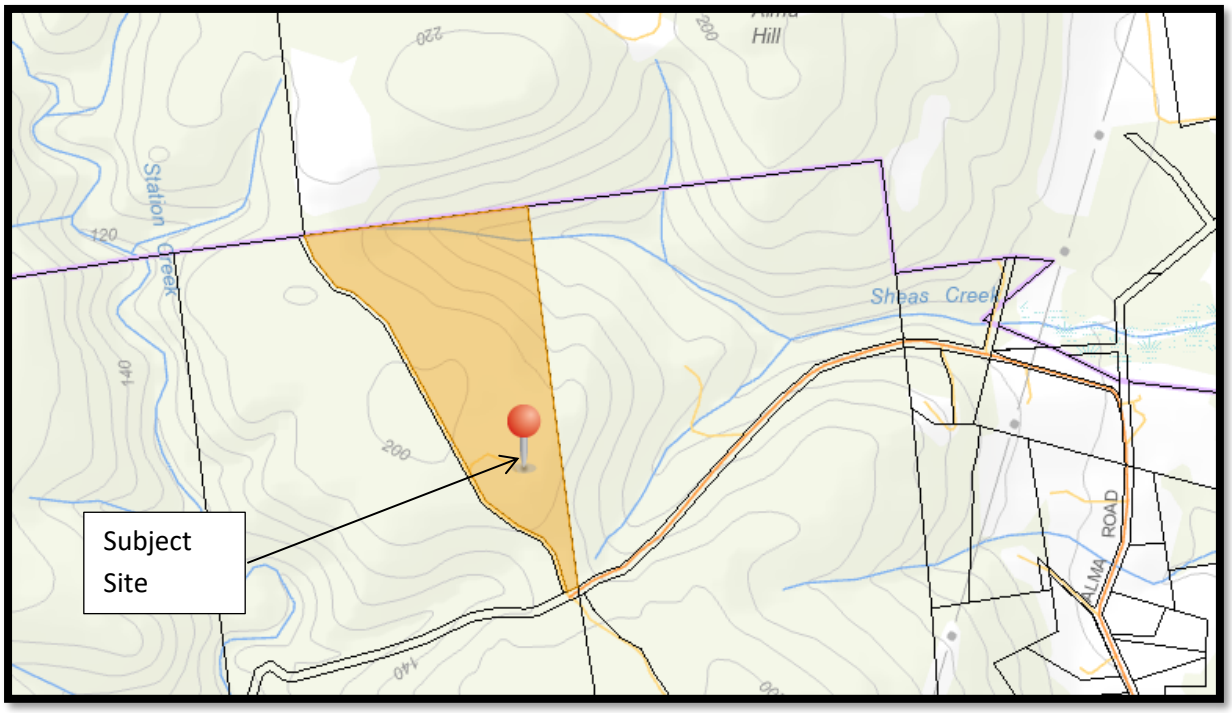


Figure 1: Location Plan of 303 Alma Road, Orford

2.2 Site Details

Property Address	303 Alma Road, Orford (with access over Crown Land licence from Alma Road)
Certificate of Title	Volume 37869 Folio 2
Owner	Kenneth Richard Draper and Alison Thompson Wheaton
Existing Use	Residential/ Rural
Type of Proposed Building Work	Construction of dwelling alterations and additions and new shed
NCC Classification	Dwelling – Class 1a, Outbuilding – Class 10a
Water Supply	On-site supply for fire fighting purposes
Road Access	Alma Road, via Crown Land licence

3.0 Bushfire Site Assessment

3.1 Vegetation Analysis

3.1.1 TasVeg Classification

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



Code	Species	Vegetation Group
FUR	• Urban areas	Modified land
FAG	• Agricultural land	Modified land
DGL	• Eucalyptus globulus dry forest and woodland	Dry eucalypt forest and woodland
DPU	• Eucalyptus pulchella forest and woodland	Dry eucalypt forest and woodland

3.1.2 Site & Vegetation Photos



Existing access from Alma Road (approx. 3.0m wide)



Existing access approximately 200m from Alma Road (approx. 2.7m wide)



Existing access approximately 400m from Alma Road (approx. 3.1m wide)



Existing dam (may during dry spell have less than 10,000l)



View looking to east of proposed addition



View looking east of existing dwelling



View looking further to east



Existing dwelling and poly tanks



View looking to south of existing dwelling



View looking to west of existing dwelling



View looking to west of proposed addition



View looking to north of proposed addition



View looking further to west

3.2 BAL Assessment – Dwelling Alterations and Additions

Vegetation classification AS3959	North ☒ North-East ☐	South ☒ South-West ☐	East ☒ South-East ☐	West ☒ North-West ☐
Group A	☒ Forest	☒ Forest	☒ Forest	☒ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☐ Grassland	☒ Grassland	☒ Grassland	☐ Grassland
	☐ Managed Land	☐ Managed Land	☐ Managed Land	☒ Managed Land
Effective slope (degrees)	☒ Up/0^0	☐ Up/0^0	☐ Up/0^0	☒ Up/0^0
	☐ >0-5^0	☐ >0-5^0	☐ >0-5^0	☐ >0-5^0
	☐ >5-10^0	☒ >5-10^0	☐ >5-10^0	☐ >5-10^0
	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0
	☐ >15-20^0	☐ >15-20^0	☒ >15-20^0	☐ >15-20^0
Distance to classified vegetation	Metres 0m to forest	Metres 0-<28m grassland >28m forest	Metres 0-approx. 61m grassland (from existing dwelling), >61m forest from existing dwelling 0m to forest from addition	Metres 0m to forest
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Exclusions	a b c d e f	a b c d e f	a b c d e f	a b c d **e** f
BAL Value (FDI 50)	**BAL – FZ (May be reduced to BAL-19 if Specified Hazard Management Area established and maintained)**	**BAL – FZ (May be reduced to BAL-19 if Specified Hazard Management Area established and maintained)**	**BAL – FZ (May be reduced to BAL-19 if Specified Hazard Management Area established and maintained)**	**BAL – FZ (May be reduced to BAL-19 if Specified Hazard Management Area established and maintained)**

The Bushfire Attack Level shall be classified BAL-LOW where the vegetation is one or a combination of any of the following:

(a) Vegetation of any type that is more than 100 metres from the site.
(b) Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
(c) Multiple areas of vegetation less than 0.25 hectare in area and not within 20 metres of the site, or each other.
(d) Strips of vegetation less than 20 metres in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 metres of the site or each other, or other areas of vegetation being classified.
(e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
(f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognisable as short-cropped grass for example, to a nominal height of 100mm).

3.2 Specified Hazard Management Areas

Hazard management areas are to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in table 2.6 of *Australian Standard 3959-2018 Construction of Buildings in Bushfire Prone Areas.*

Where the Hazard Management Areas can be increased around the building and the classified vegetation in accordance with table 2.6 of Australian Standard 3959, the risk from bushfire attack can reduce.

Dwelling Alterations & Additions

Distance from Predominant vegetation for BAL 19	**North/** North-East	**South/** South-West	**East/** South-East	**West/** North-West
	23-<32	34-<46	51-<67	23-<32
	Metres	Metres	Metres	Metres

The separation distance for the SPECIFIED Hazard Management Area is to be shown on the attached Bushfire Hazard Management Plan measured from the external walls (Façade) of the building in metres along the ground to the bushfire hazard vegetation (if applicable).

3.3 Outbuildings

The proposed shed is at least 6.0m from habitable building on the site, therefore BAL LOW applies.

3.4 Road Access

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

Existing Road Access and Driveways	Private access driveway / roads are to be maintained from the entrance of the property cross over at the public road (Alma Road) through to the buildings and on-site dedicated fire fighting water. **Existing access can support firefighter access in an emergency if required, and is operationally suitable, therefore no upgrades are required to satisfy clause 2.3.2 (2).** **Optional improvements to elements of the access (from Alma Road) for the client to consider (recommendations only) include:** **a) widening to 4.0m where currently less;** **b) provision of vertical clearance of 4.0m;** **c) provision of horizontal clearance of 0.5m from edge of the carriageway;** **d) Installation of passing bays every 200m.**

Table 2C: Requirements for Property Access

The following design and construction requirements apply to property access length is greater than 200m:

(i) All weather construction;
(ii) Load capacity of at least 20 tonnes, including for bridges and culverts;
(iii) Minimum carriageway width of 4 metres;
(iv) Minimum vertical clearance of 4 metres;
(v) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
(vi) Cross falls of less than 3 degrees (1:20 or 5%);
(vii) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
(viii) Curves with a minimum inner radius of 10 metres;
(ix) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
(x) Terminate with a turning area for fire appliances provided by one of the following:
  a) A turning circle with a minimum outer radius of 10 metres;
  b) A property access encircling the building; or

c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

(xi) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

3.5 Water Supply

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

The exterior elements of a habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (reticulated) or 90m long hose (static) (lay) connected to –

(i) A fire hydrant system designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0; or

(ii) A stored water supply in a water tank, swimming pool, dam or lake available for fire fighting at all times which has the capacity of at least 10,000L for each separate building area to be protected.

New On-site Dedicated Fire Fighting Water Supply	On-site water supply is to be established/maintained, no fire hydrant was sited during site inspection within 120m of the furthest part of the dwelling. A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected. **Note: Signage to be installed, and min. 10,000l water in concrete/metal tank to be dedicated to fire fighting purposes at all times.**

Table 3B: Requirements for Static Water Supply for Fire Fighting

Column 1		**Column 2**
Element		**Requirement**
A.	Distance between building area to be protected and water supply	The following requirements apply: (1) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and (2) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (1) May have a remotely located offtake connected to the static water supply;

		(2) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting 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 fire fighting 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 400mm of the tank exterior is protected by: (a) Metal; (b) Non-combustible material; or (c) Fibre-cement a minimum 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	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 diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65mm 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 220mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (a) Visible; (b) Accessible to allow connection by fire fighting equipment; (c) At a working height of 450-600mm above ground level; and (d) Protected from possible damage, including damage from vehicles.
D.	Signage for static water connections	The fire fighting water point for a static supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) Comply with water tank signage requirements within AS 2304:2019; or

		(b) Comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	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 (including the minimum water level in dams, swimming pools and the like); (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.

4.0 Layout Options

Not relevant to this proposal.

5.0 Other Planning Provisions

Not relevant to this proposal.

6.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site.

The site has been assessed as requiring buildings (Dwelling Alterations and Additions) to conform to or exceed BAL 19 requirements, and (New Shed) to conform to or exceed BAL LOW requirements based on AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

Access

Private access driveway / roads are to be maintained from the entrance of the property cross over at the public road (from Alma Road) through to the buildings and on-site dedicated fire fighting water.

Existing access can support firefighter access in an emergency if required, and is operationally suitable, therefore no upgrades are required to satisfy clause 2.3.2 (2) Director's Determination – Bushfire Hazard Areas, Version 1.2.

Optional improvements to elements of the access direct from Alma Road for the client to consider include widening to 4.0m where currently less, provision of vertical and horizonal clearance, and installation of passing bays (recommendations only).

Water Supplies

Water supply tank **at least** 10,000 litres (10,000l per building area to be protected) is to be maintained, with a fitting suitable for TFS access, meeting the requirements for Reticulated Water Supply for Fire Fighting, Table 3B, Director's Determination – Bushfire Hazard Areas, Version 1.2.

Note: Signage to be installed from new concrete/metal tank.

Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Section 2 of Schedule 2 (where applicable).

Schedule 2 – Bushfire Hazard Management Plan

1.0 Introduction

The Bushfire Hazard Management Plan (BHMP) is developed from the results of a Bushfire Attack Level (BAL) Assessment Report prepared for the site in accordance with Australian Standard 3959. The BHMP provides reference and information to existing and subsequent owners on their responsibilities for the establishment, maintenance and future management of their property to reduce the risk of bushfire attack and includes: -

- Establishment of a Hazard Management Area in and around the existing and/or proposed buildings,
- Specifications of Private access road construction,
- Provision on firefighting water supply,
- Construction requirements in relation to the Building Code of Australia, dependent on the Bushfire Attack Level and requirements of Australian Standard 3959.
- Reduction and removal of vegetation and fuel loads in and around the property, buildings and Hazard Management Areas,
- Ongoing maintenance responsibilities by successive owners for perpetuity.

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

2.0 Hazard Management Areas

The Hazard Management Area (defendable space) is provided between the vegetation and the buildings subject to bushfire risk. The space provides for management of vegetation and reduction in fuel loads in an attempt to:

- Prevent flame impingement on the habitable building;
- Provide a defendable space for property protection;
- Reduce fire spread;
- Deflect and filter embers;
- Provide shelter from radiant heat; and
- Reduce wind speed.

The *Building Act 2016*, requires a hazard management area to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas*.

Refer to the attached BHMP Site Plan in Section 6 of this management plan for specific details on the Hazard Management Area.

2.1 Vegetation (Fuel) Management

Managing an area in a minimum fuel condition generally means a reduction in the amount and altering the arrangement of fuels. Most fine fuels are at or close to the ground, often as part of a grass, litter or shrub layer. If there is enough fuel, when a fire comes these fuels will ignite the trees above or set the bark alight which will burn up into the tree canopy causing the most dangerous of bushfire situation; a crown fire.

To prevent crown fires occurring it is necessary to remove the "ladder of fuel" between the ground and the tree crowns and to make sure the amount of ground fuel is not sufficient to set the crowns alight. Without fire burning below, a crown fire should not be sustained. Further removing continuity and separation of the vegetation canopies both horizontally and vertically will assist.

All vegetation will burn under the influence of bushfire; shrub layers need to be modified to remove tall continuous walls of vegetation and establish clear separation between the ground and the bottom of the tree canopy. Further minimisation of flammable ground litter such as leafs, twigs, bark, ferns and debris will further reduce fuel load with potential to burn or contribute to the growth of a bushfire.

Fuels do not need to be totally removed however fuels close to the building and inside the Hazard Management Area are to be kept to a minimum. As a general practice 5 tonnes per hectare is accepted as being controllable with normal firefighting resources. This can be visualised as grass cut to about 10 centimetres in height or ground litter about 2 centimetres thick. This is considered to be a low fuel level.

2.2 Other Risk Management Actions

Other actions that can be implemented to reduce the bushfire risk in the Hazard Management Areas include:

1. Establishing non-combustible paths and driveways around buildings.
2. Establish plantings of low flammability shrub species.
3. Ensure garden beds and shrubs are established well away from buildings.
4. Tree planting to be located at the outer edge of the Hazard Management Area and spaced well apart to ensure canopy separation.
5. Cut lawns short and maintain.
6. Remove fallen limbs, leaf and bark litter.
7. Avoid using pine bark and other flammable mulch in gardens.
8. Prune trees to ensure canopy separation horizontally and vertically, remove low hanging branches to ensure separation from ground litter.
9. Where the amount of land permits extend the vegetation management in to a secondary hazard management zone.

3.0 On-going Site Management and Maintenance

On-going maintenance is required to the buildings and landscaping within the hazard management area to ensure the continued performance of the bushfire mitigation measures which have been designed into the development for occupant and community protection.

Specified Hazard Management Areas are only a minimum distance required; owners are encouraged to establish a greater management area where land area and opportunity permits. An additional fuel modified buffer zone between the Hazard Management Area and the bushfire vegetation will only improve the protection level and reduce the risk to the property during a bushfire event.

Preparedness comes down to diligent annual maintenance in and around the buildings and Hazard Management Areas particularly during the period of greatest risk; August to February of each year.

Recommendation:

1. Locate wood piles or other flammable storage well away from the habitable building.
2. Solid non-combustible fencing such as steel provides a fire and heat radiation shield to the dwelling.
3. Metal flywire screens prevent sparks and embers from entering the building.
4. Seal gaps under floor spaces, roof space, under eaves, external vents, skylights, chimneys and wall cladding.
5. Remove ladder fuels from the under storey of larger trees. Prune canopies to provide separation.
6. Rake up leaf litter and vegetation debris. Cut grass and maintain to less than 10cm.
7. Keep garden beds well away from the dwelling and use non-combustible garden mulches including rock or stones.
8. Establish plantings of low flammability shrub species.
9. Seal all gaps in external claddings.
10. Keep roof gutters clear of leaf litter, bark and similar debris, remove and maintain. Install gutter guards to assist.
11. Flammable fuels such as gas bottles should be located on the opposite side of the house to the likely direction of a bushfire.
12. Seal gaps in roofing to prevent the entry of embers.
13. Surround the dwelling with non-combustible paths.
14. Outbuildings to be at least 6m from the main building.
15. Ensure hoses provide coverage to the whole site. Use metal hose fittings.
16. Flammable fuels and the like to be stored in minimum volumes well away from the habitable building.

4.0 Vehicular Access

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

Private access roads are to be constructed from the entrance to the property cross over with the public road through to the habitable building and water storage area on the site (if applicable).

Recommendations:

Private access driveway / roads are to be maintained from the entrance of the property cross over at the public road (from edge of Council maintained Road) through to the buildings and on-site dedicated fire fighting water.

Existing access can support firefighter access in an emergency if required, and is operationally suitable, therefore no upgrades are required to satisfy clause 2.3.2 (2).

Optional improvements to elements of the access direct from Alma Road for the client to consider include widening to 4.0m where currently less, provision of vertical and horizonal clearance, and installation of passing bays (recommendations only). Table 2C provided below for consideration.

Table 2C: Requirements for Property Access

The following design and construction requirements apply to property access length is greater than 200 metres:

(i) All weather construction;

(ii) Load capacity of at least 20 tonnes, including for bridges and culverts

(iii) Minimum carriageway width of 4 metres
(iv) Minimum vertical clearance of 4 metres;
(v) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
(vi) Cross falls of less than 3 degrees (1:20 or 5%);
(vii) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
(viii) Curves with a minimum inner radius of 10 metres;
(ix) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
(x) Terminate with a turning area for fire appliances provided by one of the following:
    a) A turning circle with a minimum outer radius of 10 metres;
    b) A property access encircling the building; or
    c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
(xi) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

5.0 Water Supply

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

Recommendations:

The exterior elements of a habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (reticulated) or 90m long hose (static) (lay) connected to –

(i) A fire hydrant system designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0; or

(ii) A stored water supply in a water tank, swimming pool, dam or lake available for fire fighting at all times which has the capacity of at least 10,000L for each separate building area to be protected.

5.1 Reticulated Water Supply

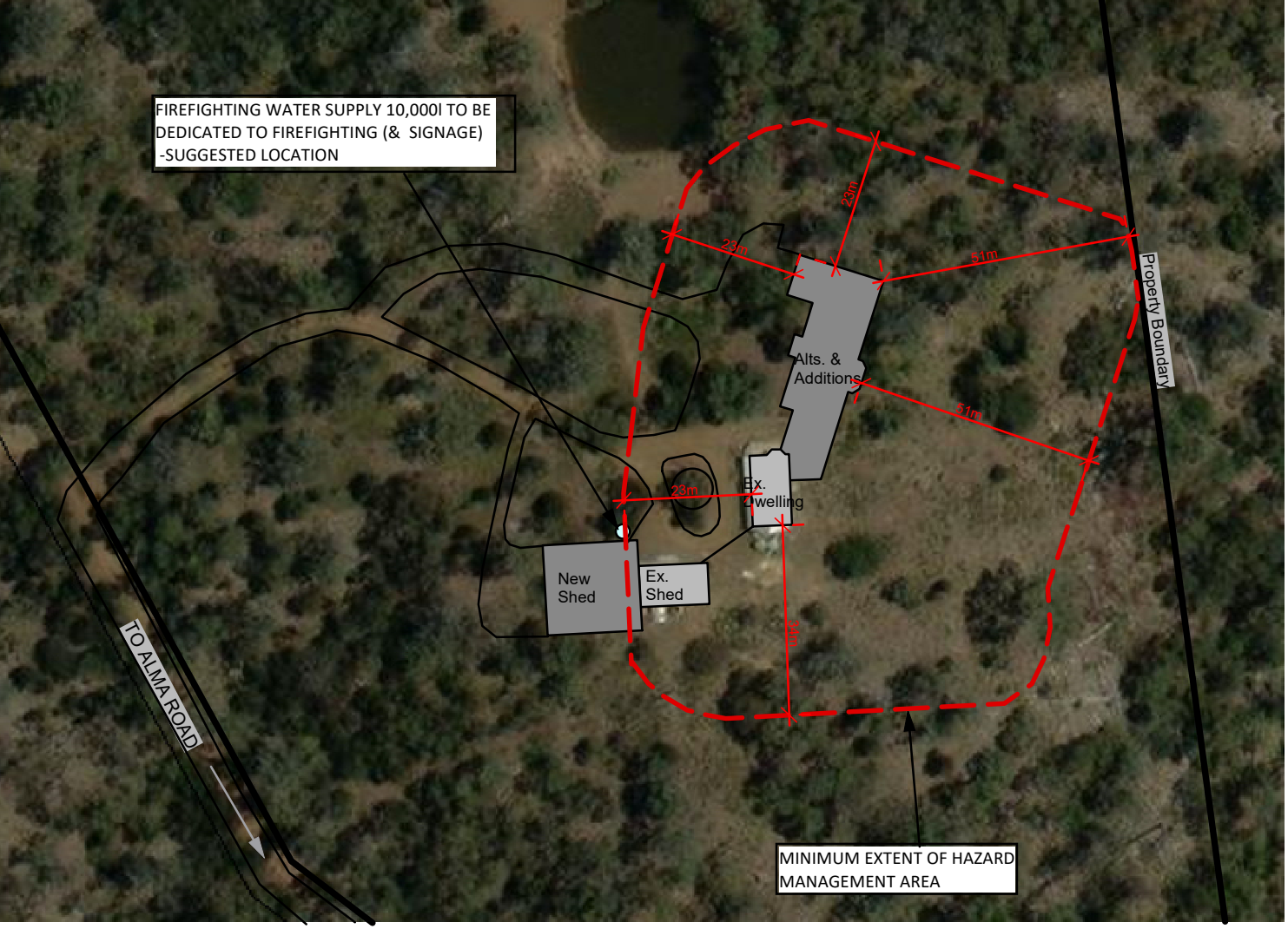
Not applicable to this proposal.

5.2 On-Site Dedicated Fire Fighting Water Supply

A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be made of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building, but within 90m of the building area (water connection point). Hardstanding must be provided within 3m of a static water supply/water connection point.

Note: Signage to be installed from new concrete/metal tank.

Bushfire Hazard Management Site Plan



SCHEDULE OF REQUIREMENTS

1. BUILDING DESIGN & CONSTRUCTION
- Specified separation distances shown on this plan provide for a BAL-19 solution.
- Habitable building must be designed and constructed to comply with AS 3959:2018 - Section 3 for general requirements and Section 6 for BAL-19 requirements. Higher levels of construction are acceptable.
- No specific construction requirements for outbuildings fire separated from the habitable buildings in accordance with AS 3959 Clause 3.2 or with greater than 6m separation from the habitable buildings.

2. PROPERTY ACCESS - RECOMMENDATION ONLY
- Construct/maintain all weather property access with 4m wide carriageway from the public road to within <90m of the furthest part of the habitable building measured as a hoselay and to the hardstand located within <3m of the water connection point.
- Load capacity greater than 20 tonnes (incl. bridges and culverts), cross fall less than 3 degrees, dips less than 7 degrees, curves min. 10m inner radius, 10 degree maximum gradient for unsealed roads and 15 degree maximum gradient for sealed roads.
- Construct/maintain 20m long passing bays providing 2m additional carriageway width every 200m.
- Terminate in a turning circle with a 10m minimum outer radius or alternatively in a hammerhead 'T' or 'Y' turning areas for fire appliances with turning heads 4m wide x 8m long.
- Keep clear of vegetation and other obstructions 0.5m either side and 4m above carriageway.

3. STATIC WATER SUPPLY FOR FIREFIGHTING
- Establish and Maintain Concrete/Metal firefighting water tank with a minimum of 10,000 litres stored water dedicated to firefighting purpose (10,000l per habitable building to be protected), fitted with a compliant storz water connection point located within <90m of furthest element of the habitable building, measured as a hose lay, and accessible within <3m of the hardstand. May have remote offtake connected to the static water supply.
- Identify the firefighting water point with permanently fixed compliant signage complying with TFS guidelines. Keep clear of vegetation immediately above and around the connection point.
- Maintain hardstand area for fire appliance access to the firefighting water point, min. 3m wide, constructed to the same standard as the property access and located <3m from the firefighting water point and >6m from the building to be protected.

4. HAZARD MANAGEMENT AREA (HMA)
- Maintain hazard management area as dimensioned on this plan.
- Maintain in a minimal fuel condition in perpetuity, ensuring fuels are reduced sufficiently and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.
- Limited amounts of low flammability plants are acceptable within the HMA, including maintained lawn, low growing plants and ground covers, low flammability ornamental gardens, vegetable gardens and the like.
- Regularly remove ground fuels such as fallen branches, sticks, bark, lawn clippings etc.
- Maintain lawn to a height less than 100mm.
- Do not use pine bark or other flammable mulch.
- Thin-out understorey vegetation and prune low-hanging tree branches.
- Prune trees to maintain horizontal separation between canopies.
- Selectively position trees and shrubs to create discontinuous rows and clumps.
- Minimise storage of flammable materials such as firewood and building materials.
- Clear accumulated leaves and other debris from roof gutters.

* THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3161, R. GREEN, 2 JULY 2026

* THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF THE *DIRECTORS DETERMINATION - BUSHFIRE HAZARD AREAS (V1.2)*

N

BUSHFIRE HAZARD MANAGEMENT PLAN
BUSHFIRE ATTACK LEVEL (BAL) - 19
DWELLING ALTERATIONS & ADDITIONS
BAL-LOW (NEW SHED)

303 ALMA ROAD, ORFORD
(ACCESS OVER CROWN LAND LICENCE)
VOLUME 37869 FOLIO 2
PROPERTY ID 7886481

DATE: 2 JULY 2026
VERSION: 1
DRAWN: REBECCA GREEN
PHONE: 0409 284 422
EMAIL: ADMIN@RGASSOCIATES.COM.AU
BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C
Rebecca Green & Associates

Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:

wner /Agent

ddress

uburb/postcode

Form **55**

Qualified person details:

Qualified person:	Rebecca Green		
Address:	PO Box 2108	Phone No:	0409 284 422
	Launceston 7250	Fax No:	
Licence No:	BFP-116	Email address:	admin@rgassociates.com.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the *Fire Services Act 1979*

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of hazards in bushfire prone areas

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

Details of work:

Address:	303 Alma Road	Lot No:	2
	ORFORD TAS 7190	Certificate of title No:	37869

The assessable item related to this certificate: Alterations and Additions to Existing Single Dwelling and New Shed *(access via Crown Land licence from Alma Road)*

(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: Bushfire Hazard

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

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

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

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 2 July 2026, Version 1, Job No. RGA-B3161)
Relevant	N/A
References:	*Australian Standard 3959-2018*

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

1. Assessment of the site Bushfire Attack Level (BAL – 19 for Dwelling Alterations and Additions, and BAL-LOW for New Shed) to Australian Standard 3959-2018

2. Bushfire Hazard Management Plan showing BAL-19 and BAL-LOW solutions.

Scope and/or Limitations

Scope

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with the *Building Act 2016* & *Regulations 2016*, *National Construction Code* and *Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas*.

Limitations

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

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.
2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.

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

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		RG-119/2026	2 July 2026

Attachment 1 – AS3959-2018 Construction Requirements

Rebecca Green & Associates

BAL Assessments

Revised for 2018 edition

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

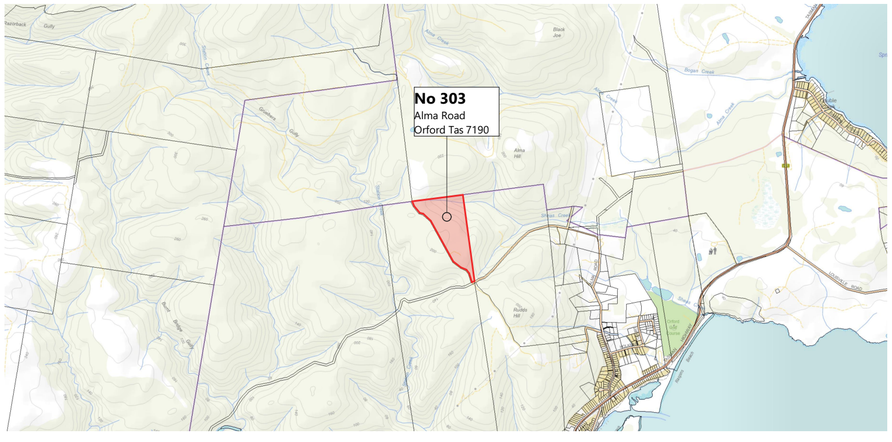
Please note: The information in the table is a summary of the construction require-ments in the AS3959-2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details.

Attachment 2 – Proposal Plans

Project No. 26011



Alterations & Additions
303 Alma Road, Orford



Drawing Schedule

SK 000	Cover Page
SK 001	Overall Site Plan
SK 002	Site Plan
SK 100	Floor Plan
SK 200	Elevations
SK 201	Elevations

Project details

Council	Glamorgan-Spring Bay
Zone	Rural
Planning Overlay	Natural Assets - Priority vegetation, Bushfire Prone Areas
PID	7886481
Title Folio	37869
Title Volume	2
Climate Zone	7
Design Wind Speed	-
Soil Class	-
BAL Rating	n/a
Energy Rating	6 Star
Corrosive Environment	No
Other	Livable Housing Design Standard Clauses in Effect: Parts 2.1, 3, 4, 5, 6.

Area Schedule

Name	Area
Site Area	####m²
Ex. Dwelling Floor Area	337m²
Proposed Addition Area	40m²
Proposed Shed Area	29m²

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	11/06/2026	PL	PL
02	ISSUED FOR CLIENT COMMENT	30/06/2026	PL	PL

REVISION

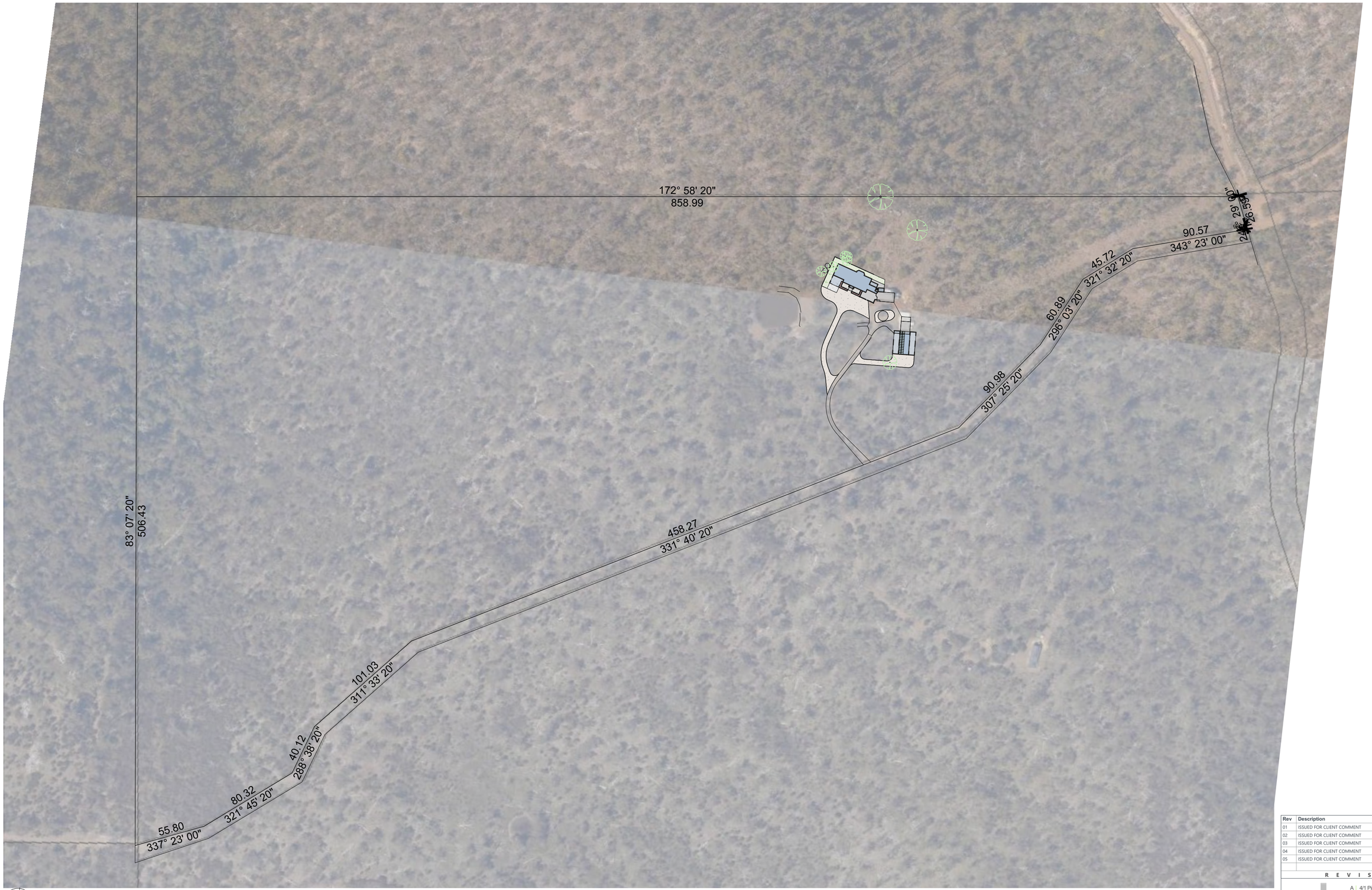
Cataract Designs
A | 4/1 Pipeworks Road, South Launceston
E | phil@cataractdesigns.com.au
M | 0400 094 643
Licence No. | 870617396

©Copyright
These designs, plans and specifications and the copyright therein are the property of Cataract Designs Pty Ltd and must not be used, reproduced or copied wholly or in part without the written permission of Cataract Designs Pty Ltd (ABN 95 644 632 655)

Drawn	P Ludbey
Approved	P Ludbey
Status	SKETCH
Original size	A2 (Landscape)

Drawing No. /Revision

SK 000-02



Overall Site Plan
SCALE 1:2000
Project North
0mm 20000 40000 60000 80000 100000

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	29/04/2026		PL
02	ISSUED FOR CLIENT COMMENT	29/04/2026		PL
03	ISSUED FOR CLIENT COMMENT	22/05/2026		PL
04	ISSUED FOR CLIENT COMMENT	11/06/2026		PL
05	ISSUED FOR CLIENT COMMENT	30/06/2026		PL

R E V I S I O N

Cataract Designs
A | 4/1 Pipeworks Road, South Launceston
E | phil@cataractdesigns.com.au
M | 0400 094 643
Licence No. | 870617396

©Copyright
These designs, plans and specifications and the copyright therein are the property of Cataract Designs Pty Ltd and must not be used, reproduced or copied wholly or in part without the written permission of Cataract Designs Pty Ltd (ABN 95 644 632 655)

Alterations & Additions
303 Alma Road, Orford

Project No. 26011

Drawn	P Ludbey
Approved	P Ludbey
Status	SKETCH
Original size	A2 (Landscape)
Drawing No. /Revision	SK 001-05



Site Plan
SCALE 1:200
North
0mm 2000 4000 6000 8000 10000

Alterations & Additions
303 Alma Road, Orford

Project No. 26011

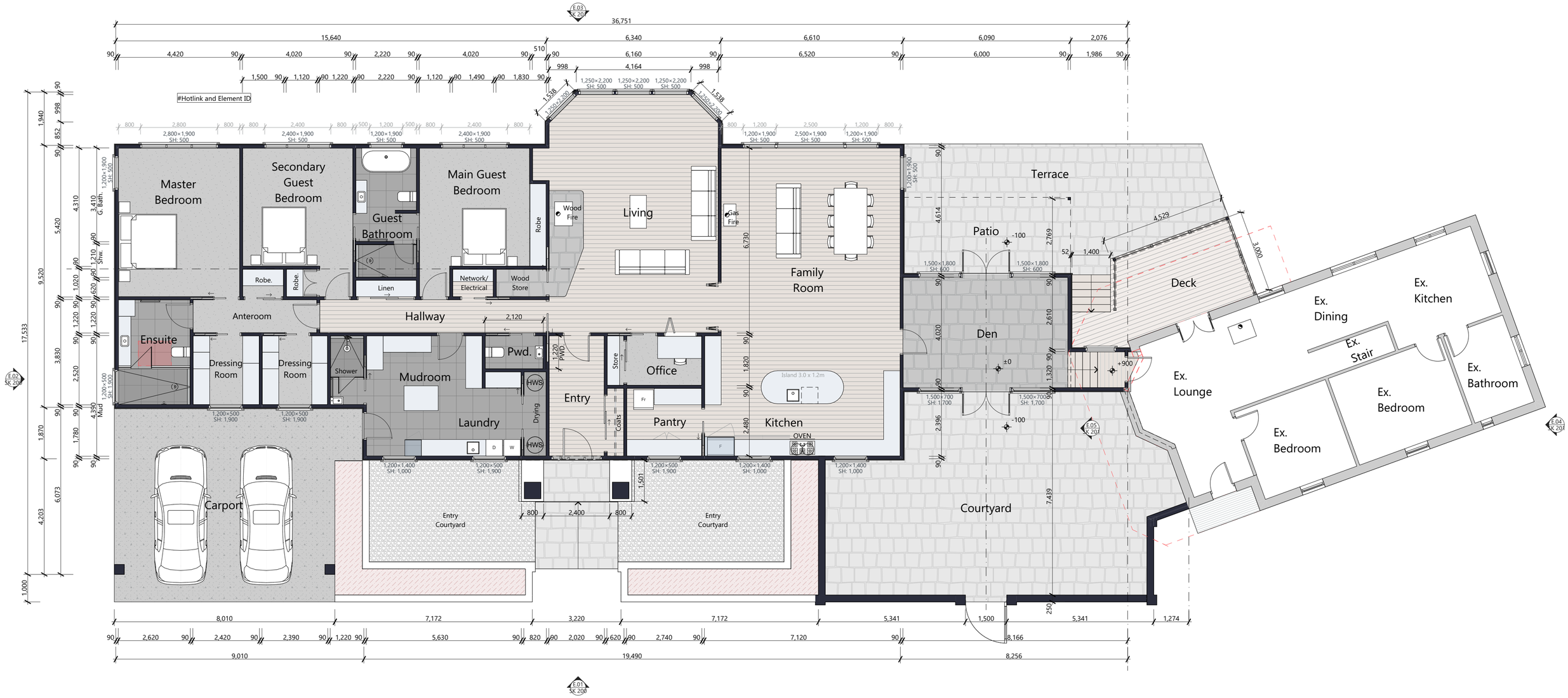
Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	29/04/2026		PL
02	ISSUED FOR CLIENT COMMENT	29/04/2026		PL
03	ISSUED FOR CLIENT COMMENT	22/05/2026		PL
04	ISSUED FOR CLIENT COMMENT	11/06/2026		PL
05	ISSUED FOR CLIENT COMMENT	30/06/2026		PL

REVISION

Cataract Designs
A | 4/1 Pipeworks Road, South Launceston
E | phil@cataractdesigns.com.au
M | 0400 094 643
Licence No. | 87061396

©Copyright
These designs, plans and specifications and the copyright therein are the property of Cataract Designs Pty Ltd and must not be used, reproduced or copied wholly or in part without the written permission of Cataract Designs Pty Ltd (ABN 95 644 632 655)

Drawn | P Ludbey
Approved | P Ludbey
Status | SKETCH
Original size | A2 (Landscape)
Drawing No. /Revision
SK 002-05



North

Floor Plan

SCALE 1:100

0mm 1000 2000 3000 4000 5000

Floor Area:	354m2
Carport:	58m2
New Covered Deck:	17m2

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	29/04/2026		PL
02	ISSUED FOR CLIENT COMMENT	29/04/2026		PL
03	ISSUED FOR CLIENT COMMENT	22/05/2026		PL
04	ISSUED FOR CLIENT COMMENT	11/06/2026		PL
05	ISSUED FOR CLIENT COMMENT	30/06/2026		PL

R E V I S I O N

Cataract Designs

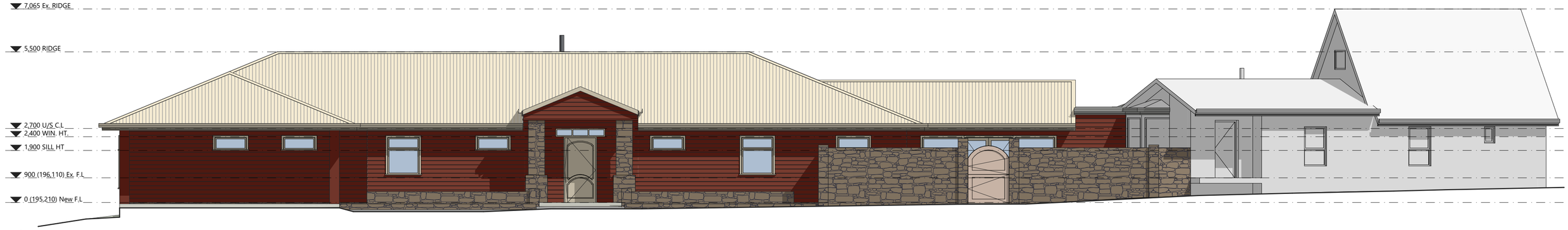
A | 4/1 Pipeworks Road, South Launceston
E | phil@cataractdesigns.com.au
M | 0400 094 643
Licence No. | 870617396

©Copyright
These designs, plans and specifications and the copyright therein are the property of Cataract Designs Pty Ltd and must not be used, reproduced or copied wholly or in part without the written permission of Cataract Designs Pty Ltd (ABN 95 644 632 655)

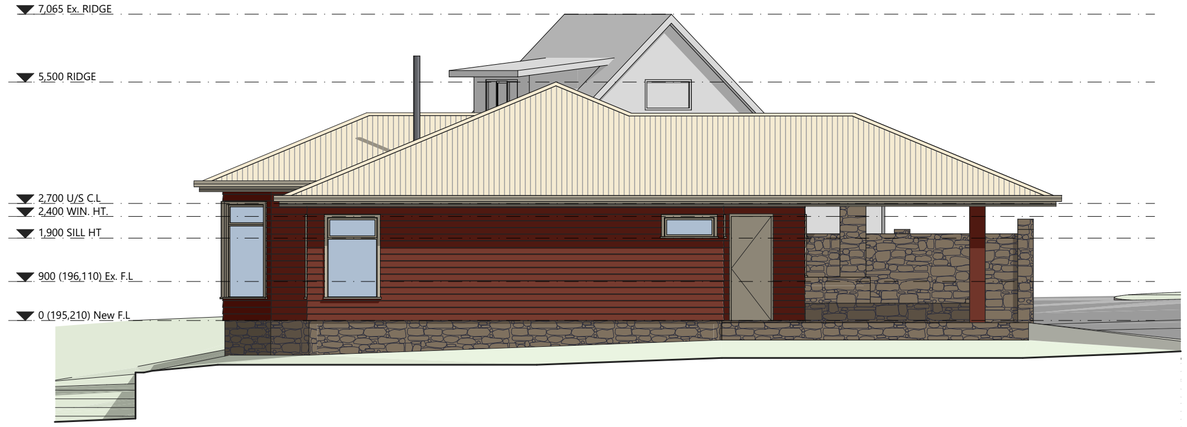
Alterations & Additions
303 Alma Road, Orford

Project No. 26011

Drawn	P Ludbey
Approved	P Ludbey
Status	SKETCH
Original size	A2 (Landscape)
Drawing No. /Revision	SK 100-05



E.01 SK 100 **WESTERN ELEVATION**
SCALE 1:100
0mm 1000 2000 3000 4000 5000



E.02 SK 100 **NORTHERN ELEVATION**
SCALE 1:100
0mm 1000 2000 3000 4000 5000

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	11/06/2026		PL
02	ISSUED FOR CLIENT COMMENT	30/06/2026		PL

R E V I S I O N

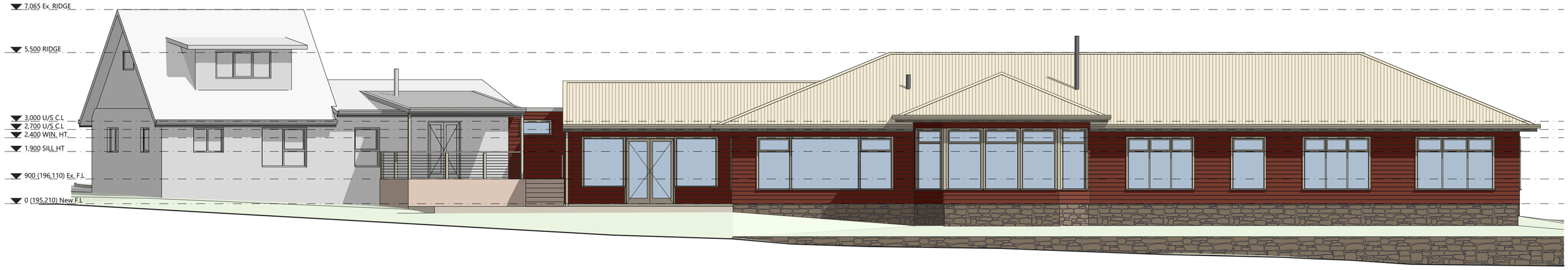
Cataract Designs
A | 4/1 Pipeworks Road, South Launceston
E | phil@cataractdesigns.com.au
M | 0400 094 643
Licence No. | 870617396

©Copyright
These designs, plans and specifications and the copyright therein are the property of Cataract Designs Pty Ltd and must not be used, reproduced or copied wholly or in part without the written permission of Cataract Designs Pty Ltd (ABN 95 644 632 655)

Alterations & Additions
303 Alma Road, Orford

Project No. 26011

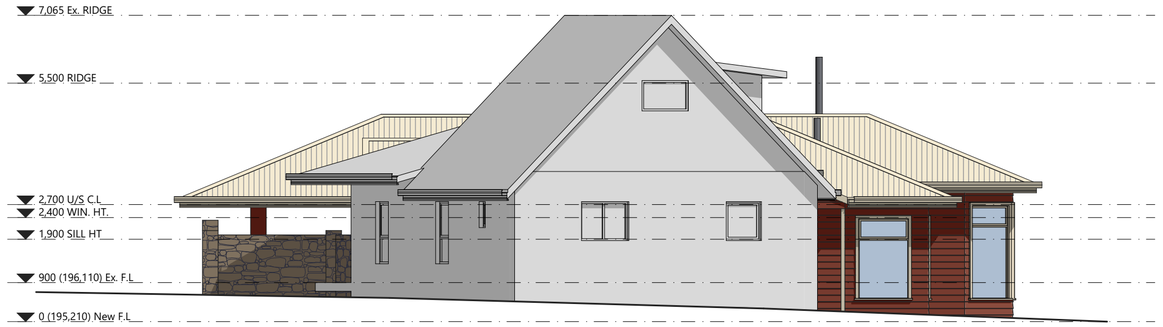
Drawn	P Ludbey
Approved	P Ludbey
Status	SKETCH
Original size	A2 (Landscape)
Drawing No. /Revision	SK 200-02



E.03 SK 100 **EASTERN ELEVATION**

SCALE 1:100

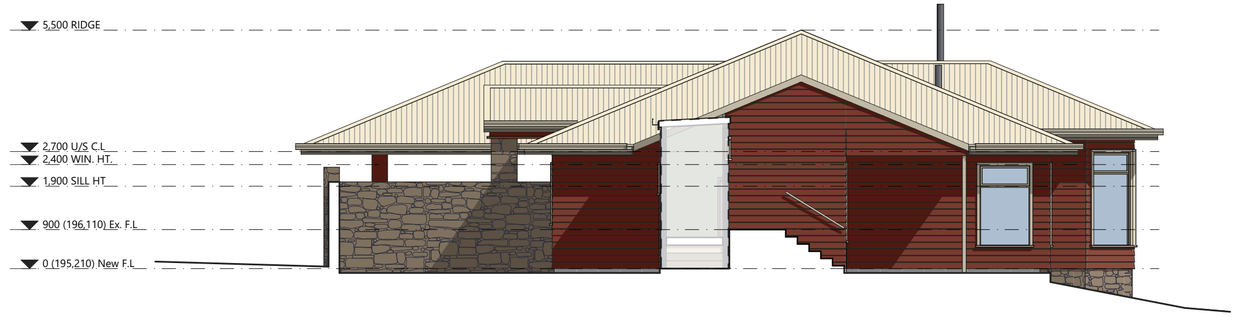
0mm 1000 2000 3000 4000 5000



E.04 SK 100 **SOUTHERN ELEVATION**

SCALE 1:100

0mm 1000 2000 3000 4000 5000



E.05 SK 100 **SOUTHERN ELEVATION 2**

SCALE 1:100

0mm 1000 2000 3000 4000 5000

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	11/06/2026		PL
02	ISSUED FOR CLIENT COMMENT	30/06/2026		PL

R E V I S I O N

Cataract Designs

A | 4/1 Pipeworks Road, South Launceston
E | phil@cataractdesigns.com.au
M | 0400 094 643
Licence No. | 870617396

©Copyright
These designs, plans and specifications and the copyright therein are the property of Cataract Designs Pty Ltd and must not be used, reproduced or copied wholly or in part without the written permission of Cataract Designs Pty Ltd (ABN 95 644 632 655)

Alterations & Additions
303 Alma Road, Orford

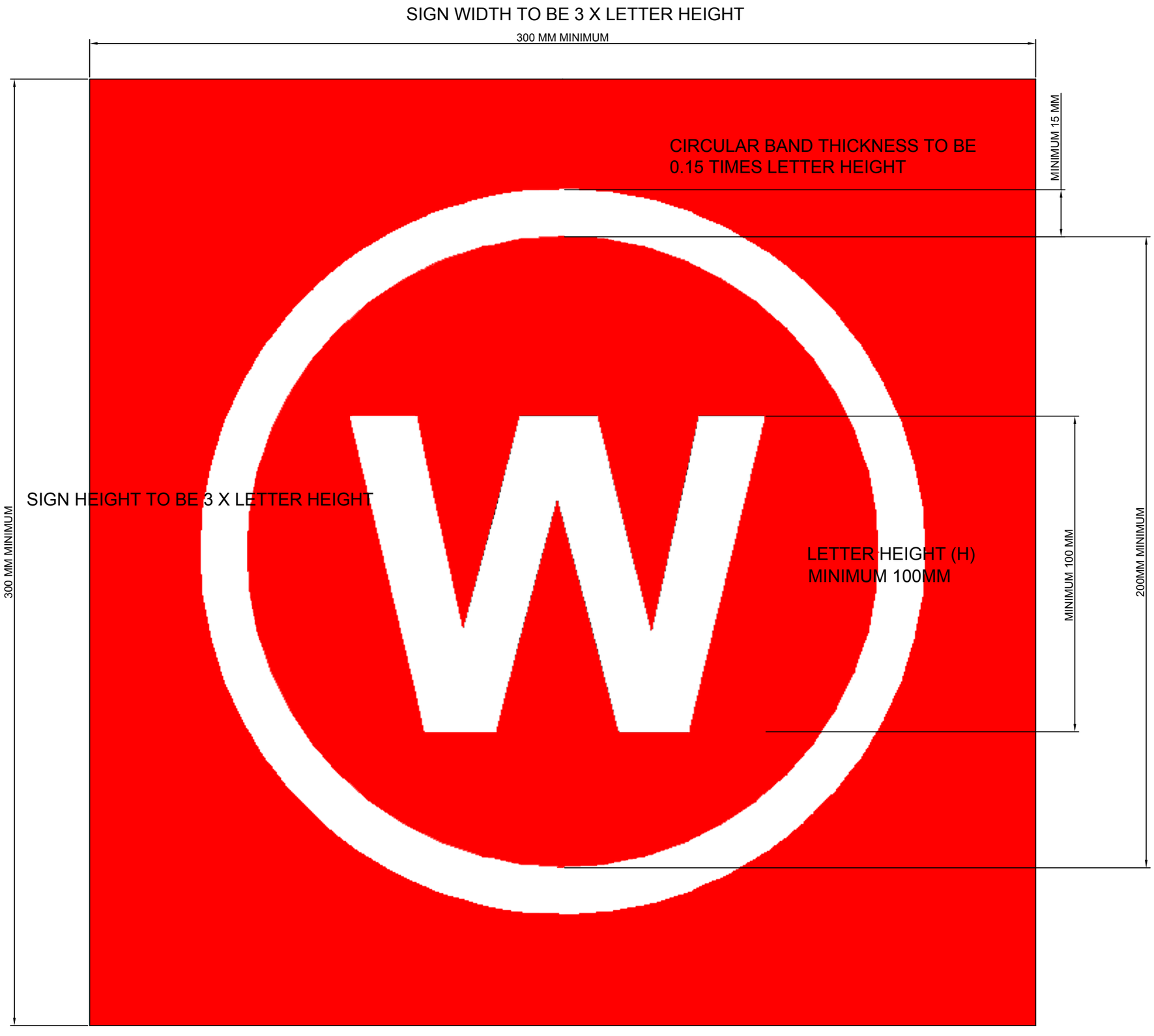
Project No. 26011

Drawn	P Ludbey
Approved	P Ludbey
Status	SKETCH
Original size	A2 (Landscape)
Drawing No. /Revision	SK 201-02

Attachment 3 – Tasmania Fire Service Water Supply Signage Guideline

V1.0

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



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

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

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

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

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

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

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

WHITE SUBSTRATE COLOUR TO BE PMS 186C

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

SIGN TO BE PERMANENTLY FIXED

Tasmania Fire Service

References

(a) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.

(b) Conservation Division of the Department of Natural Resources and Environment Tasmania November 2025, TASVEG 5.0, *Tasmanian Vegetation Map*, Tasmania.

(c) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au

Wide Span Sheds
No Compromise Steel Building Solutions

Wide Span Sheds Pty Ltd
ABN: 50 130 691 422

ROBINA, QLD 4226
Phone (07) 5657 8885
Mobile 0426 788 192

www.sheds.com.au

QUOTATION

Reference # : lucasg2604084-2
Date : 27 Apr 2026

Dear Ken,

Thank you for the opportunity to quote you on your new steel building. The features and benefits of this quotation refer to the supply of a kit only, based on the information discussed to date. Your steel building will be manufactured locally in Hobart, Tasmania.

If you have any questions, please don't hesitate to call us.

Kind Regards,

Lucas Greenham
Sales Consultant - Wide Span Sheds
ph: (07) 5657 8885
email: lucas.greenham@sheds.com.au



Pricing

Kit Price	$66,545.45
GST	$6,654.55
Delivery	FREE*
Pay-on-Time discount	($5,490.00)#
TOTAL (inc GST)	**$67,710.00**

Delivery

Delivery location: <-42.54006, 147.85839>
Address for Reference Purposes: 303 Alma Rd Orford TAS 7190 Australia
Conditions apply, refer to General Specifications below for more information.
#Pay-on-Time discount is applied so long as the final payment is received 10 working days prior to the advised delivery date.

Payment Schedule

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

The price covers entirely our offer. Anything discussed or implied but not specifically referenced in this quote, does not form part of our offer. Please contact us for a revised quote if there are any amendments or inclusions you require. All payments must be made directly to Wide Span Sheds as per the payment details on our invoice. An invoice is issued on acceptance of this quotation along with the purchase agreement.
The discount offered is dependent on completion of the purchase agreement within 10 days of issue and final payment being made on time.

Details of your Wide Span Sheds Building

Building Classification	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Weight (approximately)	9,300 kg
Span	Main Building: 8 m
Length	18 m (3 Bays of 6 m each)
Height	4.8 m
Roof Type	Gable, 22.5 degrees
Roof	COLORBOND® steel CORODEK® 0.42 BMT sheeting, BlueScope
Walls & Trims	COLORBOND® steel CORODEK® 0.42 BMT sheeting, BlueScope
Gutters	COLORBOND® GUTTER-01. We have calculated the number of [Supplied by Others] downpipes required for: Left Side = 4. Right Side = 4.
Roller Doors	One (1) COLORBOND® steel 4.9 m high x 4 m wide roller door supplied with a planetary gearing system (roller door is wind rated). Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Door is boxed or steel wrapped for protection during transport. Refer to the Building information for details on Industrial Door Handing.
PA Doors	Three (3) 2040mm high x 920mm single skin Superior COLORBOND® steel doors keyed lockset (escape function) with a knob on one side and a lever handle to the other side.
Window Openings	Materials to frame up for window opening(s) including a header flashing to suit Two (2) 900h x1500w windows (supply of the window and glass sliding doors is NOT included).
Skylights	Two (2) sheets of 2400gsm Industrial Grade Translucent (Opal) Fibreglass. Two (2) on right side of steel building roof.
Insulation	Lightweight 60mm glass wool insulation blanket (R1.3) with a reinforced laminated thermofoil face to one side. Sufficient insulation. Nominated 49m2 of insulation plus 49m2 of wire.
Vermin Flashing	PVC Vermin Proofing has been included to the perimeter of the building excluding any openings

Solar Panels	Your building has been designed to allow for the loads of a future installation of Solar Panels (by others). The information you have provided is that you require the maximum number of panels on your building. We calculate that you can fit 136 panels on your new steel building. This is typically 48.3kW of Solar Panels. You can of course also put panels on your home or other suitably designed structures to get the maximum benefit from your investment. We have engineered the building for panels to be placed on both sides of the main building and on both the left and right lean to.	
Bracing	The building will have Knee and Apex braces. Clearances are subject to the engineer's final design requirements. Estimated internal knee clearances are: Main Building 3.743m. Estimated internal apex clearance is: 5.471m.	
Left & Right Lean-to	Span	4.5m
	Drop	No drop
	Pitch	10 degrees
	Length	Starting bay 1 for 3 bays
	Height of External Lean-to wall	4.01m
	One (1) 6m open bay - along the sides of the leanto(s). Four (4) 2.25m open bays on the ends of the leanto(s). Refer to Layout (attached) for location & height clearances.	
Mezzanine	One (1) bay, starting at bay Three (3). Height under joist to be 2.5m, with a clearance under the bearer of 2.25m. Steel bearers and joists only. Bearers supported by One (1) mid columns. Stairs, balustrading and timber flooring supplied by others. Allowable floor load is 1.5kPa uniformly distributed. 150kg/m2 uniformly distributed.	
Roof Purlins & Wall Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width.	
Fixing to Concrete	Screw-Bolts fitted after concrete is cured.	

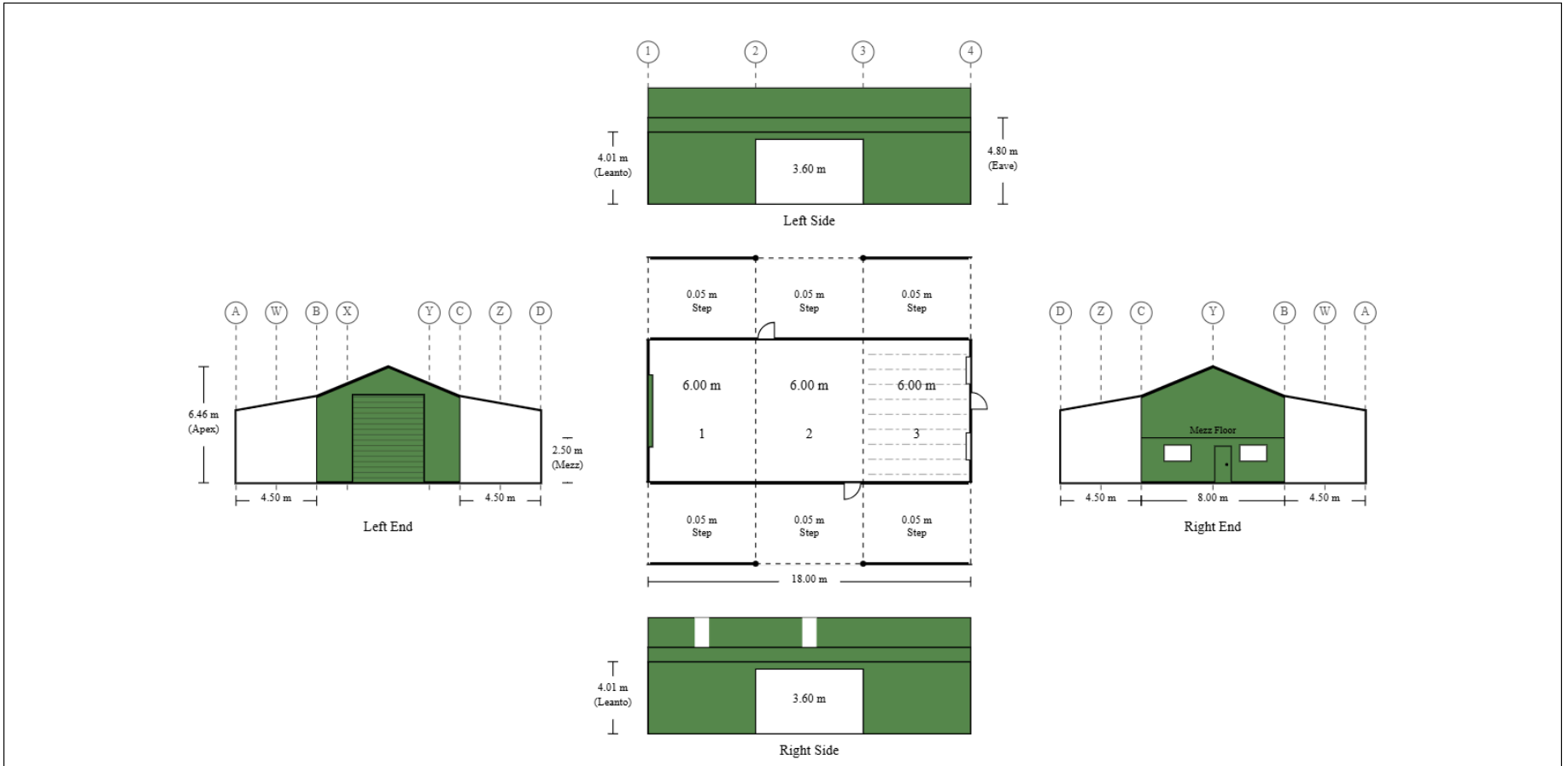
Specific Inclusions

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

Specific Exclusions

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

NO COMPROMISE STEEL BUILDING SOLUTIONS
www.sheds.com.au



Purchaser Name: Ken Draper		Building Layout Ref# lucasg2604084-2	Seller: Wide Span Sheds Pty Ltd Name: Lucas Greenham Phone: (07) 5657 8885 Fax: Email: lucas.greenham@sheds.com.au	Wide Span Sheds No Compromise Steel Building Solutions
Site Location:				
Ref # lucasg2604084-2	Print Date: 27/04/26			

Building Information

The design criteria for the exact location and orientation has been positioned and assessed by your trained sales consultant. This assessment is subject to the certifying engineer's site-specific analysis using online tools. Final assessment by the engineer may result in a change to the materials and price. If the location or orientation needs to be changed, advise your sales consultant and obtain a new quotation.

BlueScope and other warranties are limited to non-aggressive environments. It is the purchaser's responsibility to ensure that they are not subject to Marine, Industrial or any other type of environmental conditions that will limit their warranties to less than they require. Contact BlueScope on 1800 800 789.

Design Criteria

Site Location and Building Orientation	Geographic Co-ordinates of <-42.54021, 147.85794>. Refer to the image below showing this location and the left side orientation.
Address for Reference Purposes	303 Alma Rd Orford TAS 7190 Australia
Building Orientation	Left Side of building orientated to 355° (northerly direction)
NCC Version	NCC 2022 Amendment 2
Design Wind Criteria for the Highest Cardinal Direction	Importance Level 2 with a Vr of 45.00 m/s ; Region A4; TC = 3.0; Mt = 1.18; Mc = 1; Ms = 1.0; giving a Vdes of 44.1 m/s.
Earthquake	An Earthquake Acceleration Co-efficient (Z) of up to 0.08 has been allowed for in the design of the building, however wind is the determining design factor. Any plasterboard must be articulated in accordance with ASNZS 1170.4:2007 and the requirements of the NCC: 2022 Volume 2 Amendment 2.
Other Design Factors	No Snow Loading allowed.

Location & Orientation for Determining the Design Criteria



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

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

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

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

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

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

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

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

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

Bracing

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

Apex: Where nominated by the engineering, apex braces are supplied. Apex braces will reduce the apex clearance height. rafters.

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

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

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

Piers and Slab - Designs are for a safe bearing value >= 100kPa. (400kPa ultimate). Where a concrete slab, or concrete slab and piers is nominated, the wall sheeting will be supplied to extend 27 mm past the slab (building height + 27 mm). When concrete piers only are nominated, wall sheeting is provided to building height. Where a 50mm step down is nominated, the wall sheeting is not extended any further. If site conditions or the intended use vary from these assumptions, a revised slab and/or foundation design may be required. In such cases, slab reactions and the full design responsibility must be provided by the client's chosen engineer.

Fixing Method - The fixing method nominated is for the main side columns. Other columns are supplied as per engineering design.
The Engineers design may override your request.

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

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

Communications - By requesting a quote, you agree to our Privacy Policy which states that we can notify you about special offers, products or services available from us or our participating partners. You can unsubscribe from these marketing newsletters at any time.
Warranties - Our suppliers and manufacturers provide warranties that we pass on to you. For specific information, ask your salesperson. Note that some warranties have exclusions, especially for those within 2km of breaking surf or the coastline.

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

Colours - Not all colours are available from all manufacturing depots. 0.40 TCT wall sheeting has limited colours in most areas.
Delivery - Delivery is quoted to within the normal delivery runs. Alternatively delivery is to be ex works. Unloading of the whole kit is not included where any length exceeds 11.8m. Semi trailer access required. Where a body truck is requested, it is subject to availability. Should a body truck be requested, and it is not available for the site, then the building shall be either ex works or delivered to an alternative address by a semi trailer. Any additional fees for delivery due to the requirement of escort vehicle/s are not included.

Insulation + Wire - Of the type nominated in the quote.
Mezzanine Floors - Supply is for bearers and joists only. Flooring, stairs and balustrading are not supplied. Joist spacing a maximum of 600mm. Support posts fitted under bearers in line with End Wall Mullion positions.
Roller Door - Industrial and residential roller doors may have a slightly different profile.
Roller Door Transport Protection - All doors are wrapped by the manufacturer in their recommended method for regular road transport. Any damage to a door will be accessed in accordance with the AGDA guide to visual inspection of garage doors.
Skylights - Translucent (Opal) Fibreglass sheeting. Industrial weight (2400 gm per m2). Safety mesh (if required) is to be provided by others. Maximum of one sheet per bay, per side.
Solar Panels - Supplied and Installed by others. The building is designed to allow for the dead loads and wind loads based on the following. Panel width approx. 1.0m. Panel length approx. 1.7m. Gap between roof and bottom of panel = 150mm max. Weight of Panels and all fixings to be no greater than 15 kg/m². Solar panel fixing rails to run up the roof and fixed onto the roof purlins at standard roof purlin spacings designed for the building. Installation to comply with AS/NZS 1170. (Clause B6 in the 2020 version)
Windows - Positions shown on plans are for illustration purposes only (all windows are 2.1m to top of window from floor level). Windows and glass sliding doors are to be provided by others. A header flashing is provided as part of the building. Other stile material is provided to enable secure fixing of the windows and surrounding sheeting. An 'X' shown in the elevation on a window represents cross bracing over the window. Sliding Window: openings slide from Right to Left viewed from inside building.



SHED SAFE accredited
NO COMPROMISE STEEL BUILDING SOLUTIONS
www.sheds.com.au

Cataract Designs

Residential & Commercial Building Design
4/1 Pipeworks Road
South Launceston, Tas, 7249

17 September 2026

Development Application Report

Project
Alterations & Additions to 303 Alma Road, Orford
The site
The site, Title Volume 37869, Folio 2 is located within Rural Zone of the Glamorgan-Spring Bay Council under the state planning scheme.

Response to RFI

6. Application Requirements

- Please clarify how the proposed addition, comprising its own kitchen, main suite, and separate bedrooms, connected only by a hallway, qualifies as an extension rather than a separate dwelling?

Thank you for your query regarding whether the proposed works constitute an extension to the existing dwelling or a separate dwelling.
While we acknowledge that the proposed extension is substantial in scale and incorporates a main bedroom suite, additional bedrooms, living areas and a new kitchen, the proposal has been designed and is intended to function as an extension of the existing single dwelling, rather than as a separate or independently functioning dwelling.
The existing and proposed areas form part of the same household and share the principal services and facilities associated with the dwelling. There is a single laundry serving the entire residence, a common wastewater system, and a single electrical supply/meter. There is no intention to separately service, meter, lease or otherwise operate the proposed extension independently from the existing portion of the dwelling.
The hallway connection between the existing and proposed areas is an intentional architectural response. Given the scale and differing character of the existing building and the new works, the connection has been kept visually and physically minimal to provide a clear architectural break between old and new, rather than attempting to merge the two building forms unnecessarily. It is not intended to create separation between two dwellings, rather to maintain the integrity of the original dwelling and lightly touch it with the new addition so as to not take away from the form of the existing dwelling by creating a large opening into it.
Importantly, the connection opens directly into the den, which is intended to be an integral and regularly used part of the home. The den effectively becomes a linking communal space between the existing and new portions of the residence, with normal internal circulation between the two areas. The existing lounge and other spaces will similarly remain used as part of the overall dwelling.

Cataract Designs

Residential & Commercial Building Design
4/1 Pipeworks Road
South Launceston, Tas, 7249

The existing kitchen is also proposed to remain, however its role will effectively change to that of a secondary kitchenette rather than functioning as the principal kitchen of an independent dwelling. The new kitchen within the extension will become the principal kitchen serving the household.

In functional terms, the arrangement is not dissimilar to the zoning commonly seen within larger contemporary homes, where a parents' area may contain the principal bedroom, ensuite and associated living spaces, while another part of the house provides bedrooms and a separate living area for children, guests or extended family. The existence of separate bedroom and living zones within a large residence does not of itself result in those areas functioning as separate dwellings.

Accordingly, although the extension is substantial, the proposal remains one integrated residence occupied and operated as a single household. The existing and proposed portions are internally connected, share essential services and facilities, and are not designed or intended to operate independently of one another.

We therefore consider the proposal to be an extension and alteration to the existing dwelling rather than the creation of an additional dwelling.

Prepared by

Phillip Ludbey
Building Designer

MULCAHY PLANNING AND PROPERTY SERVICES
410 Nelson Road Mt Nelson TAS 7007
email: jimsplanning@outlook.com
Mobile: 0424 505 184

13 October 2026

CEO

Glamorgan Spring Bay Council

PO Box 6 Triabunna

TAS 7190

RE: DA 2026 / 00137 - impact on natural values of proposed extension to an existing dwelling, shed and associated access works at 303 Alma Road, Orford

Dear Sir,

I act for the proponent in assessing the impacts on natural values of a proposed extension to an existing dwelling, shed and associated access works at 303 Alma Road, Orford.

As the proposed development involves only a minor impact on native vegetation, it is assumed that a full Natural Values Report will not be required and that the assessment in this letter will suffice. As such, I have endeavoured to provide the information necessary to inform an assessment by Council against Scheme provisions without extraneous technical information. A more detailed assessment can be provided upon request if required.

1. Development site

The subject land is +/- 22.51 ha in a single title at the end of Alma Road at Orford, located roughly equidistant between Alma Hill and Rudds Hill and approximately 2.2 km north-northwest of the Orford town centre (see Figure 1 on the following page). The lot is zoned Rural and the entire area of the lot is subject to the Priority vegetation area overlay.

The property has an altitudinal range of 107 – 203 m above sea level. Aspect, topography and slope vary across the site. Current and proposed development is on the hilltop in the south of the lot at a site with an easterly aspect and gentle slopes of less than 5^0. Most of the property has a northeasterly aspect, with steep slopes of up to 30^0 in the gully leading down to the ephemeral creek line running along the northern boundary.

There is an existing dwelling, associated outbuilding and dam located on the hilltop in the south of the lot. A gravel access road runs north from the end of Alma Road and a gravel driveway then extends east to the dwelling. The history of development at the site is summarised in the historic aerial imagery in Figures 2 – 5 on the following pages.

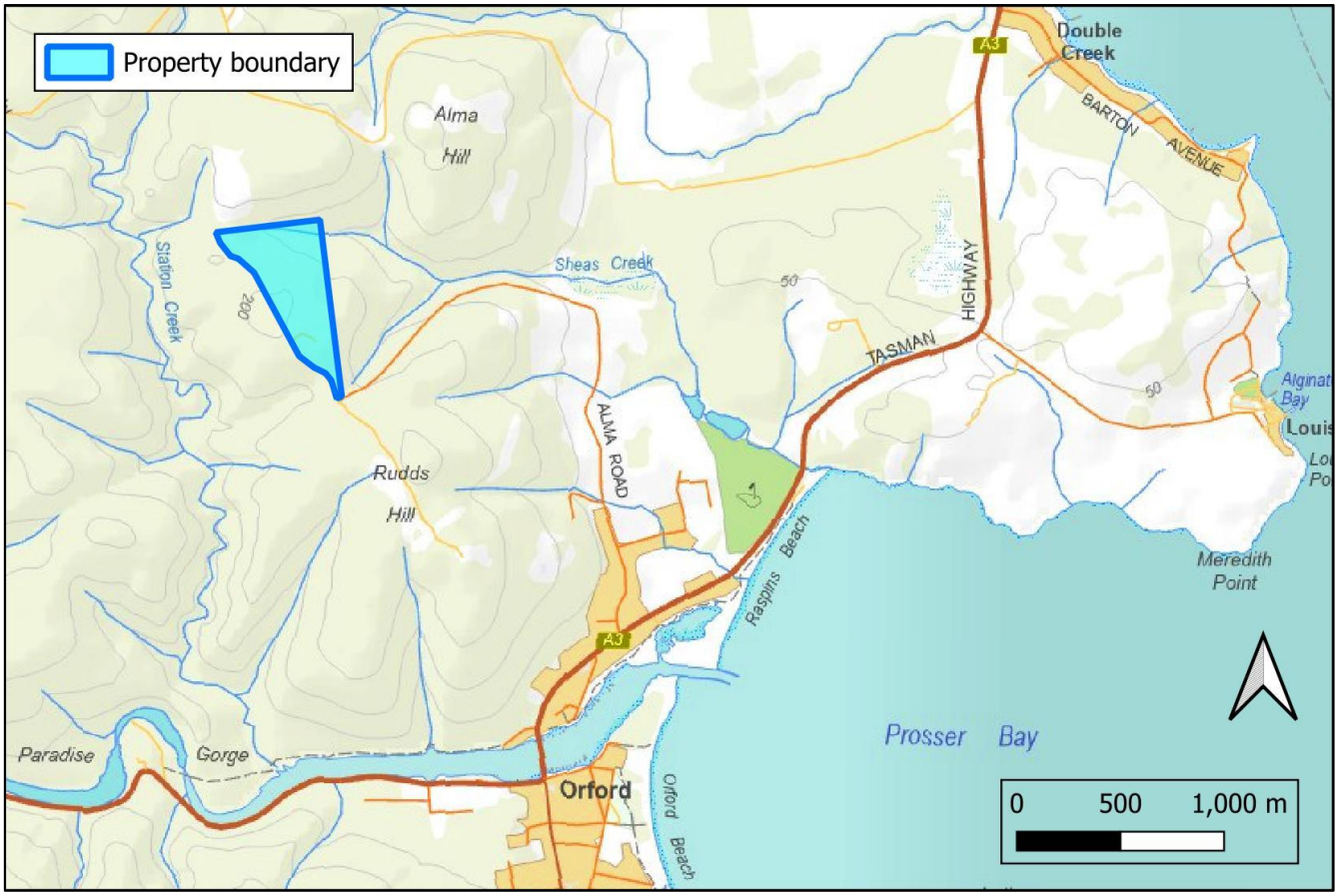


Figure 1. Location of the subject land

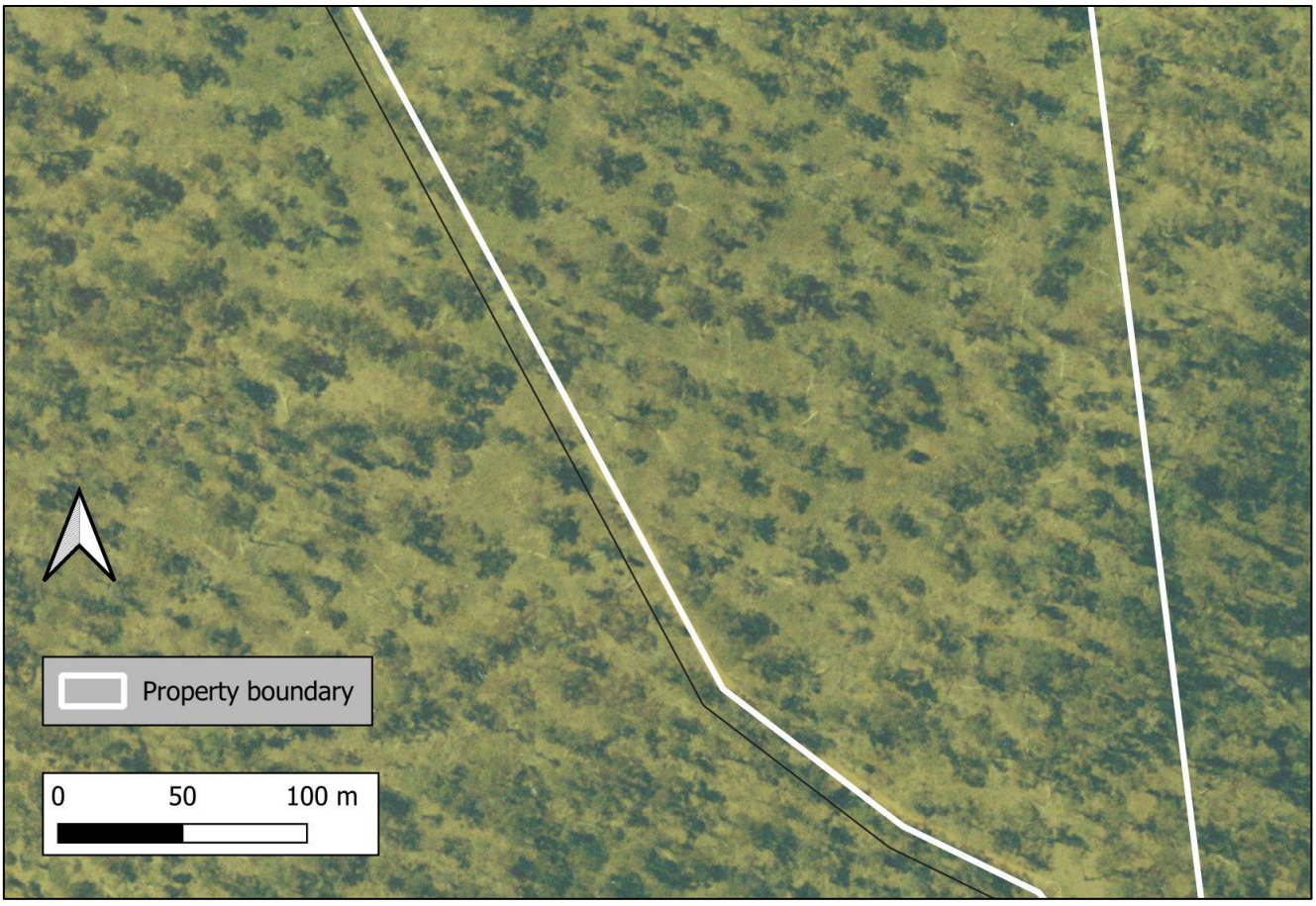


Figure 2. The southern end of the property in December 1992 prior to any residential development (Image source: theLIST 2026 historic aerial imagery)

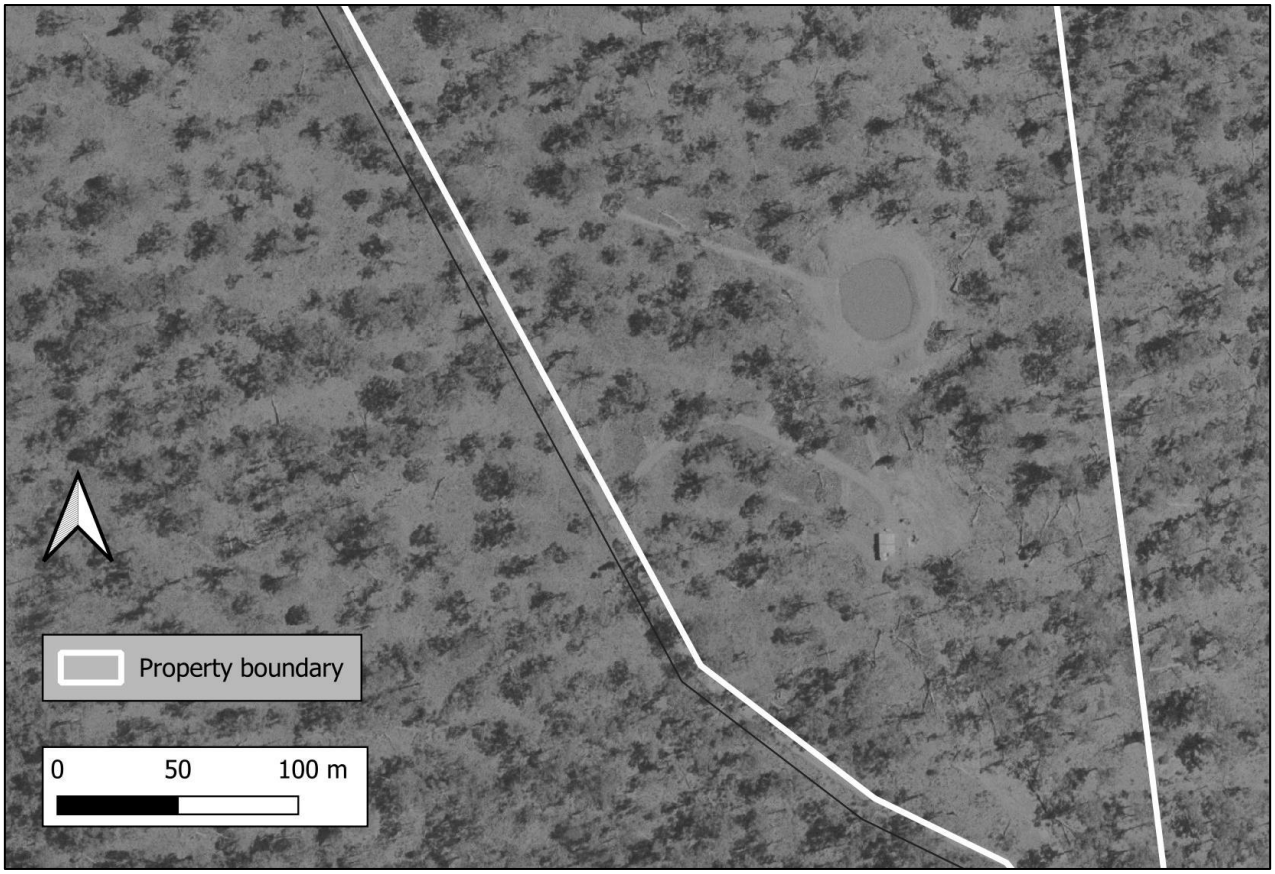


Figure 3. The southern end of the property in January 1994 after construction of the property access, dam and shed (Image source: theLIST 2026 historic aerial imagery)

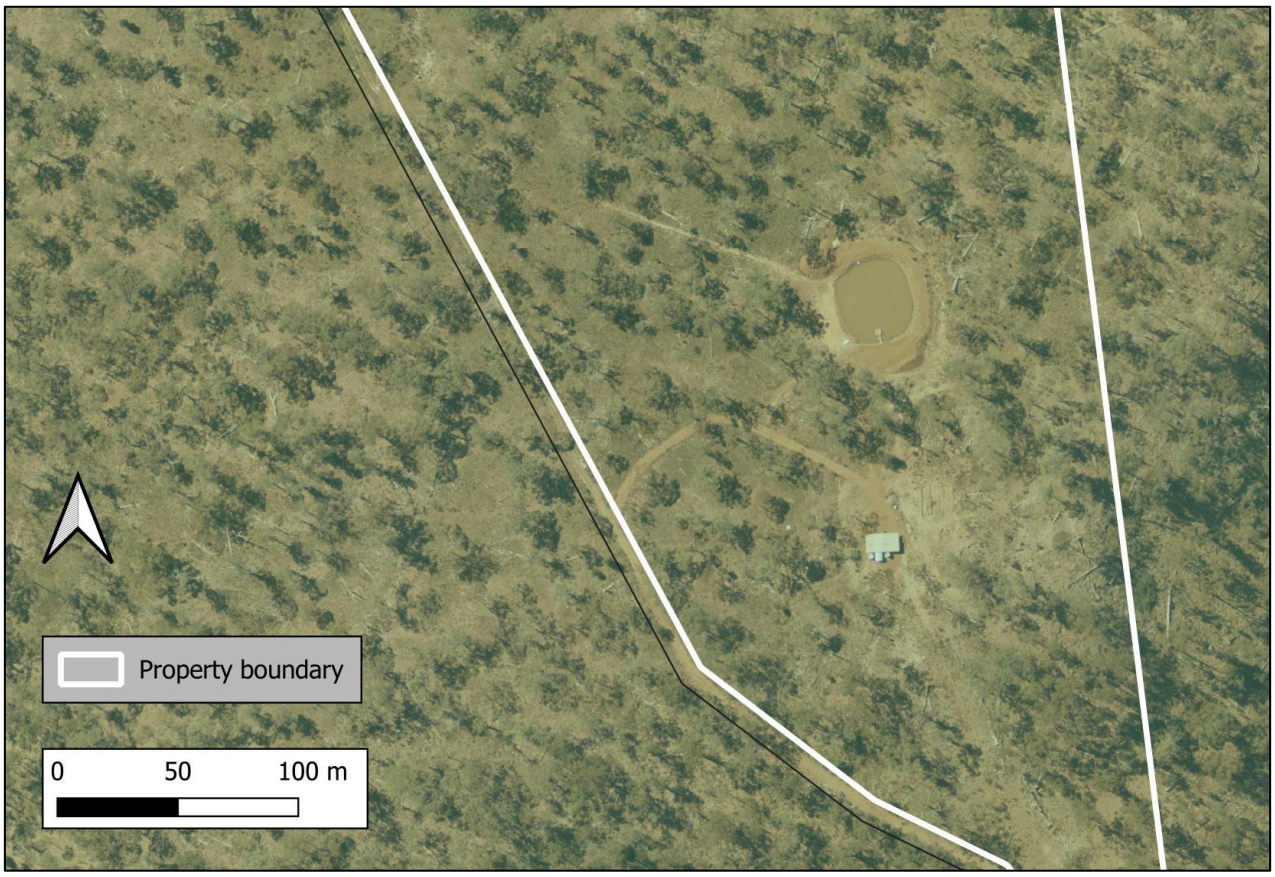


Figure 4. The southern end of the property in February 1997 showing extensions to the shed and foundations in place for the dwelling (Image source: theLIST 2026 historic aerial imagery)



Figure 5. The southern end of the property in January 2001 showing the recently constructed dwelling and associated wastewater trenches (Image source: theLIST 2026 historic aerial imagery)

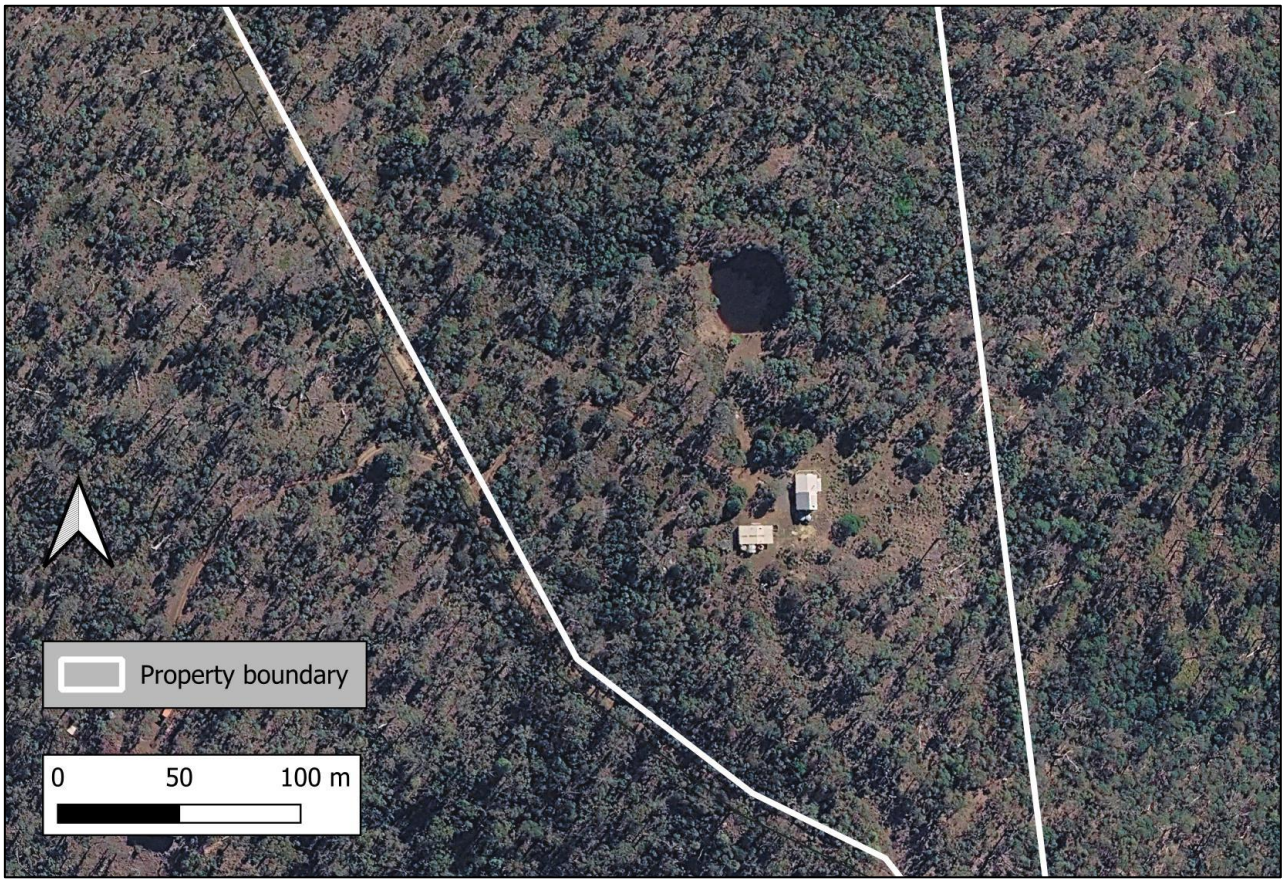


Figure 6. The southern end of the property in September 2025 showing some areas of revegetation north of the dwelling and southwest of the shed since works in 2001 (Image source: GoogleEarth)

2. Proposed development

The proposed development involves a significant extension to the northeast of the existing dwelling, a large new shed to the southwest of the dwelling, and new access works (see the Site Plans by Cataract Designs at Figures 7 and 8 on the following pages).

3. Native vegetation

Vegetation across most of the property is mapped under TASVEG5.0 as white peppermint (*Eucalyptus pulchella*) dry forest and woodland (DPU), with the cleared land around the dwelling and shed mapped as FUR (urban areas).

The site survey broadly supports the mapping under TASVEG, but some re-mapping has been undertaken to:

- refine mapping boundaries,
- map the dam as a separate mapping unit, and
- map an area in the northwest of the property with only sparse eucalypt cover over a dense understorey of bulloak (*Allocasuarina littoralis*) as bulloak forest (NAL).

Revised vegetation mapping for the site is shown in Figures 9 and 10 on pages 8 and 9.

DPU forest

The structure and composition of DPU forest and woodland vary across the site due to the variability in aspect and topography. While the canopy throughout is dominated by white peppermint (*E. pulchella*), several other eucalypt species are present:

- blue gum (*E. globulus*) is co-dominant in the gully in the northeast of the property and occurs occasionally on the eastern slopes,
- white gum (*E. viminalis*) is sub-dominant on the flatter areas around the hilltop,
- occasional black gums (*E. ovata*) can be found at poorly drained sites around the hilltop, and
- stringybark (*E. obliqua*) occurs near the northern boundary around the head of the gully.

The shrub layer in DPU forest and woodland is typically sparse but there are occasional dense patches of bulloak on the northeastern slopes, the largest of which has been mapped separately as an area of bulloak forest (NAL). There is also a relatively dense shrub layer which includes some typical riparian species in the gully in the northeast of the property.



Figure 7. 1: 2000 Site plan by Cataract designs (October 2026)

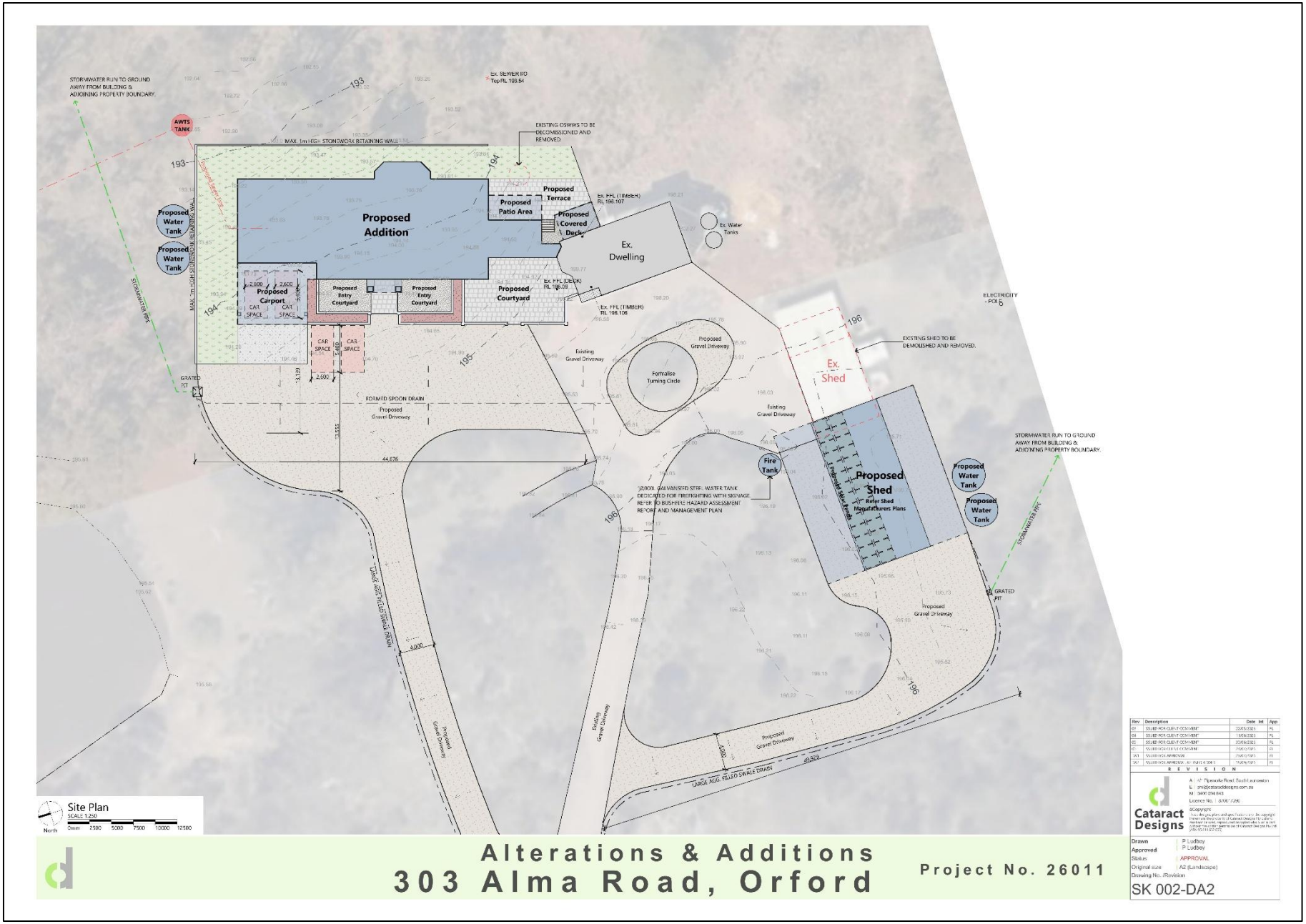


Figure 8. 1: 1:200 Site plan by Cataract designs (October 2026)

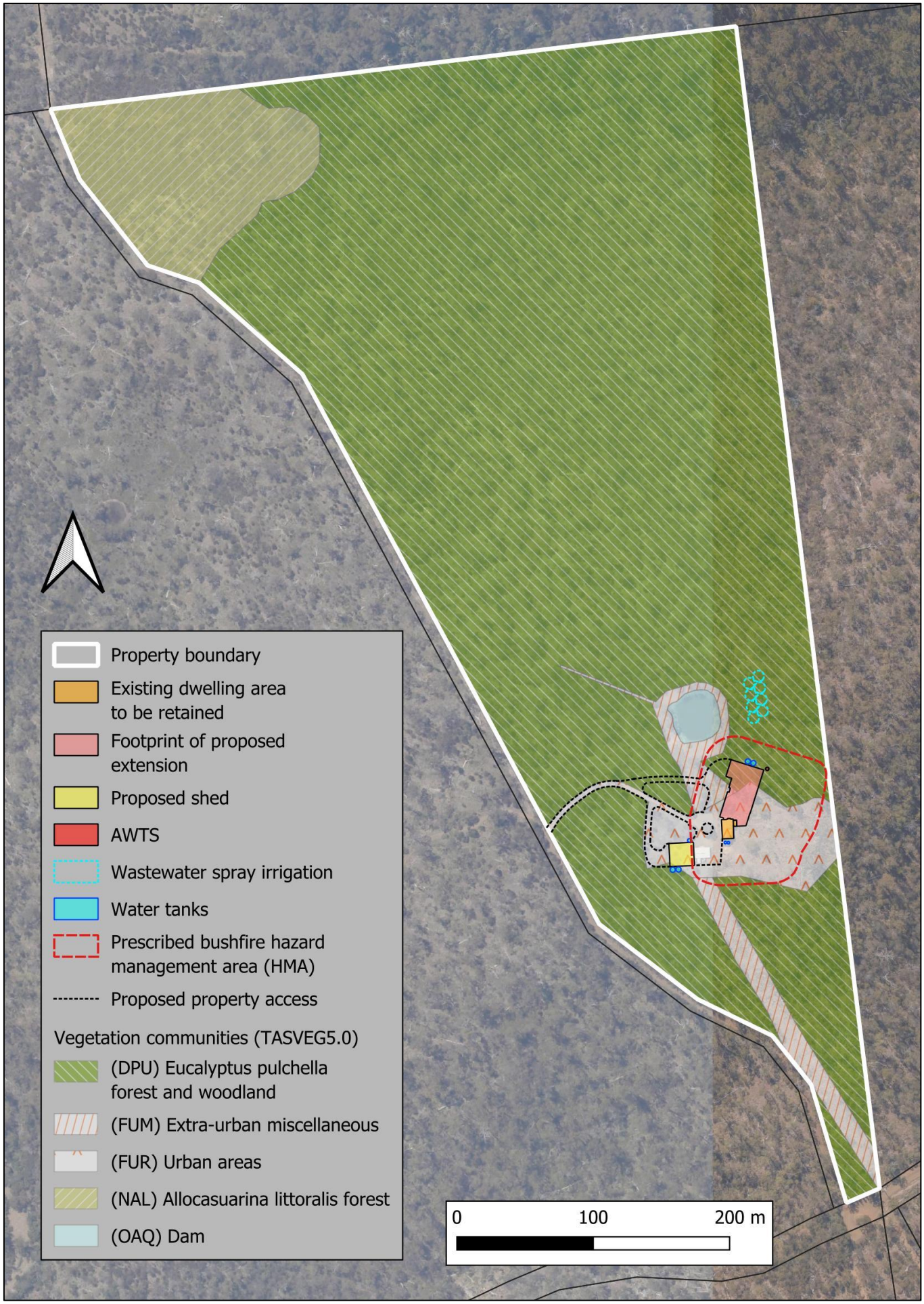


Figure 9. Vegetation on the property relative to the proposed development



Figure 10. Vegetation at the development site relative to the proposed development

A range of typical east coast dry forest small trees and large shrubs can be found in the DPU forest and woodland across the site:

- on the hilltop, the cover of small trees and large shrubs is typically sparse and comprised mainly of narrow-leafed wattle (*Acacia mucronata*) and bulloak (*A. littoralis*), along with occasional native box (*Bursaria spinosa*),
- on the upper east and northeasterly slopes, a range of other species also occur, including black wattles (*Acacia mearnsii*), native cherry (*Exocarpos cupressiormis*), blackwood (*Acacia melanoxylon*) and occasional silver banksia (*Banksia marginata*),
- on and around rocky scree slopes in the east and northeast a further range of species occur, including native hop (*Dodonaea viscosa*), pinkwood (*Beyeria viscosa*), native olive (*Notelaea ligustrina*) and spreading pinkberry (*Leptecophylla divaricata*), and
- in the gully in the northeast of the property a range of typical riparian / wet forest species occur, including prickly moses (*Acacia verticillata*), dogwood (*Pomaderris apetala*), stinkwood (*Zieria arborescens*), tallow wood (*Pittosporum bicolor*), native currant (*Coprosma quadrifida*) and old man's beard (*Clematis aristata*).

Groundcover also varies significantly across the site with aspect and topography:

- on the hilltop and upper slopes there is generally an open understorey variously dominated by grasses or sedges, with silver tussock (*Poa labillardieri*) and/or velvet tussock grass (*Poa rodwayi*) typically dominant in grassy areas and sword sedges (*Lepidopserma spp*.) and/or saggs (*Lomandra longifolia*) typically dominant in sedgy areas,
- a range of small shrubs and herbs occur within the groundcover on the hilltop and upper slopes, including eastern heath (*Epacris tasmanica*), native cranberry (*Styphelia humifusa*), common heath (*Epacris impressa*), pink beard heath (*Lissanthe strigosa*), matted bush-pea (*Pultenaea pedunculata*), ants delight (*Acrotriche serrulata*), native primrose (*Goodenia lanata*) and occasional dagger wattle (*Acacia siculiformis*),
- at shrubby sites the groundcover can be sparse and where present is typically sedgy and dominated by variable sword sedge (*Lepidopserma laterale*), while blue love creeper (*Comesperma volubile*) is often a prominent and colourful feature,
- at very dry rocky sites such as scree slopes in the northeast the rock fern (*Cheilanthes austrotenuitfolia*) is prominent, and
- bracken (*Pteridium esculentum*) is a prominent element of the groundcover in the gully in the northeast of the property.

DPU forest and woodland is a common and widespread community which is considered well-reserved at a statewide and bioregional level and a low priority for conservation.

NAL forest

An area in the northwest of the property which has a dense cover of bulloak (*Allocasuarina littoralis*) with only occasional emergent eucalypts has been mapped as bulloak forest (NAL).

Groundcover in the NAL forest is typically sparse due to heavy shading and litter accumulation but openings in the forest support dense patches of variable sword sedge (*Lepidosperma laterale).*

NAL forest is listed as a threatened vegetation community under Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.

OAQ

There is a large dam to the north of the development site which was constructed in circa 1993 which has been mapped as OAQ.

FUR and FUM

The areas occupied by buildings, property access and wastewater treatment, as well as the managed land around that built infrastructure, have been mapped as urban areas (FUR), while the areas of managed land under the powerlines servicing the dwelling and around the dam have been mapped as extra-urban miscellaneous (FUM).

The definition of native vegetation under the Scheme is very broad and taken as read means every individual native plant that has not been deliberately planted. As such, it is inevitable that the areas of FUM and FUR contain native vegetation.

At this site, there is a relatively natural groundcover in all but the most disturbed sites within the FUM and FUR (see descriptions for DPU on the hilltop), as well as occasional narrow-leafed wattle (*Acacia mucronata*) and bulloak (*A. littoralis*).

There are also several large, overmature eucalypts which were retained at the time of past clearing for residential development. Some of these trees will be impacted by the proposed development (see section 6 below on Mature Trees).

4. Threatened flora habitat

No flora species listed as threatened under the Tasmanian *Threatened Species Protection Act 1995* (TTSPA) or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) was recorded during the brief site survey.

Twenty-three (23) threatened flora species have been recorded within 5 km of the property (Natural Values Atlas [NVA], NRE, October 2026). Based on habitat preferences, the development site provides potentially suitable habitat for four (4) of these species:

- double-jointed spear grass (*Austrostipa bigeniculata*) [rare* / not listed],
- soft peppercress (*Lepidium hyssopifolium*) [endangered* / endangered #],
- clubmoss everlasting (*Ozothamnus lycopodioides*) [rare* / not listed],
- leafy fireweed (*Senecio squarrosus*) [rare* / not listed],

(* TTSPA, # EPBCA)

The site survey occurred outside the flowering period for double-jointed spear grass. If it is present at the development site, then it is almost certainly also present in other parts of the property.

Soft peppercress is now mostly found under large exotic trees in roadsides and on farms and is very unlikely to occur on the property or at the development site.

Clubmoss everlasting is a very distinctive plant which would have been recorded if it were present at the development site.

The site survey occurred outside the flowering period for leafy fireweed, which is found in a wide range of habitats. If it is present at the development site, then it is almost certainly also present in other parts of the property.

5. Threatened fauna habitat

No fauna species listed as threatened under the TTSPA were recorded on the property during the brief surveys of the property on the 11th and 29th September 2026, although:

- an endangered wedge-tailed eagle (*Aquila audax fleayi*) was observed soaring above Rudds Hill to the east,
- the weathered scat of an endangered Tasmanian devil (*Sarcophilus harrisii*) was observed on a firebreak in the northwest of the property, and
- conical diggings were observed within NAL forest in the north of the property that may have been made by an eastern-barred bandicoot (*Perameles gunnii*).

Eleven (11) terrestrial threatened fauna species have been recorded within 5 km of the site (NVA, NRE, October 2026) and the development site provides potential habitat for eight (8) of these species:

- tasmanian wedge-tailed eagle (*Aquila audax fleayi*) [endangered* / endangered #],
- spotted tailed quoll (*Dasyurus maculatus*) [rare* / vulnerable #],
- eastern quoll (*Dasyurus viverrinus*) [not listed* / endangered #],
- swift parrot (*Lathamus discolor*) [endangered* / critically endangered #],
- blue-winged parrot (*Neophema chrysostoma*) [vulnerable* / vulnerable #],
- eastern barred bandicoot (*Perameles gunnii*) [not listed* / vulnerable #],
- tasmanian devil (*Sarcophilus harrisii*) [endangered* / endangered #], and
- tasmanian masked owl (*Tyto novaehollandiae castanops*) [endangered* / vulnerable #].

(* TTSPA, # EPBCA)

Foraging habitat

The property provides suitable foraging habitats for all these species, and the development site contributes to foraging habitats for all these species except the swift parrot (there are no blue gums at the development site itself).

All these species are wide-ranging and are likely to use available habitat on the property for foraging and possibly also for denning / roosting. The small areas of native vegetation impacted by this proposed development, however, are unlikely on their own to constitute a significant area of habitat for any of these species due to scale, condition and nearby human disturbance.

Nesting habitat

The property contains many overmature trees with senescent crowns or branches and displaying features which appear from the ground to be hollows or at least to show evidence of hollow formation. As such, the property provides potential nesting habitat for all the threatened bird species listed above except the wedge-tailed eagle.

No detailed guidance is available in respect of the nesting preferences of blue-winged parrots. For this hollow-nesting species it is therefore presumed that any hollows in the large, overmature eucalypts at the development site provide potential nesting habitat.

The following summary of nesting habitat for swift parrots is drawn largely from the Swift Parrot Management Plan 2021-2026 (Sustainable Timbers Tasmania, 2021), which draws on research from Stojanovic et al. (2012 and 2014) and Webb et al. (2012).

Studies show that:

- swift parrots nest in the hollows of live and dead eucalypts in areas of woodland and forest,
- nest trees are typically larger, older eucalypt trees with several visible hollows and showing signs of senescence,
- larger trees are more likely to provide more hollows, including more hollows specifically suitable for swift parrots,
- tree diameter is a more important indicator of swift parrot nesting habitat presence than tree density,
- the average diameter of trees with suitable hollows for swift parrots is >100 cm across both wet and dry forests, but the average diameter is less in dry forests,
- the type of tree cavity is the main factor that predicts whether a tree is used as a nest, with swift parrots preferring tree hollows which have small entrances (~5 cm), deep chambers (~40 cm) and ~12 cm wide floor spaces,
- these tree hollow parameters are rare, and only around 5 per cent of tree hollows in any given forest area may meet these criteria,
- the prevalence of hollows in eucalypt forests and woodlands and close proximity to a foraging resource is more important than forest type and/or tree species in determining where nests occur,
- where suitable hollows are available, nest sites can be found in all topographic positions and aspects,
- where there is an abundance of food and suitable nest trees, large numbers of swift parrots can nest in close proximity to each other, and
- while swift parrots may breed in different places each year, as determined by the variable flowering patterns of food trees, they can reuse nesting sites and individual nest hollows over different years, which highlights the importance of protecting known nest sites for future breeding events.

Based on these descriptions of nesting habitat, any hollows in the large, overmature eucalypts at the development site provide potential nesting habitat for swift parrots, although the probability is relatively low given:

- the relative rarity of optimal hollows in the context of a small number of potential nesting trees, and
- the disturbed nature of the site and proximity to residential use.

Any large hollows (15 cm or more entrance diameter) in the overmature eucalypts at the development site provide potential roosting and nesting habitat for masked owls (see section 6 below on Mature Trees), although once again, the probability is relatively low given:

- the absence of any obvious large hollows suitable for masked owls, and
- the disturbed nature of the site and proximity to residential use.

Breeding habitat for swift parrots

In the case of swift parrots, suitable nesting hollows will only be used if they are in reasonable proximity (a few kilometres) to suitable foraging habitat (the closer the better). Primary foraging trees are blue gum (*Eucalyptus globulus*) and black gum (*Eucalyptus globulus*) across Tasmania, and Brookers gum (*E. brookeriana*) in the Eastern Tiers region (FPA, 2025).

While there is no foraging habitat at the development site, there is good foraging habitat in the form of blue gum-dominated forest within a few kilometres of the site. As such, the site supports potential nesting habitat in proximity to potential foraging habitat and can be considered potential swift parrot breeding habitat.

6. Mature Trees

In terms of potential threatened fauna habitat, overmature trees at the site which have hollows or the potential to form hollows that could support nesting by swift parrots, blue-winged parrots or masked owls provide the most significant habitat.

All large, overmature trees in the vicinity of proposed works were located using a Trimble DA2 GPS unit, allowing accuracy to less than 1 m. The trees recorded are mapped in Figure 11 on the following page and listed in Table 1 on page 17. Table 1 also details Notional Root Zones (NRZs) for each tree, calculated in accordance with The Australian Standard Protection of Trees on Development Sites AS 4970-2025, the percentage of the NRZ of any tree impacted by proposed works and whether the trees are proposed to be retained or removed.

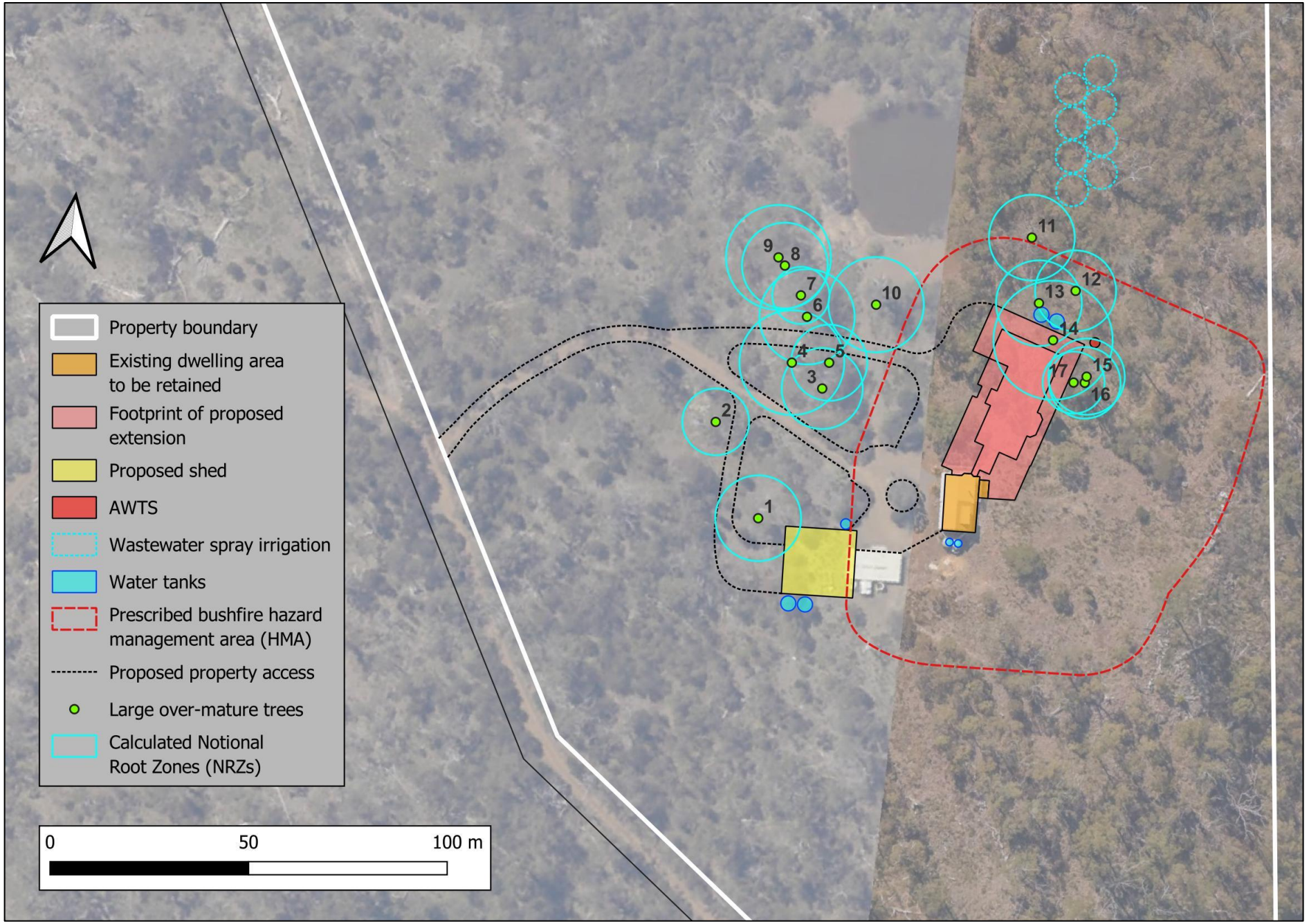


Figure 11. Overmature trees with hollows or the potential to form hollows in the vicinity of the proposed development

Table 1 – Overmature trees with hollows or the potential to form hollows in the vicinity of the proposed development

Tree#		DSH (m) *	NRZ (m) **	% of NRZ impacted	Action	Comments
1	*Eucalyptus pulchella*	0.90	10.8	39.40	Retain	Senescent crown, evidence of small hollows / hollow development
2	*Eucalyptus pulchella*	0.70	8.4	20.60	Retain	Senescent branches, evidence of small hollows / hollow development
3	*Eucalyptus pulchella*	0.85	10.2	1.70	Retain	Senescent branches, potential for hollow development
4	*Eucalyptus pulchella*	1.10	13.2	22.60	Retain	Senescent branches, evidence of small hollows / hollow development
5	*Eucalyptus pulchella*	0.80	9.6	22.80	Retain	Senescent branches, evidence of small hollows / hollow development
6	*Eucalyptus pulchella*	1.00	12.0	18.00	Retain	Senescent branches, potential for hollow development
7	*Eucalyptus viminalis*	0.60	7.2	0.00	Retain	Senescent branches, potential for hollow development
8	*Eucalyptus pulchella*	0.90	10.8	0.00	Retain	Senescent branches, potential for large hollow development
9	*Eucalyptus pulchella*	1.10	13.2	0.00	Retain	Large basal firescar, senescent branches, evidence of small hollows / hollow development
10	*Eucalyptus pulchella*	1.00	12.0	4.90	Retain	Senescent crown, evidence of small hollows / hollow development
11	*Eucalyptus viminalis*	0.90	10.8	0.00	Retain	Senescent crown, evidence of small hollows / hollow development
12	*Eucalyptus pulchella*	0.85	10.2	4.20	Retain	Senescent crown, evidence of small hollows / hollow development
13	*Eucalyptus pulchella*	0.90	10.8	28.10	Remove	Senescent crown, evidence of small hollows / hollow development
14	*Eucalyptus pulchella*	1.90	15.0	47.60	Remove	Senescent crown, potential for hollow development
15	*Eucalyptus pulchella*	0.80	9.6	24.80	Remove	Senescent crown, evidence of small hollows / hollow development
16	*Eucalyptus pulchella*	0.75	9.0	22.90	Remove	Senescent crown, evidence of small hollows / hollow development
17	*Eucalyptus pulchella*	0.65	7.8	39.10	Remove	Senescent crown, evidence of small hollows / hollow development

* Rounded to the nearest 50 mm ** NRZ = Notional Root Zone # HCVT = High Conservation Value Tree

Habitat trees

All the large overmature trees surveyed around the development site have senescent branches or crowns with the potential for hollow formation. Most of the trees surveyed have features which appear from the ground to be small hollows or at least to show evidence of hollow formation. One tree appears to have a large hollow forming that could be large enough for use by a masked owl in future (Tree # 8).

The site survey revealed that there are many more overmature trees across the whole property with senescent crowns or branches and displaying features which appear from the ground to be hollows or at least to show evidence of hollow formation.

It is proposed to remove Tree #s 13 – 17 because they are within the footprint or in very close proximity to the proposed residential extension. All these trees have senescent branches or crowns with the potential for hollow formation and all except one (Tree # 14) have features which appear from the ground to be small hollows or at least to show evidence of hollow formation.



Figure 12. The cluster of overmature trees proposed for removal, with Tree # 13 at left, Tree # 14 just right of centre and Tree #s 15 – 17 at right

Protecting the trees to be retained

Care will need to be taken in developing the site to prevent root damage or other indirect impacts on the mature trees that are proposed to be retained. To guide protection of trees during construction the proponents should consider engaging a qualified arborist.

To minimise any impacts on mature trees, any works within the NRZs of trees that are proposed to be retained should broadly be conducted in accordance with AS 4970-2025, including but not limited to the following.

- Any engineering drawings & plans prepared in support of proposed works must include a Tree Protection Plan which locates the trees to be retained relative to proposed works, along with their Notional Root Zones (NRZs) and Structural Root Zones (SRZs), and details management prescriptions aimed at protecting their root zones, pursuant to the general standards outlined in AS4970.
- Prior to any works occurring, all trees to be retained must be clearly marked for retention.
- Prior to any works occurring, temporary protective fencing / bunting must be erected between trees to be retained, and the site of any construction works to discourage machinery encroachment and minimise migration of materials into NRZs. Protective fencing should be maintained for the whole duration of any construction works.

The following guiding principles should be followed when undertaking works within the NRZs of the overmature trees at the development site:

- avoid excavation and construct trafficable areas on or above the existing grade wherever possible,
- where excavation is necessary for an evenly graded sub-base, the cut should be limited to approximately 50 mm depth wherever possible,
- where any deeper excavation is required, preliminary excavation must be conducted with hand tools to avoid severing any roots greater than 50 mm in diameter,
- surfacing materials must be relatively permeable to allow water and gas movement,
- sub-base materials must be large enough to spread load and avoid localised compaction (eg coarse, gap-graded material such as 20–50 mm crushed blue metal) and should be consolidated with a non-vibrating roller to minimise compaction of the underlying soil,
- finishing material must be coarse, washed gravel, and
- any works within the structural root zones (SRZs) of mature trees should employ additional size and depth of sub-grade material for greater load dispersal.



Figure 13. Overmature trees that are not directly impacted by proposed works but some of which will have their root zones impacted by access works – Tree # 10 at left, Tree # 9 at right and Tree #s 3 – 8 just right of centre

7. Weeds and pests

No species listed as a pest species / declared weed under the *Tasmanian Biosecurity Regulations 2022* was recorded during the survey, but two recognised environmental weeds were recorded (see Figure 14 on the following page).

A large, mature, sweet pittosporum (*Pittosporum undulatum*) was recorded near the dam, where it was probably planted by a previous owner. Several sweet pittosporum seedlings were also recorded around the margins of the cleared land and hand-pulled when encountered. These seedlings have probably grown from seed derived from the mature plant near the dam and dispersed by birds.

A single monterey pine (*Pinus radiata*) about 8 m high was recorded near the centre of the property. This lone pine is a long way from any other mature monterey pines, so its provenance and the risk of more wildlings emerging in future are uncertain.

It is probable the owners will continue to find sweet pittosporum seedlings within healthy native vegetation on the property and given that dispersal by birds is a likely vector, seedlings may occur anywhere on the property, not just around the margins of the cleared land.

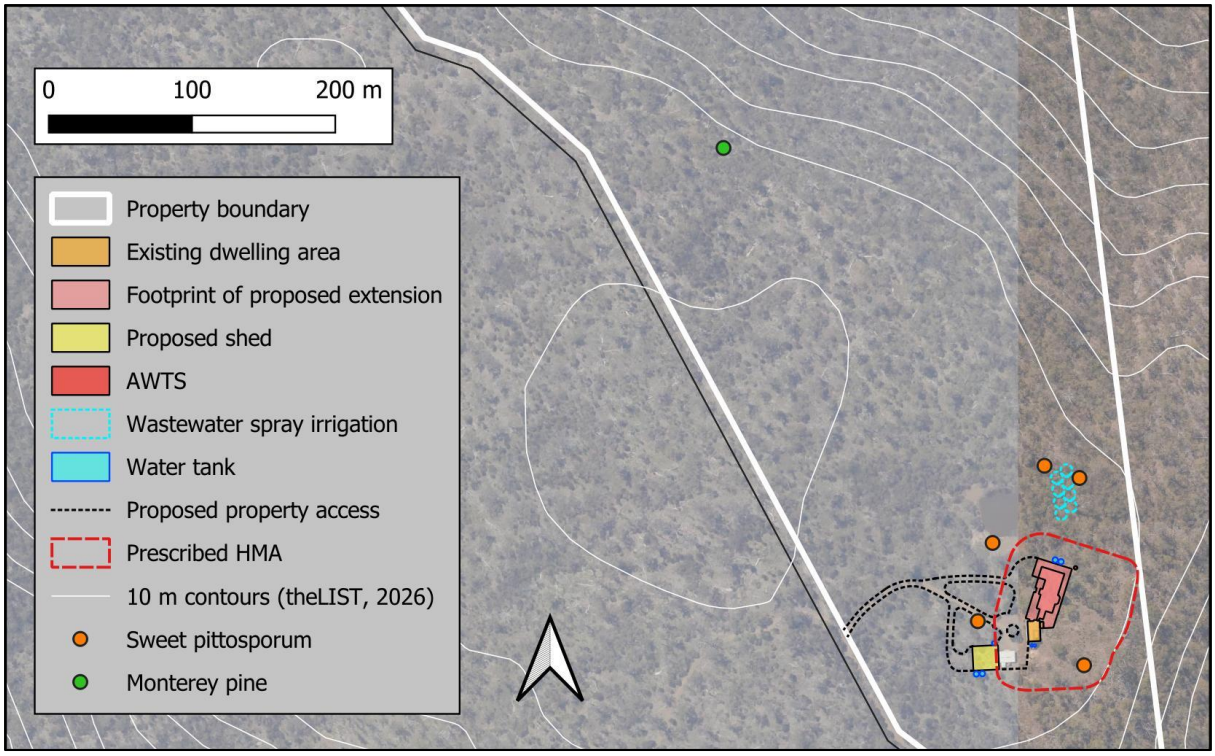


Figure 14. Environmental weeds recorded on the property



Figure 15. Mature sweet pittosporum planted near the dam (at centre), which is the probable source of the seedlings emerging elsewhere on the property

Managing the spread of weeds and disease

Weed seeds and fungal diseases such as root-rot pathogen (*Phytophthora cinnamomi*) and chytrid frog disease (*Batrachochytrium dendrobatidis*) can easily be transported between sites on boots, equipment, vehicle tyres, introduced soil or other foreign materials.

Physical disturbance associated with development works could potentially introduce weeds or disease or spread weeds and disease from the site to other areas. This risk can be

minimised through appropriate vehicle and equipment hygiene and management controls. All vehicles and machinery entering the site should adhere to the Weed and Disease Planning and Hygiene Guidelines (NRE, 2015):

> https://nre.tas.gov.au/invasive-species/weeds/weed-hygiene/weed-and-disease-planning-and-hygiene-guidelines.

Key management controls to prevent the spread of weeds and disease include the following:

- all contractors engaged in development works should be required to thoroughly wash-down vehicles and equipment before coming on-site and after leaving the site,
- vehicles, equipment and materials should not be parked or stored within areas of native vegetation,
- during the conduct of works all vehicles should be restricted to driving and parking on hardstand areas and should not drive across areas of disturbed soil, and
- during and post-development, any areas of soil disturbance or introduced foreign materials (eg soil, compost or mulch) should be monitored regularly by the owners for the presence of any environmental weeds and any infestations should be treated as soon as practicable after discovery.

In addition, all gravel, fill and topsoil brought to the site should be sourced from certified weed free suppliers and quarries in accordance with Australian Standard AS4419 Soil for Landscaping and Garden Use to minimise the risk of weed seed being introduced.

8. Impact of the proposal on native vegetation

As illustrated in Figure 10 on page 9, the proposal will have the following impacts on native vegetation.

- A small area of DPU forest (~ 900 m^2) will need to be cleared.

  Except for the large over-mature eucalypts in these areas, this vegetation has regrown since clearing for the original residential development in circa 2000 (see Figure 6 on page 4).

- A further small area of DPU forest (~ 2250 m^2) will need to be modified for establishment and maintenance of the prescribed bushfire hazard management area (HMA),

- Five overmature white peppermints (*E. pulchella*) with senescent crowns and evidence of hollows / hollow formation are proposed for removal because they are because they are within the footprint or in very close proximity to the proposed residential extension.

These trees provide potential nesting habitat for both endangered swift parrots and vulnerable blue-winged parrots, although the nature and context of these trees means the probability of them supporting nests is low.

Illustrative photos of the development site are provided in Figures 16 – 20 below.



Figure 16. Existing driveway on approach to the existing dwelling



Figure 17. Existing dwelling and shed viewed from the northwest, with dwelling to be largely retained and shed to be demolished and replaced



Figure 18. Location of proposed extension viewed from the west, with trees to be removed left of centre



Figure 19. Location of proposed extension viewed from the north, with Tree # 13 at far left



Figure 20. Location of proposed new shed, with Tree # 1 at left

9. *Priority vegetation*

Clearance of native vegetation within the Priority vegetation area overlay triggers a response under the Scheme. Priority vegetation, as defined by the Scheme, falls into one or more of the following categories. For each category some brief comments are provided in relation to the development site.

(a) It forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*.

Comments

The proposed development does not impact any vegetation listed as threatened under Schedule 3A of the of the *Nature Conservation Act 2002*.

(b) It is a **threatened flora species**.

Comments

No threatened flora species was recorded during the site survey, and it is the author's assessment that none are likely to occur at the development site.

(c) It forms a **significant habitat for a threatened fauna species**, where **significant habitat** means the habitat within the known or core range of a threatened fauna species, where any of the following applies:

- is known to be of high priority for the maintenance of breeding populations throughout the species' range; or
- the conversion of it to non-priority vegetation is considered to result in a long-term negative impact on breeding populations of the threatened fauna species.

Comments

When considering the question of significant habitat, the following is also relevant:

- the EPBCA defines significant impact as an impact that is important, notable, or of consequence, considering its context or intensity, and
- the TTSPA does not define significant impact.

The proposed development does not impact any trees with evidence of large hollows suitable for use by masked owls and as such, no significant habitat for this species is being impacted.

There is insufficient information available on threats to the blue-winged parrot and nesting habitat preferences to allow a detailed assessment. As another small, hollow-nesting parrot,

it is presumed the assessment below in relation to the swift parrot may be relevant to the blue-winged parrot as well.

When assessing significant impact, it is important to draw a distinction between the assessment of broad habitat value across the landscape or an entire property (which is especially relevant to forest practices planning and associated prescriptions) and assessing the habitat value of a small area of potential habitat impacted by a proposed development at a defined location.

When considering landscapes or entire properties, statistical probability becomes relevant. For example:

- if around 5% of hollows within any given area of forest have the right parameters to support nesting by swift parrots (Stojanovic, 2012) and the landscape or property under consideration contains a large number of hollow-bearing trees there is a high probability that at least a few suitable nesting hollows will occur in that landscape or on that property,
- in these circumstances, if there is also good potential foraging habitat nearby, it is reasonable to conclude that the landscape or property under consideration is breeding habitat and protection of the forest and woodland in the area is a high priority for the maintenance of breeding populations, thereby meeting the definition of significant habitat.

In another example:

- if a swift parrot nest or nests have been previously recorded in the vicinity and the landscape or property under consideration contains a large number of hollow-bearing trees, there is a high probability that the landscape or property will support nesting in future,
- in these circumstances, it is reasonable to conclude that the landscape or property under consideration is breeding habitat and protection of the forest and woodland in the area is a high priority for the maintenance of breeding populations, thereby meeting the definition of significant habitat.

On the other hand, when considering the habitat value of a small area of potential habitat impacted by a proposed development at a defined location, assessment of actual habitat value is possible and becomes far more relevant than statistical probability.

In these circumstances it is hard to prosecute an argument for the presence of significant habitat if you cannot demonstrate actual habitat or a high potential for actual habitat to occur. In the context of this site:

- swift parrots were not recorded using the property or the development site during surveys conducted at the start of the breeding season (September),
- there is no record of swift parrots nesting nearby (NVA, October 2026),
- there is no evidence that any of the hollows / evidence of hollow formation in the five trees proposed for removal meet the parameters required for nesting swift parrots, and
- if only around 5% of hollows within any given area of forest have the right parameters to support nesting by swift parrots (Stojanovic, 2012) then the probability of a suitable hollow occurring within a small sample of five trees located close to significant human disturbance must be considered very low.

Having considered these various issues, my conclusions are that:

- the maintenance of the forest and woodland across the property is a high priority because of its potential to support swift parrot breeding,
- the five overmature trees proposed for removal provide potential nesting habitat for swift parrots and for blue-winged parrots, but that potential is probably low given
    - the relative rarity of optimal hollows in the context of a small number of potential nesting trees, and
    - the disturbed nature of the site and proximity to residential use, and
- the five overmature trees proposed for removal do not constitute significant habitat as defined by the Scheme.

(d) It has been identified as native vegetation of local importance.

Comments

Local importance is not defined under the Scheme, and to the best of my knowledge is not defined by Glamorgan Spring Bay as the Planning Authority, although it was a defined consideration in the modelling underpinning the application of the overlay in the municipality (the Regional Ecosystem Model or REM, Natural Resource Planning P/L 2010).

The Tasmanian Planning Commission (TPC) has produced an Information Sheet about vegetation of local importance (Information Sheet 2-2024) which provides some parameters for consideration of the issue but little useful guidance.

This author considers the criteria used in the REM provide the best framework to consider whether vegetation is locally important:

- modelled as potential habitat for landscape-dependent threatened fauna species (**applicable** to the subject land),
- native vegetation community with less than 30 % reserved in the bioregion (**not applicable** to the vegetation impacted by the proposed development),
- native vegetation community with less than 2000 ha extent in the bioregion (**not applicable** to the vegetation impacted by the proposed development), and
- native vegetation patches less than 200 ha contiguous extent and on land components that have suffered more than 70% clearance of native vegetation since European settlement, eg valley floors (**not applicable** to the vegetation impacted by the proposed development).

While the existence of potential habitat for landscape-dependent threatened fauna species is relevant to application of the overlay and identifying potential for vegetation of local importance, unless actual and significant habitat can be demonstrated at the assessment stage then it is considered that vegetation of local importance is not present.

10. Scheme provisions

The lot is zoned Rural and the entire area of the lot is subject to the Priority vegetation area overlay.

C7.6.2 Clearance within a priority vegetation area

P1.1 Clearance of native vegetation within a priority vegetation area must be for: …

(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;

Response: the proposed clearance is associated with an extension to an existing dwelling and provision of anew associated outbuilding.

(e) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

Response: the proposed clearance of native vegetation (~ 900 m^2) and over mature trees (5 trees) is of limited scale relative to the area of adjoining forest (~20.25 ha) and the number of over mature trees on the property (estimated at over 300 based on the densities at the development site),

P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation …

Response: although the five overmature trees proposed for removal provide potential nesting habitat for threatened swift parrots and blue-winged parrots, they do not meet the definition of significant habitat or Priority Vegetation under the Scheme (see discussion on pages 22 - 24),

as such, the proposed development does not adversely impact any Priority Vegetation.

11. Summary and conclusions

The impact of the proposed development on natural values, including native vegetation, threatened species habitat and Priority Vegetation, was assessed in brief site surveys on the 11th and 29th September 2026.

By the author's assessment, the proposal has minimal impacts on native vegetation and no impacts on Priority Vegetation as defined by the Scheme and the natural values impacted are of limited scale and extent relative to the scale and extent of those natural values on the property as a whole.

12. Disclaimer

The advice and conclusions in this report rely upon the location of existing and proposed infrastructure relative to property boundaries, vegetation communities and mature trees. In mapping the relative others.

The accuracy of these reference sources cannot be guaranteed by this author. Where this plan indicates that vegetation and trees are to be retained, it is assumed that this can be achieved within the constraints of the site.

13. References and Data sources:

- theLIST 2026,
- Fauna Technical Note No. 3: Identifying swift parrot breeding habitat v1.5 (Forest Practices Authority, July 2025).
- Google Earth Pro (October 2026),
- Natural Values Atlas (NRE, October 2026),
- Site plans – 303 Alma Road, Orford (Cataract Designs, October 2026),
- Swift Parrot Management Plan 2021-2026 (Sustainable Timber Tasmania, 2021),

Please do not hesitate to contact me directly if you require any further information regarding this matter.

Yours sincerely,



Jim Mulcahy (BSc, GradDipEnvSt, BFP-159)

jimsplanning@outlook.com

0424 505 184