

## PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE  
ONLY

Application Number PA2025206

Assess No: A5285

PID No: 6069981

Applicant Name:	Engineering Plus					
Applicant Contact Name						
Postal Address:						
Contact Phone:	Home		Work		Mobile	
Email Address:						

## Planning Application Lodgement Checklist

### The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
  - a) Floor plans ☐
  - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
  - c) Site Plan showing: ☐
    - Orientation
    - All title boundaries
    - Location of buildings and structure (both existing and proposed)
    - Setbacks from all boundaries
    - Native vegetation to be removed
    - Onsite services, connections and drainage details (including sewer, water and stormwater)
    - Cut and/or Fill
    - Car parking and access details (including construction material of all trafficable areas)
    - Fence details
    - Contours
4. Other: ☐

*If submitting plans in over the counter please ensure they are A3.  
All plans must be to scale.*

# WEST TAMAR COUNCIL



Application Number: «Application Number»

## APPLICANT DETAILS

**Applicant Name:** Allira Beswick obo Engineering Plus

**Note:** Full name(s) of person(s) or company making the application and postal address for correspondence.

## LAND DETAILS

**Owner/Authority Name:**  
(as per certificate of title) A. & C. Connell

**Location / Address:** 441 Gravelly Beach Rd  
Gravelly Beach TAS 7276

**Title Reference:** 20431/8

**Zone(s):** 11.0 Rural living zone

**Existing Development/Use:** Residential

**Existing Developed Area:** NA

**Are any of the components in this Application seeking retrospective approval?**  
E.g. Use and/or development that has commenced without a Planning Permit.

YES ☐

NO ☒

(If yes please specify the relevant components):

## DEVELOPMENT APPLICATION DETAILS

**Proposed Use:**

Residential: <input checked="" type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input type="checkbox"/>	Other: <input type="checkbox"/>
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Description of Use:  
New dwelling

**Development Type:**

Building work: <input checked="" type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
--	--------------------------------------	---------------------------------------	---------------------------------

Proposed dwelling

**New or Additional Area:** 352.52m2

**Estimated construction cost of the proposed development:** \$780,000

**Building Materials:**

Wall Type: colorbond	Colour: monument
Roof Type: colorbond	Colour: monument

Application Number: «Application Number»

**VISITOR ACCOMMODATION**

☐ N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

**SUBDIVISION**

☐ N/A

Subdivision creating additional lots ☐  
 Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		Number of Lots (proposed) :	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

**COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE**

☐ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: (Existing)	
Number of Employees: (Proposed)	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

Application Number: «Application Number»

APPLICANT DECLARATION

**Owner:** As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Name (print)

Signed

Date

**Applicant:** As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,  
(if not the owner)

Name (print)

Signed

Date

*Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.*

**Crown  
Consent**  
(if required)

Name (print)

Signed

Date

**Chief  
Executive  
Officer**  
(if required)

Name (print)

Signed

Date

*If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.*

**Right of Way Owner:**

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)

Signed

Date

31/3374 BENEFITING EASEMENT: Right of Carriageway over the  
Right of Way shown on Diagram No.20431

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

DocuSign Envelope ID: BC1286C3-F315-43CD-ADFD-B5266A42F120

THE LIST

RECORDER OF TITLES

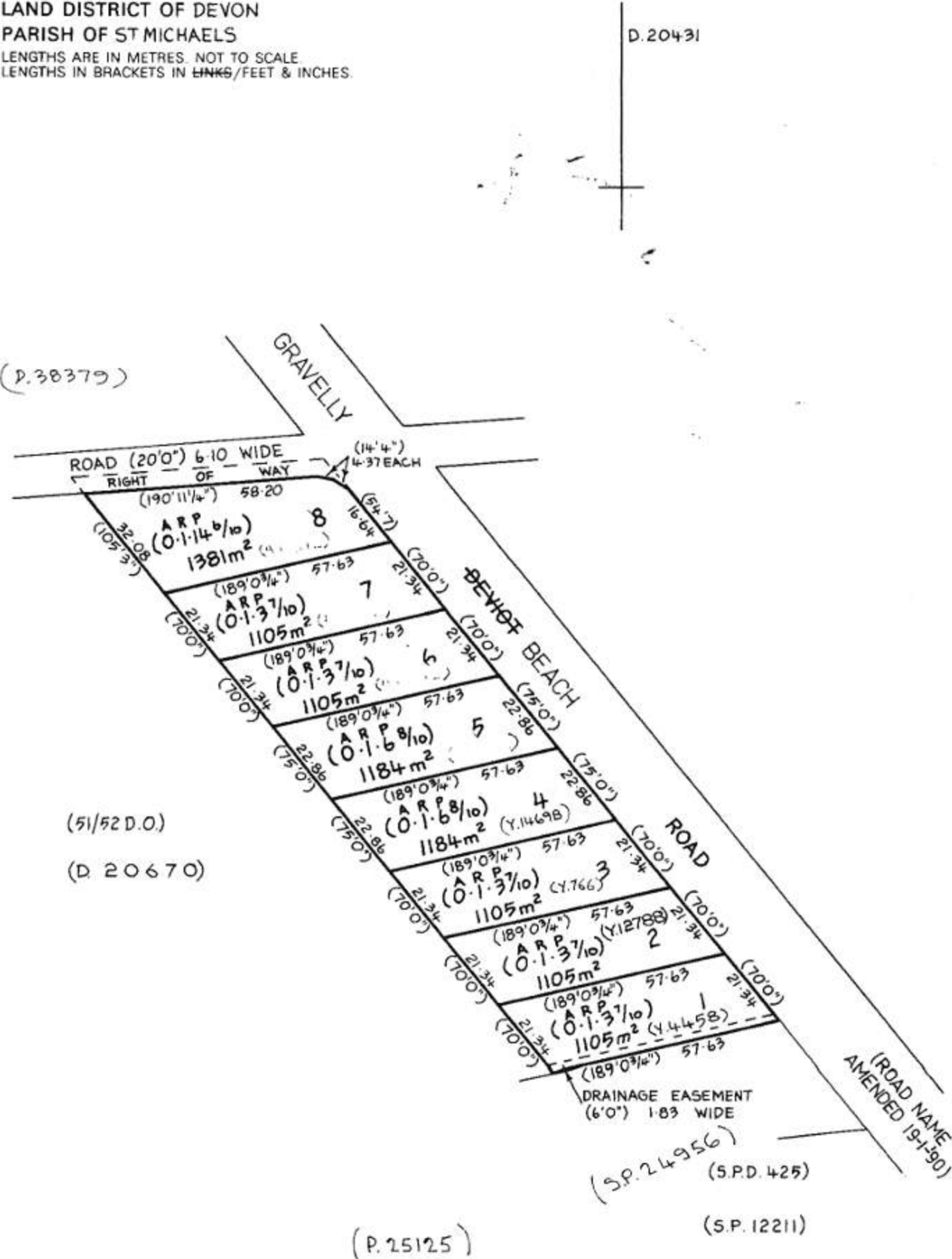
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

APPROVED 20 MAY 1983 <i>P. Brander</i> ACTING DEPUTY RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D.20431
FILE NUMBER Y.766	GRANTEE PART OF LOT 126, 767 ACRES THOMAS HASTIE	DRAWN M. YOUNG 12.5.83

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF  
LAND DISTRICT OF DEVON  
PARISH OF ST MICHAELS  
LENGTHS ARE IN METRES. NOT TO SCALE  
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



## DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	GROUND LEVEL CONSTRUCTION FLOOR PLAN
A03	FIRST FLOOR LEVEL CONSTRUCTION PLAN
A04	FIRST FLOOR LEVEL FLOOR PLAN
A05	ELEVATIONS #1
A06	ELEVATIONS #2
A07	ROOF PLAN
A08	3D PERSPECTIVES

## PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	11.0 RURAL LIVING ZONE
BUILDING CLASS:	CLASS 1A
LAND TITLE REFERENCE NUMBER:	20431/8
DESIGN WIND SPEED:	N2
SOIL CLASSIFICATION:	'P/M'
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	'BAL-12.5'
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	SEVERE
FLOODING:	NO
LANDSLIP:	LOW
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

## PROPOSED DWELLING

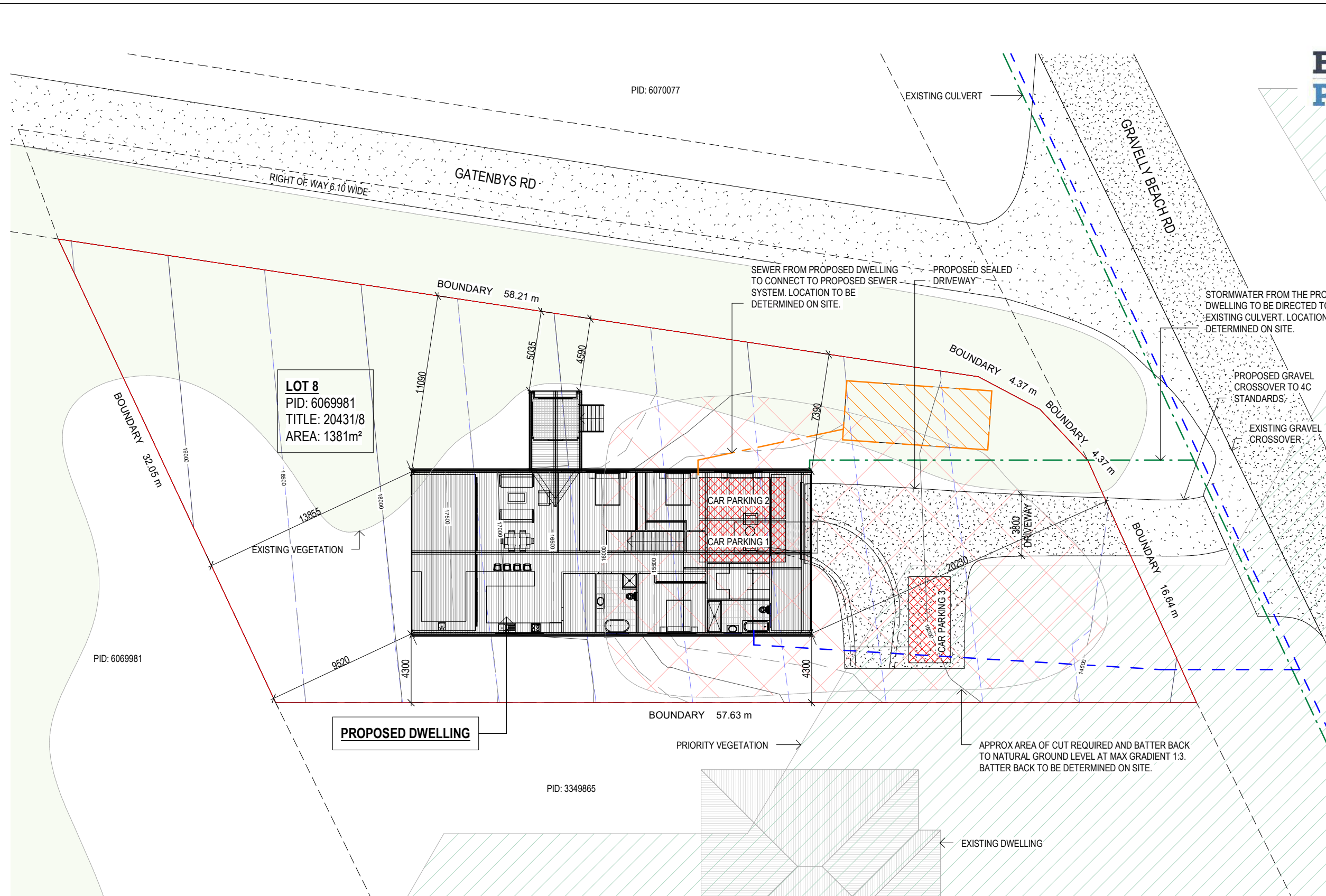
A. & C. CONNELL  
441 GRAVELLY BEACH RD,  
GRAVELLY BEACH TAS 7276

WEST TAMAR COUNCIL

DEVELOPMENT AREA	
Name	Area
DECK	24.50 m <sup>2</sup>
ENTRY DECK	9.00 m <sup>2</sup>
FIRST FLOOR LEVEL	197.30 m <sup>2</sup>
GROUND FLOOR LEVEL	82.52 m <sup>2</sup>
OUTDOOR LIVING DECK	39.20 m <sup>2</sup>
	352.52 m <sup>2</sup>

## ISSUED FOR APPROVAL








**DRAINAGE**  
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

**NOTE**  
STORMWATER FROM PROPOSED DWELLING TO  
BE DIRECTED INTO EXISTING STORMWATER  
SYSTEM TO LOCAL COUNCIL REQUIREMENTS &  
AS3500

ALL WORKS ARE TO COMPLY WITH THE LATEST NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, RELEVANT REPORT WILL BE PRESENTED. BUILDERS TO VERIFY ALL MEASUREMENTS, SERVICES AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS AND DISCREPANCIES FOUND ON SITE. ENGINEERING PLUS DO NOT ACCEPT ANY RESPONSIBILITY FOR MISCOMMUNICATION.

**BUSHFIRE MANAGEMENT AREA:**  
ENTIRETY OF PROPERTY LOT IS WITHIN  
BUSHFIRE HAZARD MANAGEMENT AREA. REFER  
TO RED DOG BUSHFIRE ASSESSORS REPORT  
FOR FURTHER DETAILS.

<b><u>LEGEND</u></b>	
	SEWER
	WATER
	STORMWATER

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- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
- MIN. 300mm x 300mm
- LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

BAL NOTES:

- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS
- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS
- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA
- WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:

- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
- A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
- A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES LONG

**SITE PLAN**  
**SCALE 1 : 250**

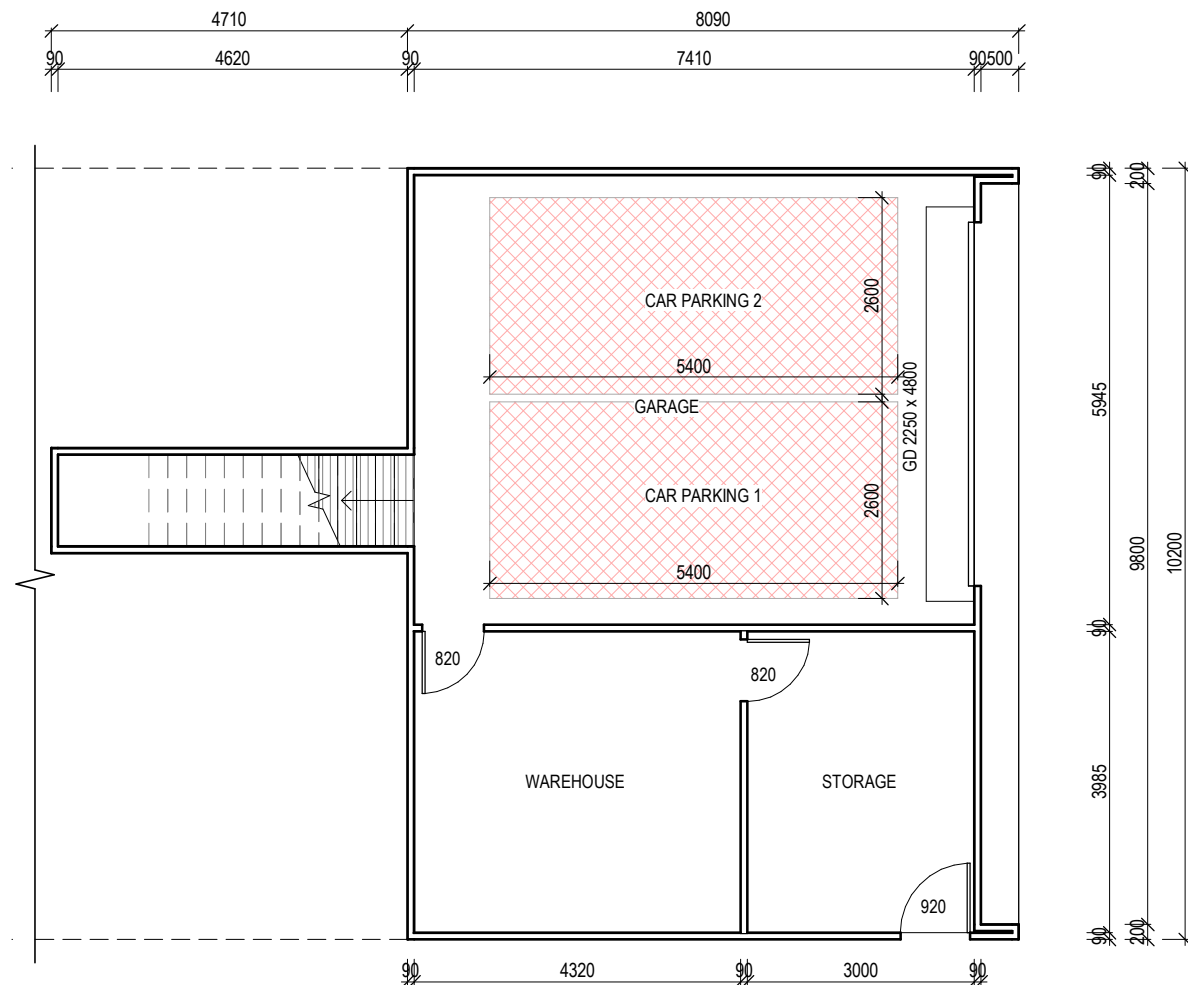
**PRIORITY VEGETATION:**  
This project is acknowledged that excavation and driveway works have been carried out within the Priority Vegetation Zone. Following the on-site inspection, these works will be undertaken with care and consideration for the surrounding environment. No trees or species of special ecological significance have been impacted. The overall impact on the Priority Vegetation Area has been minimal, with no significant disturbance beyond the immediate construction footprint. Soil disturbance was minimised, and protective measures were implemented to preserve nearby vegetation where possible.

B	RFI.	13.08.25	W.1
A	ISSUED FOR APPROVAL	09.07.25	W.1
-	ISSUED FOR REVIEW	19.06.25	W.1
Rev:	Amendment:	Date:	Int:

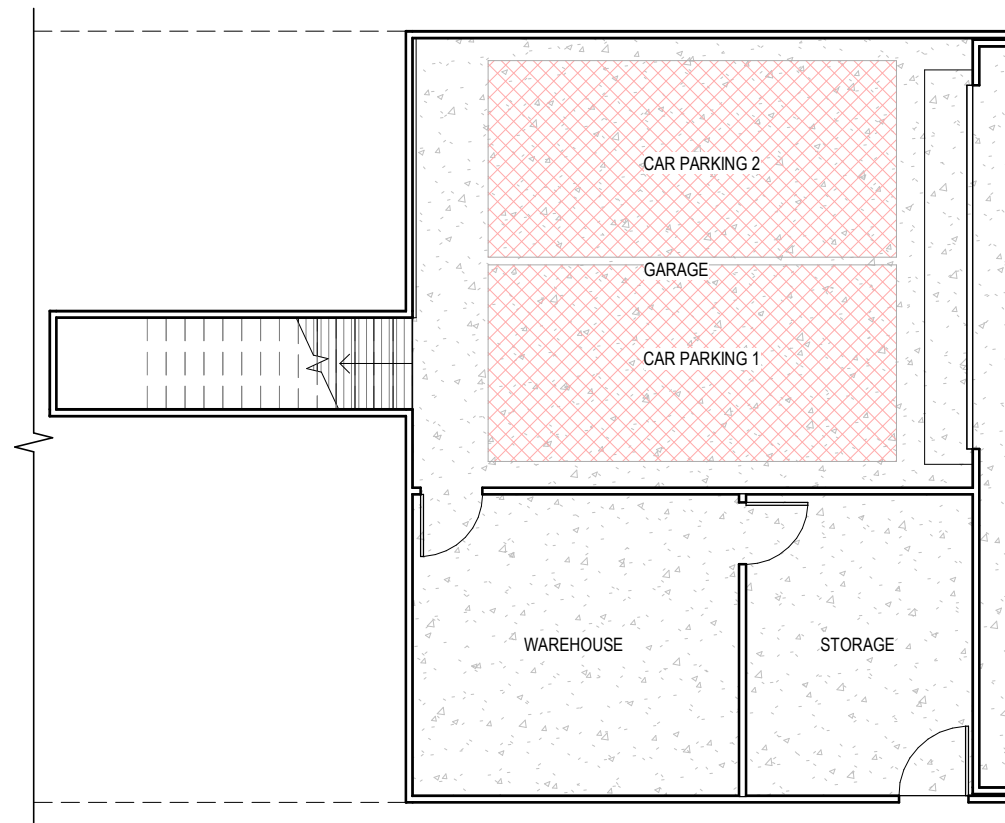
Scale:As Shown @ A3

Designer Name: J.Pfeiffer

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GROUND FLOOR LEVEL CONSTRUCTION FLOOR LEVEL  
SCALE 1 : 100



GROUND FLOOR LEVEL FLOOR LEVEL  
SCALE 1 : 100

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

**SMOKE ALARMS**  
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE  
TO BUILDING POWER SUPPLY TO AS 3786.  
CEILING MOUNTED WITH 9VDC  
ALKALINE BATTERY BACKUP  
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE  
WITH ABCB OF H3D6 - PART 9.5.2

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DECK	24.50 m <sup>2</sup>	2.64
ENTRY DECK	9.00 m <sup>2</sup>	0.97
FIRST FLOOR LEVEL	197.30 m <sup>2</sup>	21.24
GROUND FLOOR LEVEL	82.52 m <sup>2</sup>	8.88
OUTDOOR LIVING DECK	39.20 m <sup>2</sup>	4.22
	352.52 m <sup>2</sup>	37.95

				Date Drawn: 03.04.25
				Drawn: W. Tan
				Checked: C. Lim
				Approved: J. Pfeiffer
B	RFI.	13.08.25	W.T	Scale: As Shown @ A3
A	ISSUED FOR APPROVAL	09.07.25	W.T	
-	ISSUED FOR REVIEW	19.06.25	W.T	
Rev:	Amendment:	Date:	Int:	

Accredited Building Designer  
Designer Name: J. Pfeiffer  
Accreditation No: CC2211T

ISSUED FOR APPROVAL

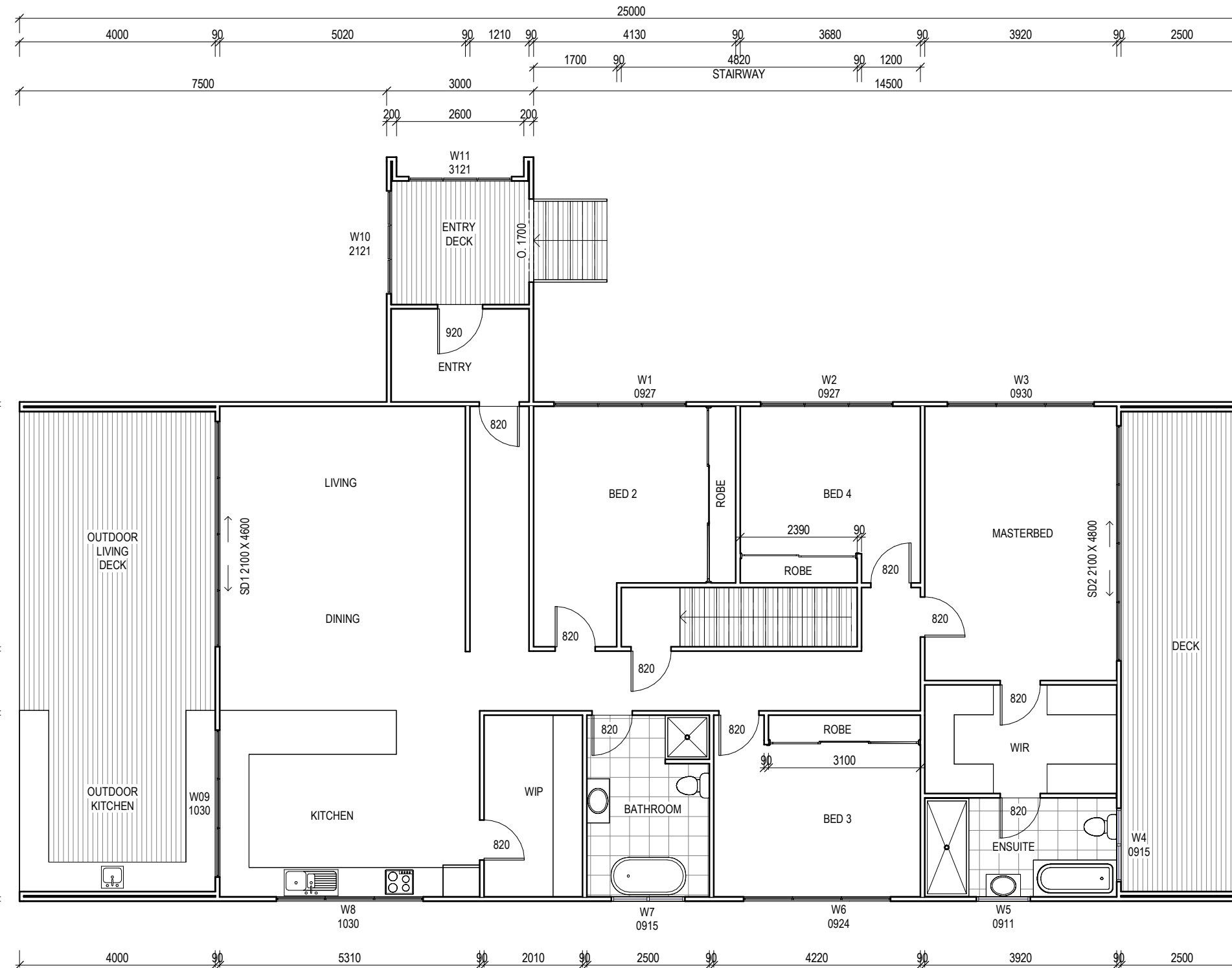
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Client: A. & C. CONNELL  
Project: PROPOSED DWELLING  
Address: 441 GRAVELLY RD,  
GRAVELLY BEACH

Office: 6331 7021  
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Drawing No: 2025-88 A02 / A08  
Rev B





**FIRST FLOOR LEVEL CONSTRUCTION FLOOR PLAN**  
SCALE 1 : 100

WINDOW SCHEDULE					
MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	900	2700	DG	4.3	0.55
W2	900	2700	DG	4.3	0.55
W3	900	3000	DG	4.3	0.55
W4	900	1500	DG	4.3	0.55
W5	900	1100	DG	4.3	0.55
W6	900	2400	DG	4.3	0.55
W7	900	1500	DG	4.3	0.55
W8	1000	3000	DG	4.3	0.55
W9	1000	3000	DG	4.3	0.55
*W10	2100	2100	DG	4.3	0.55
*W11	3130	2100	DG	4.3	0.55
^W12	1070	1860	DG	4.3	0.55
^W13	2450	2220	DG	4.3	0.55
^W14	2450	2220	DG	4.3	0.55
^W15	1070	1860	DG	4.3	0.55
SD1	2100	4600	DG	4.0	0.61
SD2	2100	4800	DG	4.0	0.61

**DISCLAIMER**  
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

\* - IF HEIGHT TO GROUND IS GREATER THAN 2.0m WINDOW TO HAVE PERMANENTLY FIXED ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm

^ - REFER ELEVATIONS FOR HIGHLIGHT WINDOWS

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Client: **A. & C. CONNELL**  
Project: **PROPOSED DWELLING**  
Address: **441 GRAVELLY RD,  
GRAVELLY BEACH**

Office: 6331 7021  
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Date Drawn: 03.04.25  
Drawn: W. Tan  
Checked: C. Lim  
Approved: J. Pfeiffer  
Scale: As Shown @ A3

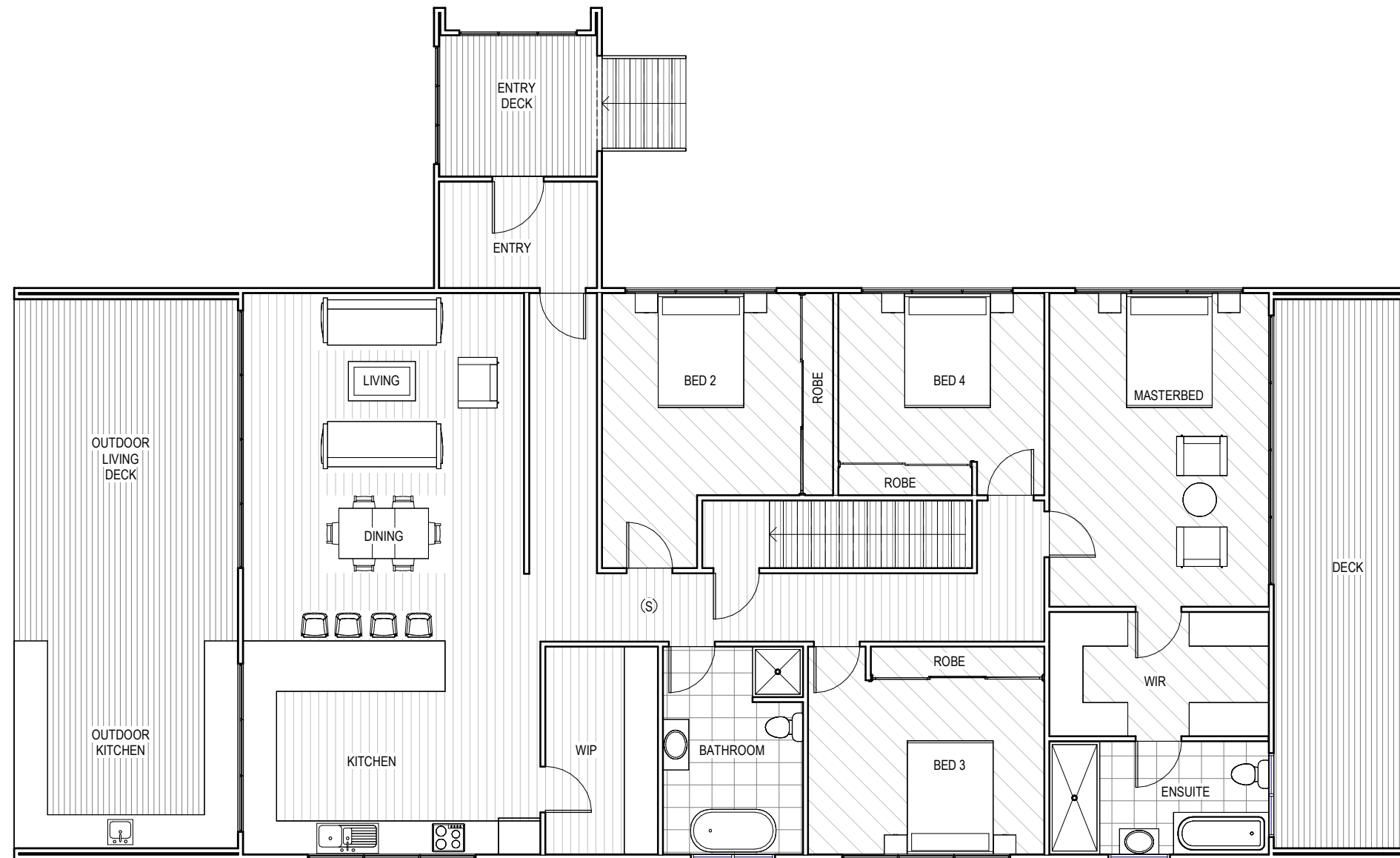
Accredited Building Designer  
Designer Name: J. Pfeiffer  
Accreditation No: CC2211T

Drawing No: **2025-88 A03 / A08** Rev **B**

**Area Schedule (Gross Building)**

Name	Area	Area (sq)
DECK	24.50 m <sup>2</sup>	2.64
ENTRY DECK	9.00 m <sup>2</sup>	0.97
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FLOOR COVERINGS	
	CARPET
	CONCRETE
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	VINYL TIMBER FLOORING

**SMOKE ALARMS**  
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(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

**FIRST FLOOR LEVEL FLOOR PLAN**  
SCALE 1:100

Area Schedule (Gross Building)		
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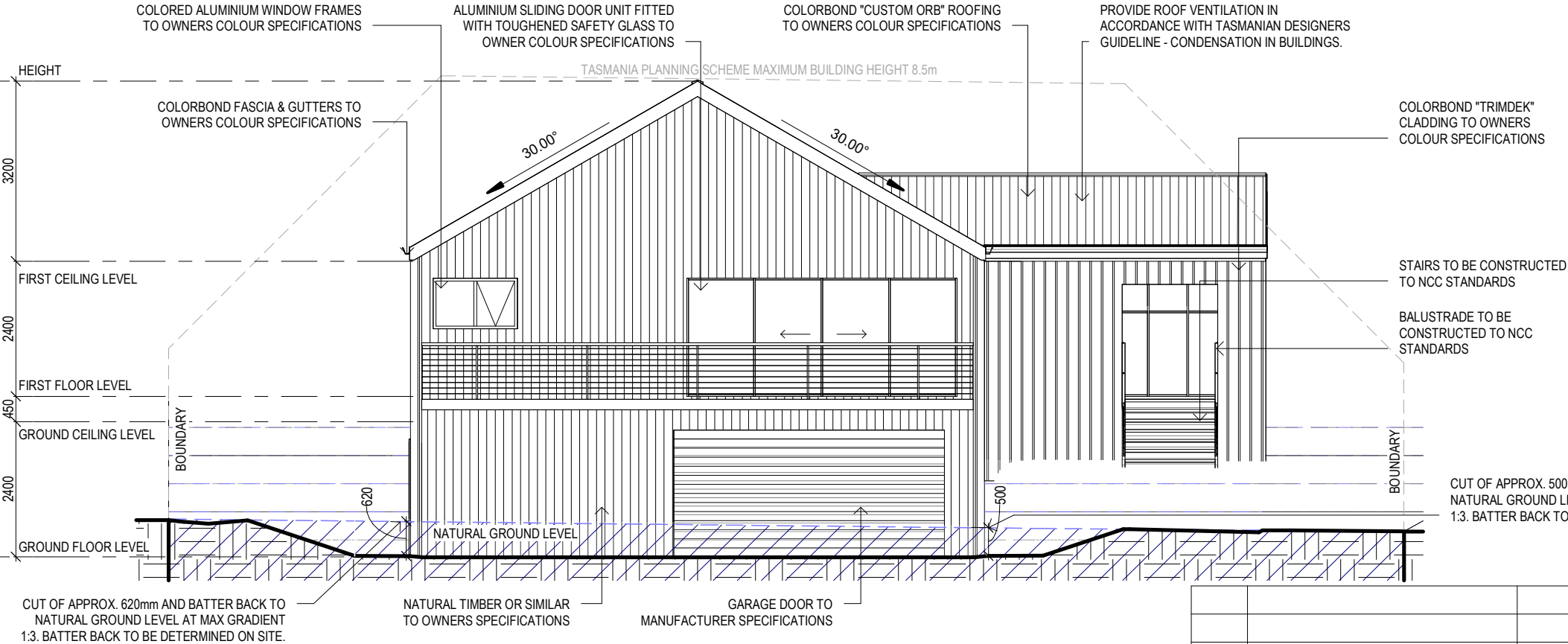
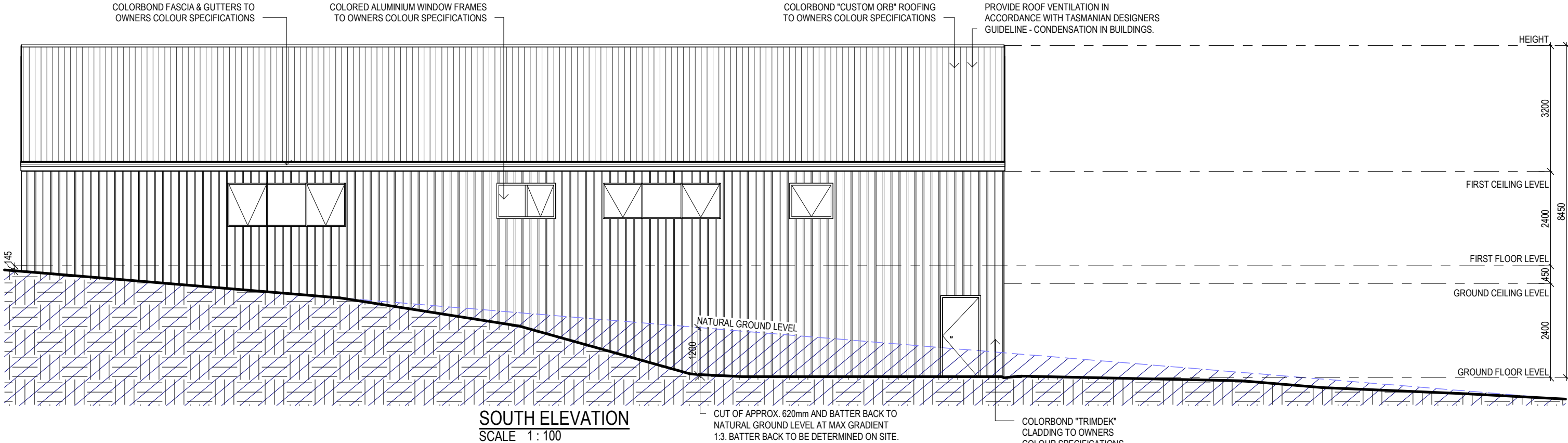
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Accredited Building Designer  
Designer Name: **J. Pfeiffer**  
Accreditation No: **CC2211T**

Drawing No:  
**2025-88 A04 / A08**

Rev  
**B**

- SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING
- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
  - FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

- POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
- TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.
- GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288**
- ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

ISSUED FOR APPROVAL

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Client: **A. & C. CONNELL**  
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-	ISSUED FOR REVIEW	19.06.25	W.T	Accreditation No: CC2211T	
Rev:	Amendment:	Date:	Int:		

Drawing No: 2025-88 A05 / A08

Rev B

SUB FLOOR VENTILATION. ncc vol 2 part 6.2.1

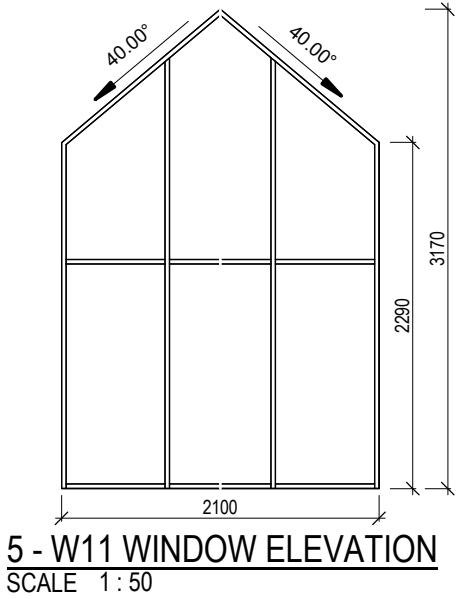
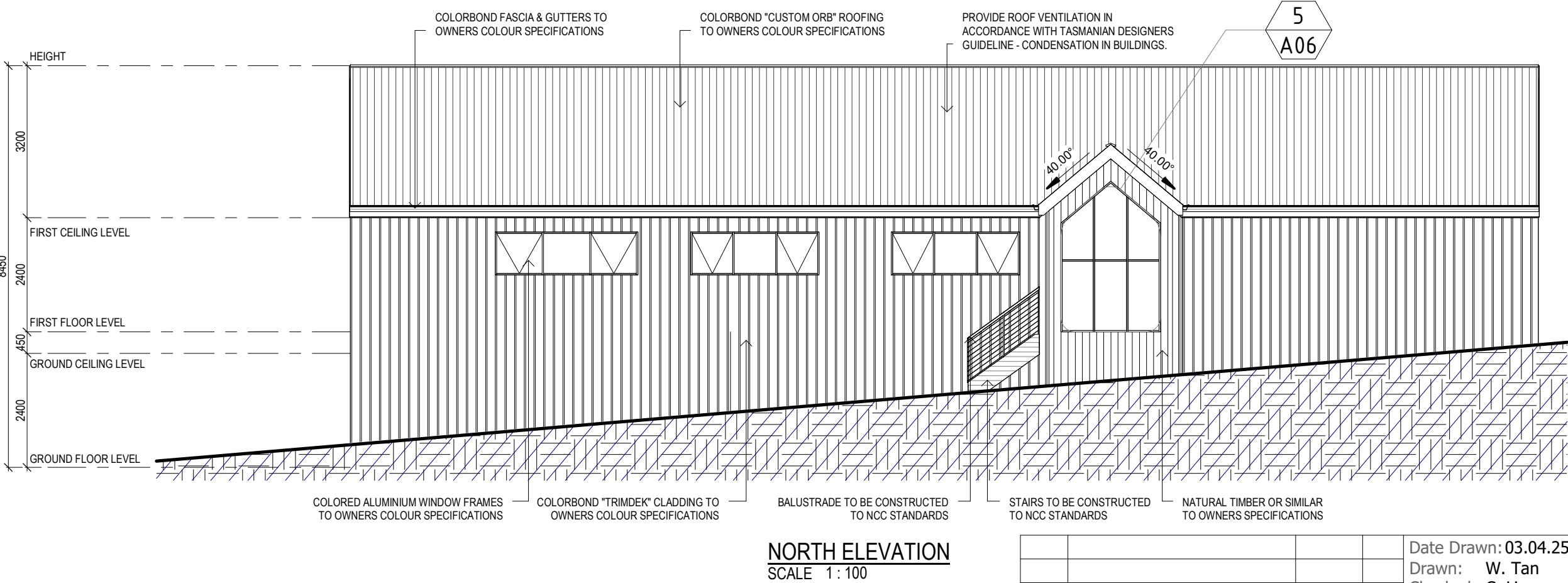
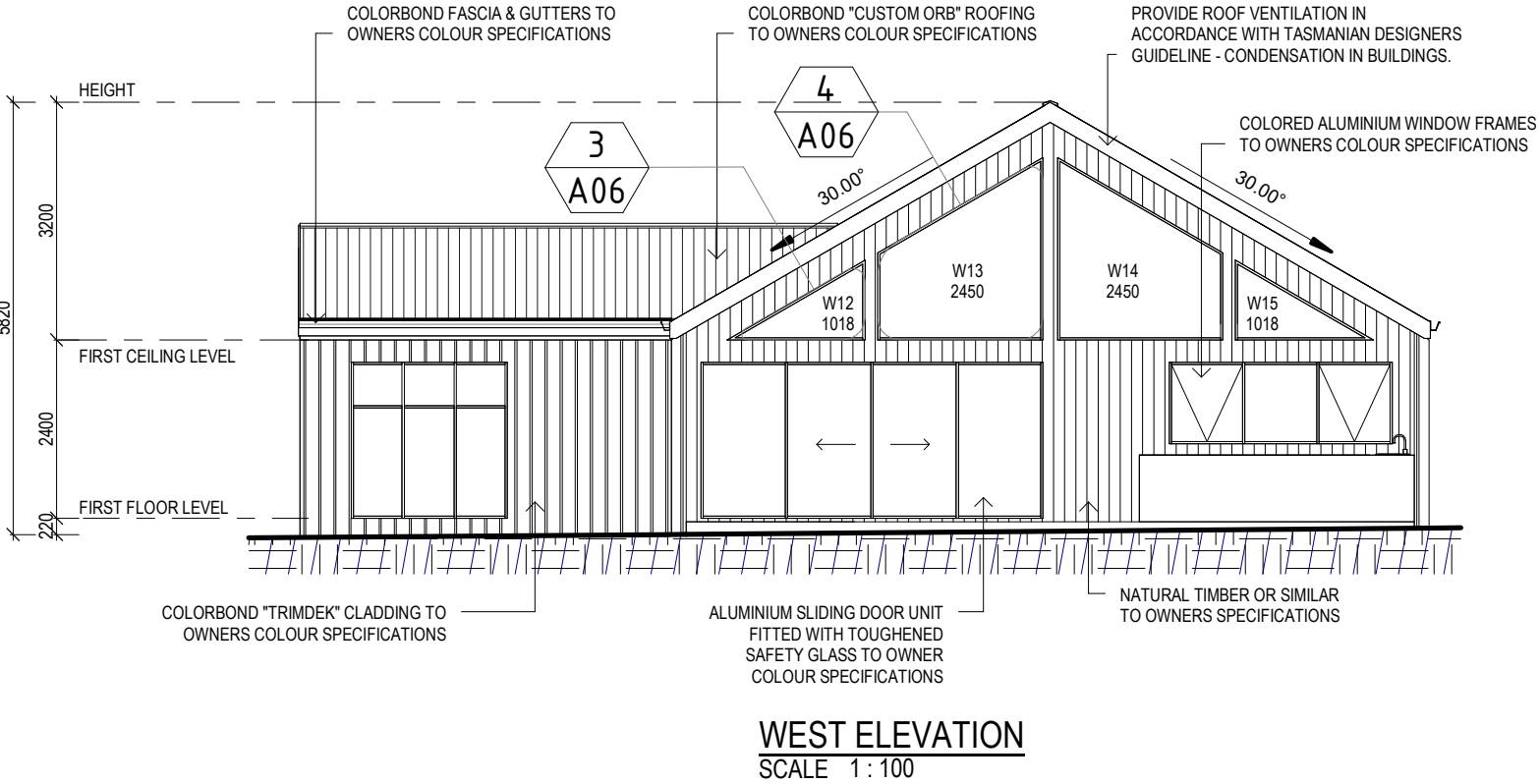
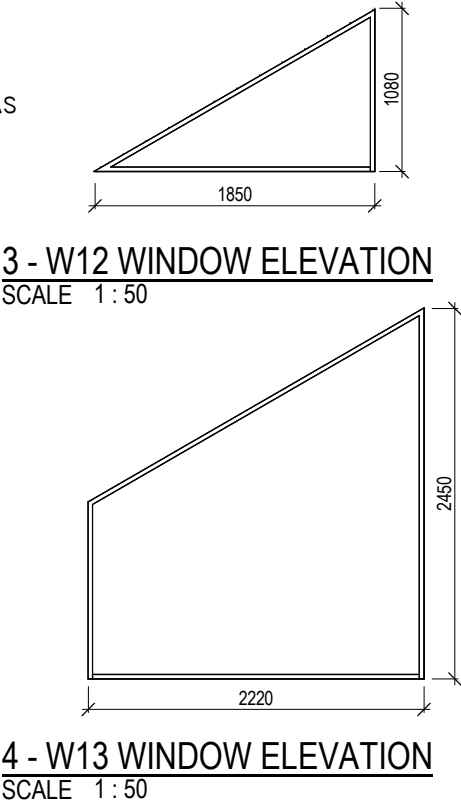
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230X75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR  
PRYDA 230X165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS  
CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING  
ARE INSTALLED & OBSTRUCT VENTILATION.

STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300x50 F5 TREATED PINE
- TREADS: 240x45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000



ISSUED FOR APPROVAL

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GRAVELLY BEACH**

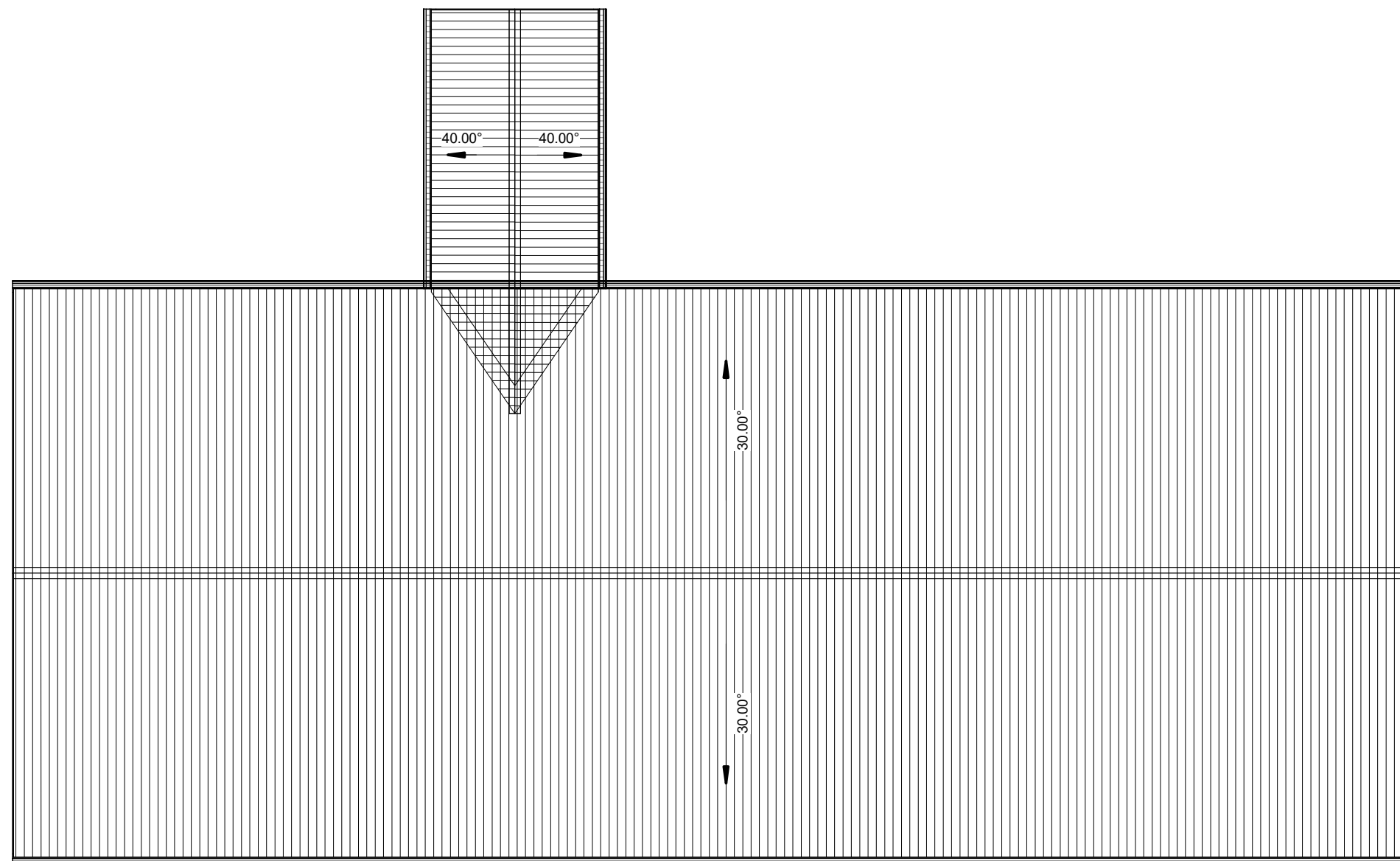
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Drawing No: **2025-88 A06 / A08** Rev **B**

				Date Drawn: 03.04.25
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				Checked: C. Lim
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Rev:	Amendment:	Date:	Int:	Accredited Building Designer Designer Name: J. Pfeiffer Accreditation No: CC2211T





ROOF PLAN  
SCALE 1 : 100

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R4.0 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

ISSUED FOR APPROVAL

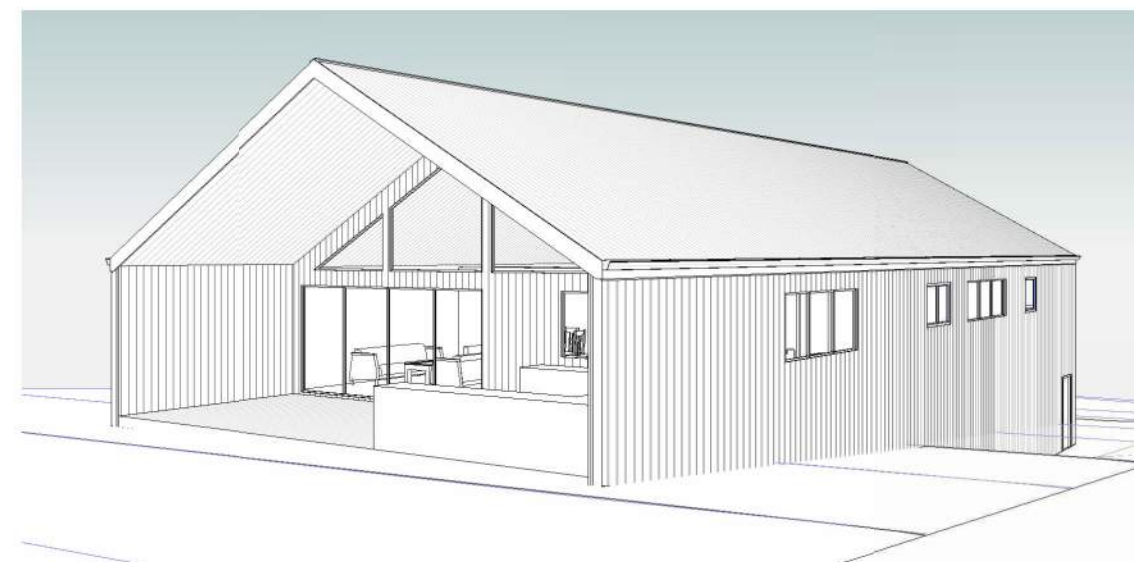
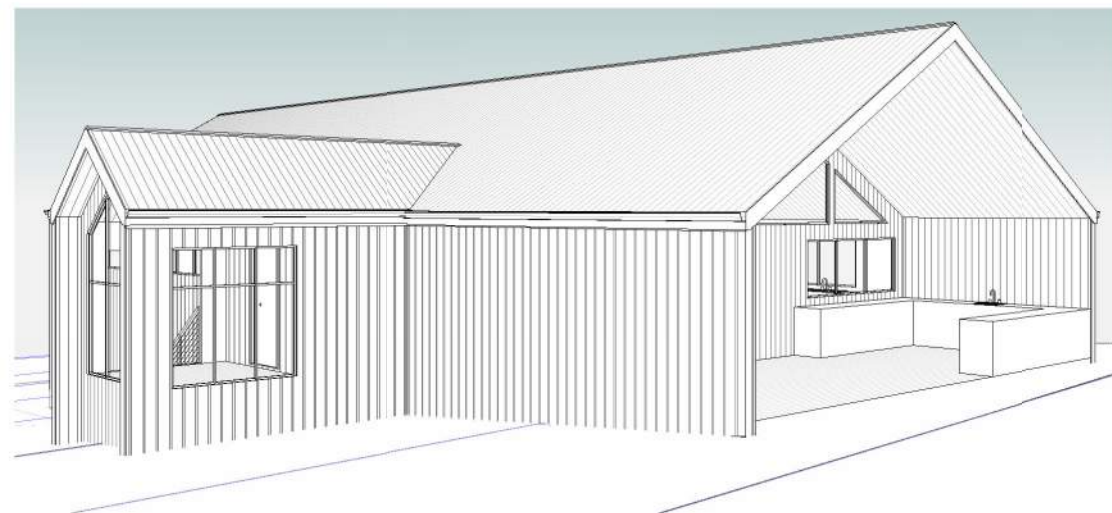
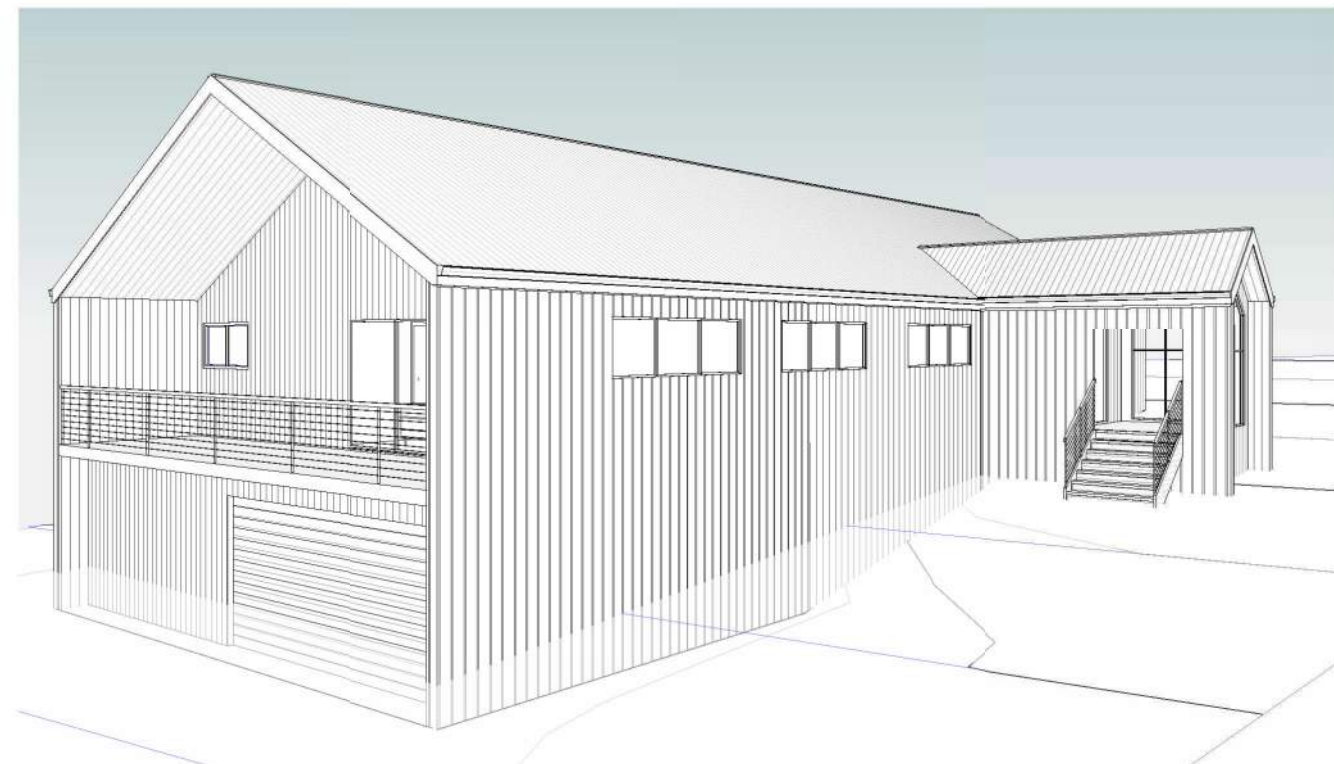
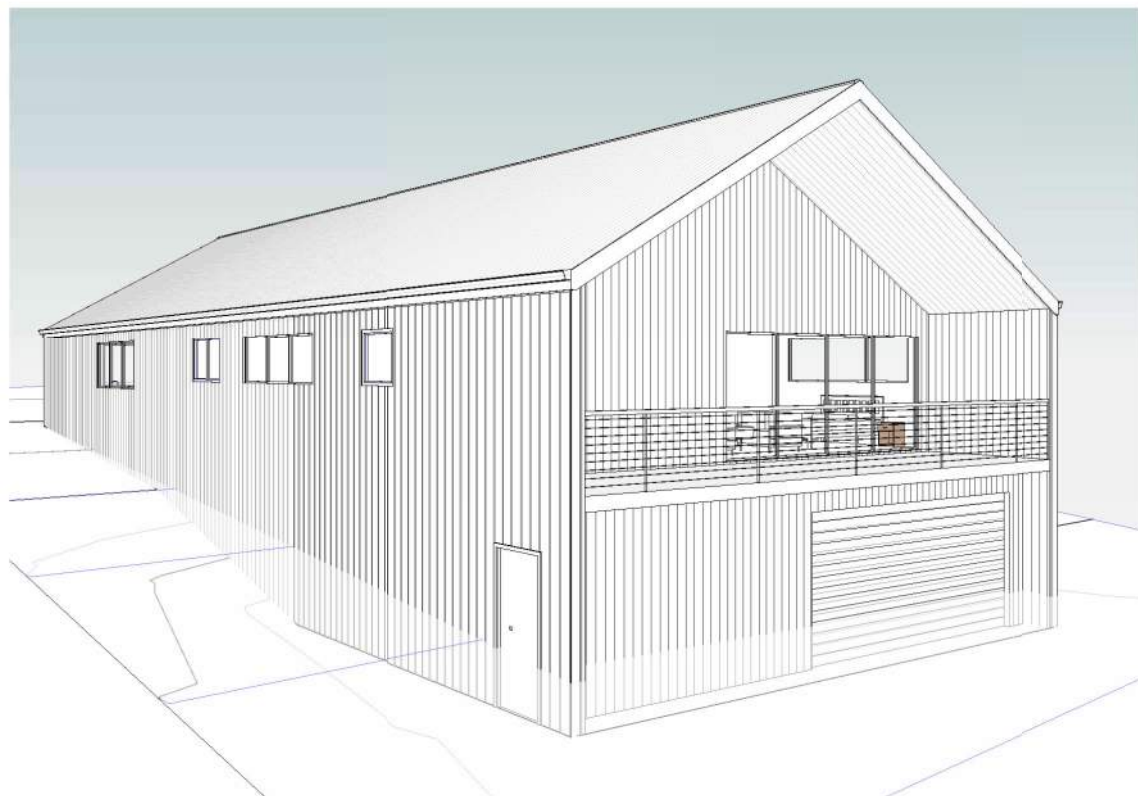
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Client: A. & C. CONNELL  
Project: PROPOSED DWELLING  
Address: 441 GRAVELLY RD,  
GRAVELLY BEACH

Office: 6331 7021  
info@engineeringplus.com.au

				Date Drawn: 03.04.25	Accredited Building Designer Designer Name: J. Pfeiffer Accreditation No: CC2211T	Drawing No: 2025-88 A07 / A08	Rev B
				Drawn: W. Tan			
				Checked: C. Lim			
				Approved: J. Pfeiffer			
B	RFI.	13.08.25	W.T	Scale: As Shown @ A3			
A	ISSUED FOR APPROVAL	09.07.25	W.T				
-	ISSUED FOR REVIEW	19.06.25	W.T				
Rev:	Amendment:	Date:	Int:				





ISSUED FOR APPROVAL

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2025-88 A08 / A08

Rev  
B



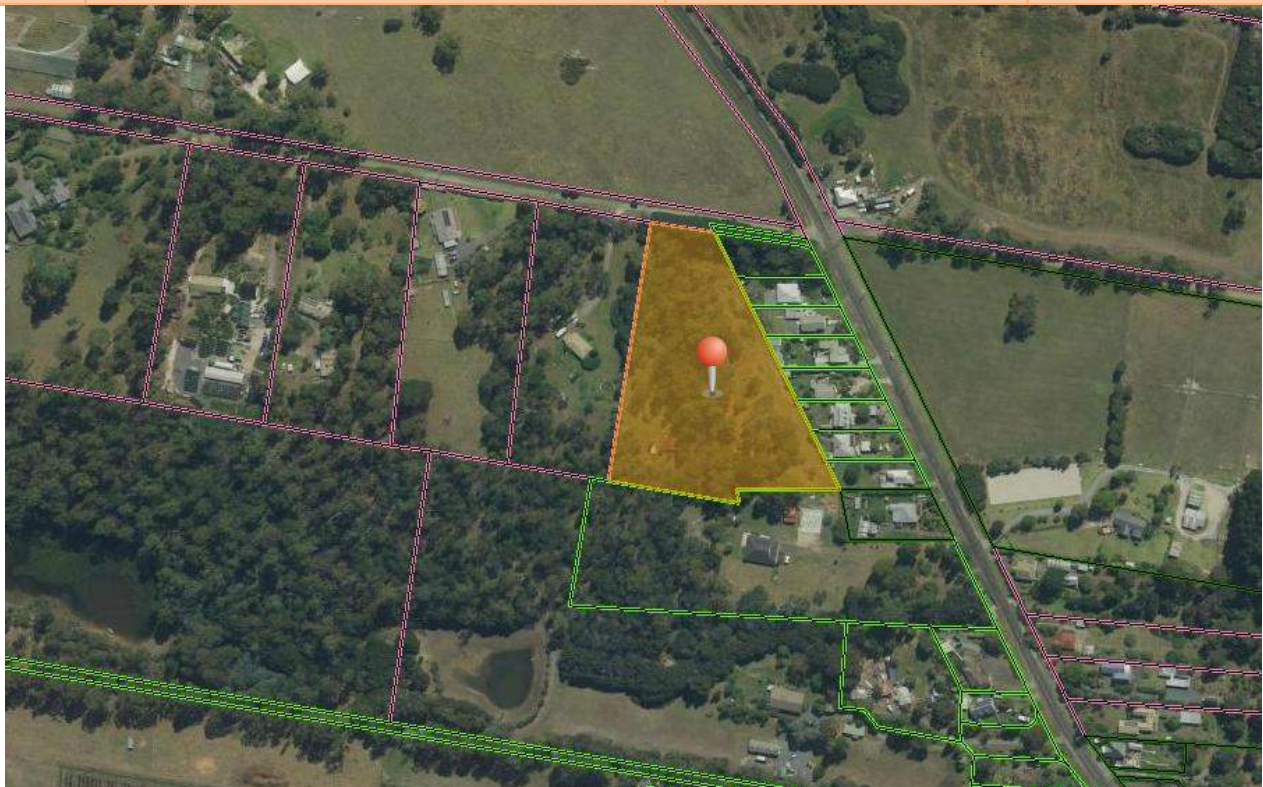
-  BUSHFIRE SITE ASSESSMENTS
-  BUSHFIRE REPORTS
-  HAZARD MANAGEMENT PLANS

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## BUSHFIRE ASSESSMENT

Client	Ashley Connell	Volume/Folio Number	140904/1
Site	441 Gravelly Beach Road, Gravelly Beach, Tas, 7276	PID	6069981
Report By	Jason Van Zetten	Accreditation	BFP113
Date	16/07/2025	Job Reference	8224





## Proposal

The proposal is for a new dwelling to be constructed on number 441(lot 8) Gravelly Beach Road.

Investigation reveal the title is an older title, searches on the LTO layer on theLIST and for the property report on theLIST did not show any prior records of subdivision between 2012 and now.

From the description of the proposed works it is believed that it fits into the highlighted requirements set out below in Table 4 of the Directors Determination.

**Table 4 – requirements for Hazard Management Area – Directors Determination – Bushfire Hazard Areas version 1.2**

	Element	Requirement
<b>A</b>	New buildings on lots provided with a BAL at the time of subdivision.	A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL-19, except where a higher BAL was approved as part of the subdivision bushfire hazard management plan; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
<b>B</b>	New buildings on lots not provided with a BAL at the time of subdivision.	A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL-29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
<b>C</b>	Alterations or additions to buildings.	An alteration or addition to a building must: (a) be located on the lot so as to be provided with a HMA which: (i) has the separation distances required for the BAL assessed for the construction of the existing building; or (ii) in the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL-29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
<b>D</b>	New buildings and additions and alterations to buildings classified as an accommodation building Class 1b, Class 2, or Class 3, other than communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	A new building or an alteration or addition must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL-12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
<b>E</b>	New buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the relevant planning scheme.	A new building or an addition or alteration including change of use must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL-12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
<b>F</b>	New buildings or additions and alterations to buildings associated with the use, handling, generation or storage of a hazardous chemical or explosive.	A new building or an alteration or addition, including change of use, for a building associated with the use, handling, generation or storage of a hazardous chemical must: (a) be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and (b) have a HMA established in accordance with a certified bushfire hazard management plan
<b>G</b>	Additional requirements for Certain Class 9 Buildings and associated Class 10a Buildings and decks.	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43

## Site Description

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The site itself is an irregularly shaped 1400sqm lot which is located on the western side of Gravelly Beach Road at the intersection with Gatenbys Road, with Gatenbys Road being to the north of the lot. The site is surrounded by larger lifestyle lots in most directions with smaller residential style lots to the south/south east.

At the time of inspection the site was undergoing management and removal of large trees. Note, both the LIST and google mapping did not generally depict the nature of the site due to the canopy of large trees which have since been removed. It is assumed the dwelling will be reasonably centered on the site. However, if minimum distances of hazard management can be achieved on the site in line with what is listed in this report, the house can be moved east or west in accordance.

To the north of the site is Gatenbys Road and its predominately managed verge extending to around 16m from the works. Beyond the boundary is neighbouring grassland paddocks associated with a neighbouring property, extending along the west side of Gravelly Beach Road for around 250m with areas of grass and scrub extending to the north on the east side of Gravelly Beach Road for a similar distance. Beyond this, larger lots, mostly grassland paddocks, extend between Gravelly Beach Road and the Tamar River through to the southern end of Swan Point and the Tamar River, around 1km from the works.

To the east of the proposed dwelling is an area of grass with trees recently removed on the site itself which extends to the property boundary. Beyond the boundary is Gravelly Beach Road with its managed verges extending to around 25m from the lot. Beyond this are grassland paddocks, some areas of woodland and scrub, extending along each side of Little Swan Point Road for around 400m from the works. Beyond this, a mix of lifestyle lots with predominately managed gardens and smaller residential sites extend through to the Tamar River foreshore, around 850m from the works.

To the south of the proposed works existing grassland extends several metres to the property boundary. Beyond the boundary are similar sized neighbouring lots with mostly managed gardens extending around 200m to the south east with a larger forested lot extending to the south and south west for around 150m. Beyond this, heavier vegetation extends across larger sites which extend to about 350m where farming uses becomes the predominant feature extending across the western side of Gravelly Beach Village for around 1.8km through to Stoney Brook and Stoney Brook Road.

To the west of the proposed works is grassland and an area of the site which is a work in progress on the site itself which extends to the rear western lot property boundary, around 9.5m. Beyond the boundary is a neighbouring lot (same owner) with an area being cleared extending to around 50m from the site. Beyond this, a mix of managed and unmanaged larger lots, mostly around 1-2Ha extends up the gentle undulating hillside. Many of these lots have limited managed areas surrounding dwellings and other unmanaged areas which extend through to around 1.3km from the site to the western end of Gatenbys Road.



## Water Supply

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Several fire hydrants exist near the site. The nearest fire hydrant is located on Gatenbys Road, on the nature strip of the lot itself providing a full 120m hose lay over the site.

## Access

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There is no specific access to the site itself. The Building Act 2016 Directors Determination – Bushfire Hazard Areas, states that for property access length that is less than 30 metres, there are no specific design or construction requirements.

As Gatenbys Road is narrow it is recommended a hardstand area to be created on the site itself to ensure emergency vehicles do not block other road users in the case of an emergency.

## Opportunities & Constraints

---

1. Management of both this lot and the owner's other lot to the west has resulted in a lesser vegetation classification for BAL
2. The adjacent road and its verses butting the site can be deemed low threat to AS3959/2018 2.2.3.2 (e) and (f).
3. At the time of inspection the site was being modified to a more manageable state.
4. Both theLIST and google mapping did not generally depict the nature of the site due to the canopy of large trees with have since been removed.
5. As the owner owns the block to the west, the opportunity exists to create a hazard management area over this lot by way of easement. Refer to conclusion.
6. The lot to the west (same owner) is a work in progress and the owners intend to return this to a managed state.





## Conclusion

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As the proposed works are within 100m of 1 hectare or greater of classifiable vegetation and the site is within a bushfire prone mapped area, a BAL assessment is required for the purpose of these works.

After consideration of the site and its mixed surroundings, it is deemed a BAL 12.5 classification can be adopted where a set back of 4.5m to the north boundary can be adopted where grassland extends beyond Gatenbys road as the predominant feature across 0–5-degree downslope. A hazard management area of 26m to the east either on the lot itself or measured from the eastern verge of Gravelly Beach Road can be adopted where woodland vegetation across a 0–5-degree downslope exists in the direction. A hazard management area extending to the boundary of the south where neighbouring low threat dwellings exist. With woodland classification across and upslope deemed the most appropriate to the west. As the distance from the dwelling to the rear boundary is only 9.5m, a BAL 40 classification would normally be adopted however, an opportunity arises as the owner owns the neighbouring lot to place a hazard management area extending 22m from the dwelling to the west on their site. This would need to be implemented on the schedule of easements as part of the title in line with the hazard management plan attached. This hazard management plan is therefore based on AS3959/2018 2.2.3.2 (e) and (f), table 2.3 and table 2.6.

Note, to achieve a BAL 12.5 classification, there is reliance upon implementing a hazard management area on the neighbouring lot by the same owner. This hazard management easement would replicate the hazard management plan attached. Whilst normal practice would be to do this prior to commencement of works, in this case this hazard management easement can be issued prior to issue of occupancy certificate assuming the owner does not sell the neighbouring lot.

## **BAL 12.5 to AS3959/2018**

It is the responsibility of the accredited architect/designer to provide specific construction details to AS3959/2018 and fire fighting water supply and property access requirements on the plans, as per this report for approval in line with the requirements setout in CBOS schedule 1. Water supply and property access details can be copied from this report and hazard management plan without fear of copyright.



## Bushfire Hazard Management Plan

The attached Bushfire Hazard Management Plan must be implemented prior to occupation of the new works.

Failure to meet the requirements of this report may invalidate your insurance policy in the event of a bushfire.

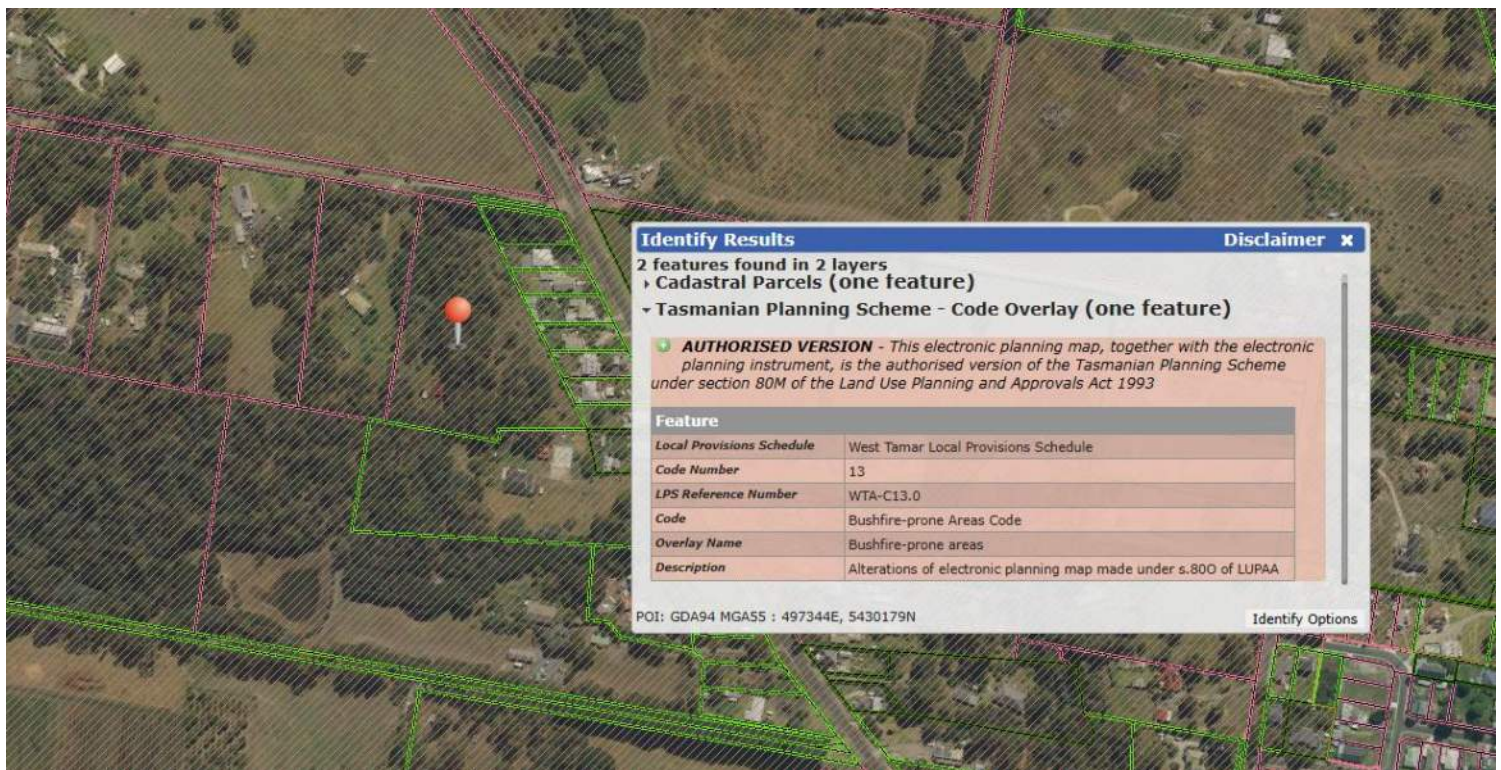
The highlighted area is required to be maintained as per the plan and in line with AS3959/2018.

## Limitations

This report only deals with potential bushfire risk and all other statutory assessments are outside this report. All information provided was as at the time of inspection of the site, and this report is not to be used for further or future development of the site other than what has been provided by the plans attached. This report and/or management plan does not guarantee that the building will survive a bushfire.

## Bushfire Mapping

This site is considered bushfire prone as per LISTmap.



## Bushfire Site Assessment

Vegetation classification AS3959	North	East	South	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
Predominant Feature	Grassland	Woodland	Woodland	Woodland
Excluded	Gatenbys Road	Gravelly Beach Road	Residential Dwellings	
Effective slope (degrees)	Up/0°	Up/0°	Up/0°	Up/0°
	>0-5°	>0-5°	>0-5°	>0-5°
	>5-10°	>5-10°	>5-10°	>5-10°
	>10-15°	>10-15°	>10-15°	>10-15°
	>15-20°	>15-20°	>15-20°	>15-20°
Distance to classified vegetation	15 metres	20 + metres	20 + metres	9 metres
Distance Required for Onsite Bushfire Hazard Management	To Boundary	26 metres	To Boundary	22 metres ( see conclusion)
Likely direction of bushfire attack	North	East	South	West
Prevailing winds	North	East	South	West
BAL Value (FDI 50)	BAL – 12.5	BAL – 12.5	BAL – 12.5	BAL – 12.5

The values have been achieved from the location proposed, within the constraints of the site. If the location or nature of the proposal is to be altered for any reason this report will need to be amended to suit





## Photos





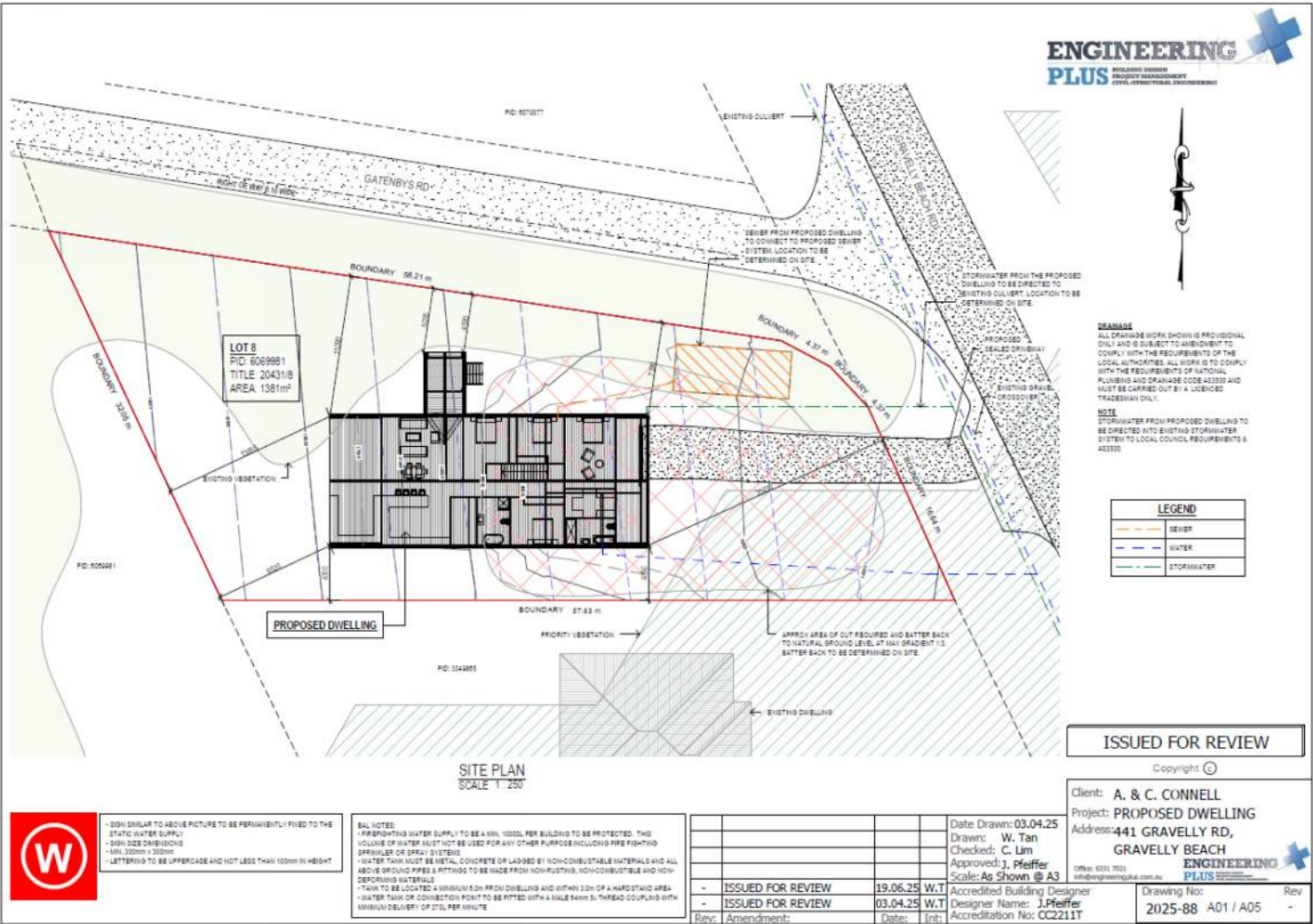
## Photos





## Appendix 1: General Overview of Bushfire Attack Level Classifications

<b>BAL – LOW</b>	<p><b>The risk is considered to be VERY LOW.</b></p> <p>There is insufficient risk to warrant any specific construction requirements but there is still some risk.</p>
<b>BAL – 12.5</b>	<p><b>The risk is considered to be LOW.</b></p> <p>There is a risk of ember attack. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m<sup>2</sup>.</p>
<b>BAL – 19</b>	<p><b>The risk is considered to be MODERATE.</b></p> <p>There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m<sup>2</sup>.</p>
<b>BAL – 29</b>	<p><b>The risk is considered to be HIGH.</b></p> <p>There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 29 kW/m<sup>2</sup>.</p>
<b>BAL – 40</b>	<p><b>The risk is considered to be VERY HIGH.</b></p> <p>There is a much increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux not greater than 40 kW/m<sup>2</sup>.</p>
<b>BAL – FZ</b>	<p><b>The risk is considered to be EXTREME.</b></p> <p>There is an extremely high risk of ember attack and burning debris ignited by windborne embers, and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux greater than 40 kW/m<sup>2</sup>.</p>





this BUSHFIRE HAZARD MANAGEMENT PLAN has been prepared for this site / dwelling works only and is only associated with this project and is to be read in line with report associated with this plan. failure to implement / continue the management of this plan may result in failure to comply with insurance requirements / conditions

this HMA relies upon a legal agreement with the owner of no.441 Gravelly Beach Road ct140904 / 1 as per the attached report

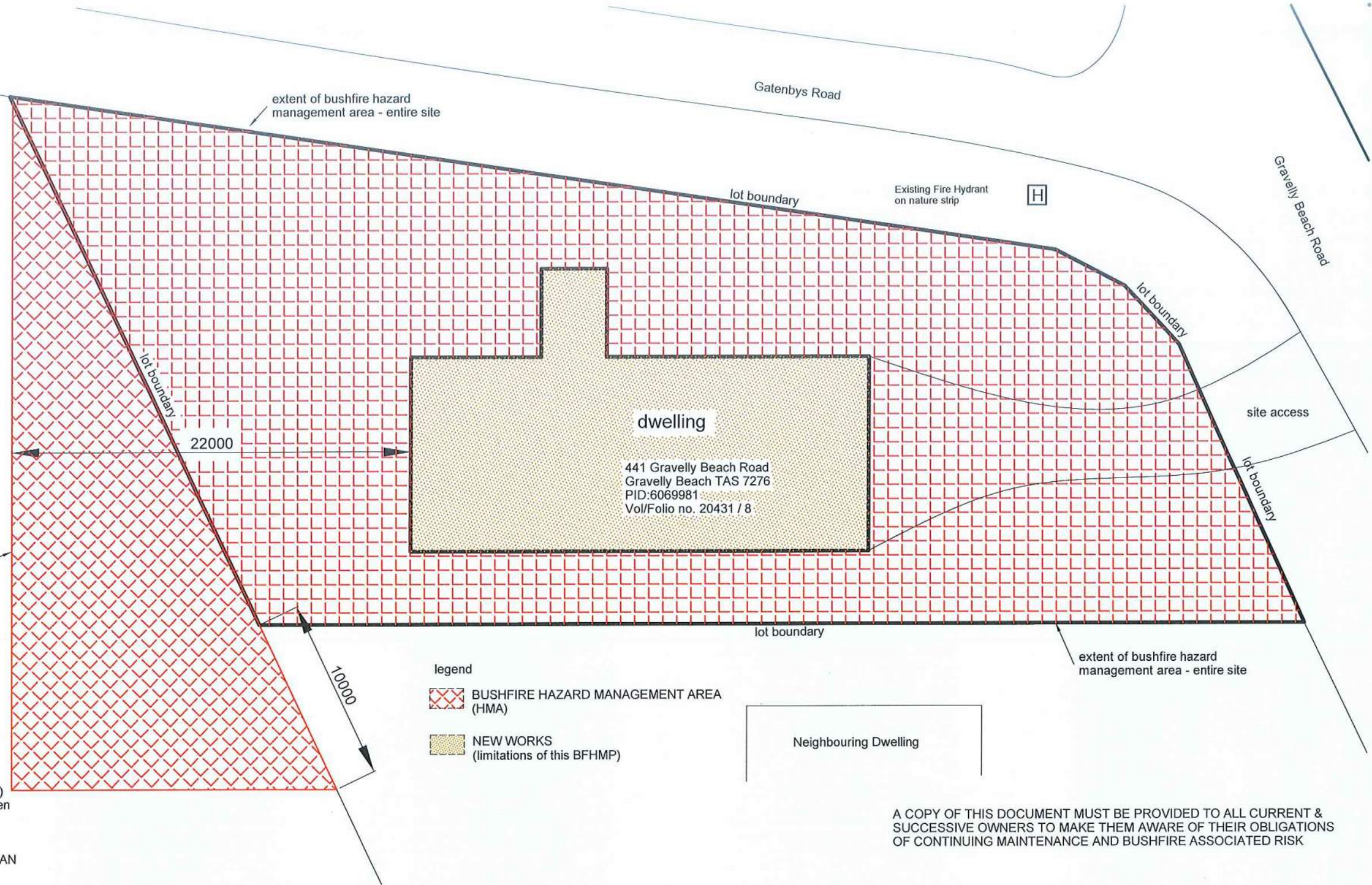
the BUSHFIRE HAZARD MANAGEMENT AREA (defendable space) as shown on this plan (shown hatched) has been designated between the dwelling and the risk and MUST be maintained / managed to reduce the spread of embers / flames / fires.

the implementation of this BUSHFIRE HAZARD MANAGEMENT PLAN must be carried out prior to occupancy of the new works.

the occupant must

- keep grass / lawns to a length of less than 100mm, and maintain
- remove fallen limbs, bark and litter from the BFHM area
- not use flammable garden mulch such as pinebark
- regularly thin out the under storey of trees and shrubs
- prune low hanging tree limbs to create separation from flammable ground litter
- prune larger trees to create canopy separation
- remove and maintain flammable debris from gutters and around the building
- construct non flammable driveways, paths and structures
- keep fire wood storage to a minimum and greater than 6m from the building

planting establishment, where possible is to be primarily of low flammability shrubs species



bal 12.5

## bushfire hazard management plan

SCALE: 1:250 approx

A COPY OF THIS DOCUMENT MUST BE PROVIDED TO ALL CURRENT & SUCCESSIVE OWNERS TO MAKE THEM AWARE OF THEIR OBLIGATIONS OF CONTINUING MAINTENANCE AND BUSHFIRE ASSOCIATED RISK

this Bushfire Hazard Management Plan is to be read in conjunction with report no.8224 prepared by Jason Van Zetten Accreditation no. BFP113 scope of work 1,2,3A

this Bushfire Hazard Management Plan has been prepared by Jason Van Zetten Accreditation no. BFP113 scope of work 1,2,3A

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amendment  
1.  
2.  
3.  
4.

bushfire hazard management plan  
for: A & C Connell  
lot: 8 no.441  
Gravelly Beach Road  
Gravelly Beach

dwg no.	BFHMP - 8224			version -	01
sheet:	01	of	01	print date	
date:	July 2025			16 JUL 2025	
scale	1:250 @ A3 approx				
bal	12.5			drawn: JVZ	



- BUSHFIRE SITE ASSESSMENTS
- BUSHFIRE REPORTS
- HAZARD MANAGEMENT PLANS
- SHORT TERM ACCOMMODATION

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