

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number

Assess No:

PID No:

Applicant Name:	Inwardout Studio				
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 | x |
| 2. A completed application form including a detailed description of the proposal | x |
| 3. A complete plan set: | x |
| a) Floor plans | x |
| b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) | x |
| c) Site Plan showing: | x |
| • 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.*

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Ludovic Vilbert

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) **RAYMOND PAUL WOOLLEY AND ANNETTE RUTH WOOLLEY**

Location / Address: Lot 1 on Plan 246950 - HOLWELL RD, FRANKFORD, 7275

Title Reference: 246950/1

Zone(s): Rural

Existing Development/Use: Not in use

Existing Developed Area: 140100 sqm

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: x Visitor Accommodation: ☐ Commercial: ☐ Other: ☐

Description of Use:

Development Type:

Building work: x Demolition: ☐ Subdivision: ☐ Other: ☐

Description of development:

New or Additional Area:

Estimated construction cost of the proposed development: \$500,000.00

Building Materials:

Wall Type:	Ram Earth	Colour:	Earth
Roof Type:	Corrugated steel	Colour:	Woodland Grey

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/ASubdivision 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)

Ludovic Vilbert

Name (print)



Signed

30/06/2026

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:

Peter Connell

As the applicant, I declare that the owner **Raymond Paul Woolley** 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.

Ludovic Vilbert

Name (print)

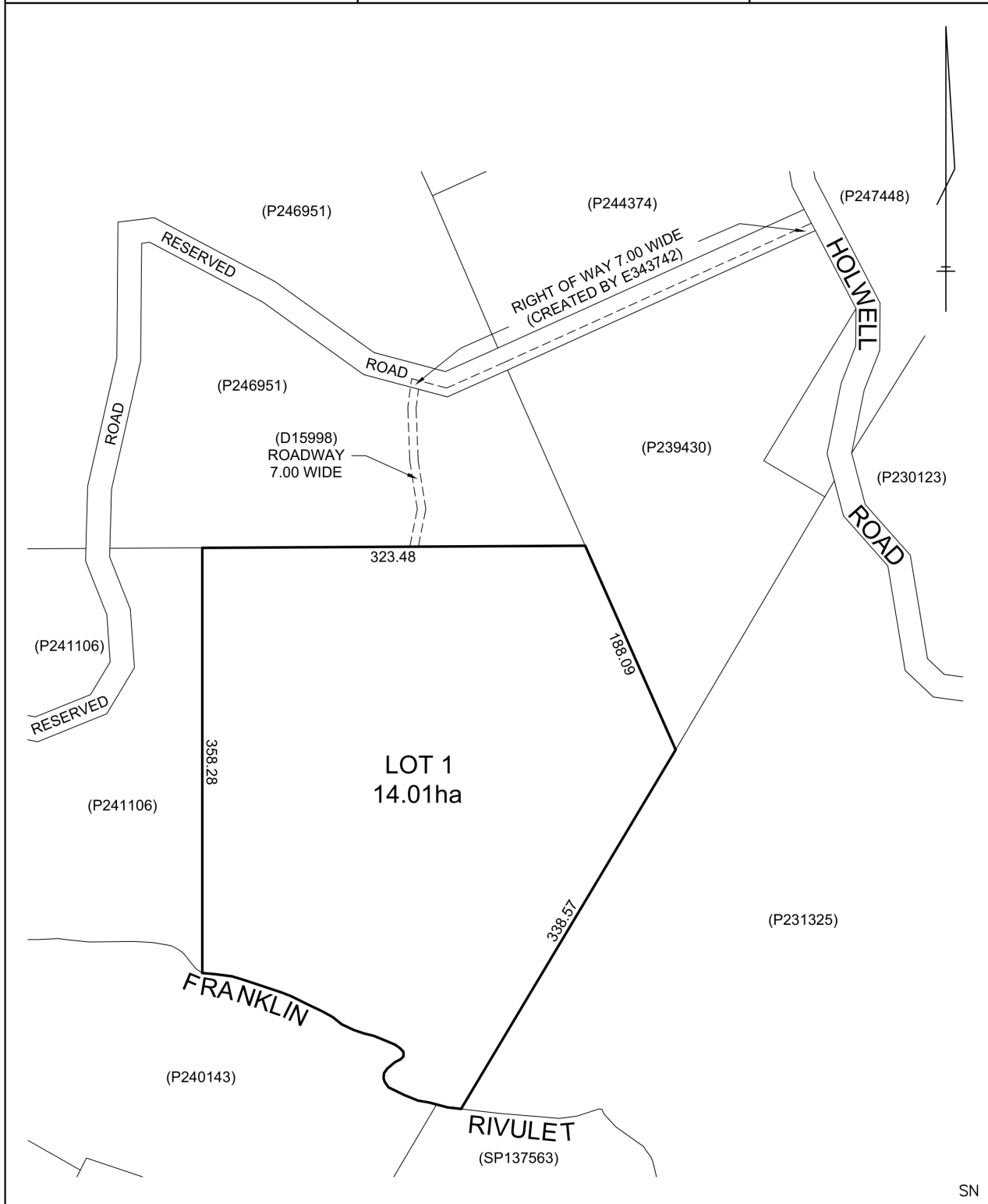


Signed

30/06/2026

Date

OWNER: FOLIO REFERENCE: VOL. 2293 FOL. 84 GRANTEE: WHOLE OF LOT 15213 (34A-2R-20P) GTD. TO ALFRED JOHN REED JUNIOR.	PLAN OF TITLE LOCATION: DEVON - WINKLEIGH	Registered Number P.300343
	FIRST SURVEY PLAN No: F10/10 LO COMPILED BY: LTO SCALE 1:3000 LENGTHS IN METRES	APPROVED 13 APR 2026  Recorder of Titles



OWNER:

FOLIO REFERENCE: VOL. 2293 FOL. 84

GRANTEE:

WHOLE OF LOT 15213 (34A-2R-20P)

GTD. TO ALFRED JOHN REED JUNIOR.

PLAN OF TITLE

LOCATION:

DEVON - WINKLEIGH

FIRST SURVEY PLAN No: F10/10 LO

COMPILED BY: LTO

SCALE 1:3000

LENGTHS IN METRES

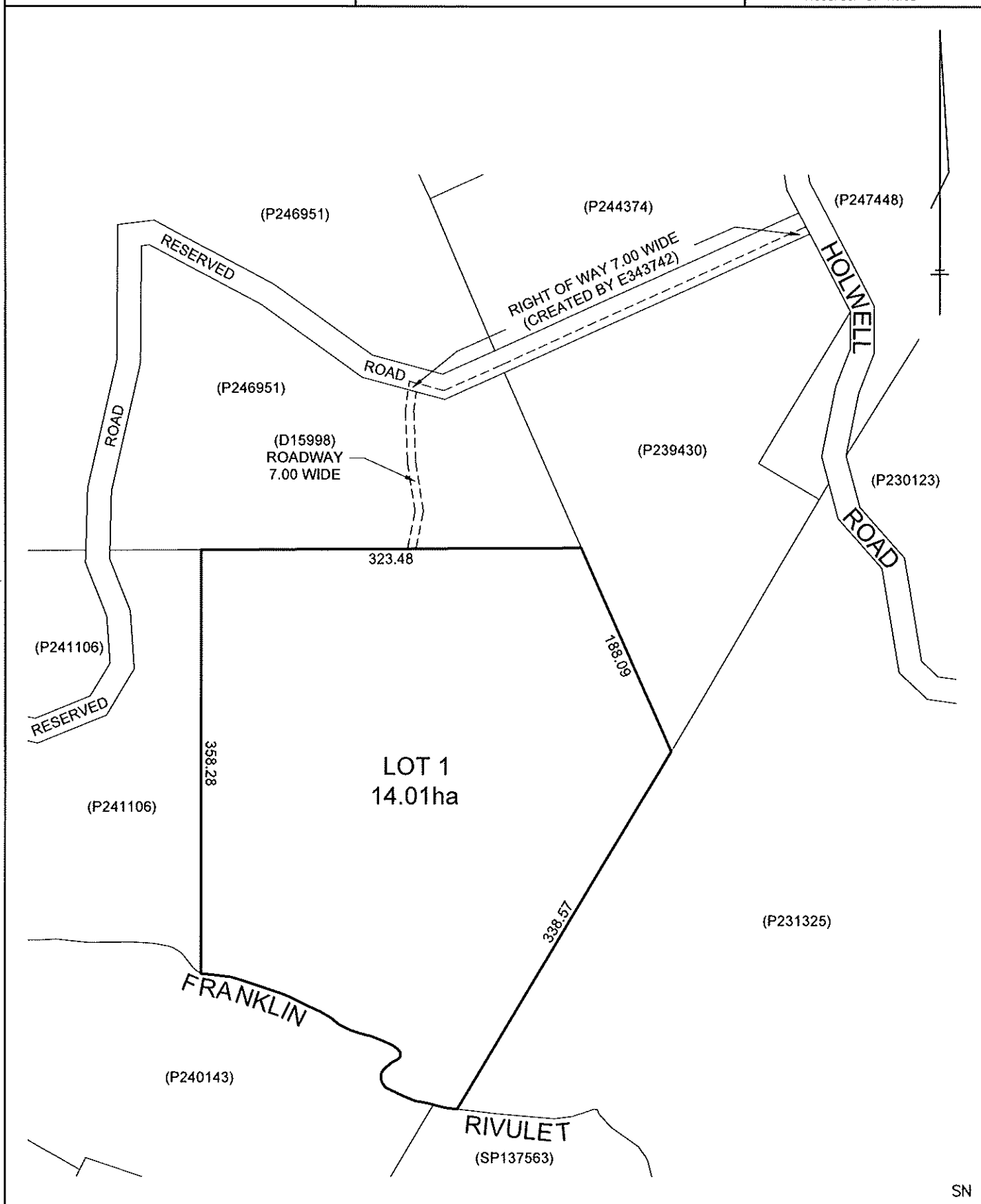
Registered Number

P.300343

APPROVED 13 APR 2026

Ren

Recorder of Titles



OS-D 435

VOL.

FOL.

ANNEXURE TO CERTIFICATE OF TITLE

2293

84

REGISTERED NUMBER

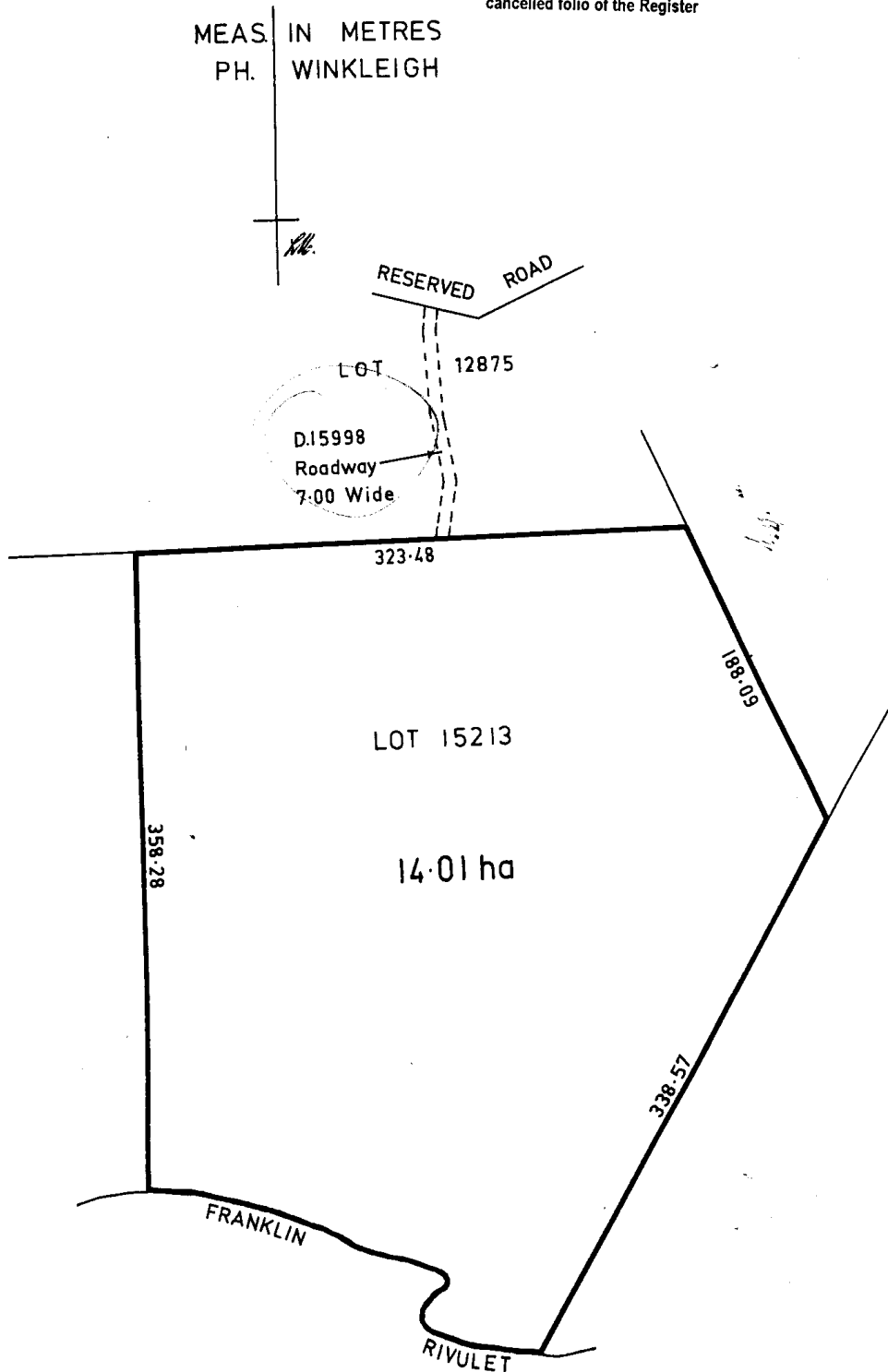
246950

ACTING Recorder of Titles



Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

MEAS. IN METRES
PH. WINKLEIGH



OS D 435

ANNEXURE TO CERTIFICATE OF TITLE

VOL.

FOL.

2293 85

ACTING

Recorder of Titles

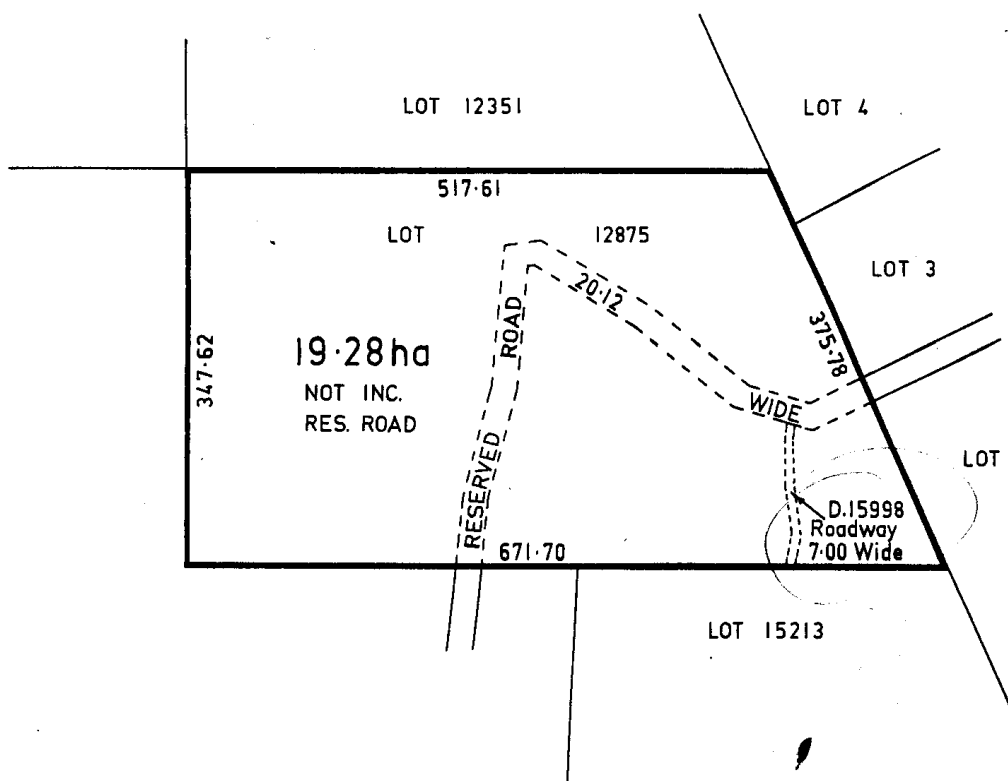


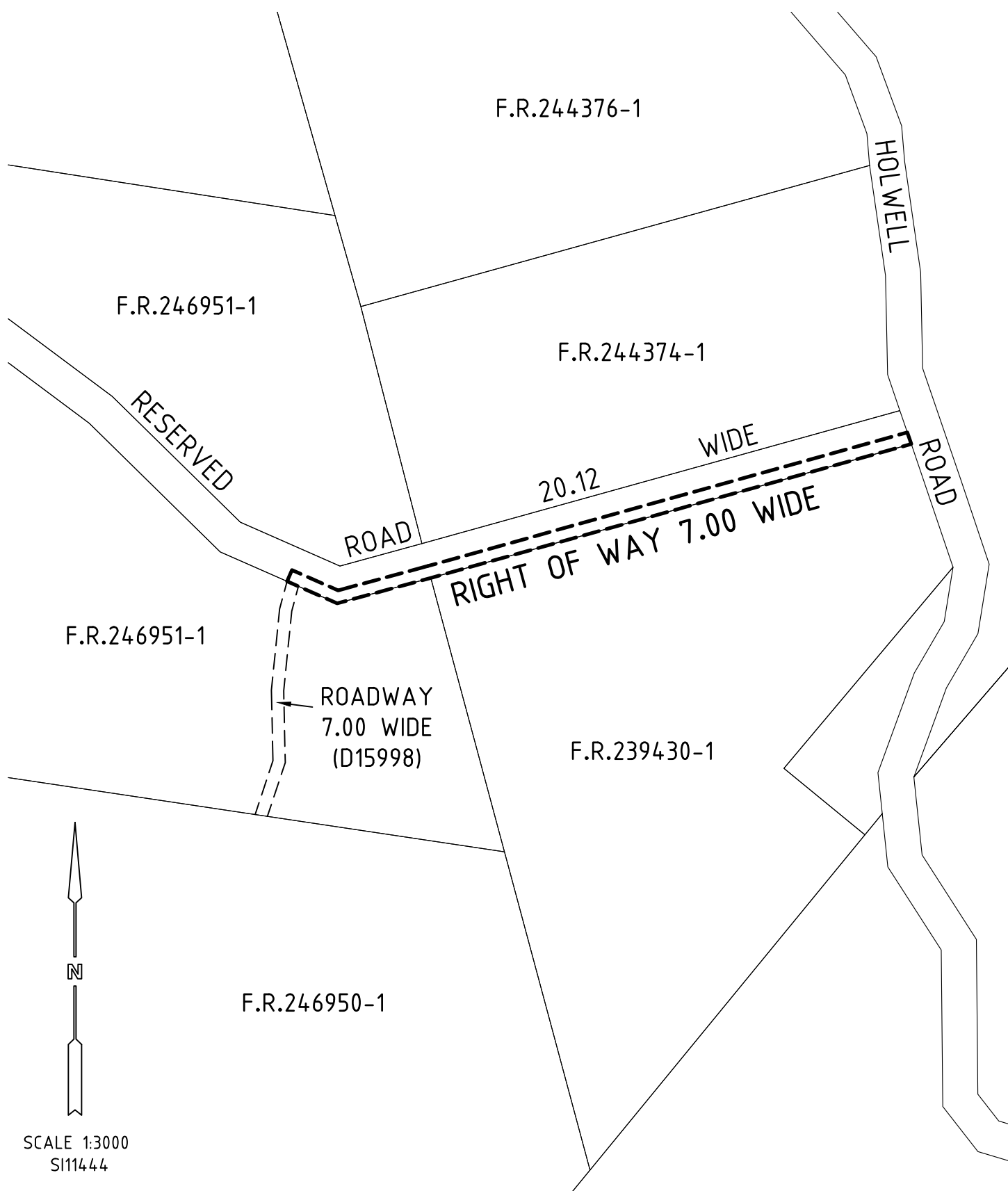
REGISTERED NUMBER

246951

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

MEAS. IN METRES
PH. WINKLEIGH





NOTE:-

Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Version 1

THE BACK OF THIS PAGE MUST NOT BE USED



Autumn Leaves Consulting

Bushfire Hazard Assessment & Management Plans

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20 Richings Drive YOUNGTOWN TAS 7249

ABN 46286311768

Bushfire Report

Holwell Road FRANKFORD TAS 7275

(Volume 246950 Folio 1)

PID: 7037148



Report prepared for:

Client: Ray WOOLLEY
291 Gulpha Street
NORTH ALBURY NSW 2640

Report prepared by: Leanne Jordan

Accreditation Number: BFP - 141

Report Reference: ALC-BFM 2026/11

Report Date: 4th April 2026

Version: 1.2

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1. Summary:

Client:	Ray WOOLLEY 291 Gulpha Road NORTH ALBURY NSW 2640
Property Location:	Holwell Road FRANKFORD TAS 7275
Property ID:	PID: 7037148 (Volume 246950 Folio 1)
Lot Size:	140,100 m ²
Council:	West Tamar Council
Planning Zone	Rural zone
Surrounding Zones	Rural & Rural Living zones surround this property, with Agriculture zone in close proximity
Type of building work:	Class 1a Building
Description of the building work:	Proposed dwelling & carport
Assessed BAL	Bushfire Attack Level: BAL- 19

2. Introduction

This Bushfire Attack Level (BAL) assessment is for a proposed dwelling & carport at Holwell Road, FRANKFORD TAS 7275 PID: 7037148 (Volume 246950 Folio 1). The carport is greater than 6 metres from the dwelling and therefore has been excluded from this assessment. This Bushfire Attack Level (BAL) Report and Bushfire Management Plan (BHMP) have been prepared for submission with a Building Permit Application under the Building Act 2016, *Building Regulations 2016 (Part 5 Division 6)*, and the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024*.

3. Purpose

The purpose of this bushfire assessment report is to identify the Bushfire Attack Level (BAL) in accordance with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas.

The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas. Building specifications for BAL-19 are detailed in AS3595-2018.

An assessment and comments in relation to the *Building Act 2016*, the *Building Regulations 2016 (Part 5 Division 6)*, and the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024* will be provided for the proposal.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack and Exposure Level
BAL-LOW	<i>Insufficient risk to warrant specific construction requirements</i>
BAL-12.5	<i>Ember Attack</i>
BAL-19	<i>Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5 and 19 kW m² (kilowatts per square metre)</i>
BAL-29	<i>Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19 and 29 kW m²</i>
BAL-40	<i>Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of exposure to flames</i>
BAL FZ (Flame Zone)	<i>Direct exposure to flames from fire front in addition to heat flux and ember attack</i>

4. Assessment

A desktop and onsite assessment were carried out on the 4th April 2026. The referenced documents are appended, these include aerial topography images from Listmap, onsite photos and design plans from Inwardout Studio, Drawing Number 2518.

5. Vehicular Access:

Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024.

Clause 2.3.2. Property Access

- (1) The following building work must be provided with property access to the building and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4) below:*
 - (a) A new habitable building; or*
 - (b) A new Class 10a Building to which this Division applies, if not accessible using an existing property access*
- (2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no property access available, property access must be provided to the building and the firefighting water point accessible by a carriageway as specified in subclause (4).*
- (3) An addition or alteration to an existing building in a bushfire-prone area must not restrict any existing property access to the building or the water supply for firefighting.*
- (4) Vehicular access from a public road to a building must:*
 - (a) comply with the property access requirements specified in Table 2;*
 - (b) include access from a public road to a hardstand within 90 metres of the furthest part of the building measured as a hose lay; and*
 - (c) include access to the hardstand area for the firefighting water point.*
- (5) Certain Class 9 Buildings have additional property access requirements as specified in Table 2.*

Table 2 (B) Property access length is 30 metres or greater, or access is required for a fire appliance to access a firefighting water point.

The following design and construction requirements apply to property access:

- (a) all-weather construction;
- (b) load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) minimum carriageway width of 4 metres;
- (d) minimum vertical clearance of 4 metres;
- (e) minimum horizontal clearance of 0.5 metres from the edge of the carriageway, excluding gate posts;
- (f) cross falls of less than 3 degrees (1:20 or 5%);
- (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) curves with a minimum inner radius of 10 metres;
- (i) 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
- (j) terminate with a turning area for fire appliances provided by one of the following:
 - (i) a turning circle with a minimum outer radius of 10 metres;
 - (ii) a property access encircling the building; or
 - (iii) a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

Table 2 (C) Property access length is 200 metres or greater.

The following design and construction requirements apply to property access:

- (a) complies with requirements for B above; and
- (b) passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

On site:

The property access is off Holwell Road then over Colvin Road, then over a Right of Way (ROW) which is approximately 135 metres, then over a private driveway which is approximately 275 metres, with the overall access road from Colvin Road being some 410 metres in length to the proposed dwelling. It will also provide access to the proposed firefighting water supply and associated hardstand area.

The access needs to comply to the required standards of Table 2(B) & (C) of the *Director's Determination – Bushfire Hazard Areas Version 1.2, 16 July 2024* as the access is greater than 200 metres in length.

By maintaining the design and construction requirements of the access, an all-weather road, access to the proposed dwelling in addition to the static firefighting water supply, will exist which also provides a suitable turning area, allowing safe access to the property. Maintenance of vegetation around the access road/driveway needs to be maintained to ensure both vertical and horizontal clearance are managed to ensure ongoing compliance. Safe access for emergency services including firefighting appliances, is crucial for effective firefighting.



Entrance from Colvin Road



Entrance to ROW



Driveway section over ROW



Lower section of driveway within the lot



Driveway yet to be constructed



Top section of yet to be constructed driveway



Driveway yet to be constructed up to the house site

6. Water Supply Details:

Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024.

Clause 2.3.3. Water Supply for Firefighting

- (1) *The following building work must be provided with a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B:*
 - (a) *a new habitable building; or*
 - (b) *a new Class 10a Building to which this Division applies, if not protected by an existing firefighting water supply.*
- (2) *For an addition or alteration to an existing building in a bushfire-prone area, if there is no water supply for firefighting available, the building must be provided with a water supply dedicated for firefighting purposes with complies with the requirements specified in Table 3A or Table 3B.*
- (3) *Certain Class 9 Buildings have specific requirements for water supply for firefighting as specified in Table 3A or Table 3B.*

This proposal will need to comply with **Table 3B Requirements for Static Water Supply for Firefighting** of the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024*, as there are no fire hydrants in the area, hence a static water supply is required for firefighting.

Table 3B Requirements for Static Water Supply for Firefighting of the *Director's Determination – Bushfire Hazard Areas Version 1.2, 16 July 2024*, states:

(A) Distance between building to be protected and water supply

The following requirements apply:

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

(B) Static Water Supplies

A static water supply:

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

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

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

- (a) *have a minimum nominal internal diameter of 50mm;*
- (b) *be fitted with a valve with a minimum nominal internal diameter of 50mm;*
- (c) *be metal or lagged by non-combustible materials if above ground;*
- (d) *if buried, have a minimum depth of 300mm;*
- (e) *provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;*

- (f) ensure the coupling is accessible and available for connection at all times;*
- (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); and*
- (h) ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and*
- (i) where a remote offtake is installed, ensure the offtake is in a position that is:*
 - (i) visible;*
 - (ii) accessible to allow connection by firefighting equipment;*
 - (iii) at a working height of 450 – 600mm above ground level; and*
 - (iv) protected from possible damage, including damage by vehicles.*

(D) Signage for static water connections

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

- (a) comply with water tank signage requirements within AS 2304; 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 firefighting 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 to be protected;*
- (c) with a minimum width of three metres and a minimum length of six 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.*

(F) Additional requirements for Certain Class 9 Buildings

Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.

On Site:

As per Clause 2.3.3 and Table 3B of Requirements for Static Water Supply for Firefighting of the Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024, 10,000 litres of water supply for each habitable building on site is required for firefighting purposes. Hence a 10,000 litre static firefighting water supply is required for this site, and is proposed to be provided by way of a firefighting water tank. Whilst the tank location is yet to be confirmed, it may be located to the west of the proposed access and south of the visitor parking area. This positioning near the driveway will ensure easy access to the hardstand area for Emergency Service vehicles.

The water tank, water connections, fittings, pipework and accessories, distance, hardstand area and signage need to comply with the requirements of Table 3B Requirements for Static Water Supply for Firefighting of the Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024, as outlined above. Adequate and available water supply is critical for effective firefighting.

7. Bushfire Attack Level Assessment

7.1. Fire Danger Index (FDI):

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of spread, intensity and difficulty of suppression according to various combinations of temperature, relative humidity, wind speed and estimate of fuel state, all of which is influenced by daily rainfall and the time elapsed since the last rainfall. *The FDI as per Table 2.1 AS3959-2018 for Tasmania is 50.*

7.2. Site Vegetation Type:

Vegetation surrounding the site to a distance of 100m from the proposed building has been considered.

- North-East: Assessed as managed for 22 metres, then shrublands;
- South-West: Assessed as managed for 15 metres, then woodlands, then forest;
- South-East: Assessed as managed for 22 metres, then shrublands;
- North-West: Assessed as managed for 28 metres, then woodlands, then forest;

7.3. Distance to the Vegetation

Measured horizontally from the edge of the vegetation (closest to the building site) to the external wall of the proposed building, or for parts of the building that do not have external walls (including carports, verandas, decks, landings, deck ramps) to the supporting posts or columns.

NOTE: The HMA is yet to be implemented and will need to be fully managed, then the shrubland vegetation needs to be managed and cleared of forest vegetation as stated for the distances

- North-East: Assessed as managed for 22 metres, then shrublands for 78+ metres;
- South-West: Assessed as managed for 15 metres, then woodlands for 8 metres, then forest for 77+ metres;
- South-East: Assessed as managed for 22 metres, then shrublands for 78+ metres;
- North-West: Assessed as managed for 28 metres, then woodlands for 13 metres, then forest for 59+ metres;

7.4. Slope of the land under the vegetation

The slope of the land under the vegetation has a direct influence on the severity of a bushfire and consequently is considered in assessing your site's BAL. Bushfires have a tendency to move up more rapidly than down hills. In determining the slope, it is the slope under the classified vegetation in relation to the building that is measured, not the slope between the classified vegetation and the building.

- North-East: Downslope >15-20°;
- South-West: Upslope;
- South-East: Downslope >15-20°;
- North-West: Downslope >10-15°;

7.5. Bushfire Attack Level (BAL):

The BAL takes into consideration a number of factors including the Fire Danger Index (FDI), the slope of the land, types of surrounding vegetation and its proximity to any building.

- North-East: BAL- 19
- South-West: BAL- 19
- South-East: BAL- 19
- North-West: BAL- 19

7.6. Overall Bushfire Attack Level (BAL):

BAL Level as per Table 2.6 AS3959-2018

The assessed Bushfire Attack Level (BAL):

Once the Bushfire Hazard Management Area (BHMA) stipulated is implemented and maintained, ensuring both initial and ongoing compliance = **BAL- 19**

The construction requirements are set out in Section 3 & 5 of the Australian Standard AS3959-2018 Construction of Buildings in Bushfire-Prone Areas for Bushfire Attack Level 19 (BAL – 19).

BAL–19 As per AS 3959-2018 Bal-19 Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5 and 19 kW m² (kilowatts per square metre).

HMA required for proposed dwelling & carport:

Bushfire Attack Level (BAL)				
Step 1: Relevant fire danger index: (see clause 2.2.2) FDI 50				
Step 2: Assess the vegetation within 100m in all directions (tick relevant group)				
Note 1: Refer to Table 2.3 and Figures 2.3 & 2.4 for description and classification of vegetation.				
Note 2: If there is no classified vegetation within 100m of the site then the BAL is LOW for that part of the site.				
Vegetation classification (see Table 2.3)	North ☐ North-East ☒	South ☐ South-West ☒	East ☐ South-East ☒	West ☐ North-West ☒
Group A Forest		23 metres to forest		41 metres to forest
Group B Woodland		15 metres to woodlands		28 metres to woodlands
Group C Shrub-land	22 metres to shrublands		22 metres to shrublands	
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland				
Group H Managed Land				
Exclusions (where applicable)	Strikeout relevant paragraph descriptor from clause 2.2.3.2.			
	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)
Step 3: Distance of the site from classified vegetation (see clause 2.2.4)				
Distance to classified vegetation	Show distances in metres			
Current	0 metres to shrublands	0 metres to shrublands	0 metres to shrublands	0 metres to shrublands
Proposed	22 metres to shrublands	15 metres to woodlands	22 metres to shrublands	28 metres to woodlands
Step 4: Determine the effective slope of land under the classified vegetation				
Effective slope	Upslope			
Slope under the classified vegetation	Upslope/0° ☐	Upslope/0° ☒	Upslope/0° ☐	Upslope/0° ☐
	North ☐ North-East ☒	South ☐ South-West ☒	East ☐ South-East ☒	West ☐ North-West ☒
	Downslope			
	>0 to 5 ☐	>0 to 5 ☐	>0 to 5 ☐	>0 to 5 ☐
	>5 to 10 ☐	>5 to 10 ☐	>5 to 10 ☐	>5 to 10 ☐
	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☒
	>15 to 20 ☒	>15 to 20 ☐	>15 to 20 ☒	>15 to 20 ☐
BAL value for each side of the site	BAL-19	BAL-19	BAL-19	BAL-19
ASSESSED BAL LEVEL	The assessed Bushfire Attack Level (BAL) for the proposed dwelling & carport is "BAL-19"			

8. Hazard Management Areas

Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024.

Clause 2.3.4. Hazard management areas

- (1) A new building, and an existing building, in the case of an addition or alteration to a building, in a bushfire-prone area, must be provided with a hazard management area.*
- (2) The hazard management area must comply with the requirements specified in Table 4.*
- (3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS 3959.*
- (4) The hazard management area must be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.*

Table 4 Requirements for Hazard Management Area of the *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024*, states:

(B) Hazard management areas for 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.*

On Site:

As per section 7 of this report the proposed dwelling meets the Hazard Management Area (HMA) requirements of a **BAL-19**, which is achieved by managing the HMA as stated within this report.

NOTE: The HMA is yet to be implemented and will need to be fully managed, then the shrubland vegetation needs to be managed and cleared of forest vegetation for the distances as stated.

This compliance is required under Clause 2.3.4 and **Table 4(B) Requirements for Hazard Management Area** of the *Director's Determination – Bushfire Hazard Areas Version 1.2, 16 July 2024*, to ensure that the HMA is no smaller than the separation distances required for a BAL-29, and with BAL-19 the separation is greater than the minimum for the proposed works.

9. Assessment

The building site has been assessed as per the standards of AS3959-2018 Construction of Buildings in Bushfire-prone Areas. An onsite and desktop assessment were conducted on the 4th April 2026. The proposed dwelling has been rated at **BAL-19** when recommendations in the Bushfire Hazard Management Plan are implemented.

Date of assessment: 4th April 2026

Assessor's Name: Leanne Jordan

Assessor's Accreditation: BFP - 141 Scope: 1, 2, 3A & 3B

Assessor's contact number: Office: (03) 6343 2183– Mobile: 0417 313 029

10. References

- Standards Australia (2018) AS 3959 – *Construction of Buildings in Bushfire Prone Areas*, Standards Australia International Ltd, Sydney.
- *Building Act 2016*
- *Building Regulations 2016 (Part 5 Division 6)*
- *Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024*
- Aerial photos, LISTmap, Australia, viewed 4th April 2026
<http://maps.thelist.tas.gov.au/listmap/app/list/map>

Disclaimer:

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 the inspection of the site. 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 assessment and management plan do not guarantee the building will survive a bushfire.

Signed:



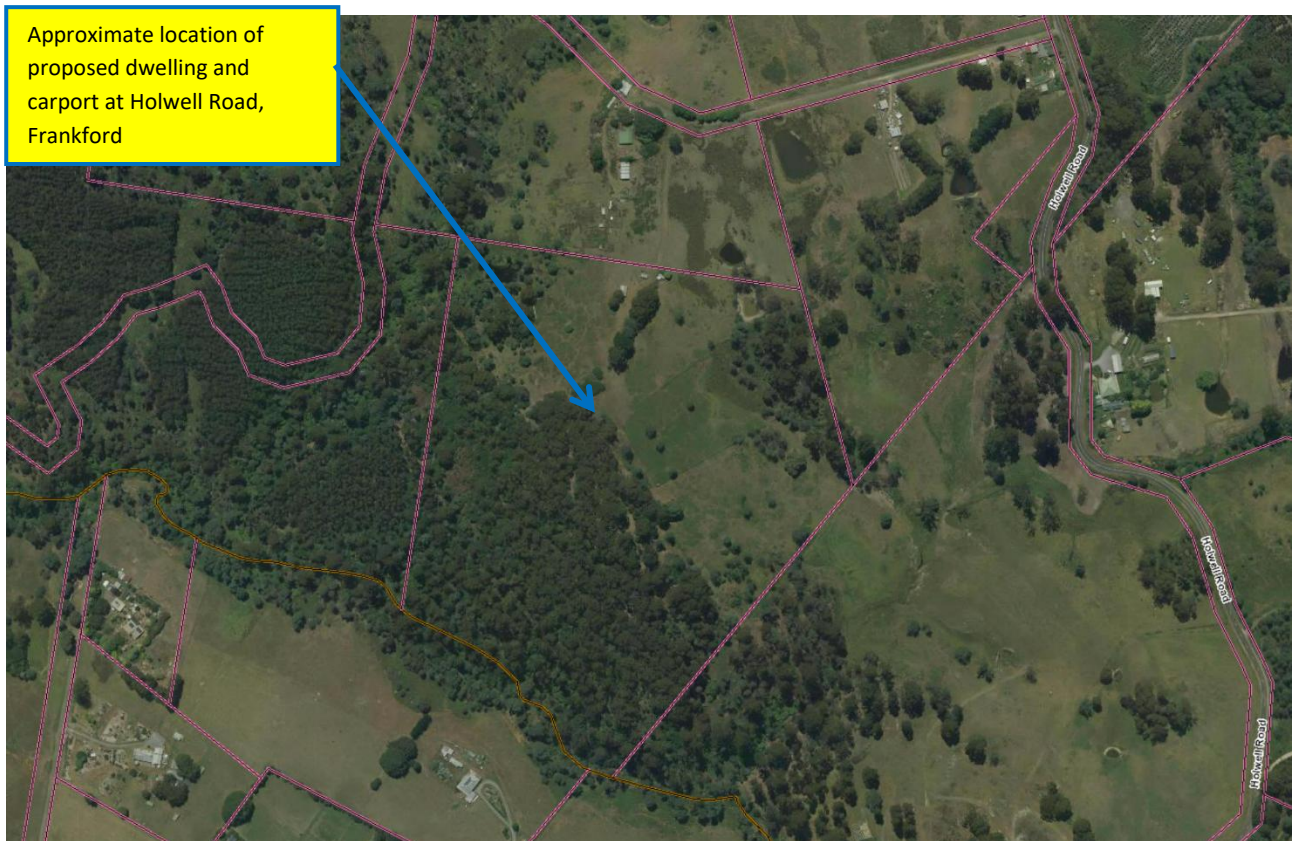
Date: 4th April 2026

Certificate Number ALC-BFM 2026/11

11. Appendix 1: LISTMap

Holwell Road FRANKFORD TAS 7275

PID: 7037148 (Volume 246950 Folio 1)



12. Appendix 2: Photos of onsite Vegetation



1 - View to the North-East



5 – Vegetation view to the North-East



3 - View to the South-West



7 - Vegetation to the South-West



2 - View to the South-East



6 - View to South-East vegetation



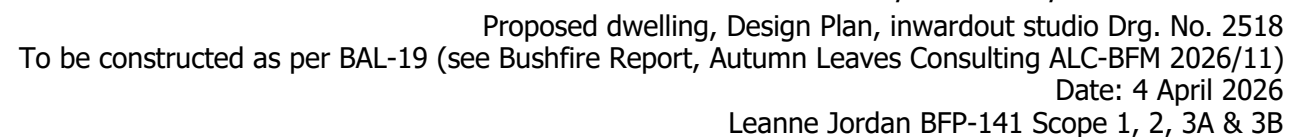
4 - View to the North-West



8 – Vegetation to the North-West

Autumn Leaves Consulting

0417 313 029
leanne.a.jordan@gmail.com
ABN 46 286 311 768



16. Bushfire Hazard Management Plan Notes

A Bushfire Hazard Management Area will be developed within and up to the property boundaries. Existing vegetation needs to be strategically modified and then maintained within this area in accordance with the Bushfire Hazard Management Plan to achieve the following outcomes:

- *to reduce the quantity of windborne sparks and embers reaching buildings;*
- *to reduce radiant heat at the building; and*
- *to halt or check direct flame attack.*

It is a requirement of the West Tamar Council that a Bushfire assessment is undertaken as per the *Building Act 2016*, the *Building Regulations 2016 (Part 5 Division 6)* and the *Director's Determination – Bushfire Hazard Areas Version 1.2, 16 July 2024* to provide a Bushfire Hazard Management Plan for the proposed development.

A Hazard Management Area (HMA) will be developed within and up to the property boundaries to provide access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present that will significantly contribute to the spread of a bushfire. The HMA includes the area from the external wall and up to the title boundaries on all elevations.

The assessable vegetation greater than 1 hectare and within 100 metres of the development will be managed within the boundary at the minimum point from the development for greater than:

- 22 metres to the North-East,
- 15 metres to the South-West,
- 22 metres to the South-East,
- 28 metres to the North-West.

This is measured horizontally from the proposed external walls and within the property boundaries. The HMA will be achieved by adoption of the following strategies:

16.1. Maintenance of Fuel Management Area:

It is the responsibility of the property owner to maintain and manage the landscaping in accordance with the Bushfire Hazard Management Plan and the current Guidelines for Development in Bushfire-Prone Areas of Tasmania.

This area is to be regularly managed and maintained. Landscaping in this area will be minimised:

- grass maintained to a height of a maximum 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- pathways to 1 metre surrounding the dwelling, and landscaping material, will be non-combustible (stone, pebbles etc.).
- the total shrub cover will be a maximum of 20% of the available area.
- there will be a clear space from the dwelling of at least four (4) times the mature height of any shrubs planted.
- shrubs will not be planted in clumps, this to avoid build-up of debris and dead vegetation materials.

16.2. Landscaping:

- all paths and area within 1 metre of the proposed development is to be of a non-combustible landscaping design (paving, stone, pebbles, concrete, etc.)
- vegetation along the pathways to comprise non-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which is easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)
- allow clear space from the dwelling of at least 4 times the mature height of any shrubs planted
- total shrub cover to be a maximum of 20% of the available area
- shrubs not to be planted in clumps

- timber woodchip and flammable mulches cannot be used, and brush and timber fencing should be avoided where possible
- woodpiles, garden sheds and other combustible materials should be located downslope and well away from the house

16.3. Maintenance:

- grass to be maintained to a height of a maximum of 100mm
- fuel loads kept to less than 2 tonnes per hectare
- fine fuels to be minimised at ground level (mowing, slashing, raking, etc.)
- remove fuel between the ground and the bottom of the tree canopy or to a height of at least 2 metres (pruning lower branches, shrubs and all scrub) when trees are planted
- ensure the firefighting water supply is available and all hoses, hose reels and connections are in good condition
- guttering on all roofs will require annual removal of debris prior to the onset of each fire season
- the valley and the wall/roof junction will require all debris to be removed prior to the onset of each fire season
- check roof sheet for damage or dislodged roofing materials
- ensure painted surfaces are in good condition with decaying timbers being given particular attention to prevent the lodging of embers within gaps
- check screens on windows and doors are in good condition without breaks or holes in the flyscreen material and frames are well fitting into sills and window frames
- door mats should be of a non-combustible material.

16.4. Vehicular Access:

Access is off Holwell Road then over Colvin Road, then over a Right of Way and then onto a private access road/driveway, overall totalling approximately 410 metres in length (from Colvin Road) to the proposed dwelling and will also provide access to an onsite firefighting water point. The access road/driveway will need to be constructed to comply with the requirements of Table 2(B) & (C) of the *Director's Determination – Bushfire Hazard Areas Version 1.2, 16 July 2024*, including the construction of a passing bay. Once the driveway is fully constructed to comply with the Director's Determination, the access road (driveway) will need to be maintained to ensure ongoing compliance.

16.5. Water Supplies:

The firefighting water supply needs to provide 10,000 litres for this site. The proposed water supply tank is yet to be confirmed, but may be located to the West of the proposed driveway. A hardstand area also needs to be constructed to allow for easy access to the tank. The standards outlined in Table 3B *Requirements for Static Water Supply for Fire fighting of Director's Determination –Bushfire Hazard Areas Version 1.2, 16 July 2024*, need to be met including suitable access and adequate identification by a sign.

The static water supply sign must be permanently fixed near the assembly in a visible location. This sign must comply with: Water tank signage requirements within AS 2304-2019 *Water storage tanks for fire protection systems*; or meet the following requirements:

- a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height;
- b) Be in fade-resistant material with white reflective lettering and circle on a red background;
- c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and
- d) Be no less than 400 mm above the ground.

Example of water connection point signage required for firefighting



Vegetation Assessment

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FOREST

SHRUBLANDS

SHRUBLANDS

FOREST

SHRUBLANDS

SHRUBLANDS

FOREST

FOREST VEGETATION TO BE
CLEARED & MANAGED TO
WOODLAND VEGETATION

PROPOSED
DWELLING

PROPOSED
CARPORT

MANAGED

WOODLANDS

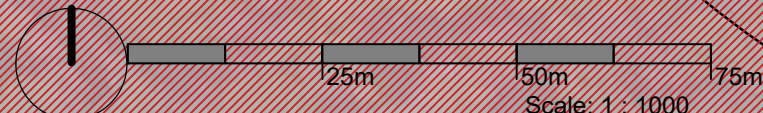
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DOWNSLOPE
>10°-15° SLOPE

NE
DOWNSLOPE
>15°-20° SLOPE

UPSLOPE
SW

DOWNSLOPE
>15°-20° SLOPE
SE

north



Lot 1 Holwell Road, Frankford
C/T 246950/1 PID 7037148

Proposed dwelling, Design Plan, inwardout studio Drg. No. 2518
To be constructed as per BAL-19 (see Bushfire Report, Autumn Leaves Consulting ALC-BFM 2026/11)
Date: 4 April 2026
Leanne Jordan BFP-141 Scope 1, 2, 3A & 3B

Site Information

Property Address
Property ID
Title Reference

HOLWELL RD, FRANKFORD TAS 7275
7037148
246950/1

Municipality

West Tamar

Land gross area

140100 sqm

Planning Scheme

Tasmanian Planning Scheme

Planning Zone

Rural

Relevant Overlays to site:

Priority vegetation area,
Waterway and coastal protection area,
Bushfire-prone areas,
Medium landslip hazard band,
Low landslip hazard band

Building Classification:

1a

Wind Classification:

tbc

Soil Classification:

tbc

Climate Zone:

7

BAL Level:

tbc

Alpine Area:

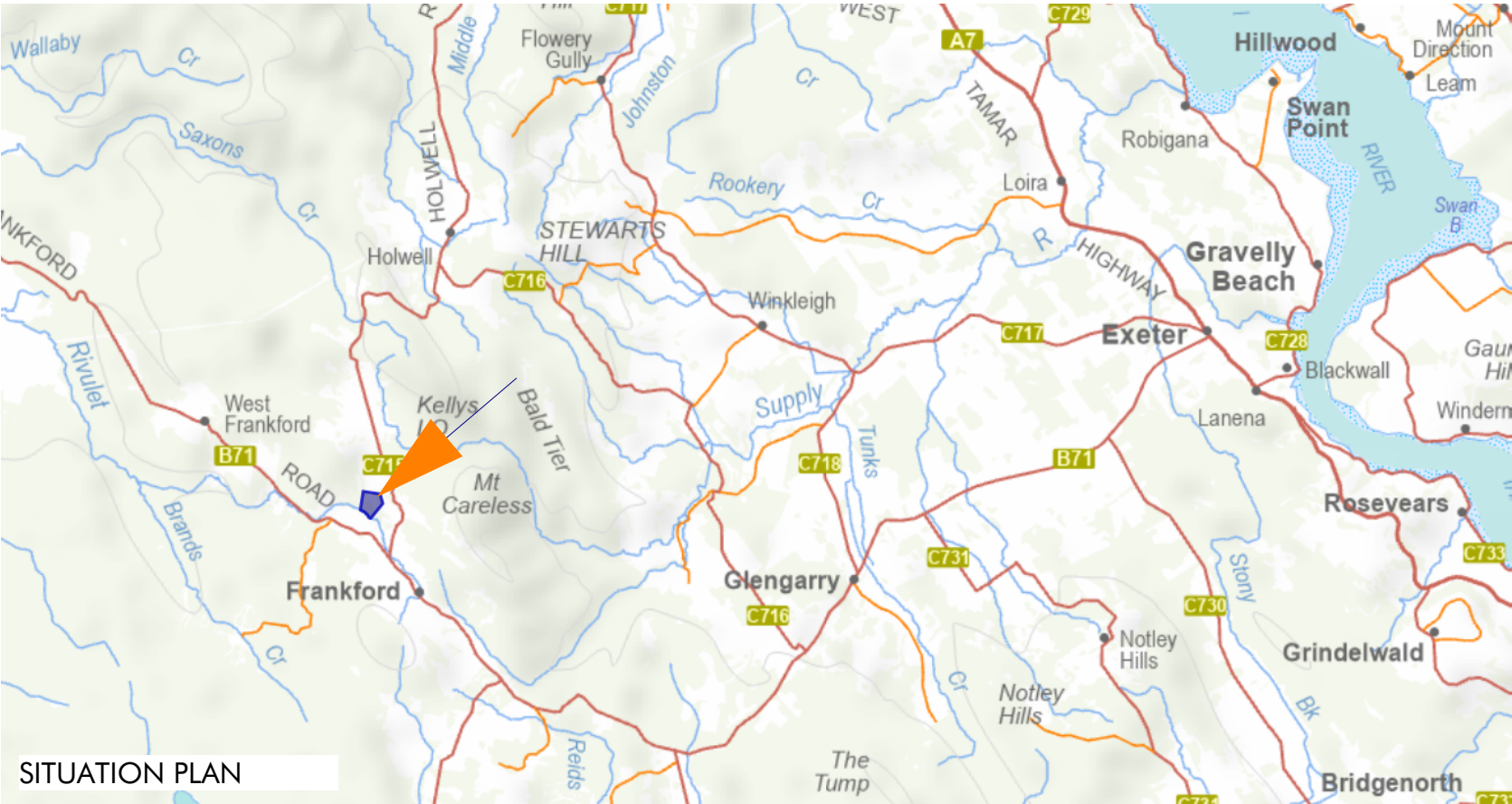
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Corrosion Environment:

n/a

Other Hazards:

n/a



SITUATION PLAN



ARTISTIC IMPRESSION

Sheet Index			
Drawing Number	Drawing Name	Paper Size	Drawing Scales
A0.01	COVER PAGE	420 / 297	
A1.01	SITE PLAN	420 / 297	1:2000
A1.02	SITE PLAN	420 / 297	1:2000
A1.03	SITE PLAN	420 / 297	1:1000
A1.04	SITE PLAN	420 / 297	1:500
A1.05	FLOOR PLAN	420 / 297	1:100
A2.01	ELEVATION	420 / 297	1:100
A2.02	ELEVATION	420 / 297	1:100
A2.03	SECTION	420 / 297	1:200
A6.01	PERSPECTIVES	420 / 297	
A6.02	PERSPECTIVES	420 / 297	

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Title :
COVER PAGE

Project :
HOLWELL RD, FRANKFORD TAS
7275

Issue:
PLANNING APPLICATION
NEW DWELLING

Client :
RAYMOND PAUL & ANNETTE
RUTH WOOLLEY

Revision
P1

Drawing
A0.01

Scale @ A3:

Issue date :
20/07/2026

Drawn by:
LV

Drawing number:
2518

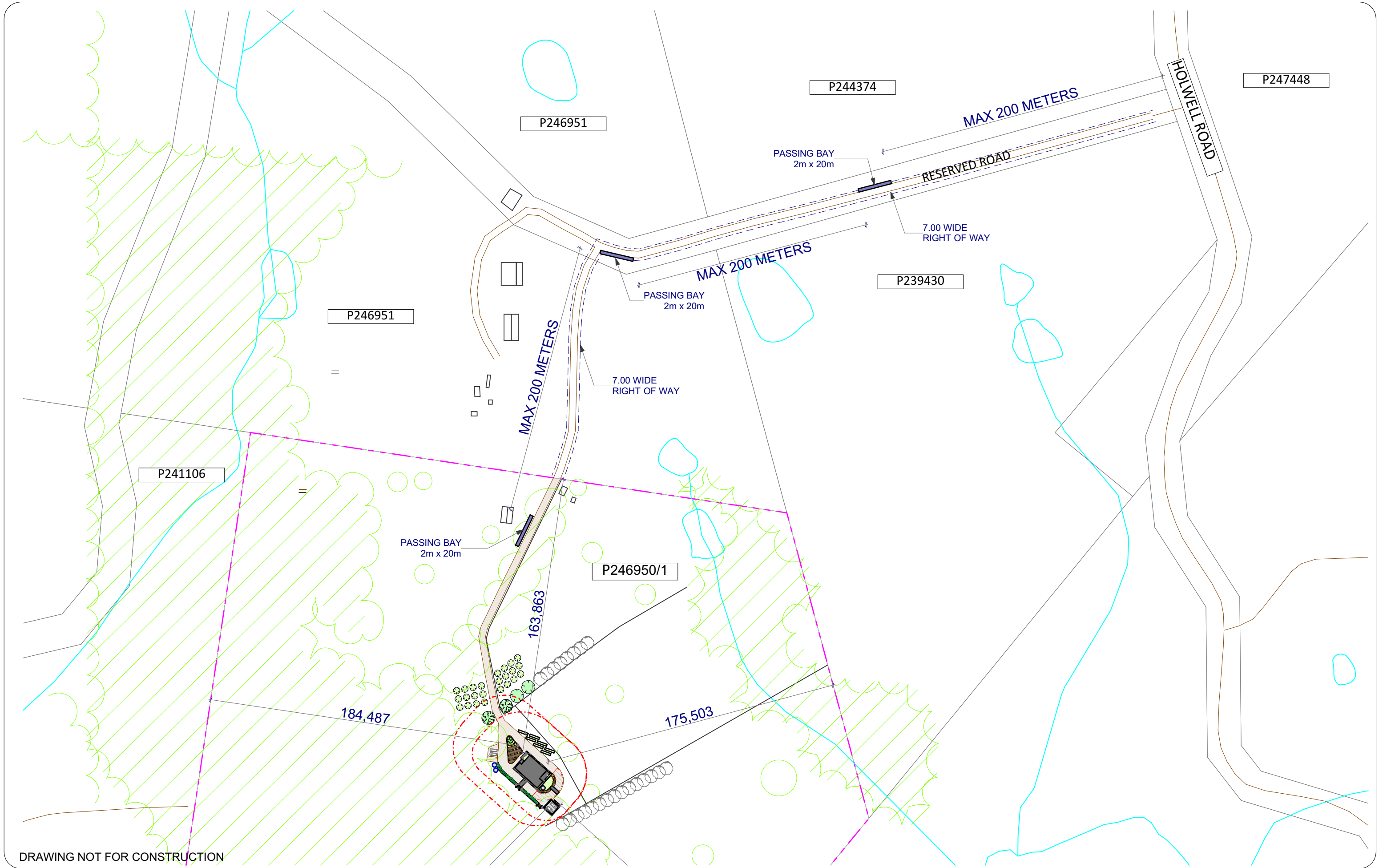
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Revision Notes			
Rev	Date	By	Note
P0	30/06/2026	LV	Note
P1	20/07/2026	LV	Council RFI

A simple north arrow pointing upwards, with the letter 'N' at the top.



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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Title :	SITE PLAN	Project :	HOLWELL RD, FRANKFORD TAS 7275
Issue:	PLANNING APPLICATION NEW DWELLING	Client :	RAYMOND PAUL & ANNETTE RUTH WOOLLEY

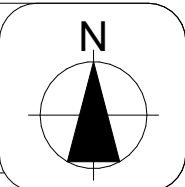
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Scale @ A3: 1:2000	Issue date : 20/07/2026
Drawn by: LV	Drawing number: 2518

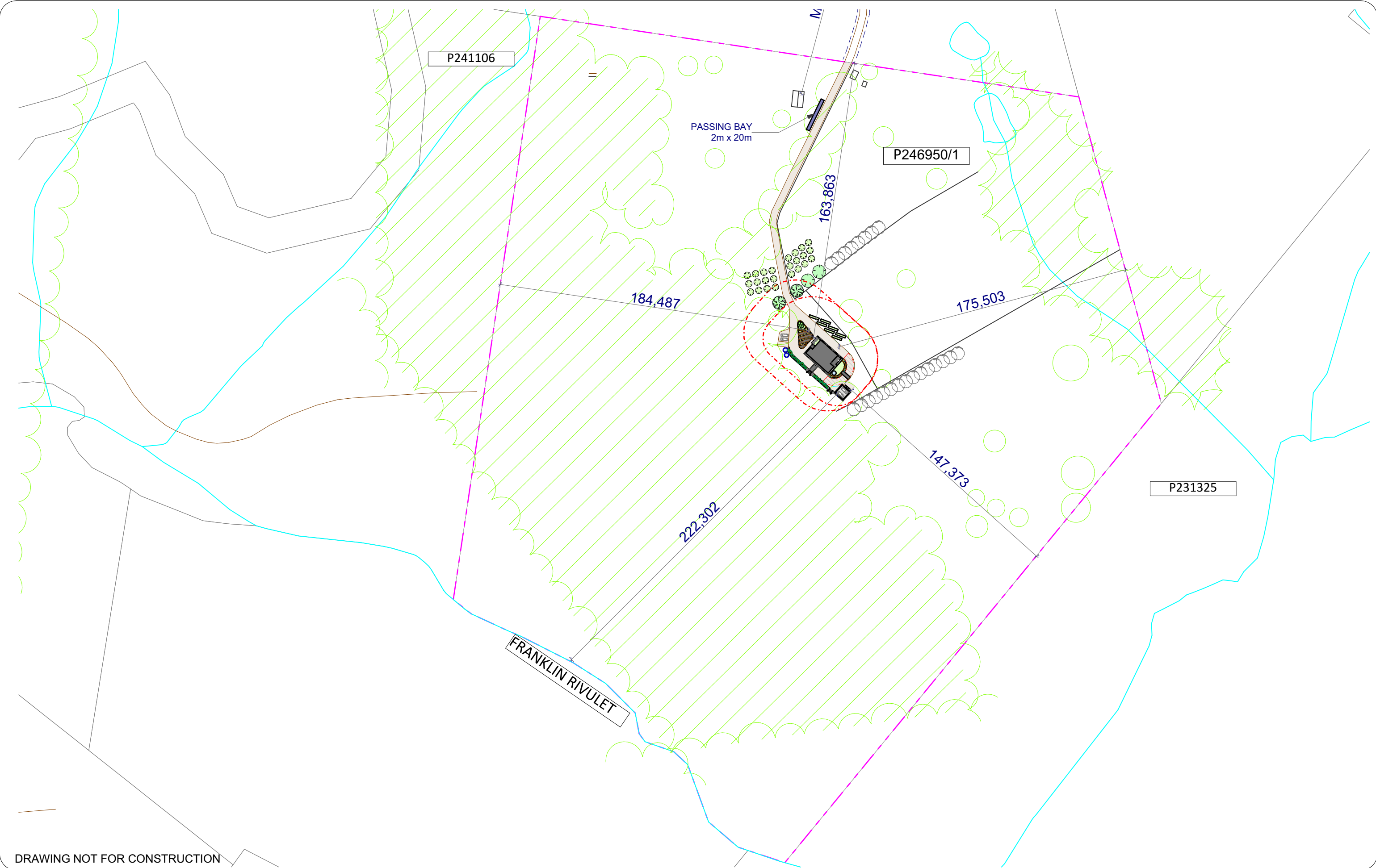
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Title :	SITE PLAN	Project :	HOLWELL RD, FRANKFORD TAS 7275
Issue:	PLANNING APPLICATION NEW DWELLING	Client :	RAYMOND PAUL & ANNETTE RUTH WOOLLEY

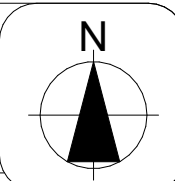
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Scale @ A3: 1:2000	Issue date : 20/07/2026
Drawn by: LV	Drawing number: 2518

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P0	30/06/2026	LV	Note
P1	20/07/2026	LV	Council RFI





NOTE:

These plans have been compiled from the LISTmap and drone photography and information from onsite visit on 24 November 2025.

Drone Image
Platform / sensor: Phantom Pro 2 (drone)
Flight altitude / GSD: 375m AHD
CRS: GDA1994 / MGA Zone 55 (EPSG: 28355)
Positional accuracy: Approx. +1-3 m horizontal (not for cadastral use)
Basemap: LIST State Aerial Photo Basemap, LISTmap (12-03-2025)
Layers: Cadastral Parcels, LISTmap (12-02-2025)

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BUILDING DESIGNERS
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Title :
SITE PLAN

Project :
HOLWELL RD, FRANKFORD TAS
7275

Issue:
PLANNING APPLICATION
NEW DWELLING

Client :
RAYMOND PAUL & ANNETTE
RUTH WOOLLEY

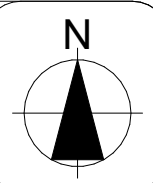
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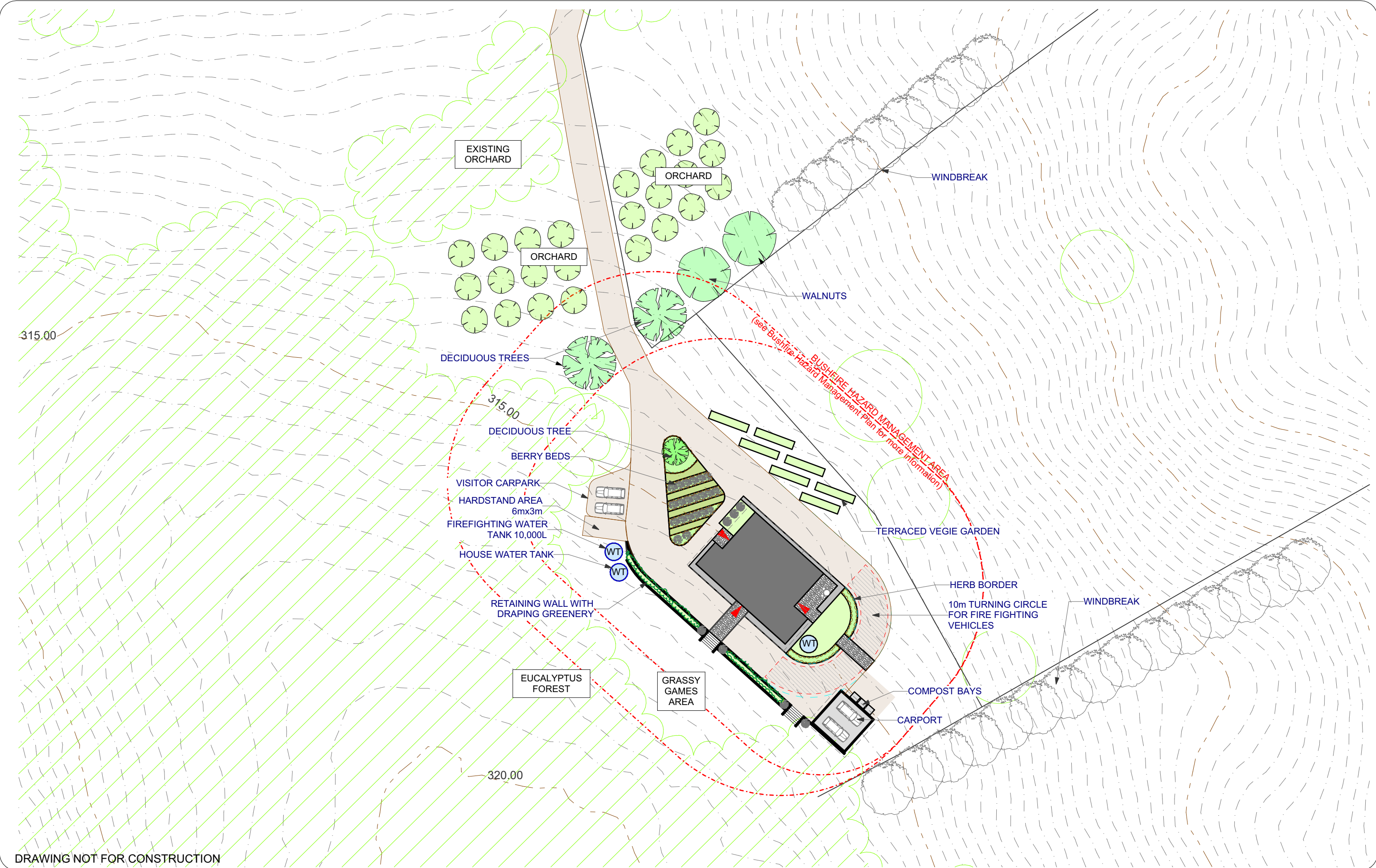
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Title :	SITE PLAN	Project :	HOLWELL RD, FRANKFORD TAS 7275
Issue:	PLANNING APPLICATION NEW DWELLING	Client :	RAYMOND PAUL & ANNETTE RUTH WOOLLEY

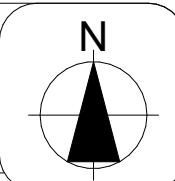
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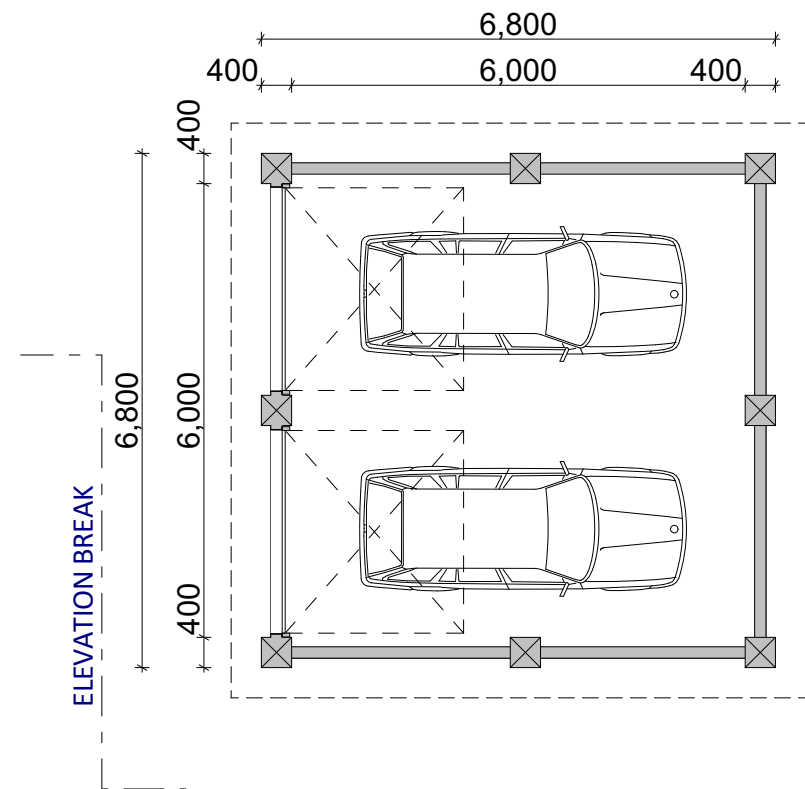
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P0	30/06/2026	LV	Note
P1	20/07/2026	LV	Council RFI





Area Schedule		
	Floor Area	Gross Area
Area (square metres)	144.75	174.73
Room Area Option 1		
Zone Name	Floor Area (square metres)	
BATH	4.69	
BED 1	8.42	
BED 2	8.41	
BED 3	8.42	
CORRIDOR	4.54	
DINING	27.15	
ENSUITE	3.74	
ENTRY	4.70	
KITCHEN	22.71	
LIVING	19.90	
MASTER BEDROOM	15.20	
MUDROOM / LAUNDRY	10.12	
PANTRY	4.25	
STORAGE 2	1.43	
STORAGE 3	1.07	
	144.75 m²	

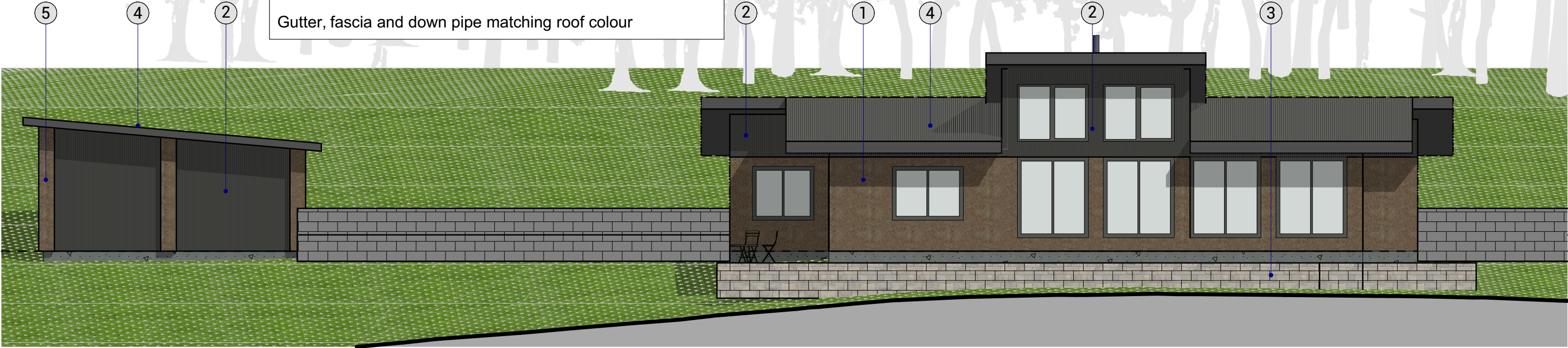


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Materials

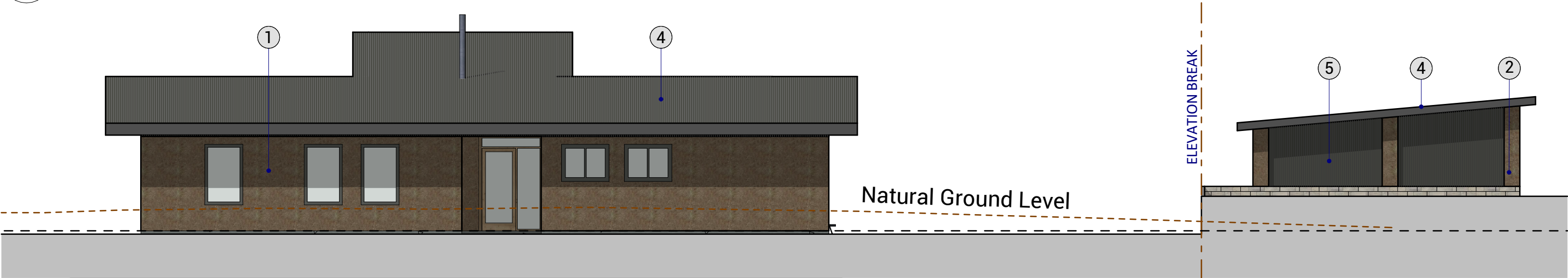
- 1- Ram earth wall
- 2- Corrugated vertical wall sheeting Colorbond® Woodland Grey®
- 3- Selected concrete masonry block
- 4- Corrugated roof sheeting Colorbond® Woodland Grey®
- 5- Ram earth column

Gutter, fascia and down pipe matching roof colour



A2
-

East Elevation



A2
-

West Elevation

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Title :	ELEVATION	Project :	HOLWELL RD, FRANKFORD TAS 7275
Issue:	PLANNING APPLICATION NEW DWELLING	Client :	RAYMOND PAUL & ANNETTE RUTH WOOLLEY

Revision	Drawing
P1	A2.01
Scale @ A3: 1:100	Issue date : 20/07/2026
Drawn by: LV	Drawing number: 2518

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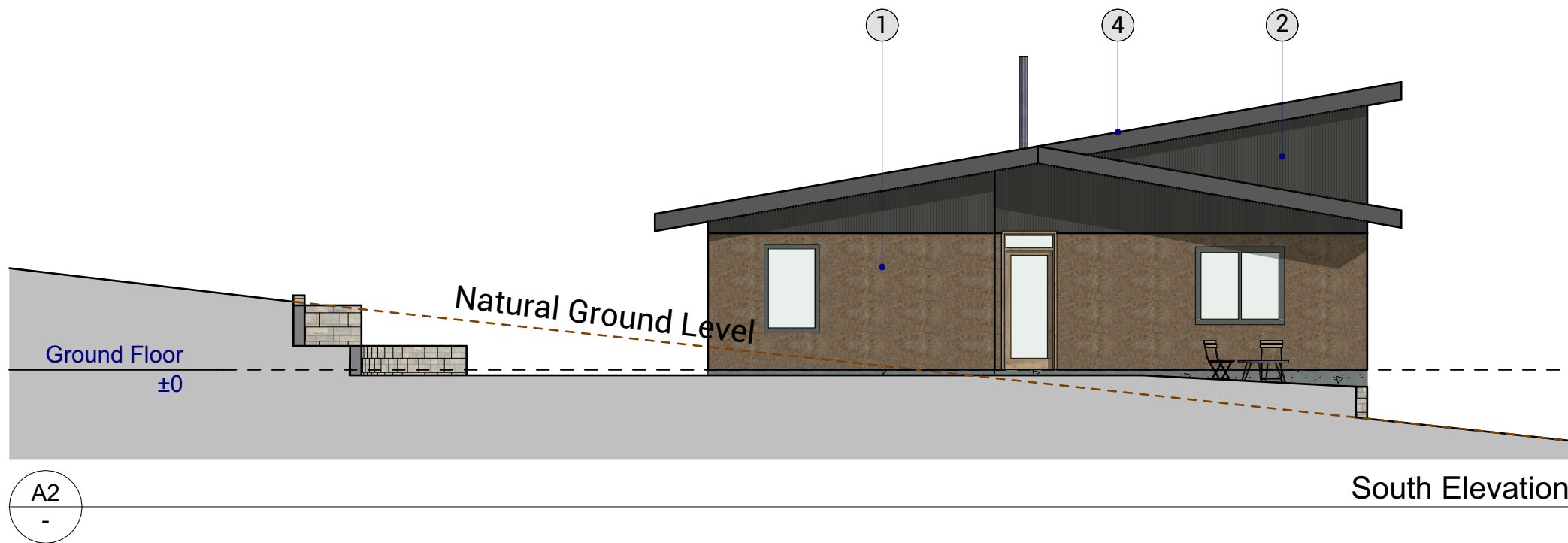
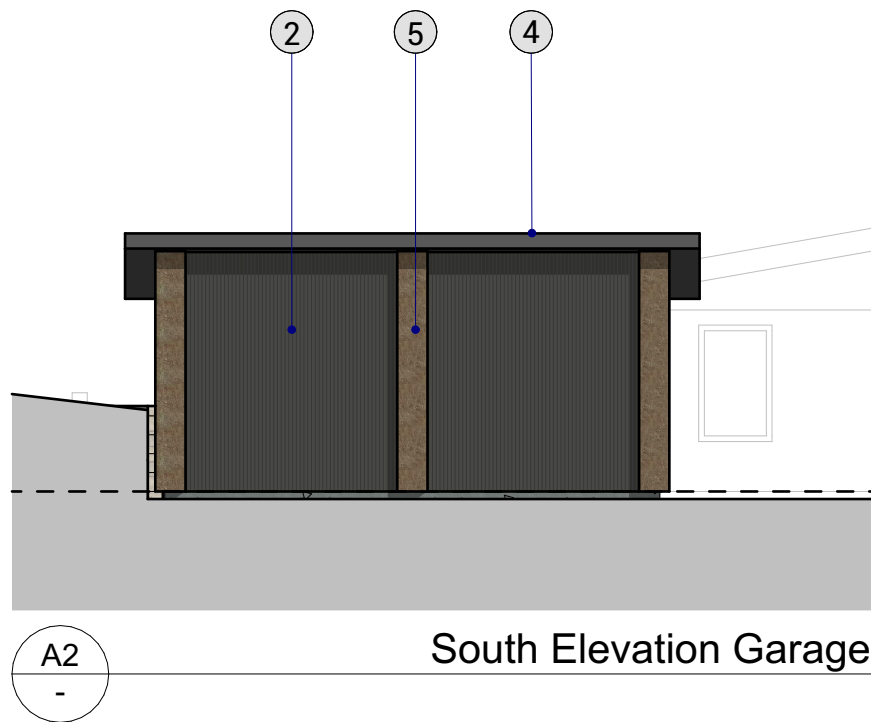
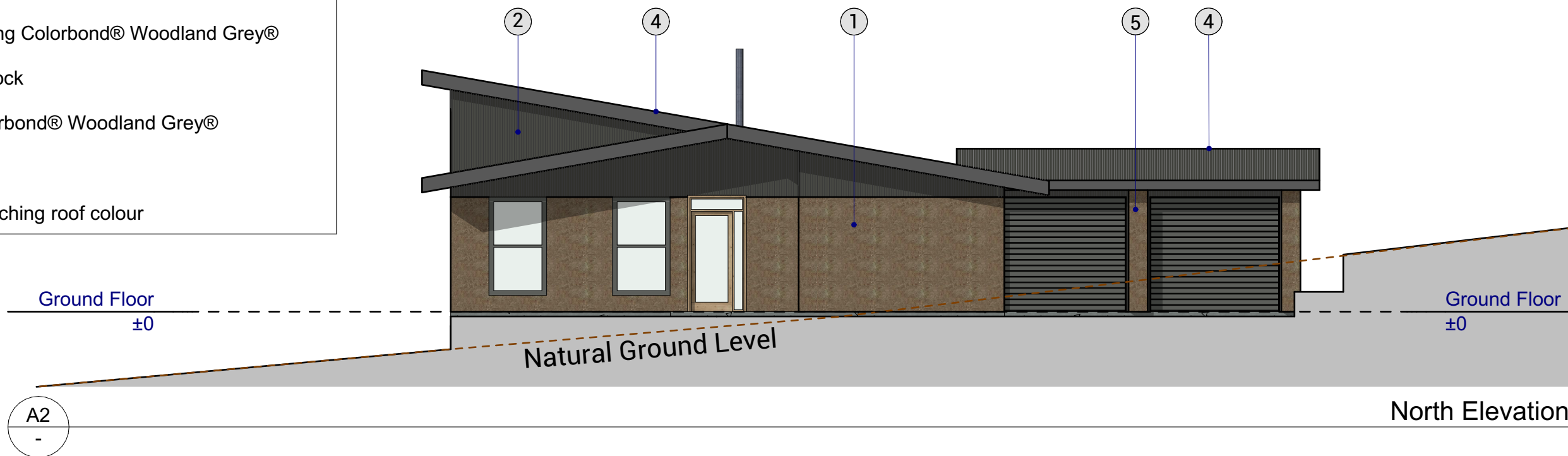
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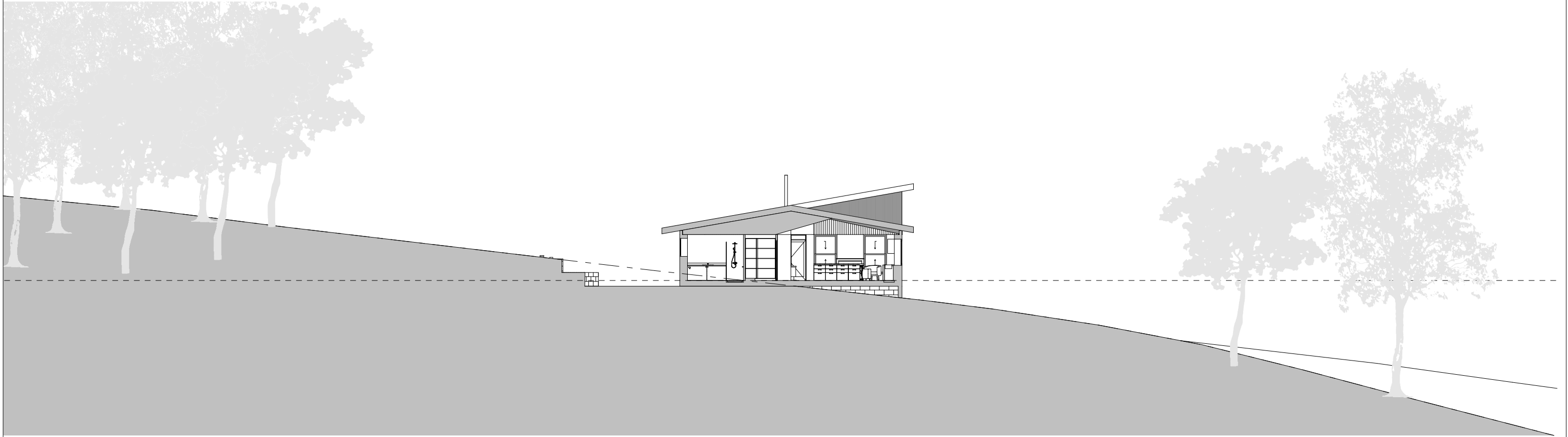
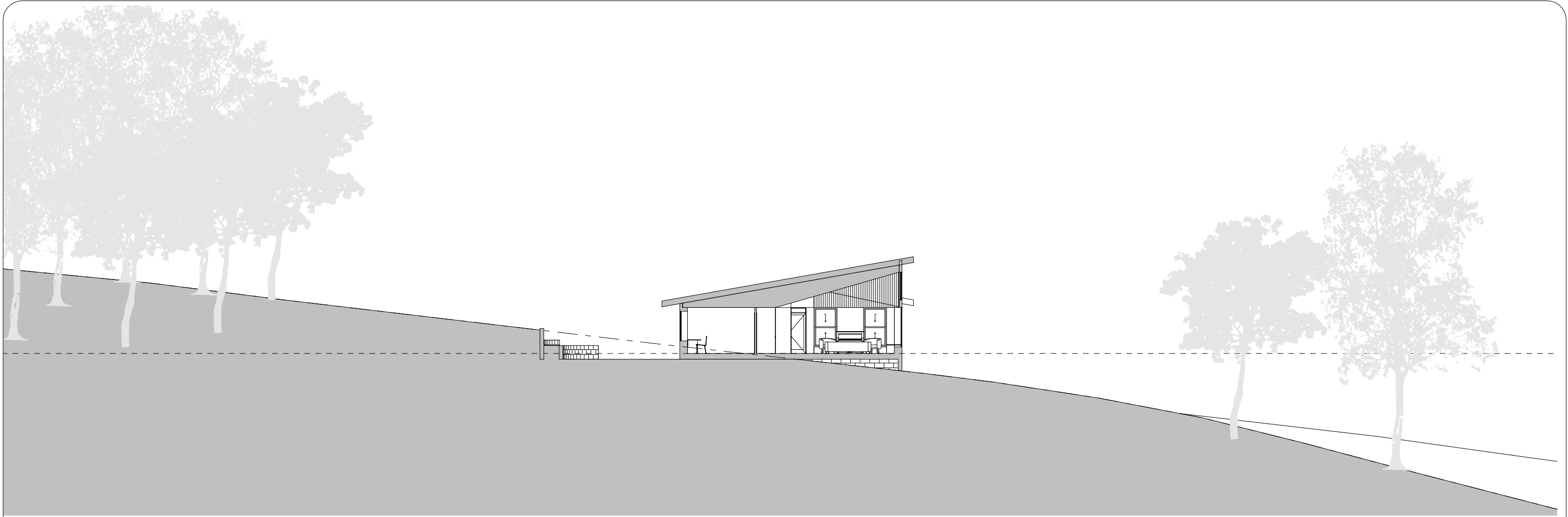
Revision Notes			
Rev	Date	By	Note
P0	30/06/2026	LV	Note
P1	20/07/2026	LV	Council RFI

Materials

- 1- Ram earth wall
 - 2- Corrugated vertical wall sheeting Colorbond® Woodland Grey®
 - 3- Selected concrete masonry block
 - 4- Corrugated roof sheeting Colorbond® Woodland Grey®
 - 5- Ram earth column
- Gutter, fascia and down pipe matching roof colour



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Title :	SECTION	Project :	HOLWELL RD, FRANKFORD TAS 7275
Issue:	PLANNING APPLICATION NEW DWELLING	Client :	RAYMOND PAUL & ANNETTE RUTH WOOLLEY

Revision	Drawing
P1	A2.03
Scale @ A3: 1:200	Issue date : 20/07/2026
Drawn by: LV	Drawing number: 2518

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Revision Notes			
Rev	Date	By	Note
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[illegible]



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 **BUILDING DESIGNERS**
ASSOCIATION OF AUSTRALIA

Client : **RAYMOND PAUL & ANNETTE
RUTH WOOLLEY**

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[illegible]