

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number	PA2026286
Assess No:	A12765, A932
PID No:	9372515, 3202919

Applicant Name:	Rebecca Green & Associates Pty Ltd					
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: Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan | |

*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: Rebecca Green & Associates Pty Ltd

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) **Siggins Pty Ltd**
Michael Dean Siggins and Joanne Louise Siggins

Location / Address: 300 Ecclestone Road, Riverside (with ROW access over 338 Ecclestone Road)

Title Reference: CT185274/1 & CT188039/2

Zone(s): Low Density Residential Zone

Existing Development/Use: Vacant

Existing Developed Area: Nil

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: ☐
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Description of Use:
Residential – Single Dwelling

Development Type:

Building work: X	Demolition: ☐	Subdivision: ☐	Other: ☐
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Description of development:
New single dwelling and 2 x outbuildings, tanks and gravel driveway

New or Additional Area: Total 469m2 (361m2 dwelling, 2 x 54m2 outbuildings)

Estimated construction cost of the proposed development: \$1, 350, 000

Building Materials:

Wall Type: Scyon Matrix panel, and FC Sheeting (dwelling), Colorbond (outbuildings)	Colour: Unknown
Roof Type: Colorbond	Colour: Unknown

Application Number: «Application Number»

VISITOR ACCOMMODATION

X 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

X 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

X 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

OWNER
JOANNE LOUISE SIGGINS
MICHAEL DEAN SIGGINS

FOLIO REFERENCE
164762-3

GRANTEE
PART OF 800 ACRES LOC.
TO ARCHIBALD THOMSON

PLAN OF SURVEY



LOCATION

COHEN & ASSOCIATES PTY LTD,
LAUNCESTON

BY SURVEYOR: S.P. VERBEETEN

**LAND DISTRICT OF DEVON
PARISH OF STANLEY**

SCALE 1 : 1250

LENGTHS IN METRES

PRIORITY FINAL PLAN

REGISTERED NUMBER

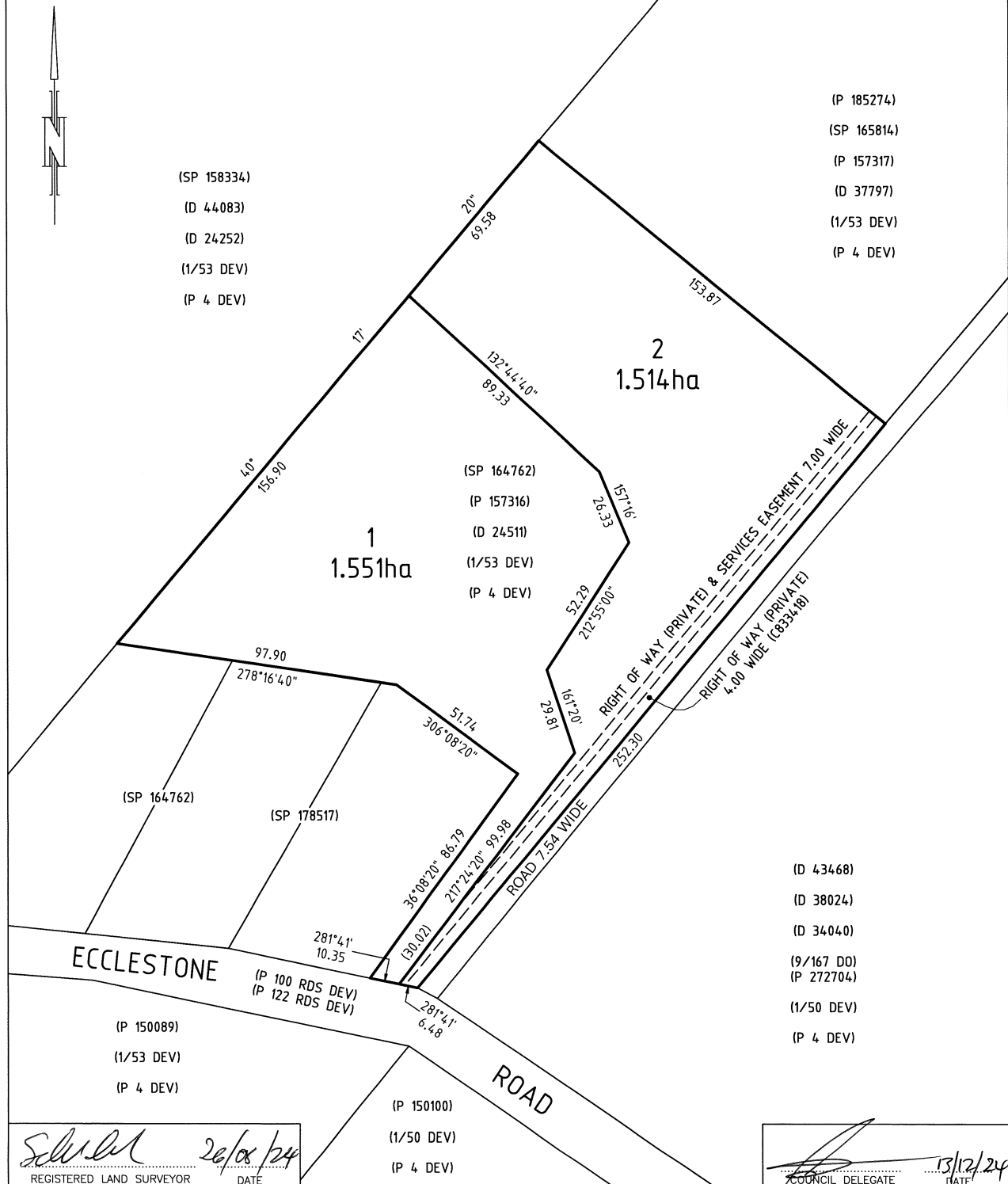
\$P188039

APPROVED
EFFECTIVE FROM 21 JAN 2025

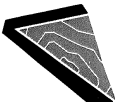
RECORDER OF TITLES

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

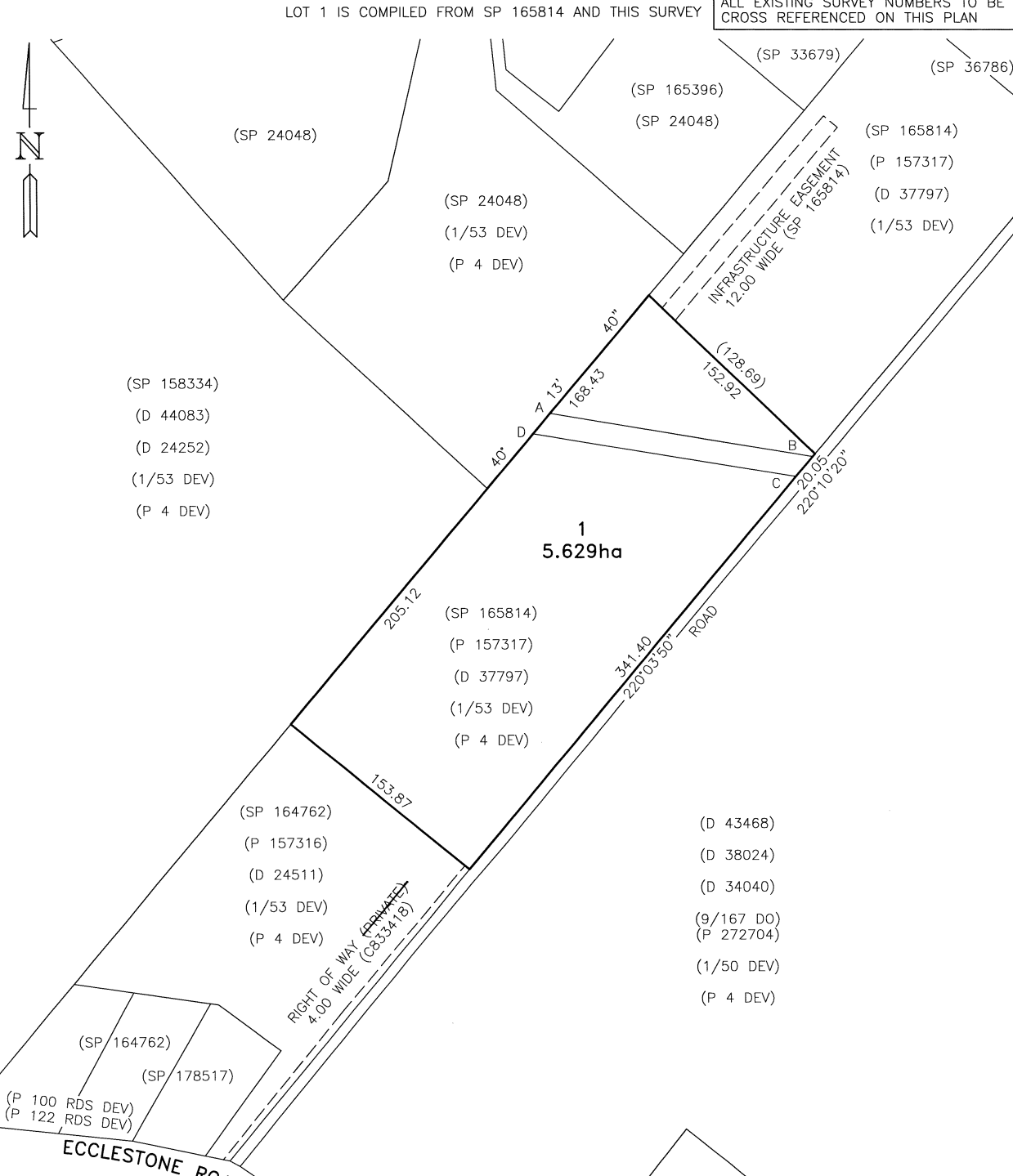
LOT 2 COMPILED FROM SP 164762 & THIS SURVEY



23-83 (8595) 26/8/2024 11:58

OWNER & APPLICANT ALISHA JANE TURNER SIGGINS PTY LTD (APPLICANT: ALISHA JANE TURNER) FOLIO REFERENCE 165814-2 A24974 (11/3449) GRANTEE PART OF 800 ACRES LOC. TO ARCHIBALD THOMSON	PLAN OF SURVEY  COHEN & ASSOCIATES PTY LTD, LAUNCESTON BY SURVEYOR: S.P. VERBEETEN LOCATION LAND DISTRICT OF DEVON PARISH OF STANLEY SCALE 1 : 2500 LENGTHS IN METRES	REGISTERED NUMBER P 185274 APPROVED 2 OCT 2025 EFFECTIVE FROM <i>[Signature]</i> Assistant Recorder of Titles ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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LOT 1 IS COMPILED FROM SP 165814 AND THIS SURVEY



1
5.629ha

ECCLESTONE ROAD

**RIGHT OF WAY (PRIVATE)
4.00 WIDE (C833418)**

23-83 (8498) 18/5/2023 9:54

<i>[Signature]</i> 18/05/23 REGISTERED LAND SURVEYOR DATE	(STR 106808) (SP 43171) <i>[Signature]</i> 24/5/23 COUNCIL DELEGATE DATE
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**C7.0 Natural Assets Code**

The application of this Code does not apply to this subject site and application, as the Code applies to priority vegetation areas within the Low Density Residential zone, but only if an application for subdivision.

C13.0 Bushfire-Prone Areas Code

Whilst the Bushfire-Prone Areas Code does not apply to a single dwelling, a Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan accompanies this application, to demonstrate compliance with vegetation exemption Table 4.4.1 (c), and Table 4.4.1 (f) for the necessary vegetation removal required for the development proposed.

The proposal is considered to be consistent with the Tasmanian Planning Scheme – West Tamar and should therefore be considered for approval.

Kind Regards,



Rebecca Green

Senior Planning Consultant

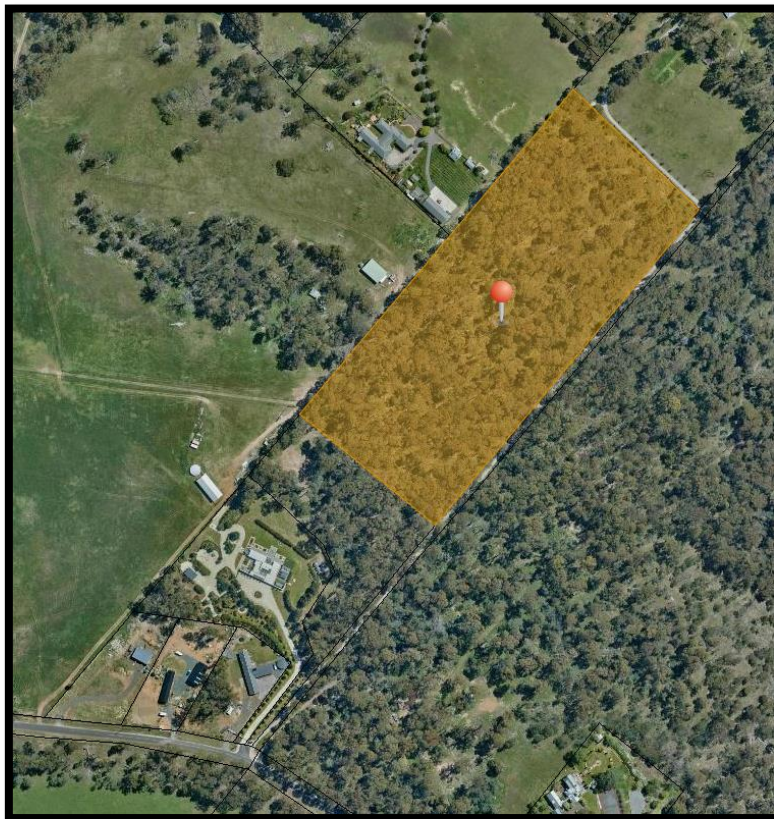
m – 0409 284422

e – admin@rgassociates.com.au

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

300 Ecclestone Road, Riverside

(Access over CT 188039/2)



Prepared for (Client)

Siggins Pty Ltd

PO Box 267

RIVERSIDE TAS 7250

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 2

23 September 2026

Job No: RGA-B3197

Executive Summary

The proposed development at 300 Ecclestone Road, Riverside 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	• <u>Establish and maintain</u> Hazard Management Areas as described in this report, including egress and access routes. • <u>Establish and maintain</u> adequate turning facilities for emergency vehicles, as described in this report. • <u>Establish and maintain</u> an independent water supply for fire fighting purposes, including signage. • <u>Design and Construct</u> Single Dwelling to meet BAL 19 (AS3959-2018).
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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 – Single Dwelling	10
3.3 Specified Hazard Management Areas	11
3.4 Outbuildings	12
3.5 Road Access	12
3.6 Water Supply	12
4.0 Layout Options	15
5.0 Other Planning Provisions	15
6.0 Conclusions and Recommendations	15
 Schedule 2 – Bushfire Hazard Management Plan	 16
Bushfire Hazard Management Site Plan	21
Form 55	23
 Attachment 1 – AS3959-2018 Construction Requirements	 26
Attachment 2 – Proposal Plans	27
Attachment 3 – Tasmania Fire Service Water Supply Signage Guideline	28
 References	 29

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 construction of a new single dwelling.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan



Figure 1: Location Plan of 300 Ecclestone Road, Riverside

2.2 Site Details

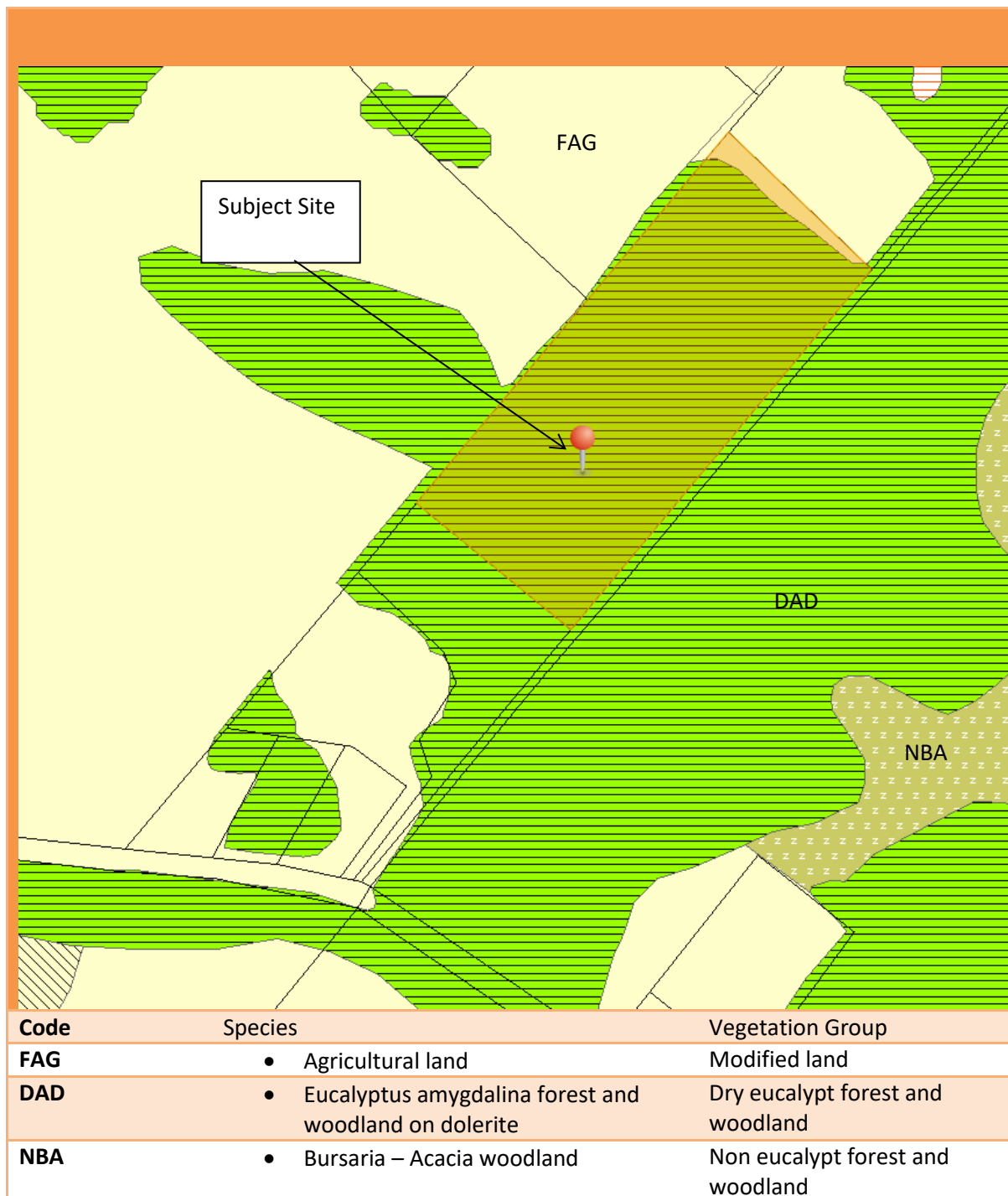
Property Address	300 Ecclestone Road, Riverside
Certificate of Title	Volume 185274 Folio 1
Owner	Siggins Pty Ltd
Existing Use	Vacant
Type of Proposed Building Work	Construction of a new single dwelling
BCA Classification	Dwelling – Class 1a
Water Supply	On-site supply for fire fighting purposes
Road Access	Street Frontage – Ecclestone Road, via ROW over CT188039/2

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:



3.1.2 Site & Vegetation Photos





3.2 BAL Assessment – Single Dwelling

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°	☒ 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	Metres 0m to forest	Metres 0m to forest	Metres 0m to forest	Metres 0m to forest																								
Likely direction of bushfire attack	☐	☐	☐	☒																								
Prevailing winds	☐	☐	☐	☒																								
Exclusions	<table border="1"><tr><td>a</td><td>b</td><td>c</td><td>d</td><td>e</td><td>f</td></tr></table>	a	b	c	d	e	f	<table border="1"><tr><td>a</td><td>b</td><td>c</td><td>d</td><td>e</td><td>f</td></tr></table>	a	b	c	d	e	f	<table border="1"><tr><td>a</td><td>b</td><td>c</td><td>d</td><td>e</td><td>f</td></tr></table>	a	b	c	d	e	f	<table border="1"><tr><td>a</td><td>b</td><td>c</td><td>d</td><td>e</td><td>f</td></tr></table>	a	b	c	d	e	f
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.

Single Dwelling

Distance from Predominant vegetation for BAL 19	North/ North-East	South/ South-West	East/ South-East	West/ North-West
	27-<38	23-<32	23-<32	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

Not applicable. Outbuildings are at least 6.0m from habitable building on the site.

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.

Private access roads are to be upgraded/maintained from the entrance to the property cross over with the public road through to the dwelling. Private access roads are to be designed, constructed and maintained to a standard not less than Table 2.

Existing/ New (approx. 310m from Council Maintained Road to static water supply connection point) Road Access and Driveways	Private access driveway / roads are to be <u>constructed/maintained</u> from the public road (Ecclestone Road) through to the building and on-site dedicated fire fighting water. Private access roads are to be maintained to a standard not less than specified in Table 2 D (<i>noting passing bays are required every 100m to static water supply</i>).
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Table 2D: Requirements for Property Access

The following design and construction requirements apply to property access length is greater than 30m, and access is provided to 3 or more properties:

- (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.
- a) Passing bays of 2m additional carriageway width and 20m length provided every 100m.

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 <u>established and maintained</u> , including signage. No fire hydrant was sited during site inspection within 120m of the furthest part of the dwelling. A <u>water tank</u> of at least 10,000 litres per building area (10,000l for the single dwelling) 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.
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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 (Single Dwelling) to conform to or exceed BAL 19 requirements based on AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

Access

The driveway is to be constructed/maintained to meet Table 2D. Requirements for Property Access, Director's Determination – Bushfire Hazard Areas, Version 1.2 ***(noting passing bays are required every 100m to static water supply)***.

Water Supplies

Water supply tank **at least** 10,000 litres (10,000l per building area to be protected) is to be established and 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 (including signage).

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 dwelling;
- 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 leaves, 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 dwelling.
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 dwelling.
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 dwelling.

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 dwelling and water storage area on the site (if applicable). Private access roads are to be designed, constructed and maintained to a standard as recommended below:

Recommendations:

Table 2D: Requirements for Property Access

The following design and construction requirements apply to property access length is greater than 30m, and access is provided to 3 or more properties:

- (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 2m additional carriageway width and 20m length provided every 100m.

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 (total 10,000l) 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.

Bushfire Hazard Management Site Plan

FIREFIGHTING WATER SUPPLY - REFER TO SECTION 3.6
(SCHEDULE 1) OF BUSHFIRE HAZARD ASSESSMENT REPORT
(SUGGESTED LOCATION - STATIC WATER SUPPLY min. 10,000L
METAL OR CONCRETE TANK & CONNECTION POINT & SIGNAGE)

HAZARD MANAGEMENT AREA TO BE
MAINTAINED IN A MINIMUM FUEL CONDITION
- REFER TO SECTION 3.3 (SCHEDULE 1) & SECTION
2.0 (SCHEDULE 2) OF BUSHFIRE HAZARD
ASSESSMENT REPORT

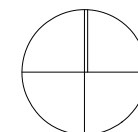
NEW SINGLE DWELLING MUST BE DESIGNED AND
CONSTRUCTED TO BAL - 19 MINIMUM STANDARD
UNDER AS3959-2018

PROPERTY ACCESS REQUIREMENTS - REFER TO SECTION 3.5
(SCHEDULE 1) OF BUSHFIRE HAZARD ASSESSMENT REPORT
(4.0m carriageway, vertical clearance 4.0m, horizontal
clearance 0.5m either side of carriageway, passing bays every
100m to static water supply)

* THIS BHMP MUST BE READ IN CONJUNCTION
WITH BUSHFIRE HAZARD ASSESSMENT REPORT
REF: RGA-B3197, R. GREEN, 23 SEPTEMBER 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
NEW SINGLE DWELLING

300 ECCLESTONE ROAD, RIVERSIDE
VOLUME 185274 FOLIO 1
PROPERTY ID 9372515
(With ROW over CT 188039/2)

DATE: 23 SEPTEMBER 2026
VERSION: 2
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: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

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

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

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

This certificate is in relation to the above assessable 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, 23
September 2026, Version 2, Job No. RGA-B3197)

Relevant
Calculations:

AS 3959:2018 – Method 1 BAL assessment

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 New Single Dwelling) to Australian Standard 3959-2018
2. Bushfire Hazard Management Plan showing BAL-19 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.

Qualified person:

Signed:



Certificate No:

RG-183/2026

Date:

23
September
2026

Attachment 1 – AS3959-2018 Construction Requirements



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 or 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 underside 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 requirements 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

Sheet Number	Sheet Title	Current Revision	CurrentRevisionDate
A0-001	COVER		0
A1-001	SITE		0
A2-001	FLOOR PLAN		0
A3-001	ELEVATION 01		0
A3-002	ELEVATION 02		0

proposed dwelling

300 ECCLESTONE ROAD, RIVERSIDE

ARTISTS IMPRESSION



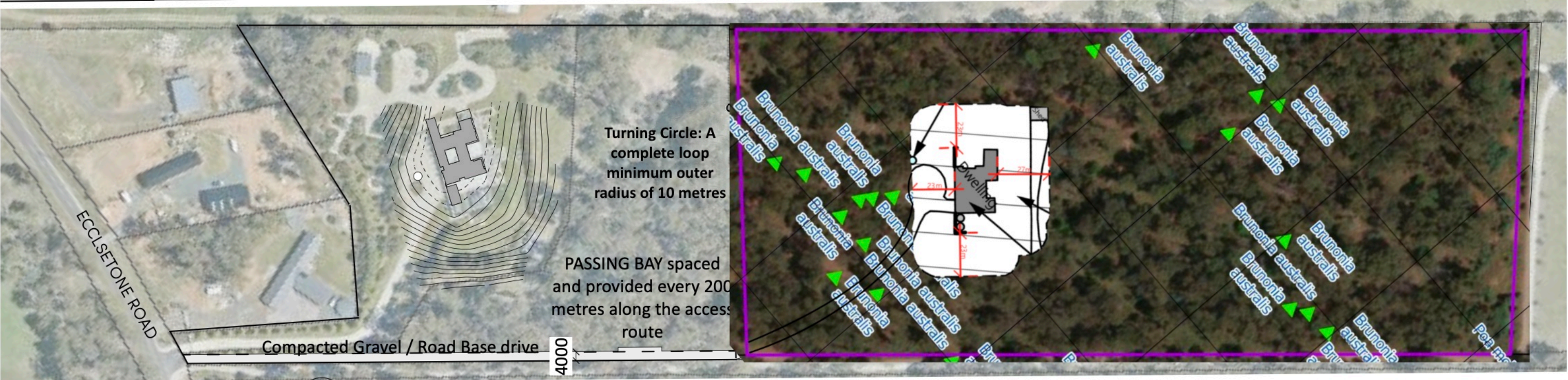
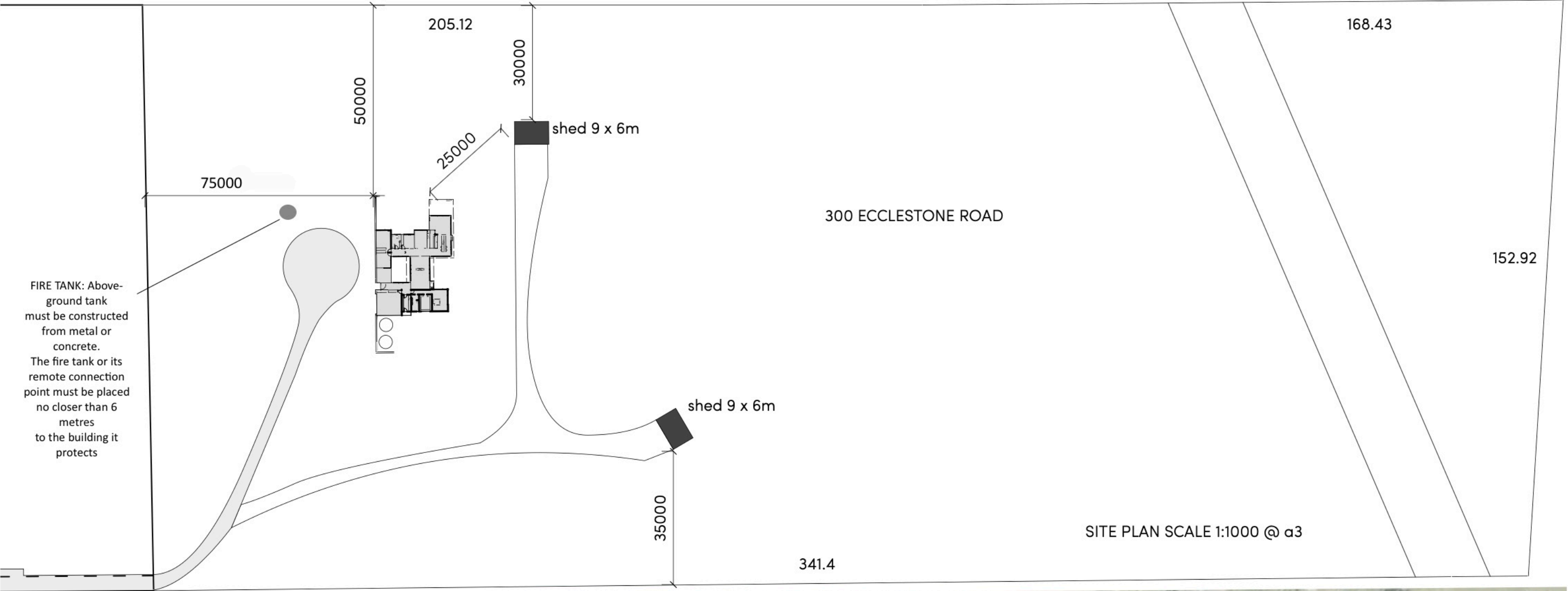
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6/100 Elizabeth St, Hobart
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p 03 6311 1403 e info@sgroup.com.au
abn 33 625 566 618 sgroup.com.au



REVISION	DATE	DESCRIPTION		
ADDRESS	Eccletone road		do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE DA
CLIENT				DWG #
DWG	COVER		SCALE @ ISO A3 1:10 DRAWN JE CHKD JE	A0-001- PROJECT# J000000
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SITE PLAN SCALE 1:1750 @ a3



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REVISION	DATE	DESCRIPTION	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE DA
ADDRESS		Ecclestone road		DWG #
CLIENT			SCALE @ ISO A3	A1-001-
DWG		SITE	DRAWN JE	PROJECT# J000000
CHKD			JE	

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361m2 total dwelling



NOTES:
all window dimensions to aluminium to be confirmed on site
all glazing to comply with BCA 3.6 and AS1288 & AS2047
all wet areas to be comply with BCA 3.8.1 and AS3740
all timber framing to comply with BCA 3.4.3 and AS1684
all works to be in compliance with BCA 3.12 energy efficiency
all works to comply with BAL ASSESSMENT
window location dimension taken from external stud frame

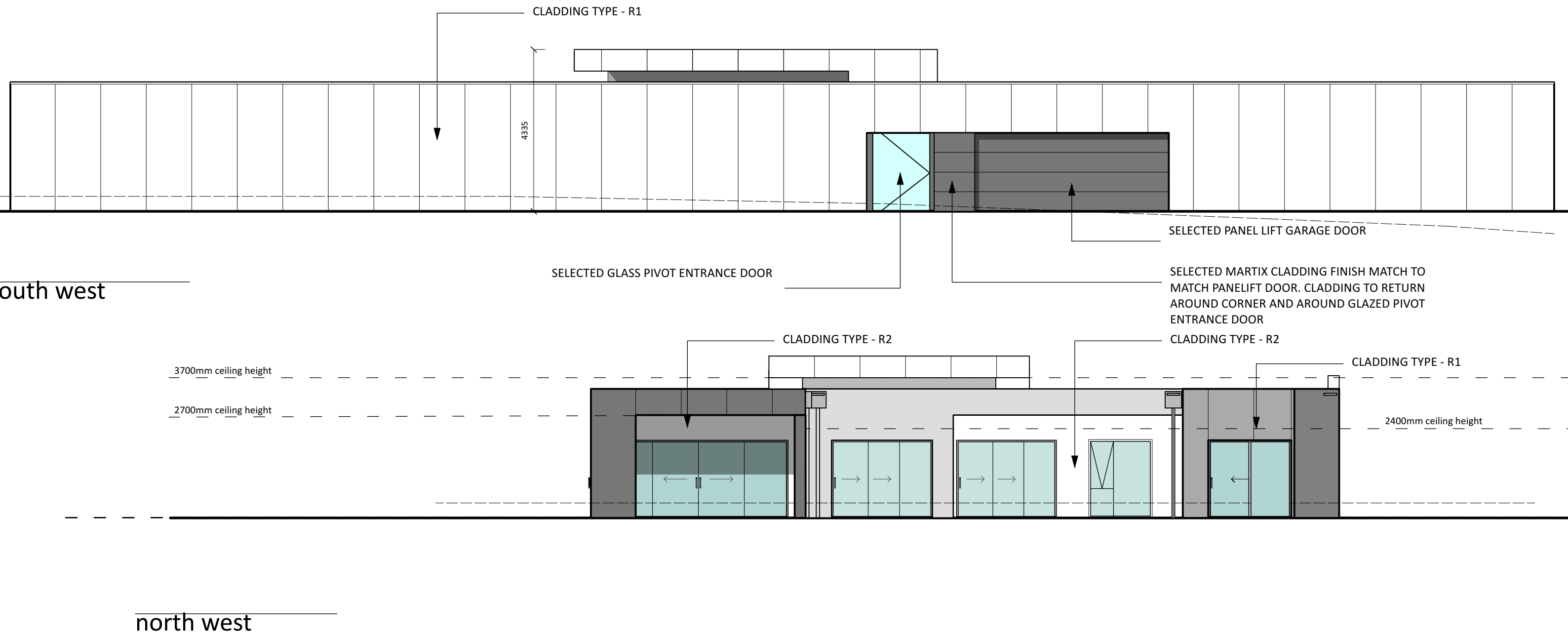
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REVISION	DATE	DESCRIPTION		
ADDRESS	Ecclesstone road		do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE DA
CLIENT			SCALE @ ISO A3 1:100	DWG # A2-001-
DWG	FLOOR PLAN		DRAWN JE	PROJECT# J000000
CHKD			JE	
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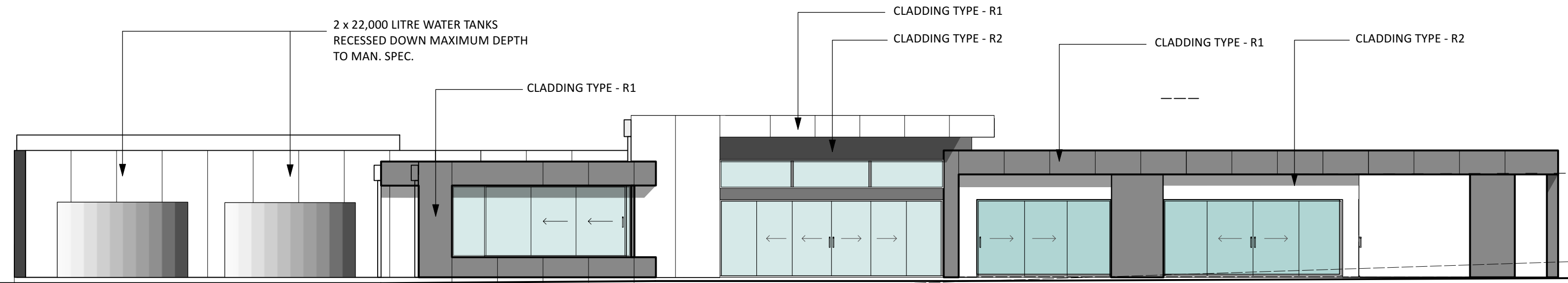
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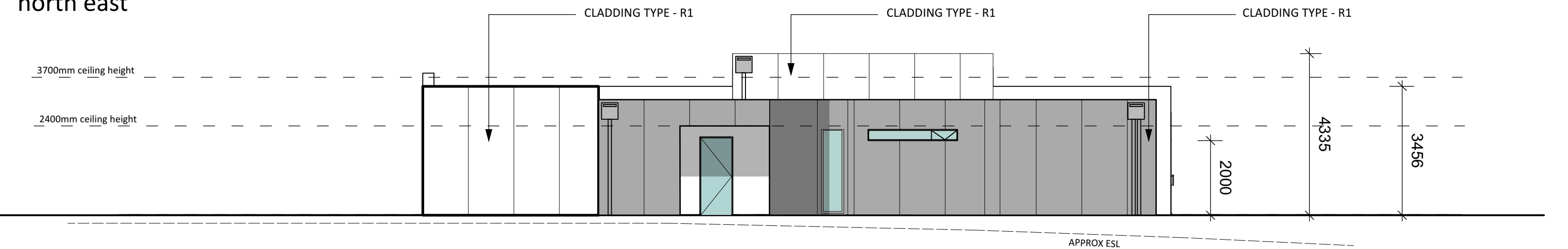
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REVISION	DATE	DESCRIPTION	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	
ADDRESS Eccletone road			SCALE @ ISO A3 1:100	ISSUE DA
CLIENT			DRAWN JE	DWG # A3-001-
DWG ELEVATION 01			CHKD JE	PROJECT# J000000
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north east



south east

CLADDING TYPES

R1:

SCYON MATRIX PANEL
PAINT FINISH(AS PER MAN. SPECIFICATIONS)

R2:

FC SHEET
PAINT FINISH

ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS

ALL COLOURS TO FUTURE SELECTION, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS

GROUND LEVELS SHOWN INDICATIVELY, ENSURE FINISH SURFACE FALLS AWAY FROM STRUCTURE.

FINISHED SURFACE LEVEL TO BE MINIMUM 150MM BELOW FINISHED FLOOR LEVEL. FORMED EXPOSED SLAB PAINTED FINISH.

PAVING TO BE SETDOWN MINIMUM 25MM FROM FFL.

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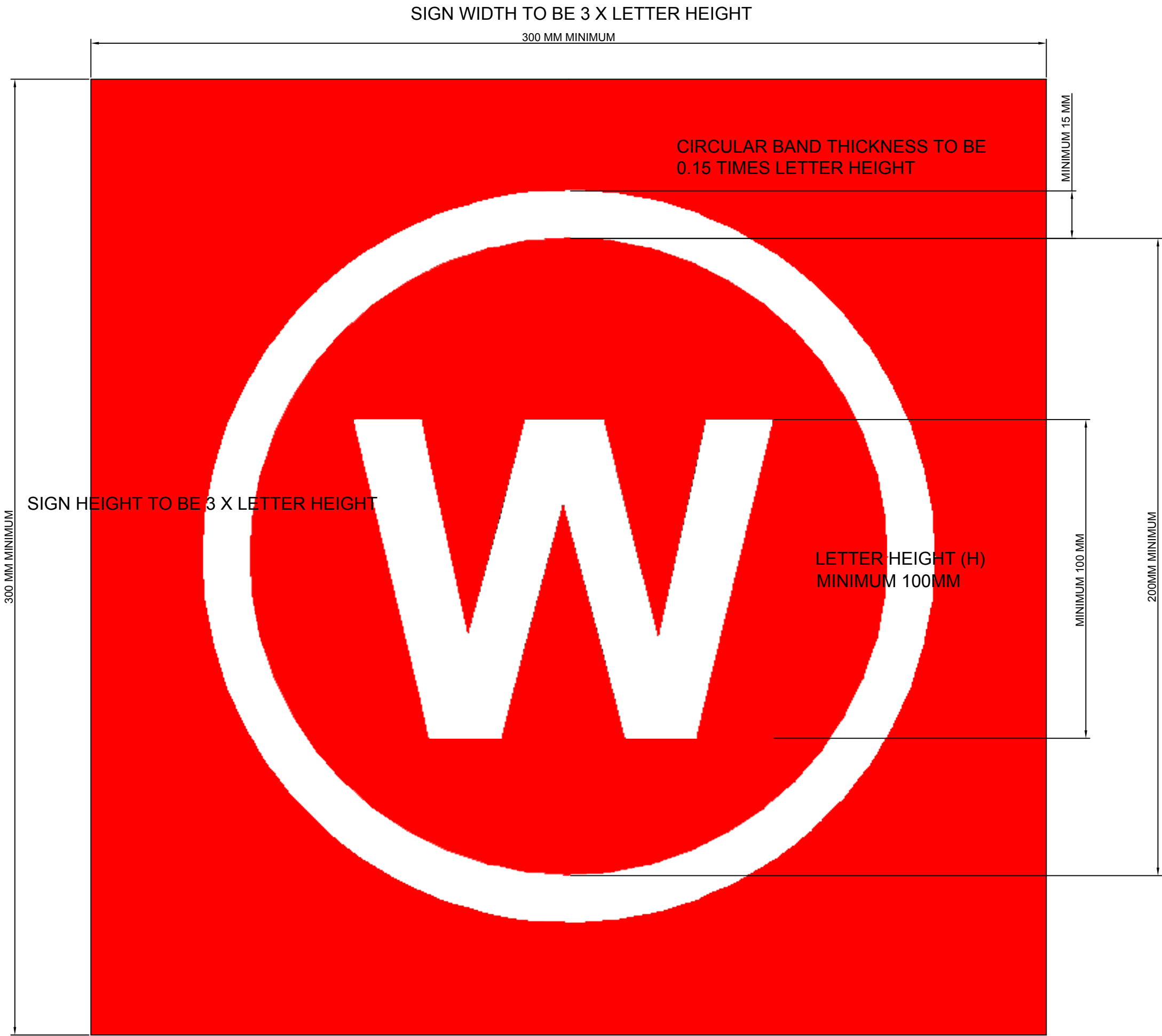
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REVISION	DATE	DESCRIPTION	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	
ADDRESS			Ecclesstone road	
CLIENT			SCALE @ ISO A3 1:100	ISSUE DA
DWG			DRAWN JE	DWG # A3-002-
			CHKD JE	PROJECT# J000000
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Attachment 3 – Tasmania Fire Service Water Supply Signage Guideline

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 WITH 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

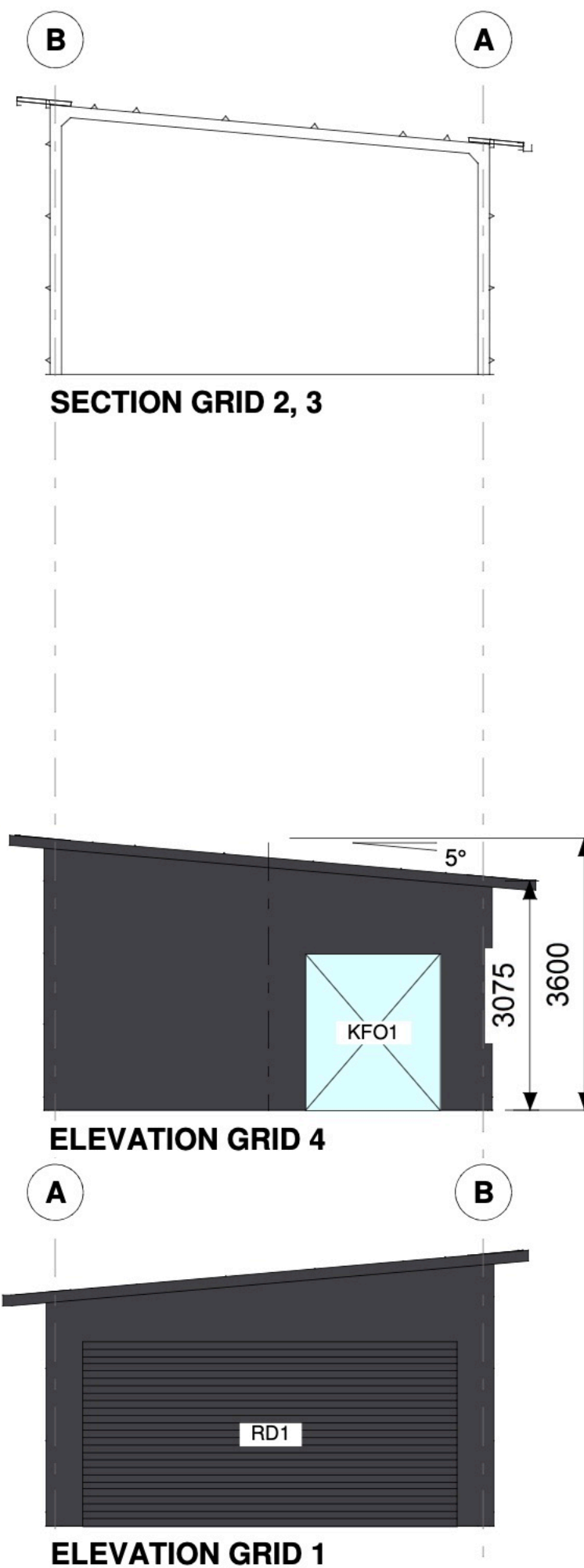
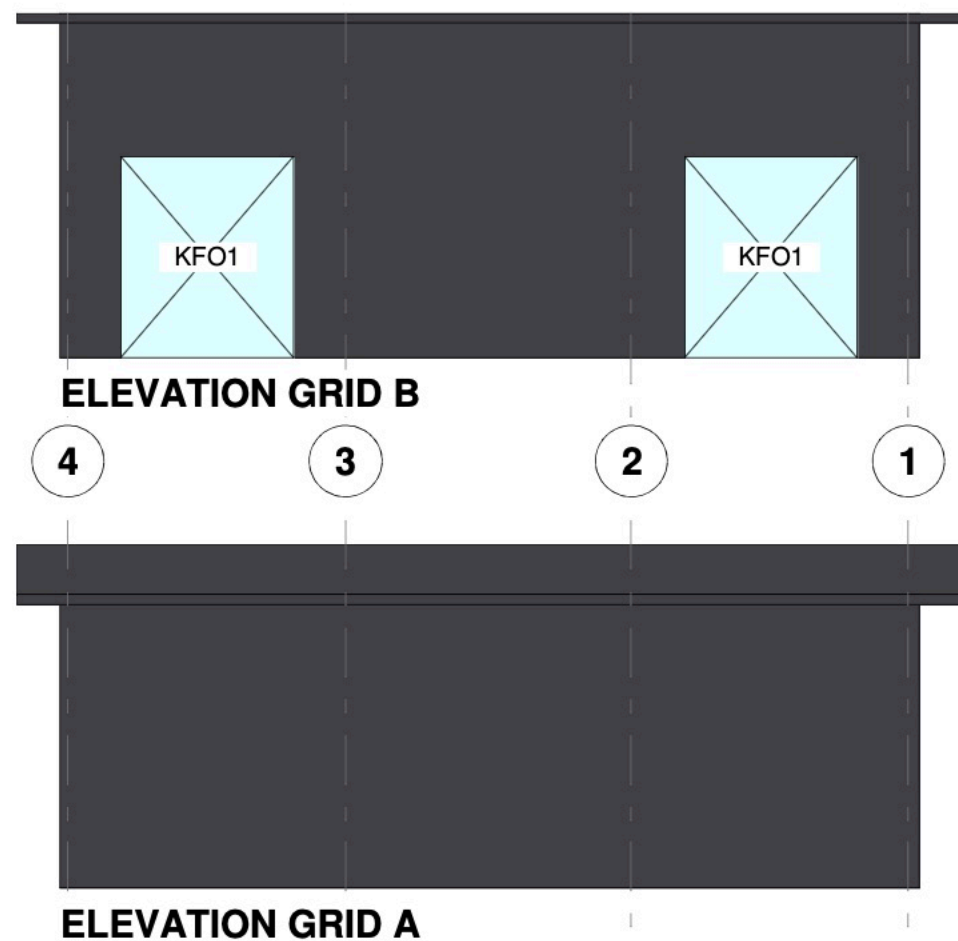
SIGN TO BE CONSTRUCTED FROM UV STABILIZED, NON FLAMMABLE AND NON HEAT DEFORMING MATERIAL

SIGN TO BE PERMANENTLY FIXED



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



CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	MO
WALLS	TRIMDEK 0.42 BMT	CB	MO
CORNERS	-	CB	MO
BARGE	-	CB	MO
GUTTER	HI-QUAD	CB	MO

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
3	KFO1	2100H x 1800W Framed Opening. Door must be fitted
1	RD1	B&D, Firmadoor, R.D, Residential "R1F", 2755 high x 3100 wide Clear Opening C/B

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT	SIGGINS PTY LTD
SITE	300 ECCLESTONE ROAD RIVERSIDE TAS 7250
BUILDING	DELUXE SKILLION 6000 SPAN x 3075/3600 EAVE x 9000 LONG
TITLE	FLOOR PLAN & ELEVATION

SCALE
A4 SHEET 1:125

Sheet Number	Sheet Title	Current Revision	CurrentRevisionDate
A0-001	COVER		0
A1-001	SITE		0
A2-001	FLOOR PLAN		0
A3-001	ELEVATION 01		0
A3-002	ELEVATION 02		0

proposed dwelling

300 ECCLESTONE ROAD, RIVERSIDE

ARTISTS IMPRESSION



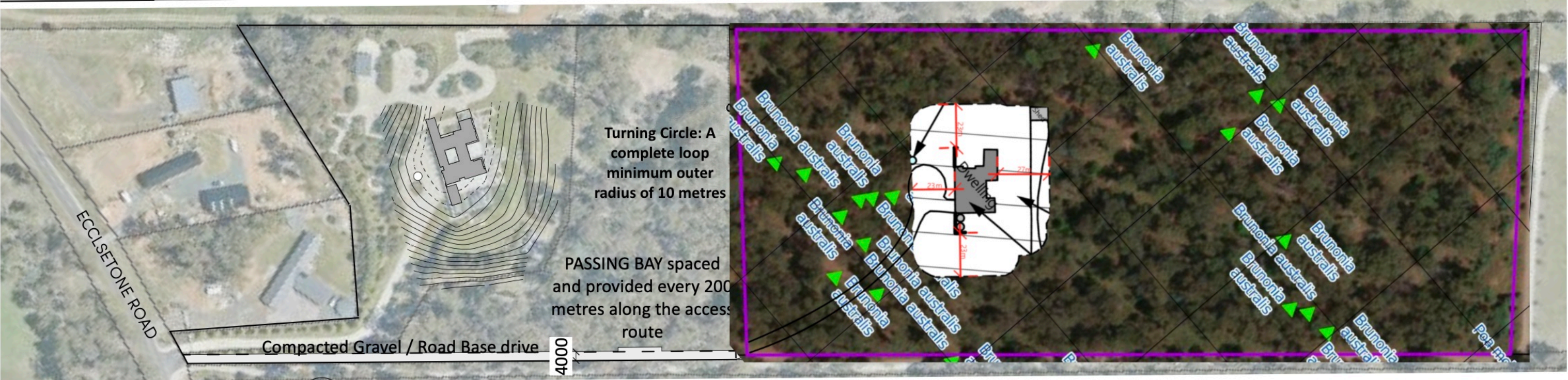
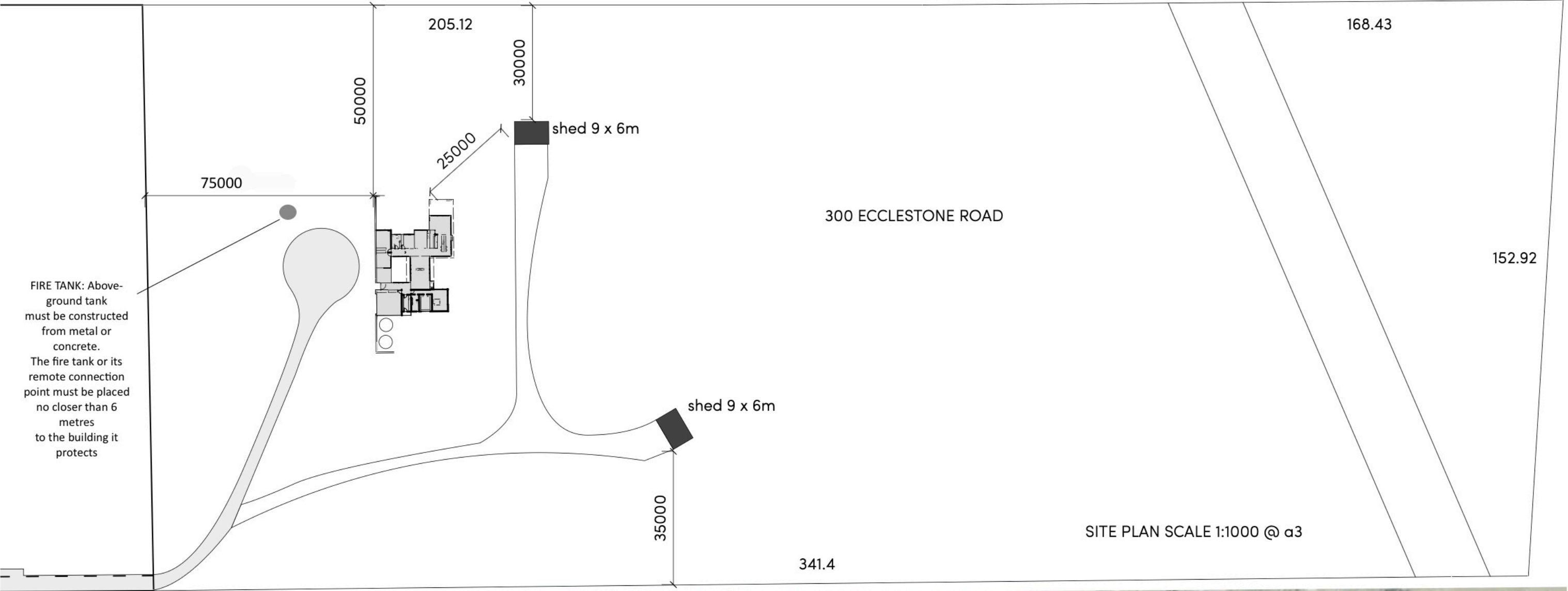
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REVISION	DATE	DESCRIPTION		
ADDRESS	Eccletone road		do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE DA
CLIENT				DWG #
DWG	COVER		SCALE @ ISO A3 1:10 DRAWN JE CHKD JE	A0-001- PROJECT# J000000
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SITE PLAN SCALE 1:1750 @ a3



FOR DEVELOPEMENT APPLICATION ONLY

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REVISION	DATE	DESCRIPTION	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE DA
ADDRESS		Ecclestone road		DWG #
CLIENT			SCALE @ ISO A3	A1-001-
DWG		SITE	DRAWN JE	PROJECT# J000000
CHKD			JE	

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361m2 total dwelling



NOTES:
all window dimensions to aluminium to be confirmed on site
all glazing to comply with BCA 3.6 and AS1288 & AS2047
all wet areas to be comply with BCA 3.8.1 and AS3740
all timber framing to comply with BCA 3.4.3 and AS1684
all works to be in compliance with BCA 3.12 energy efficiency
all works to comply with BAL ASSESSMENT
window location dimension taken from external stud frame

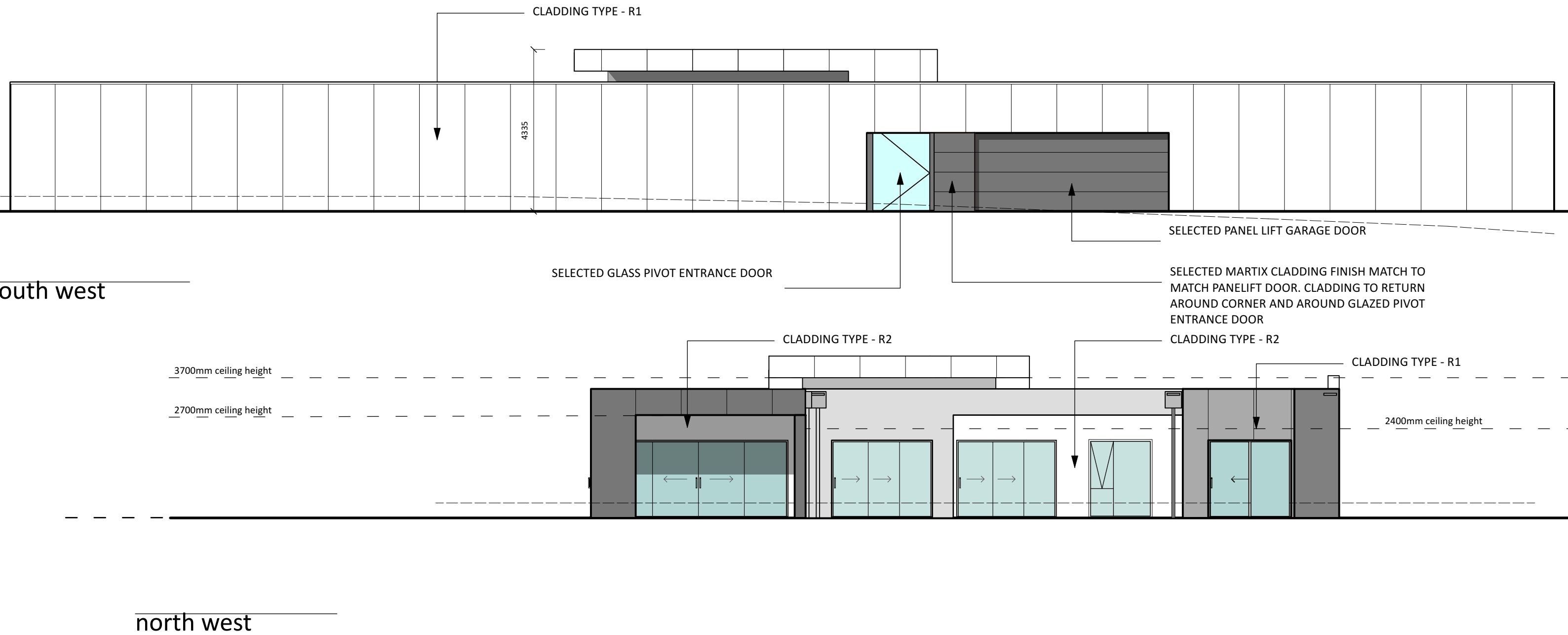
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REVISION	DATE	DESCRIPTION		
ADDRESS	Ecclesstone road		do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE DA
CLIENT			SCALE @ ISO A3 1:100	DWG #
DWG	FLOOR PLAN		DRAWN JE	A2-001- PROJECT# J000000
			CHKD JE	
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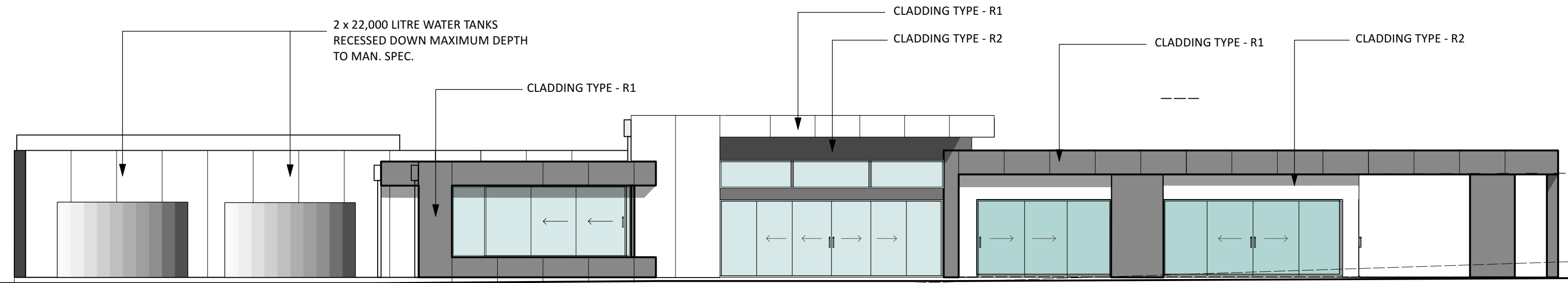
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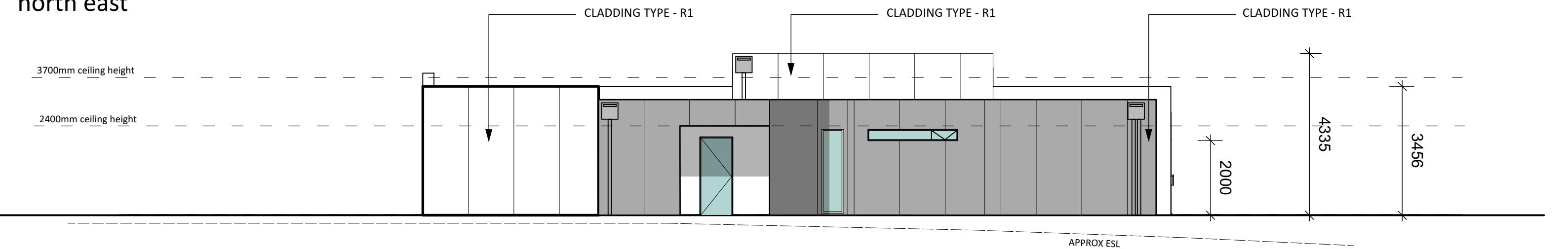
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REVISION	DATE	DESCRIPTION	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	
ADDRESS	Ecclesstone road		SCALE @ ISO A3 1:100	ISSUE DA
CLIENT			DRAWN JE	DWG # A3-001-
DWG	ELEVATION 01		CHKD JE	PROJECT# J000000
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north east



south east

CLADDING TYPES

R1:

SCYON MATRIX PANEL
PAINT FINISH(AS PER MAN. SPECIFICATIONS)

R2:

FC SHEET
PAINT FINISH

ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS

ALL COLOURS TO FUTURE SELECTION, COMPLIMENTARY AND RESPONSIVE TO SURROUNDINGS

GROUND LEVELS SHOWN INDICATIVELY, ENSURE FINISH SURFACE FALLS AWAY FROM STRUCTURE.

FINISHED SURFACE LEVEL TO BE MINIMUM 150MM BELOW FINISHED FLOOR LEVEL. FORMED EXPOSED SLAB PAINTED FINISH.

PAVING TO BE SETDOWN MINIMUM 25MM FROM FFL.

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REVISION	DATE	DESCRIPTION	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	
ADDRESS			Ecclesstone road	
CLIENT			SCALE @ ISO A3 1:100	ISSUE DA
DWG			DRAWN JE	DWG # A3-002-
			CHKD JE	PROJECT# J000000
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