NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
7 RENMORE COURT, CARLTON

PROPOSED DEVELOPMENT:
DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 4th November 2025.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Tuesday 4th November 2025.**

APPLICATION NO: **5.2025.178.1**
DATE: **17/10/2025**

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	*Use:* LOW DENSITY RESIDENTIAL - VACANT
	Development: NEW DWELLING
	Large or complex proposals should be described in a letter or planning report.
Design and construction cost of proposal:	$ 205,000
Is all, or some the work already constructed:	No: ☑ Yes: ☐
Location of proposed works:	Street address: 7 (LOT 1) RENMORE CRT Suburb: CARLTON, TAS Postcode: 7173 Certificate of Title(s) Volume: 188826 Folio: 1
Current Use of Site	VACANT LOW DENSITY RESIDENTIAL
Current Owner/s:	Name(s) JONATHAN PILKINGTON + TEAGAN CRAWFORD

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
https://www.sorell.tas.gov.au/services/engineering/

Sorell Council
Development Application: 7 Renmore Court, Carlton - P1
Plans Reference: P1
Date Received: 07/07/2025

Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. *Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*
• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
• Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 5/7/25

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____

Sorell Council
Development Application: 7 Renmore Court, Carlton - P1
Plans Reference: P1
Date Received: 07/07/2025

Signature of General Manager, Minister or Delegate:	Signature: ..... Date: .....

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
188826	1
EDITION	DATE OF ISSUE
1	13-Jun-2025

SEARCH DATE : 05-Jul-2025
SEARCH TIME : 09.47 AM

DESCRIPTION OF LAND

Parish of FORCETT Land District of PEMBROKE
Lot 1 on Sealed Plan 188826
Derivation : Part of Lot 17409, 247A-2R-10P Gtd. to William Nassau Holmes
Prior CT 187068/2

SCHEDULE 1

M845115 TRANSFER to JONATHAN PILKINGTON and TEAGAN LEA CRAWFORD Registered 12-Nov-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP188826 COVENANTS in Schedule of Easements
SP188826 FENCING COVENANT in Schedule of Easements
SP179009 & SP187068 COVENANTS in Schedule of Easements
SP60600 & SP187068 FENCING COVENANT in Schedule of Easements
SP179009 FENCING PROVISION in Schedule of Easements
SP 60600 COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962
E237881 MORTGAGE to Commonwealth Bank of Australia Registered 12-Nov-2020 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Sorell Council
Development Application: 7 Renmore Court, Carlton - P1
Plans Reference: P1
Date Received: 07/07/2025

PRIORITY FINAL PLAN

OWNER: JONATHAN PILKINGTON
TEAGAN LEA CRAWFORD

FOLIO REFERENCE: 187068/2

GRANTEE: PART OF LOT 17409 247A–2R–10P
GTD TO WILLIAM NASSAU HOLMES

PLAN OF SURVEY

BY SURVEYOR SIMON FEATHERSTONE

FEATHERSTONE
SURVEY AND CIVIL

LOCATION

LAND DISTRICT OF PEMBROKE
PARISH OF FORCETT

SCALE 1:400 LENGTHS IN METRES

REGISTERED NUMBER

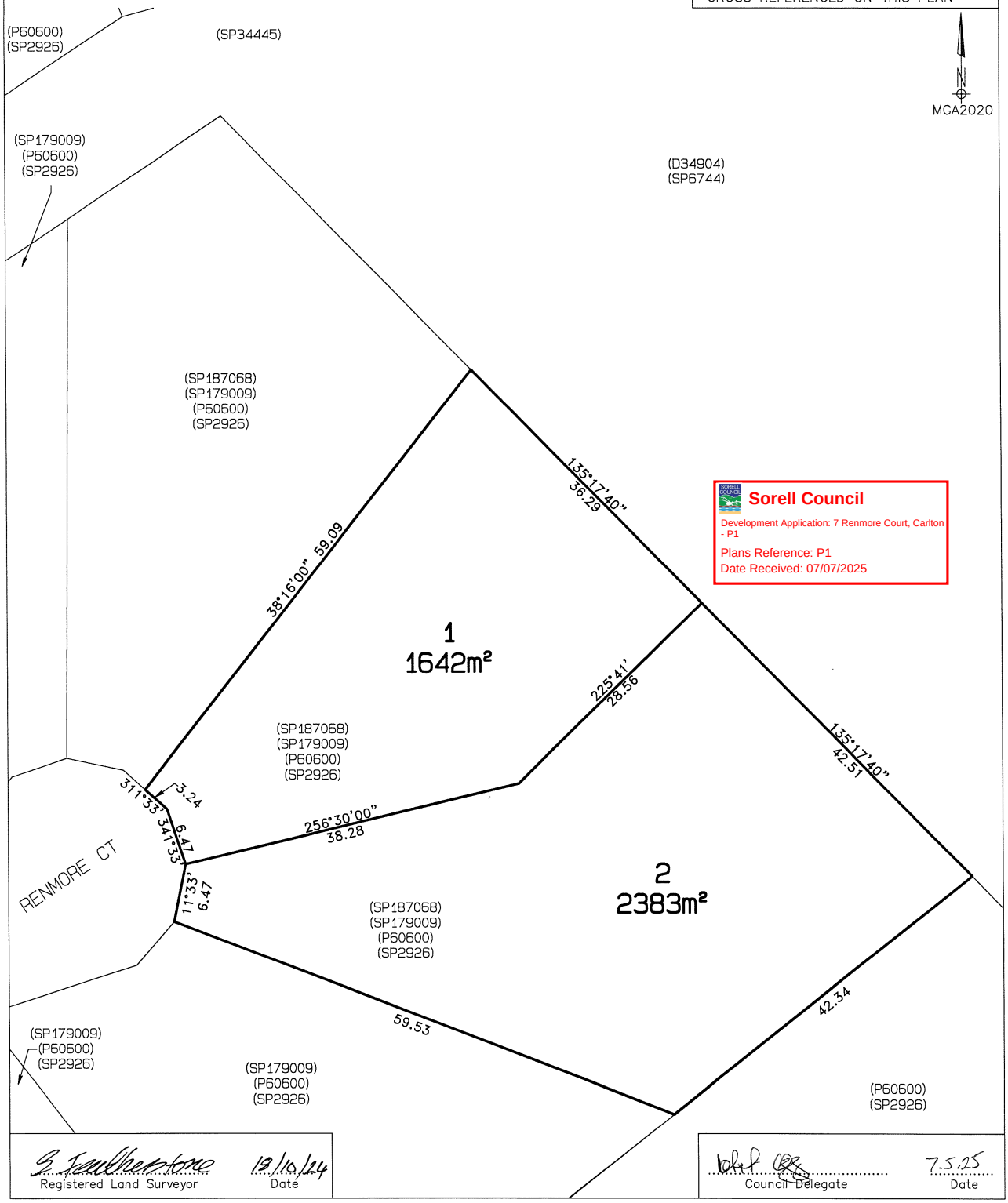
SP188826

~~APPROVED~~
EFFECTIVE FROM 13 JUN 2025

Recorder of Titles

LOT 2 IS COMPILED FROM CT187068/2 AND THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Sorell Council
Development Application: 7 Renmore Court, Carlton - P1
Plans Reference: P1
Date Received: 07/07/2025

S. Featherstone 19/10/24
Registered Land Surveyor Date

Council Delegate 7.5.25
Date

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 188826

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

FENCING COVENANT

The owner of each Lot on the plan covenants with the Vendor, Jonathan ~~Picklington~~ Pilkington & Teagan Lea Crawford, that the Vendor shall not be required to fence.

COVENANTS

Each lot on the plan is affected by covenants created by and more fully set forth in Sealed Plan 187068 in the following terms:

1. Not to erect on such lot any building for use as a dwelling house that is of transportable nature or style or which has been relocated from another site
2. Not to use any dwelling house erected on the lot for any purpose other than a private dwelling house.
3. Not to erect or permit to be erected on the lot or any part thereof or attach or permit to be attached to any messuage(s) or any buildings thereon any advertisement, hoarding, bill or poster or any similar erection of any unsightly nature.

SORELL COUNCIL
17 APR 2025
RECEIVED

Subdivider: signature ..... *signature* .....

witness signature .....

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Jonathan ~~Picklington,~~ Pilkington Teagan Lea Crawford	PLAN SEALED BY: Sorell Council,
FOLIO REF: Volume 187068 Folio 2	DATE: 7.5.25
SOLICITOR & REFERENCE: Sebastian Thomas-Wilson, Tierney Law - 240862	7.2024.15.1 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

Sorell Council
Development Application: 7 Renmore Court, Carlton - P1
Plans Reference: P1
Date Received: 07/07/2025

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 188826
SUBDIVIDER: Jonathan Picklington, Teagan Lea Crawford FOLIO REFERENCE: Volume 187068 Folio 2	

SIGNED by: Jonathan ~~Picklington~~ Pilkington & Teagan Lea Crawford as the registered proprietor of the land contained in Folio of the Register Volume 187068 Folio 2

signature .....

in the presence of

witness: signature .....

witness full name Wendy Crawford

witness address 15 Gatehouse Dr Sorell Tas 7172

NOTE: Every annexed page must 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.

Sorell Council
Development Application: 7 Renmore Court, Carlton - P1
Plans Reference: P1
Date Received: 07/07/2025

Dennis Cantwell – Accredited Building Designer CC5242C Ph 0414 310 328

8/10/25

Re: **5.025.178 at 7 Renmore Crt Carlton**

Project : **PROPOSED DWELLING**

Dear Sorell Council Planning Department,

In response to council's letter of 18th July 2025 regarding the above, I submit the following, addressing all items as follows, with responses in red:

Engineering:

1. Please provide sectional detailed design of proposed material on internal driveway area showing thickness of material - C2.6.1

RESPONSE :The driveway construction sections are now shown on the site plan DWG-02 /C

2. Please detail on plan showing minimum access width – C2.6.2

Note: Proposed site is in bushfire zone.

RESPONSE : This is now shown on the site plan - minimum access width at crossover 4m & 3m min width driveway. Note: The driveway is too short for passing bays every 30m.

Please note the plan is to limit TasFire truck access to a hardstand just inside the frontage, where a TasFire static 20,000 litre water tank (upgraded by owners from the usual 10,000 litres) will be located as per the subdivision bushfire report. TasFire hoses will reach to up behind the proposed house, being < 90m, the maximum fire hose reach.

NOTE : The bushfire report previously commissioned for the subdivision is provided – the dwelling is located on the BAL-19 line of the BHMA plan in the report – see attached.

3. Please show on the plan the capacity of rainwater tank as per Council's Stormwater in New Development Policy – A3.5(b)

RESPONSE : This is now shown on the roof / stormwater plans DWG-13 / A.

A 23,000 litre tank with a 20mm orifice 1500 litres down from the top, i.e. – 1500 litres of detention as per councils " Guidance for RainWater Tanks" document.

Environmental Health:

4. Provide a Site & Soil Evaluation Report in accordance with AS/NZS 1547-2012 detailing the site and soil conditions and the suitability for onsite wastewater disposal. The Report should be prepared by a suitably qualified person such as an Engineer, Geologist, Environmental Health Officer or a Soil Scientist.

RESPONSE : A wastewater suitability report for Lot 1 was obtained during the recent subdivision -see attached. I refer to the last two pages confirming suitability. Considering the report was based on a potential 3 bed house, and the application is only for a 1 bed house, I request that this report be sufficient for planning assessment and the completed wastewater design includinga plan with the application area (by the same consultant - Rock soild Geo-Technical) be covered by a planning approval condition. Clearly, we would not obtain plumbing approval without it anyway.

5. Demonstrate Compliance with SOR – S2.7.1 A1 or P1 – Southern Beaches On- Site Wastewater Management Code of the Tasmanian Planning Scheme - Sorell by providing a plan indicating the location of the proposed wastewater land application area

RESPONSE : As above.

Thank you & regards

Dennis Cantwell

Applicant & Building Designer - Accreditation No CC5242C Ph 0414 310 328

GEOTECH 24-092

ROCK SOLID GEOTECHNICS PTY LTD

11/7/2024

Peter Hofto
163 Orielton Road
ORIELTON
TAS 7172

0417 960 769
peter@rocksolidgeotechnics.com.au

CLIENT:
Jonathan Pilkington 0437713780
jonathanpilk@gmail.com

Geotechnical Assessment - Subdivision of Land at 7 Renmore Court, Carlton

This report assesses the onsite wastewater potential of the land designated for a subdivision at 7 Renmore Court, Carlton. Jonathan Pilkington has proposed a two-lot subdivision of the property (Figure 1). The current block has a 4-bedroom residence.

It is proposed to subdivide the land into two blocks.

	2381m^2	Block with the current residence
Lot 1	1644m^2	Vacant land

The Sorell Council will require the following;

- Provide a plan showing the location of the existing (current residence) wastewater system, including the Land Application Area (LAA) to demonstrate that it is wholly located within the boundaries of that lot.

- Demonstrate compliance of Lot 1 with the *Tasmanian Planning Scheme – Sorell* which states;

  Each Lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

For this report, it is reasonable to assume that a likely minimum future use of the proposed Lot 1 is being able to sustain a wastewater system for a future 3-bedroom residence and associated infrastructure.

INVESTIGATION

A field survey was completed on Wednesday 10 July, 2024, encompassing field mapping of geological and geomorphological features and hazards to assess the site for onsite wastewater disposal potential.

Two test holes were completed on proposed Lot 1 utilising a 4WD mounted SAMPLA25 mechanical auger with 100mm diameter solid flight augers. The locations of the Test Holes are marked on Figure 1.

The current block (with the 4-bedroom residence) was recently assessed for a new onsite wastewater system by the author in a separate report (Geotech 22-123). This assessment entailed a fill site investigation and the completion of multiple test holes.

The 1:50000 Mines Department Geological Map "Sorell' indicates that the site is underlain by Triassic and Quaternary aged sediments.

The land designated for subdivision at the eastern end of Renmore Court. Both lots will be accessed directly from Renmore Court.

Plate 1 – Land designated for the proposed subdivision – looking to the northeast. Current residence on the RHS.

Block with current residence – 2381m^2

The current 4-bedroom residence is serviced with a new onsite wastewater system (council approved and installed in 2024), consisting of;

- All the residential wastewater is collected in a new 3250 litre, dual purpose septic tank, discharging to;
- A pumpwell with submersible pump, pumping the effluent to;
- A new Advanced Enviro-Septic (AES) bed sited in the upper, eastern corner of the block.

The current onsite wastewater system is wholly contained on the residence block (Figures 2 & 3). There is ample available land to the northwest of the current AES bed if required for a reserve area if required in the future.

Lot 1 - 1644m^2

Proposed Lot 1 lies to the west of the current residence (Figure 1). The currently vacant land slopes to the west at 5-8 degrees, and is covered in sandy topsoil and sparse grass. The original wastewater absorption trenches for the residence were located on this block. These trenches have been decommissioned and the plastic trench arch removed.

The profile encountered in Test Hole #1 consisted of:

0.00 – 0.20m	SAND: fine grained, dark grey, rootlets – TOPSOIL
0.20 – 1.25m	SAND: fine grained, grey, dry
1.25 – 2.10m	clayey SAND / sandy CLAY: fine to medium grained sand, medium plasticity clay, greyish brown, moist
2.10m+	Hole terminated at required depth – 2.10m.

Test Hole #2 encountered dry sand to auger refusal at 1.60m (on presumed sandstone bedrock).

Groundwater was not encountered in either test hole.

The site is classified as a Class 1 (SAND) site with an Indicative Permeability of 1.5 m/day.

Plate 2 – Lot 1. Test Hole #2 - Looking to the southeast.

ONSITE WASTEWATER POTENTIAL - LOT 1

The *2016 Director's Guidelines for Onsite Wastewater Systems* specifies that a Class 1 (SAND) site will require 60m^2 of available Land Application Area (LAA) per bedroom, or 180m^2 for a three-bedroom residence on this site (this takes into account the slope of the land (between 10 and 20%). There is ample available land on Lot 1 available for the required 180m^2 area.

Like the block with the current residence, Lot 1 is well suited for the installation of a n onsite wastewater system consisting of a septic tank discharging to an in-ground Advanced Enviro-Septic (AES) bed. On this block the AES could be gravity fed.

An AES bed installed in the vicinity of the completed test holes would need to be between 24m^2 and 30m^2 in area. This could be easily installed and contained on Lot 1.

RECCOMENDATIONS

The onsite wastewater system that services the current residence is wholly located within the boundaries of its proposed Lot. There is ample available land on this Lot for a reserve onsite wastewater Land Application Area if required in the future.

Proposed Lot 1 will likely require the installation of an onsite wastewater system that treats the effluent to a secondary level (to comply with the required boundary setback distances). An Advanced Enviro-Septic (AES) bed would be well suited to this site (simple, gravity fed system located on the lower, central portion of the site). There is ample available land on Lot 1 for a wastewater system plus a reserve onsite wastewater Land Application Area if required in the future.

PETER HOFTO
ROCK SOLID GEOTECHNICS PTY LTD

CONDITIONS OF INVESTIGATION

This report remains the property of Rock Solid Geotechnics Pty. Ltd. (RSG). It must not be reproduced in part or full, or used for any other purpose without written permission of this company. The investigations have been conducted, & the report prepared, for the sole use of the client or agent mentioned on the cover page. Where the report is to be used for any other purpose RSG accepts no responsibility for such other use. The information in this report is current and suitable for use for a period of two years from the date of production of the report, after which time it cannot be used for Building or Development Application.

This report should not be used for submission for Building or Development Application until RSG has been paid in full for its production. RSG accepts no liability for the contents of this report until full payment has been received.

The results & interpretation of conditions presented in this report are current at the time of the investigation only. The investigation has been conducted in accordance with the specific client's requirements &/or with their servants or agent's instructions. This report contains observations & interpretations based often on limited subsurface evaluation. Where interpretative information or evaluation has been reported, this information has been identified accordingly & is presented based on professional judgement. RSG does not accept responsibility for variations between interpreted conditions & those that may be subsequently revealed by whatever means.

Due to the possibility of variation in subsurface conditions & materials, the characteristics of materials can vary between sample & observation sites. RSG takes no responsibility for changed or unexpected variations in ground conditions that may affect any aspect of the project. The classifications in this report are based on samples taken from specific sites. The information is not transferable to different sites, no matter how close (ie if the development site is moved from the original assessment site an additional assessment will be required).

It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

Investigations are conducted to standards outlined in Australian Standards:

- AS1726-1993: Geotechnical Site Investigations
- AS1547-2012: Onsite Domestic Wastewater Management

& as specified in 'Guidelines for Geotechnical Assessment of Subdivisions and Recommended Code of Practise for Site Classification to AS2870 in Tasmania' - Institute of Engineers, Tasmanian Division.

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PETER HOFTO

ROCK SOLID GEOTECHNICS PTY LTD

Tasmanian Planning Scheme
Low Density Residential Zone
10.6 Development Standards for Subdivision

10.6.1 Lot Design
A1
(a) COMPLY - all lots comply with minimum size 1500m2 :
(i) COMPLY - all lots comply as they contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5
a. COMPLY - with all setbacks required by clause 10.4.3 A1 and A2; and
b. COMPLY - no easements or other title restrictions that limit or restrict development; and

(ii) COMPLY - All existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;

P2 COMPLY - The lots are at the end of an existing cul-de-sac with a frontage width of not less than 3.6m and satisfy P2 criteria (a) (b) (c) (d) (e) (f) consistent with a standard cul-de-sac arrangement.

A3 COMPLY - All lots have access to existing road

10.6.2 Roads
A1 COMPLY The subdivision includes no new roads

10.6.3 Services
A1 COMPLY The area is not serviced by reticulated water
P2 COMPLY See on site waste water report attached
P3 COMPLY Stormwater outfalls shall be directed to roadside table drains or to absorption drains constructed on site.

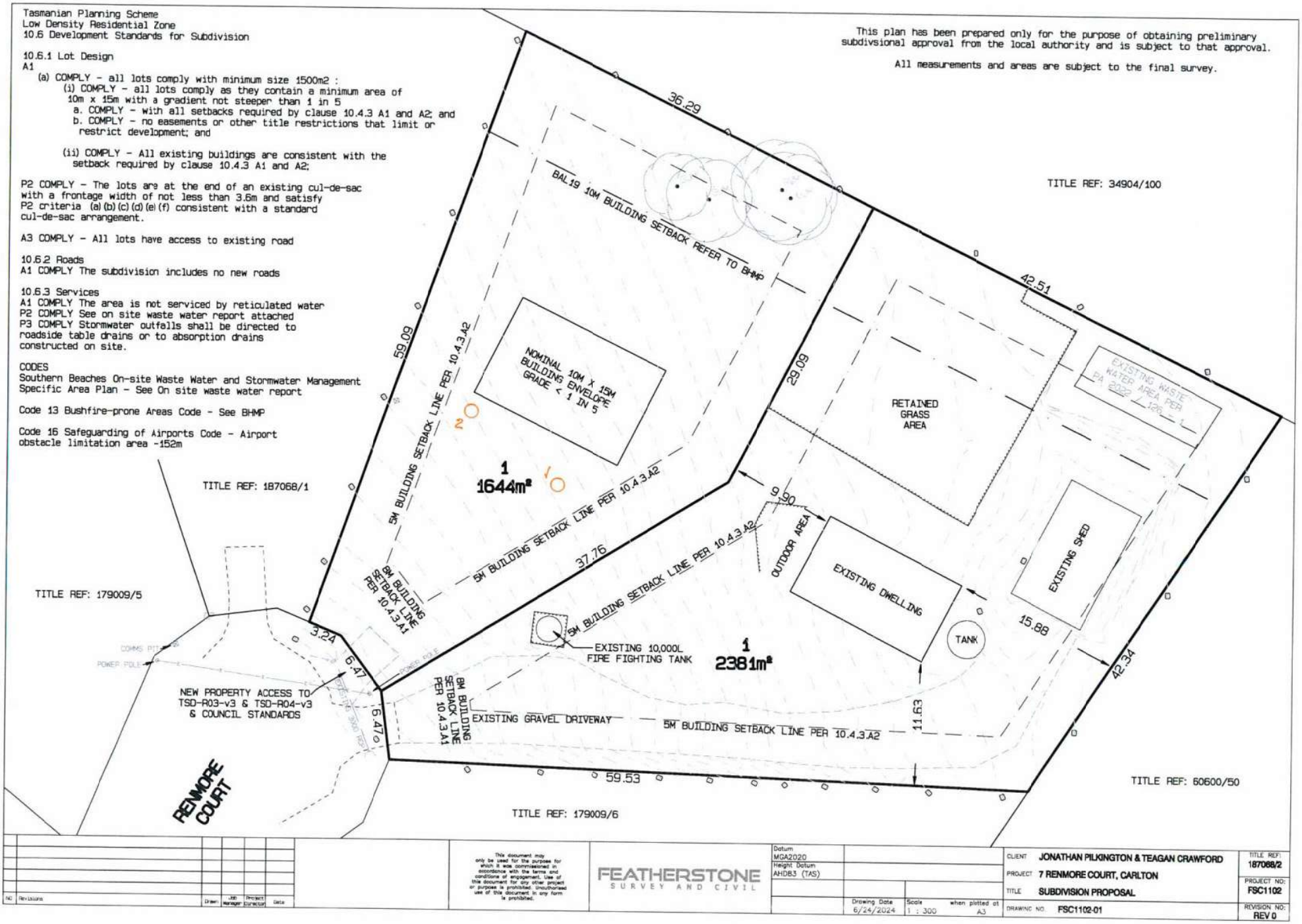
CODES
Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan - See On site waste water report

Code 13 Bushfire-prone Areas Code - See BHMP

Code 16 Safeguarding of Airports Code - Airport obstacle limitation area -152m

This plan has been prepared only for the purpose of obtaining preliminary subdivsional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.



NO	Revisions	Drawn	Job Manager	Project Director	Date

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FEATHERSTONE SURVEY AND CIVIL

Datum	MGA2020
Height Datum	AHD83 (TAS)
Drawing Date	6/24/2024
Scale	1 : 300 when plotted at A3

CLIENT	JONATHAN PILKINGTON & TEAGAN CRAWFORD
PROJECT	7 RENMORE COURT, CARLTON
TITLE	SUBDIVISION PROPOSAL
DRAWING NO.	FSC1102-01
TITLE REF:	187068/2
PROJECT NO:	FSC1102
REVISION NO:	REV 0

BUSHFIRE HAZARD REPORT

Jonathan Pilkington

Subdivision

7 Renmore Court Carlton

July 2024

Version 1.0

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Appendix A – Proposed Subdivision Plan

Appendix B – Bushfire Hazard Management Plan

Appendix C – Site photos

Appendix D - Certificate of Compliance

1 Introduction

I have been engaged by Jonathan Pilkington to prepare a bushfire hazard assessment for the subdivision of one allotment into two in the suburb of Carlton. The address of the property is 7 Renmore Court Carlton. The author, David Lyne, is an Accredited Person under Part 4A of the *Fire Service Act 1979*.

The proposed development involves the subdivision of land located within a bushfire-prone area necessitating an assessment against the Bushfire-Prone Areas Code of the *Tasmanian Planning Scheme - Sorell*.

This report considers:

- Whether the site is within a bushfire-prone area;
- The characteristics of the site and surrounding land;
- The proposed use and development that may be threatened by bushfire hazard;
- The applicable Bushfire Attack Level (BAL) rating;
- Appropriate bushfire hazard mitigation measures; and
- Compliance with planning requirements pertaining to bushfire hazard.

In order to demonstrate compliance with the Bushfire-Prone Areas Code this report includes a Certificate of Compliance (for planning purposes).

2 Site Description

The subject site is located at 7 Renmore Court Carlton (C.T. 146975/4 & 14675/3) (Figure 1). The allotment is currently used as a residence with a single dwelling and associated outbuildings present, with the total area subject to subdivision being 4037m^2. The proposal is to subdivide the allotment into two, one containing the existing dwelling and the other will be vacant, with the land zoned as low density residential.

Planning Context

The relevant planning instrument for the assessment of use and development on the site is the *Tasmanian Planning Scheme - Sorell* ("Planning Scheme"). The subject site is currently zoned *Low Density Residential* and is within the Planning Scheme's Bushfire-Prone Areas overlay.

Carlton is situated within the Sorell Council municipality and has a population of approximately 1363 residents[1]. The property contains a main dwelling with an ancillary dwelling and associated outbuildings.

[1] *2021 Census Quick Stats - Carlton*

Figure 1: Aerial view of site (outlined in blue) and surrounding land (source: LISTmap 01.07.2024).

Natural Values

The site is classified as Urban Areas (FUR) as defined by Tasveg4.0, with the majority of the land managed gardens with some woodland to the north and east of 7 Renmore Court which will remain. As such there is no Natural Values assessment provided for this application.

3 Proposed Use & Development

The proposed development (Appendix A) includes the subdivision of one (1) existing site into two (2) lots.

The proposed subdivision will not involve clearance of existing vegetation, and the subdivision will not be staged.

Plans have been devised which particularly consider the site in relation to:

- the Bushfire Hazard overlay.

See Appendix A for proposed lot sizes and frontages.

4 Bushfire Hazard Assessment

The subject site is located within the Planning Scheme's Bushfire-Prone Areas overlay. Therefore, the site is within a 'bushfire prone area' as defined in the Planning Scheme.

The key factors affecting bushfire behaviour are fuel, weather conditions and topography. This section of the report considers these factors in the context of the Australian Standard *AS3959-2018 - Construction of buildings in bushfire-prone areas*, which is required in order to determine compliance with planning and building requirements for bushfire protection.

AS:3959-2018 provides categories for classifying vegetation based on structural characteristics. 'Effective Slope' refers to the slope of land underneath bushfire-prone vegetation relative to the subject site. Effective Slope affects a fire's rate of spread and flame length and is accordingly a critical aspect affecting bushfire behaviour. AS3959-2018 refers to five categories of Effective Slope and these have been used for the purpose of this analysis.

The process for determining BAL ratings is outlined in AS:3959-2018. This assessment has relied on Method 1, which considers vegetation type, distance from hazardous vegetation and effective slope.

A site visit was conducted on the 12th of 2024.

Step 1: Relevant fire danger index: FDI 50

Step 2: Assess the vegetation within 100m in all directions

Figure 2 shows land within 100 m of the proposed development as this is the minimum area for consideration under AS 3959-2018.

See appendix D for site photos.

Vegetation

Land to the west and south is mostly cleared of all native vegetation and is classed as 'Urban areas (FUR)'. There are established dwellings with well-managed gardens in close proximity on adjoining lots to the south and west, with woodland to the north and east of the property. Therefore, the vegetation to the south and west of the site is classified as low threat; and the vegetation to the north, east and beyond the managed gardens/low threat vegetation is classified as Class B Woodland in accordance with Table 2.3 of AS 3959-2018.

Vegetation – North

This vegetation on the northern end of the sites is comprised of modified landscape associated with the urban environment with a small number of native trees scattered from the edge of the existing dwelling to the northern boundary. Beyond the boundaries of the property is woodland vegetation.

Vegetation – South

This vegetation on the southern end of the sites is mostly managed gardens surrounding the established dwellings, with some woodland present.

Vegetation – East

This vegetation on the eastern end of the site is comprised of unmanaged woodland vegetation on privately owned allotments.

Vegetation – West

This vegetation on the western end of the site is comprised of modified landscape associated with the existing dwellings.

Figure 2: Site Analysis 100m and Vegetation Communities (Source: LISTmap 01.07.2024).

Effective Slope

The land to the south and south-west has a gentle slope to it moving to the south, whilst to the north and east the land rises away from the site. Therefore, the effective slope to the north and east is upslope; and downslope to the south and west.

Figure 3: Effective slope – 10m contours (approx.) 30 to 80m (Source: LISTmap 01.07.2024). Subject property shown with blue border.

Step 3: Distance from classified vegetation

This section sets out the required separation distances from bushfire-prone vegetation to achieve the required BAL. It should be noted that AS3959 Table 2.6 only provides BAL ratings for separation distance up to and including 50m from grassland. Therefore, grassland less than 100m but greater than 50m separation from the site has been excluded from assessment.

Step 4: Effective slope under classified vegetation

Table 1 – Lot 1 (newly created lot)

Direction from site:	North	East	South	West
Vegetation Type:	Low threat veg. 0-24m Grassland 24-29m Woodland 29m+	Low threat veg.	Low threat veg.	Low threat veg. 0-22m Grassland 22-27m Woodland 27m+
Effective Slope	Upslope/0°	Upslope/0°	Downslope >0-5°	Upslope/0°
Required Separation Distance BAL-12.5:	Grassland 14-<50m Woodland 22-<100m	N/A	N/A	Grassland 14-<50m Woodland 22-<100m
Required Separation Distance BAL-19:	Grassland 10-<14m Woodland 15-<22m	N/A	N/A	Grassland 10-<14m Woodland 15-<22m
Minimum separation:	Grassland 14m Woodland 22m	N/A	N/A	Grassland 14m Woodland 22m
Assessed BAL:	12.5	LOW	LOW	12.5
Proposed BAL:	BAL-12.5			

Table 2 – Lot 2 (lot containing existing dwelling)

Direction from site:	North	East	South	West
Vegetation Type:	Low threat veg. 0-29m Grassland 29-34m Woodland 34m +	Low threat veg.	Low threat veg.	Low threat veg. 0-27m Grassland 27-32m Woodland 32m+
Effective Slope	Upslope/0°	Upslope/0°	Downslope >0-5°	Downslope >0-5°
Required Separation Distance BAL-12.5:	Grassland 14-<50m Woodland 22-<100m	N/A	N/A	Grassland 14-<50m Woodland 22-<100m
Required Separation Distance BAL-19:	Grassland 10-<14m Woodland 15-<22m	N/A	N/A	Grassland 10-<14m Woodland 15-<22m
Minimum separation:	Grassland 14m Woodland 22m	N/A	N/A	Grassland 14m Woodland 22m
Assessed BAL:	12.5	LOW	LOW	12.5
Proposed BAL:	BAL-12.5			

Step 5: Determination of Bushfire Attack Level (BAL)

Building areas shown are indicative only and are shown for planning purposes. These areas are flexible in they may change position as long as setbacks and HMAs are achieved and adhered to.

Lot Number	Achievable BAL Rating
1	BAL-12.5
2	BAL-12.5

Minimum Separation Required

The proposed dwellings are required to be able to achieve a minimum of BAL-19. At BAL-19 exposure, the proposed development may be subject to increasing levels of ember attack, windborne burning debris and radiant heat flux between 12-19 kW/sqm. The available area onsite will provide separation for BAL-12.5.

5 Bushfire Protection Measures

During a bushfire event, a number of bushfire attack mechanisms may threaten buildings and occupants, including:

- Radiant heat;
- Direct flame contact;
- Ember attack; and
- Wind.

A range of bushfire protection measures are recommended to improve the resilience of the proposed development and achieve a tolerable level of residual risk for occupants. The protection measures outlined in this section have been consolidated in a Bushfire Hazard Management Plan (BHMP - see Appendix B).

Additional measures to improve resilience are also recommended but are at the discretion of the developer and future developers within the subdivision.

5.1 Hazard Management Areas

The Hazard Management Area ('HMA') refers to land that is managed in a minimum fuel condition so as to reduce the potential exposure of habitable buildings and occupants to radiant heat and flames and to provide defendable space. The effectiveness of the hazard management areas is reliant on ongoing maintenance by landowners.

HMA's need to be implemented prior to the sealing of titles and it is recommended that a suitable instrument, such as a restrictive covenant that requires landowners to not allow for fuel to accumulate and create a fire hazard be placed on all lot titles. The main purpose of this covenant being each lot will be relying on the maintenance of the adjoining lot to achieve required separation distances in order to achieve the specified BAL rating.

The developer will be responsible for the management of vegetation on each lot within the prescribed HMA's and interim HMA's until such time as the lots are sold. The developer is also responsible for maintaining unsold lots and the undeveloped balance of each stage and that management involves maintain the vegetation as low threat as described in AS3959 part 2.2.3.2.

The minimum extents of the Hazard Management Area (HMA) are demonstrated on the BHMP. Management prescriptions for the proposed HMA are provided in Table 3.

Table 3 - Hazard Management Area Prescriptions

Within 10m of habitable buildings	• No storage of flammable materials (e.g. firewood); • Avoid locating flammable garden materials near vulnerable building elements such as glazed windows/doors, decks and eaves (e.g. non-fire retardant plants and combustible mulches); • Non-flammable features such as paths, driveways and paved areas are encouraged around habitable buildings.
Trees within HMA	• Maintain canopy separation of approximately 2.0m; • Ensure no branches overhang habitable buildings; • Remove tree branches within 2.0m of ground level below; • Locate any new tree plantings 1.5 x their mature height from the house; • Avoid planting trees with loose, stringy or ribbon bark.
Understory vegetation within HMA	• Maintain grass cover at <100mm; • Maintain shrubs to <2.0m height; • Shrubs to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m); • Avoid locating shrubs directly underneath trees; • Periodically remove dead leaves, bark and branches from underneath trees and around habitable buildings.

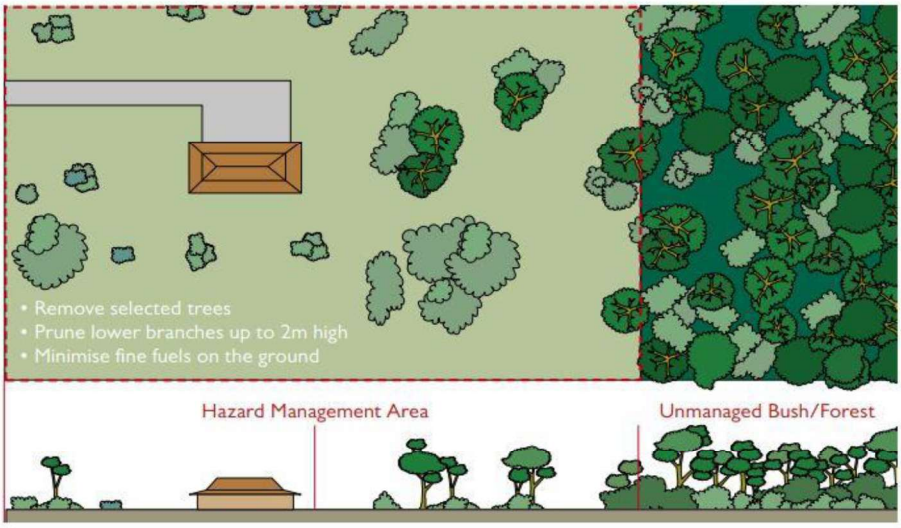


Figure 4 - Example Hazard Management Area

The proposal complies with A1(b)(i) of C13.6.1 Subdivision: Provision of hazard management areas of the planning scheme as the attached proposed plan of subdivision includes the lots that are proposed within a bushfire-prone area. The proposed subdivision would not be staged.

The proposal complies with A1(b)(ii) and (iii) as the plan of subdivision shows building areas for each lot and hazard management areas between the building areas and bushfire-prone vegetation greater than the separation distances required for BAL-12.5 in AS3959:2018.

A1(b)(iv) is also met as the attached BHMP also shows hazard management areas between the building areas and bushfire-prone vegetation equal to or greater than the separation distances required for BAL-12.5 in AS3959:2018 and is certified by an accredited person. The HMA has been designed to provide BAL-12.5 separation.

The proposal complies with A1(c) as there are no hazard management areas to be located on land external to the proposed subdivision.

Subject to the implementation of the BHMP, the proposal will comply with section C13.6.1 of the Code.

5.2 Construction Standards

The Hazard Management Areas provides any existing and future buildings with sufficient separation for BAL-12.5 development. The BHMP specifies that the buildings must be designed and constructed to BAL-12.5 standard under AS 3959-2018 on all facades, refer to sections 3 and 5 of AS3959-2018 for specific construction requirements.

5.3 Access

The primary access to the existing lot is from a sealed public road – Renmore Court. The proposed driveway for the newly created lot is from the same road on the western side of the property, it will be less than 30m and as such there are no requirements for the design and construction of the access. The existing dwelling has a driveway which services the residence and has a compliant hardstand and fire tank installed, there are no requirements to upgrade this particular driveway for bushfire compliance.

The access arrangements for the subdivision must comply with section C13.6.2 of the Bushfire-prone areas code. The proposal complies with the acceptable solution for this standard and associated code because the layout of accesses is included in the attached plan of subdivision and BHMP. As stated above, the new driveway will be less than 30m and the existing driveway is already compliant.

5.4 Water

The proposal complies with A2(b) as the attached proposed plan of subdivision shows the layout of fire tanks and building areas and is compliant with the standards contained within Table C13.5.

Table 3B Static Water Supply for Fire fighting
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 water connection point of a static water supply; and 2. The distance must be measured as a hose lay, between the water connection 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 400 mm of the tank exterior is protected by: (a) metal; (b) non-combustible material; or (c) fibre-cement a minimum of 6 mm thickness.
C. Fittings, pipework and accessories (including stands and tank supports)

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

1. Have a minimum nominal internal diameter of 50mm;
2. Be fitted with a valve with a minimum nominal internal diameter of 50mm;
3. Be metal or lagged by non-combustible materials if above ground;
4. Where buried, have a minimum depth of 300mm (compliant with *AS/NZS 3500.1 Clause 5.23);*
5. Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
6. Ensure the coupling is accessible and available for connection at all times;
7. Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
8. 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
9. 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 by vehicles.

D. Signage for static water connections

1. The water connection 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 comply with: Water tank signage requirements within AS 2304-2019 *Water storage tanks for fire protection systems; or*
2. 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.

E. Hardstand

A hardstand area for fire appliances must be provided:

1. No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
2. No closer than six metres from the building area to be protected;
3. With a minimum width of three metres constructed to the same standard as the carriageway; and
4. Connected to the property access by a carriageway equivalent to the standard of the property access.

A Certificate of Compliance confirming compliance with the above provisions is attached as Appendix D.

5.5 Optional Protection Measures

The following recommendations are not specifically regulated under any planning or building standards at present hence do not form part of the Bushfire Hazard Management Plan.

If implemented, however, they will improve bushfire protection for future occupants.

Electrical Infrastructure

Overhead power lines are a common source of unplanned fires, particularly during high wind conditions. Where practicable, electricity connections to properties should be provided underground to remove this potential fire source.

Building Design

Building configuration can be used to improve building resilience. It is recommended that future developers of buildings within the subdivision consider adopting the following design features:

- Simple roof shapes with roof pitch at 18° or greater, to reduce the potential for ember accumulation. This measure ought to be combined with non-combustible gutter guards to prevent accumulation within the guttering;
- Simple building shapes are preferable, as they reduce the opportunity for embers and debris to be trapped against the building within re-entrant corners;
- Keep walls as low as possible. Large expansive walls present greater surface area to wind turbulence and to radiant heat;
- Slab-on-ground construction is generally more resilient than suspended slab construction.

6 Conclusion & Recommendations

The proposed subdivision site is located within a 'bushfire prone area' as defined by C13.3.1. To achieve a tolerable level of residual risk a bushfire hazard management plan has been prepared.

The Bushfire Hazard Management Plan prepared for the subdivision outlines the required protection measures including hazard management areas, building siting and construction, access, and water supply standards. Protection measures reduce bushfire risk to future residents, developments and to firefighters, as outlined in this report and the associated bushfire hazard management plan. The Bushfire Hazard Management Plan is certified as compliant with the Bushfire-Prone Areas Code.

The Bushfire Hazard Management Plan is certified as being compliant with the Bushfire-Prone Areas Code C13.0 of the *Tasmanian Planning Scheme – Sorell*.

7 References

Department of Primary Industries and Water, The LIST, viewed July 2024, www.thelist.tas.gov.au.

Director of Building Control, 2020, Director's Determination – bushfire hazard areas, Version No. 1.1, Department of Justice (Tasmania).

Standards Australia, 2018, *AS 3959-2018 – Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.

Tasmanian Planning Scheme - Sorell, viewed May 2024, http://www.iplan.tas. gov.au/.

APPENDIX A

Subdivision Plan

Tasmanian Planning Scheme
Low Density Residential Zone
10.6 Development Standards for Subdivision

10.6.1 Lot Design
A1
(a) COMPLY – all lots comply with minimum size 1500m2 :
(i) COMPLY – all lots comply as they contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5
a. COMPLY – with all setbacks required by clause 10.4.3 A1 and A2; and
b. COMPLY – no easements or other title restrictions that limit or restrict development; and

(ii) COMPLY – All existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;

P2 COMPLY – The lots are at the end of an existing cul-de-sac with a frontage width of not less than 3.6m and satisfy P2 criteria (a)(b)(c)(d)(e)(f) consistent with a standard cul-de-sac arrangement.

A3 COMPLY – All lots have access to existing road

10.6.2 Roads
A1 COMPLY The subdivision includes no new roads

10.6.3 Services
A1 COMPLY The area is not serviced by reticulated water
P2 COMPLY See on site waste water report attached
P3 COMPLY Stormwater outfalls shall be directed to roadside table drains or to absorption drains constructed on site.

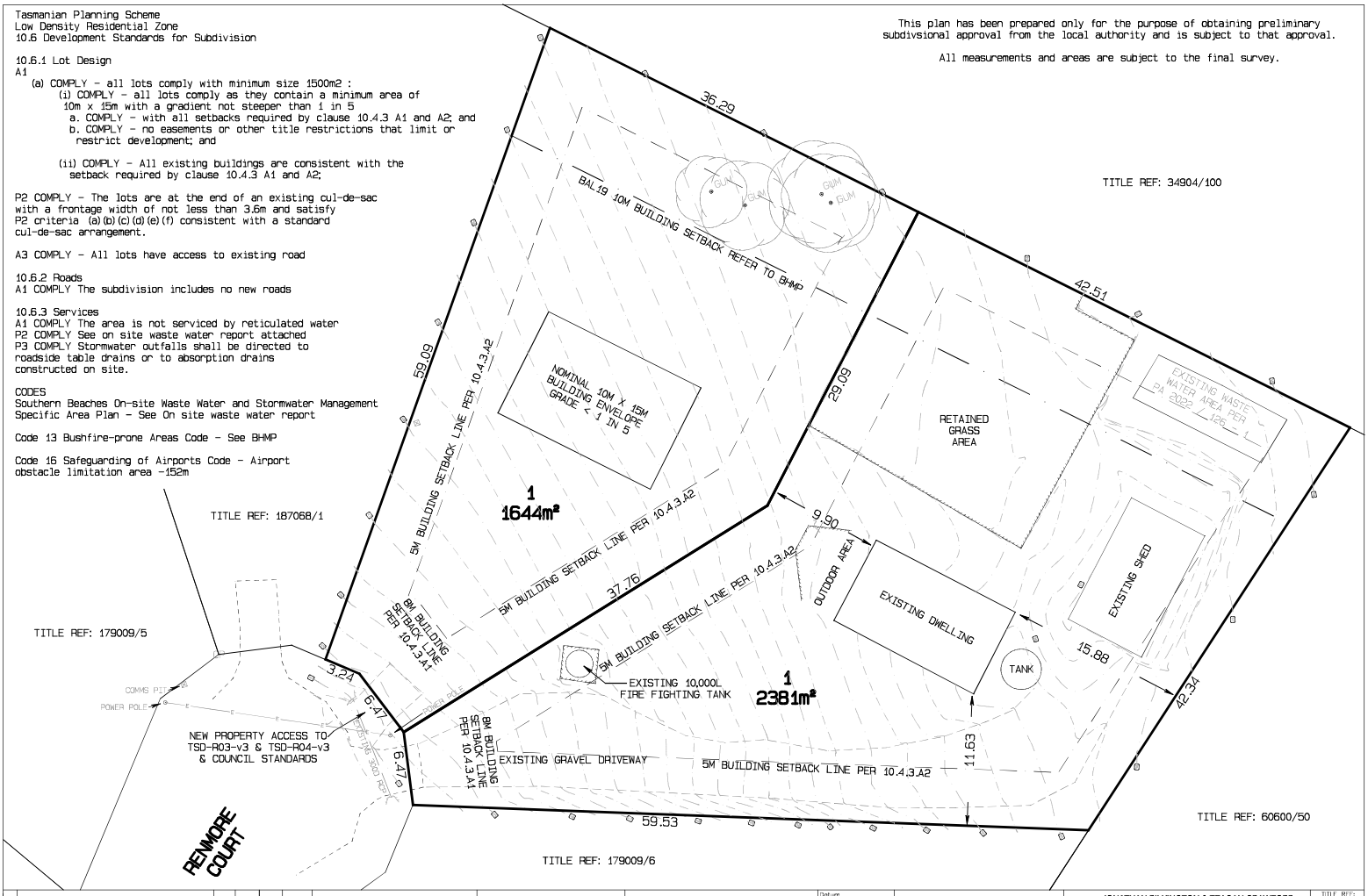
CODES
Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan – See On site waste water report

Code 13 Bushfire-prone Areas Code – See BHMP

Code 16 Safeguarding of Airports Code – Airport obstacle limitation area –152m

This plan has been prepared only for the purpose of obtaining preliminary subdivsional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.



No	Revisions	Drawn	Job Manager	Project Director	Date

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FEATHERSTONE SURVEY AND CIVIL

Datum	MGA2020
Height Datum	AHD83 (TAS)
Drawing Date	6/24/2024
Scale	1 : 300 when plotted at A3

CLIENT	JONATHAN PILKINGTON & TEAGAN CRAWFORD
PROJECT	7 RENMORE COURT, CARLTON
TITLE	SUBDIVISION PROPOSAL
DRAWING NO.	FSC1102-01

TITLE REF:	187068/2
PROJECT NO:	FSC1102
REVISION NO:	REV 0

APPENDIX B

Bushfire Hazard Management Plan

HAZARD MANAGEMENT AREAS - HMA

Hazard Management Area includes the area to protect the Building as well as the access and water supplies. Vegetation in the Hazard Management area for each lot (entirety of allotments) is to be managed and maintained by the respective lot owners in a minimum fuel condition prior to the sealing of titles. Each lot is provided with a building area with separation distances equal to or greater than required for BAL-12.5 in accordance with section C13.6.1 of the Code.
The HMA needs to be maintained as low threat vegetation to the newly created lots, to ensure that this is maintained a covenant, easement or Part V agreement must be attached to each title.

MAINTENANCE SCHEDULE

- Removal of fallen limbs, leaf and bark litter;
- Cut lawns short (less than 100mm) and maintain;
- Remove pine bark and other garden mulch;
- Complete under-brushing and thin out the under storey;
- Prune low hanging trees to ensure separation from ground litter;
- Prune larger trees to establish and maintain horizontal and vertical canopy separation;
- Remove fallen limbs, leaf and bark litter from roofs, gutters and around the building;

CONSTRUCTION STANDARD

Separation distances shown on this plan allow for design of BAL-12.5 prescribed in the associated table below. Habitable buildings and any associated outbuildings located within 6m are to be designed, constructed and maintained in accordance with the relevant construction sections of AS3959-2018 for the determined BAL for each lot as shown on this plan.

PUBLIC & FIRE FIGHTING ACCESS

Design and construction of access to the building areas in accordance with Section 2.3.2 of the Directors Determination. The existing public access provides access to each lot in accordance with Table 2 of the Determination and table C13.1 and C13.2 of the code.

WATER SUPPLY FOR FIRE FIGHTING

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

- Have a minimum nominal internal diameter of 50mm
- Be fitted with a valve with a minimum nominal internal diameter of 50mm
- Be metal or lagged by non-combustable materials if above ground
- Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1 Clause 5.23)
- Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment
- Ensure the coupling is accessible and available for connection at all times
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length)
- Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this table; and
- Where a remote offtake is installed, ensure the offtake is in a position that is:

a. Visible
b. Accessible to allow connection to by fire fighting equipment
c. At a working height of 450-600mm above ground level; and
d. Protected from possible damage, including damage by vehicles

SIGNAGE FOR STATIC WATER CONNECTIONS

The water connection points 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 comply with:-

- Water tank signage requirements within AS2304-2019 Water storage tanks for fire protection systems; or
- The following requirements:

a. Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100mm 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 400mm above ground.

PLAN TO BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD REPORT.

NOTIFY COUNCIL AND CERTIFYING BUSHFIRE PRACTITIONER IF ANY VARIATION IN BUILDING SETOUT OR VEGETATION HAZARDS OCCUR

ENSURE THIS PLAN AND ACCOMPANYING REPORT DO NOT CONFLICT WITH OTHER RELEVANT REPORTS AND ASSESSMENTS

5 0 5 10 15 20 25 m

SCALE 1:500

BHMP

SCALE 1:500

LEGEND

BUILDING AREA

HAZARD MANAGEMENT AREA

ASSUMED POSITION OF DEDICATED FIREFIGHTING TANK

DESIGN BAL	
BAL	LOT
BAL-12.5	1 & 2

REV	DATE	REMARK
P1	03.07.2024	PLANNING ISSUE

LYNE DESIGN

BUILDING DESIGN/DRAFTING - BUSHFIRE MANAGEMENT
DAVID LYNE ACCREDITED DESIGNER: CC7063
11 GRANVILLE AVENUE BUSHFIRE PRACTITIONER - BFP-144
GEILSTON BAY, TASMANIA 7015
MOBILE: 0421 852 987 david_lyne@hotmail.com

PROJECT
7 RENMORE COURT
CARLTON, TAS 7173

TITLE
SUBDIVISION BHMP

Accepted (Client 1)	TIM PENNY ARCHITECTS	Date
Accepted (Client 2)	NOT APPLICABLE	Date
Approved (Builder)	NOT APPLICABLE	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
1:500	D.LYNE	D.LYNE
	PLOT DATE	03/07/2024

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check all other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items, no responsibility shall be taken for dimensional information scaled or digitally derived from this document.

PLOT DETAILS RENMORE COURT SUBDIVISION.DWG

PROJECT NO. 1524/24

DWG NO. B01

REVISION P1

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APPENDIX C

Site Photos

View to the east from Renmore Court looking up driveway to existing dwelling

View to the west from northern boundary

View of public walkway behind the property to the south-east

View to the north-west of public walkway behind property

View to the west of neighbouring block from western boundary

View of current condition of block to the north

View to the north from northern boundary

View to the south-east from western boundary

APPENDIX D

Certificate of Compliance

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:	7 Renmore Court Carlton 7173
Certificate of Title / PID:	187068/2 / 9179599

2. Proposed Use or Development

Description of proposed Use and Development:	Subdivision – 2 lots
Applicable Planning Scheme:	Tasmanian Planning Scheme – Sorell

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management plan report	David Lyne	July 2024	1.0
Bushfire Hazard Management plan	David Lyne	July 2024	1.0

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☐	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☐	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	David Lyne	**Phone No:**	0421 852 987
Postal Address:	11 Granville Avenue, Geilston Bay	**Email Address:**	Dave_lyne@hotmail.com
Accreditation No:	BFP – 144	**Scope:**	1, 2, 3a, 3b

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed: *certifier*

Name: David Lyne **Date:** 03.07.2024

Certificate Number: 1527/24

(for Practitioner Use only)

PLANNING APPLICATION SET

LOCALITY PLAN NTS

7 Renmore Court
CARLTON, TAS 7173

PROPERTY DATA:
LOT 1 on Plan 188826

PID 9747636
Lot Area 1644 m2
Zoning :- Low Density Residential
Municipality :- Sorell

PROPOSED DWELLING (72m2 + 32m2 mezzanine)	104 m2
Veranda	29 m2
Carport	36 m2
	169 m2

PROPOSED NEW DWELLING

at
Renmore Court
CARLTON, TAS 7173
for
Brad Blake

Drawing Register

Cover sheet PID data. Locality Plans	DWG-01 / C	-
Aerial Photo Site plan, Listmap & Title Site Plan	DWG-02 / B	1:200
Floor Plans & Sections	DWG-03 / B	1:100
Elevations	DWG-04 / A	1:100
Excavation & Slab Plan & edge detail	DWG-05 / A	1:100
Proposed East & West Elevations	DWG-06	1:100
Longitudinal Section & Roof Framing	DWG-06	1:100
Mezz. Floor & Patio & Carport Roof Framing	DWG-07	1:100
Window Schedule	DWG-08 / A	1:100
Livable Housing Design Guidelines	DWG-09	-
Wind Bracing Plan	DWG-10	1:100
Standard Wind Bracing Details	DWG-11	-
BAL 12.5 Construction Requirements	DWG-12 / A	-
Drainage & Stormwater Plan	DWG-13 / A	1:100
Cladding Base - BAL rated ventilation detail	DWG-14	1:1
1:20 Wall / Roof Constructon Detail	DWG-15	1:20
Nominated Wet Area DETAILS 1	DWG-16	1:20
Nominated Wet Area DETAILS 2	DWG-17	1:2
SWMP (Soil & Water Management Plan during construction)	DWG-18	-

Cover sheet
Property data
Locality Plan
Drawing register

Amendments / Issues

A Working drawing upgrade 6.6.25
B Working drawing upgrade 12.6.25
C Areas corrected 4.7.25
D Updated 8.10.25

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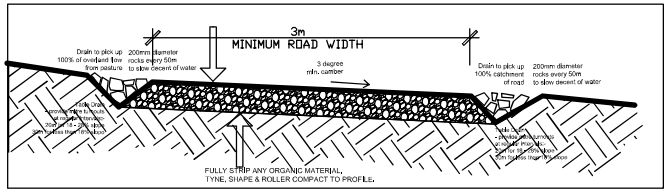
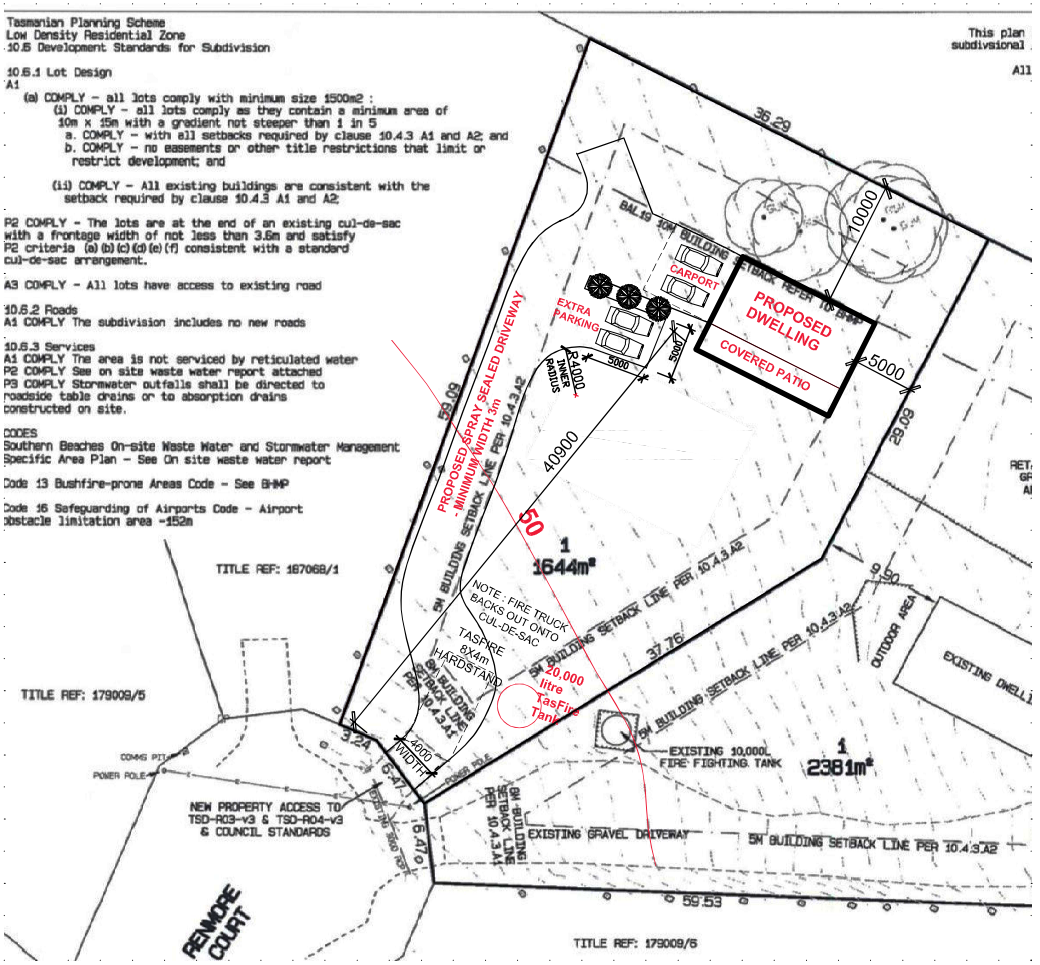
Scale --------
Date 15/5/25
SHEET No DWG - 01 / D



TYPICAL DRIVEWAY CROSS SECTION

- Roadbase only driveway < 18% slope, parrallel, or approx., to contours



PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for

Brad Blake

SITE PLAN

Amendments / Issues
A AMENDMENT 5.6.25
B AMENDMENT 5.7.25
C AMENDMENT 3.10.25

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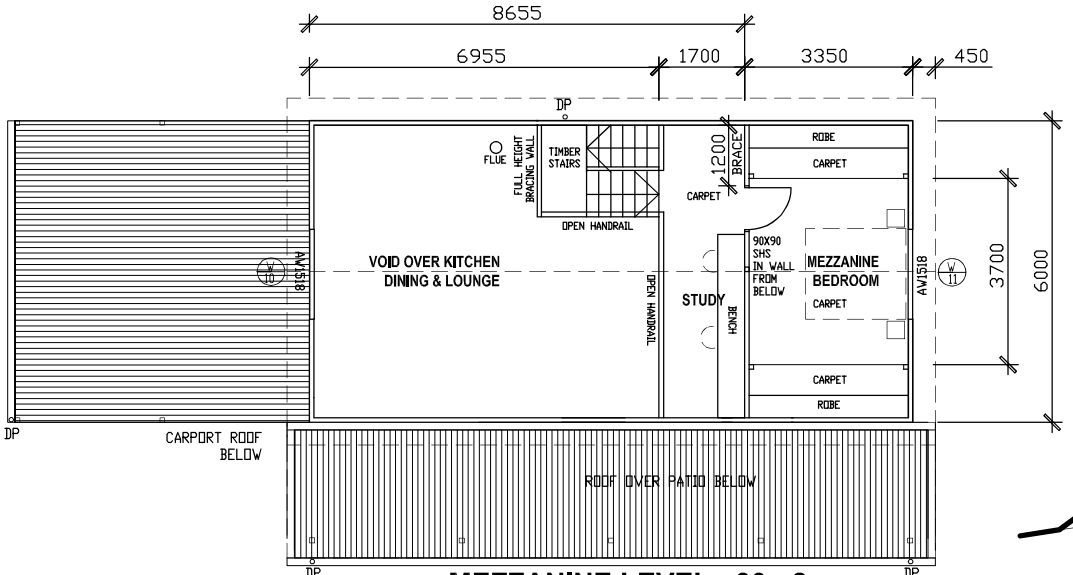
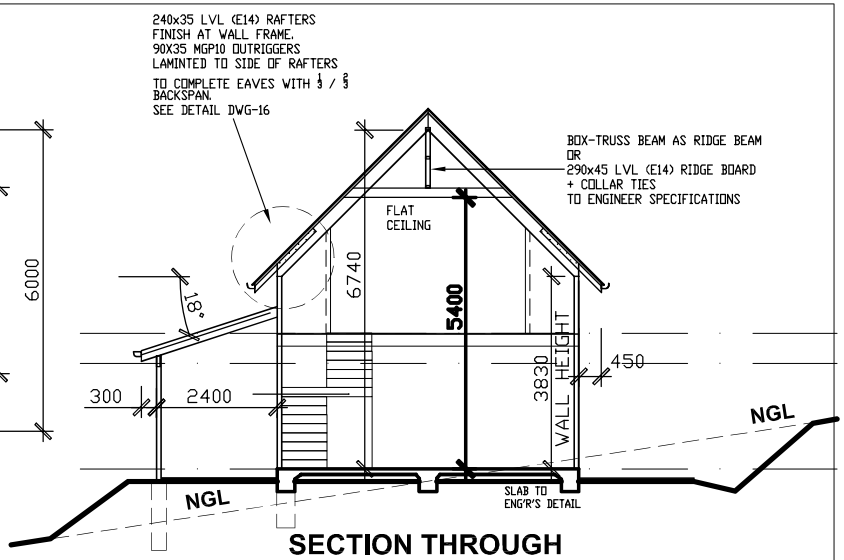
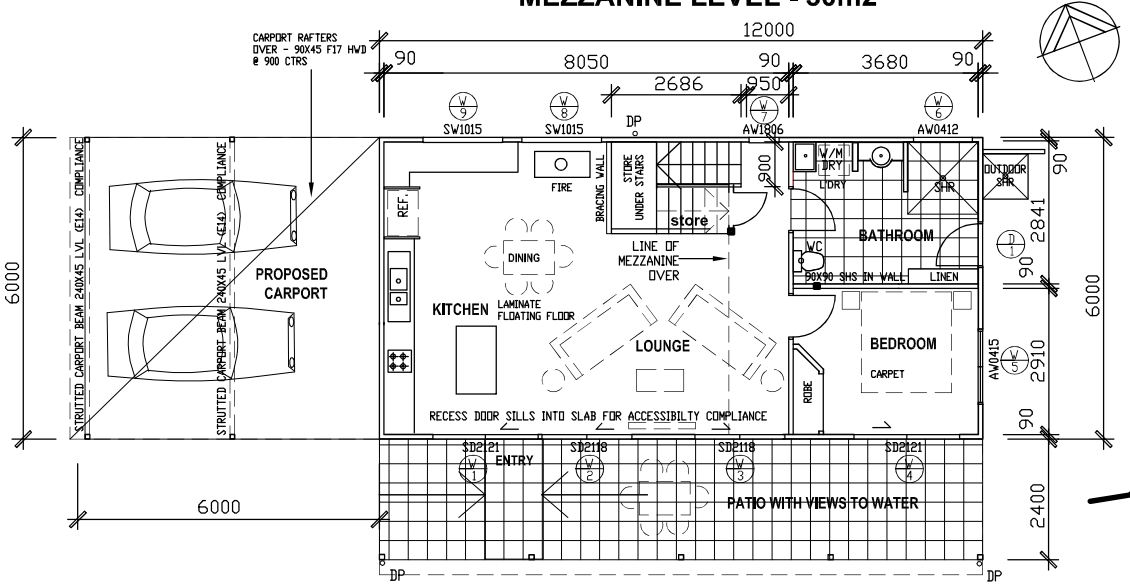
Scale 1:200 @ A3 Date 15/5/25
SHEET No DWG - 02 / C



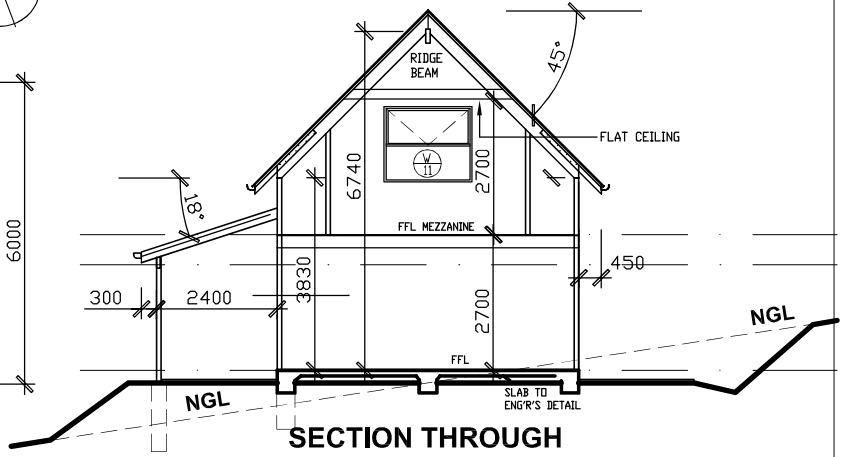
MEZZANINE LEVEL - 30m2



SECTION THROUGH LOUNGE 1:100



FLOOR PLAN - GFA - 72m2



SECTION THROUGH MEZZANINE 1:100

PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for
Brad Blake

FLOOR PLANS & SECTIONS

Amendments / Issues
A AMENDED 4.6.25
B AMENDED 12.6.25

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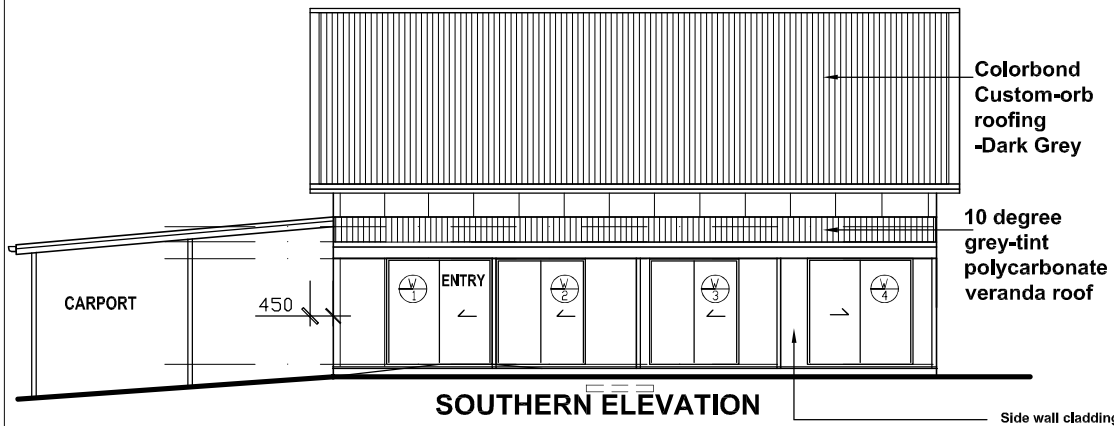
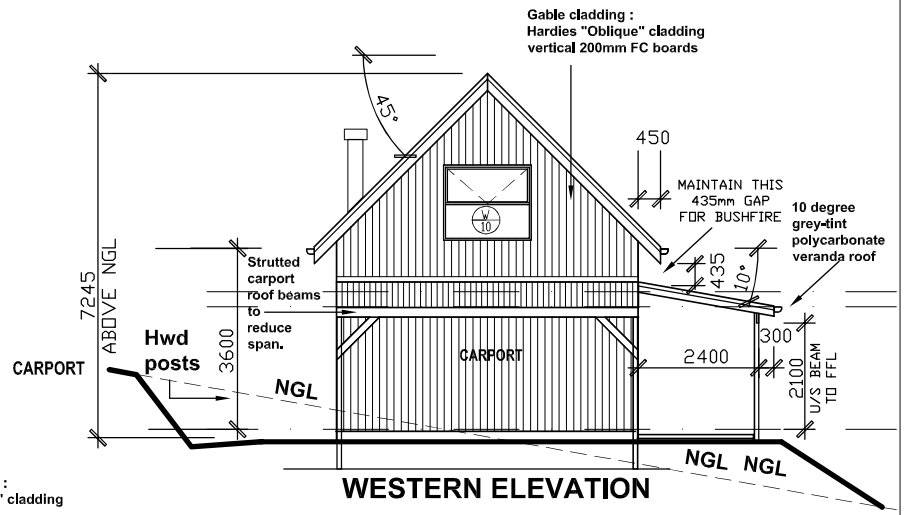
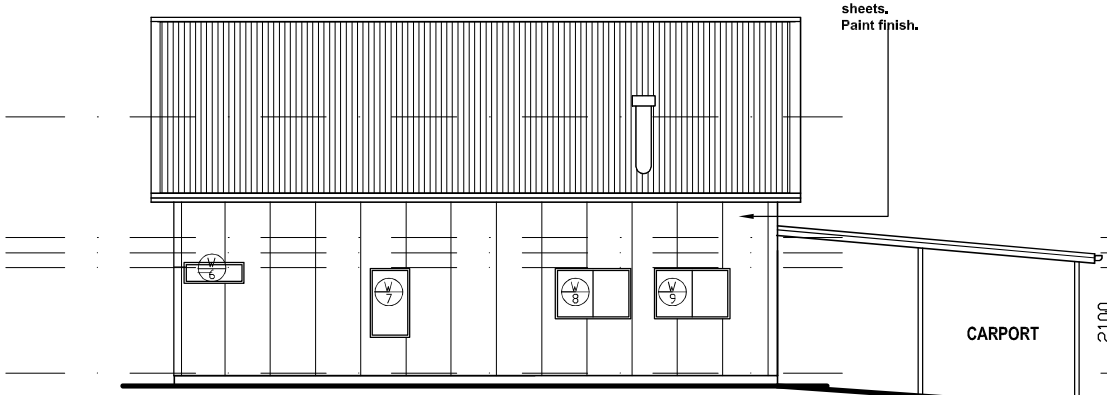
Scale 1:100 @ A3 Date 15/5/25
SHEET No DWG - 03 / B



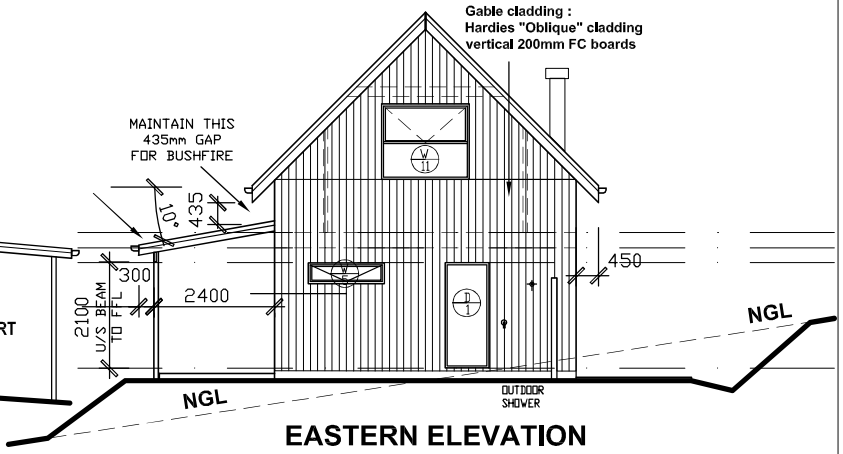
SOUTHERN ELEVATION



WESTERN ELEVATION



NORTHERN ELEVATION



EASTERN ELEVATION

PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for

Brad Blake

ELEVATIONS

Amendments / Issues
A AMENDED 4.6.25

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Scale 1:100 @ A3 Date 15/5/25
SHEET No DWG - 04 / A

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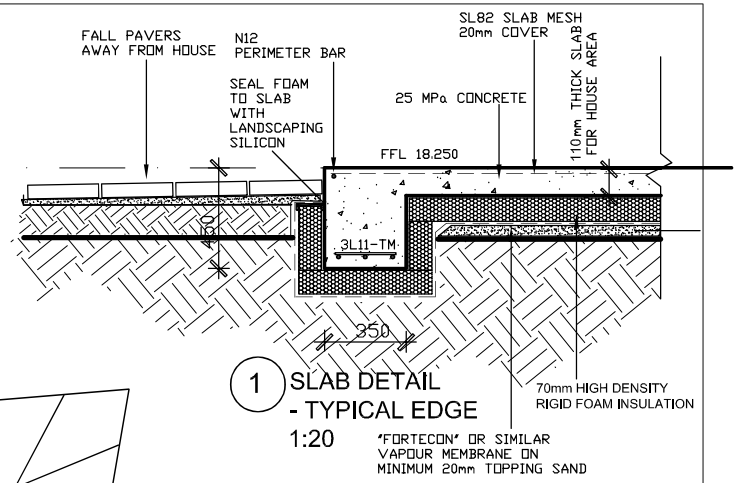
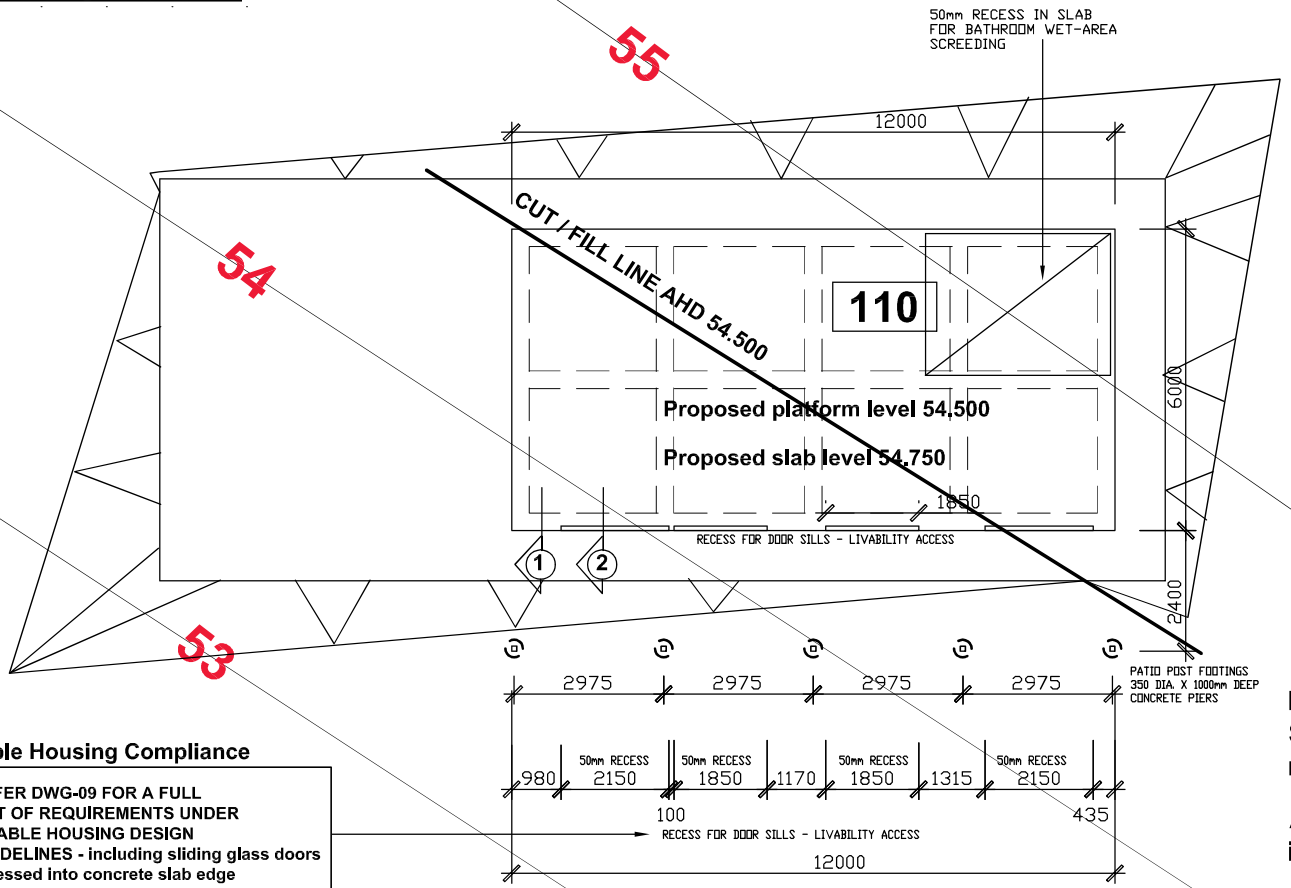
National Engineering Register

SIGNED: DATE:



1 SLAB DETAIL
- TYPICAL EDGE
1:20



"S" SOIL CLASSIFICATION
TO AS 2870

Livable Housing Compliance

1) REFER DWG-09 FOR A FULL
LIST OF REQUIREMENTS UNDER
LIVABLE HOUSING DESIGN
GUIDELINES - including sliding glass doors
recessed into concrete slab edge

NOTES:
Strip of all topsoil & vegetable matter & proof roll

All approved fill to be fully compacted in layers to AS 2870 - 2011 requirements.

PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for
Brad Blake

EXCAVATION & SLAB PLAN

Amendments / Issues
A UPDATED 8.10.25

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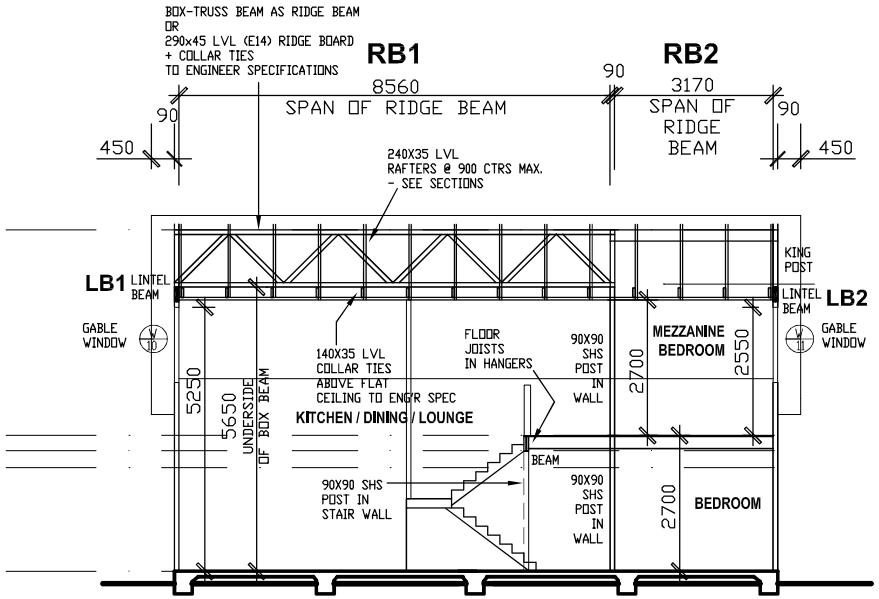
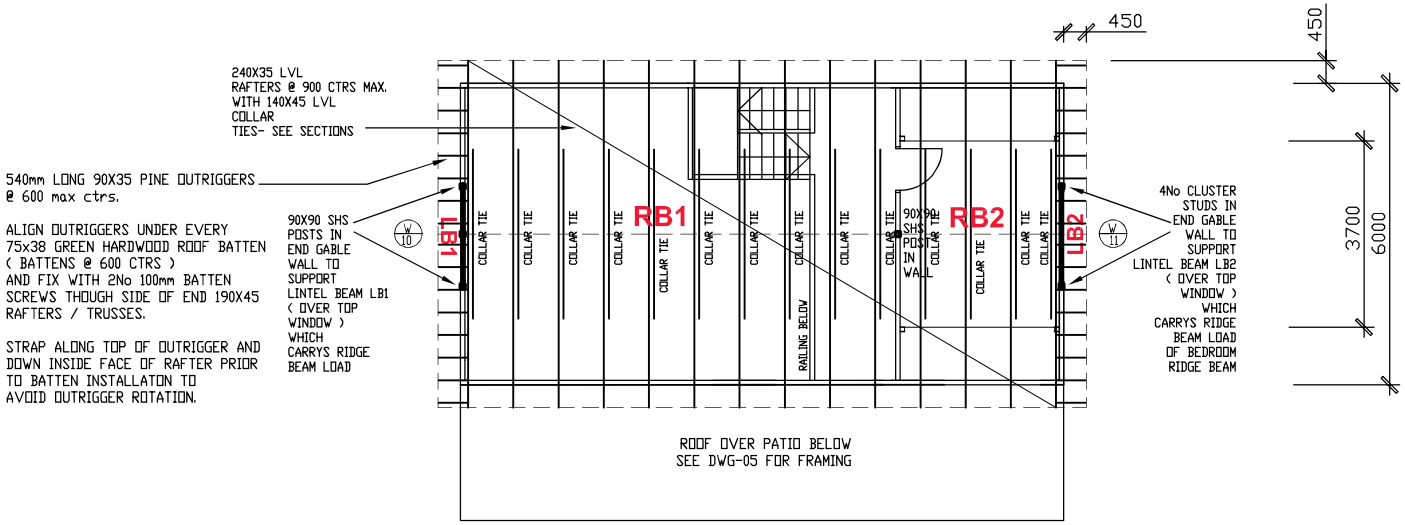
Scale 1:100 @ A3 Date 2/6/25
SHEET No DWG - 05 / A



LONGITUDINAL SECTION THROUGH RIDGE 1:100



ROOF FRAMING PLAN 1:100

JACK STUDS BESIDE OPENINGS (UNDER LINTELS):

UP TO 1500mm WIDE - 1 / 90X35 MGP10 STUDS
UP TO 2100mm WIDE - 2 / 90X35 MGP10 STUDS
UP TO 2700mm WIDE - 3 / 90X35 MGP10 STUDS
UP TO 3600mm WIDE - 4 / 90X35 MGP10 STUDS

Do not work off this plan
unless signed by an engineer

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National Engineering Register
SIGNED: DATE:

GABLE LINTEL BEAMS

LB1	LOAD BEARING	KING POST TO RIDGE BEAM	2 / 240X45 LVL (E14) or F17 ENGINEER TO CERTIFY
LB2	LOAD BEARING	KING POST TO RIDGE BEAM	190X45 LVL (E14) or F17 ENGINEER TO CERTIFY

RIDGE BEAMS / RIDGE BOARDS

RB1	ENGINEER TO SPECIFY
RB2	ENGINEER TO SPECIFY

PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for
Brad Blake

-LONGITUDINAL SECTION
-ROOF FRAMING

Amendments / Issues

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Scale 1:100 @ A3 Date 2/6/25
SHEET No DWG - 06

WALL FRAME TIMBER:
External : 90 x 35 MGP 10 @ 450 ctrs

Internal : 90 x 35 MGP 10 @ 600 ctrs
EXCEPT WHERE NOTED AS LOAD-BEARING WHICK WILL BE @ 450 CTRS

BOTTOM PLATE on slab :
90 x 35 MGP10

TOP PLATE:
2 X 90 x 35 MGP10

GENERAL TIE-DOWN
- tie top & bottom wall plates to studs with 30mm X 1.0mm GALV STRAP @ 1200 centres and beside openings

M12 Masonry anchor to slab @ 1200 ctrs & beside openings

ROOF BEAM TIE-DOWN IF APPLICABLE
Ensure roof beams ae tied down to slab with with three 30mm x 0.8mm G.I. straps with six 2.8mm dia. nails each end or M12 galv. threaded rod.

TRUSS & RAFTER TIE-DOWN
a) two framing anchors with 6 nails to each leg or
b) one 30mm x 0.8mm G.I. strap over rafter with strap ends fixed to plate with six 2.8mm dia. each end.

ROOF BATTENS & TIE-DOWN -
45 TOPSPAN metal roof battens fixed with 2 No 50mm batten screw to each truss
Note: install diagonal speed brace over trusses from wall frame to wall frame & sisalation OVER battens with drainage battens over

JACK STUDS BESIDE OPENINGS (UNDER LINTELS):

UP TO 1500mm WIDE - 1 / 90X35 MGP10 STUDS
UP TO 2100mm WIDE - 2 / 90X35 MGP10 STUDS
UP TO 2700mm WIDE - 3 / 90X35 MGP10 STUDS
UP TO 3600mm WIDE - 4 / 90X35 MGP10 STUDS

Do not work off this plan unless signed by an engineer

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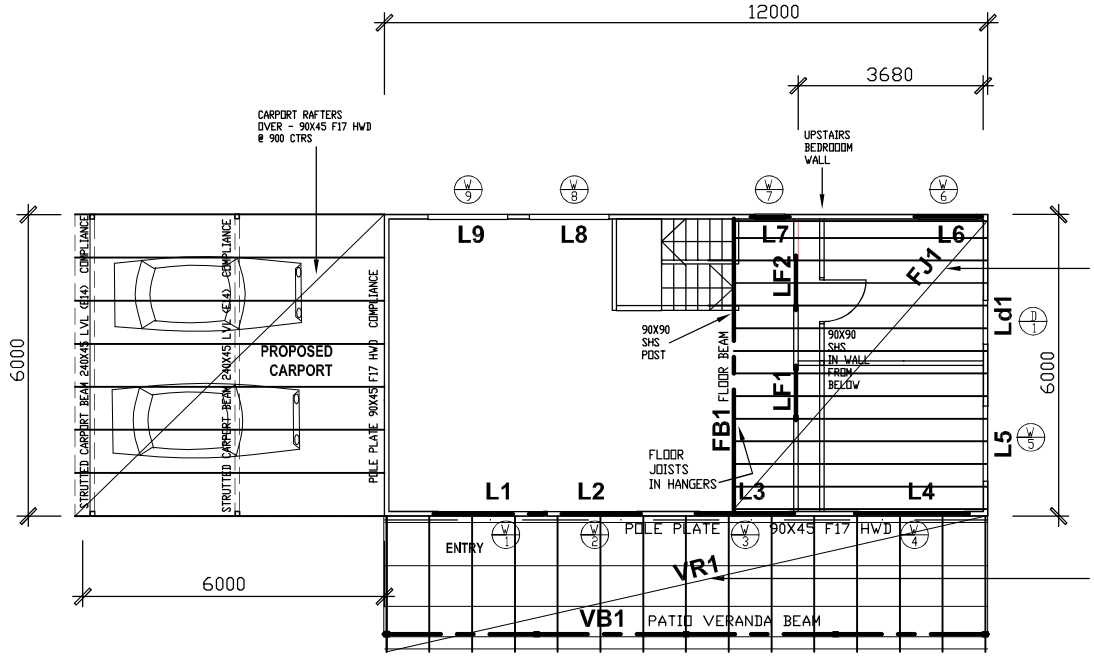

Mezzanine floor joists - 190x35 LVL (E14) @ 450 ctrs

Patio roof rafters - 90X45 F17 HWD @ 900 max ctrs with 75X38 green HWD battens, 3 rows.

MEZZANINE FRAMING PLAN (& patio roof framing) 1:100

LINTELS

L1	LOAD BEARING		140X45 LVL (E14) or F17
L2	LOAD BEARING		140X45 LVL (E14) or F17
L3	LOAD BEARING		140X45 LVL (E14) or F17
L4	LOAD BEARING		140X45 LVL (E14) or F17
L5	LOAD BEARING	MEZZ. FLOOR	140X45 LVL (E14) or F17
Ld1	LOAD BEARING	MEZZ. FLOOR	140X45 LVL (E14) or F17
L6	LOAD BEARING		140X45 LVL (E14) or F17
L7	LOAD BEARING		2 / 90X35 MGP10
L8	LOAD BEARING		140X45 LVL (E14) or F17
L9	LOAD BEARING		140X45 LVL (E14) or F17
LF1	LOAD BEARING	MEZZ. FLOOR	2 / 140X45 LVL (E14) or F17
LF2	LOAD BEARING	MEZZ. FLOOR	2 / 140X45 LVL (E14) or F17
FB1	LOAD BEARING	MEZZ. FLOOR	2 / 190X35 LVL (E14) or F17
FJ1	FLOOR JOISTS @ 450 CTRS		190X35 LVL (E14) or F17
VB1-cont.	PATIO VERANDA BEAM		190X45 LVL F7 T/PINE
VR1	PATIO RAFTERS		90X45 F17 HWD @ 900 CTRS MAX.

PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for
Brad Blake

MEZZ. FLOOR & PATIO & CARPORT ROOF FRAMING

Amendments / Issues

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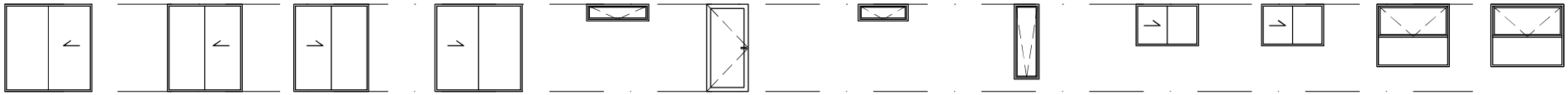
Scale 1:100 @ A3 Date 2/6/25
SHEET No DWG - 07



W1
ENTRY
21.21 OX
SLIDING GLASS DOOR
ALUM. FRAME
DOUBLE GLAZED

W2
LOUNGE
21.18 OX
SLIDING GLASS DOOR
ALUM. FRAME
DOUBLE GLAZED

W3
LOUNGE
21.18 XO
SLIDING GLASS DOOR
ALUM. FRAME
DOUBLE GLAZED

W4
BEDROOM
21.21 XO
SLIDING GLASS DOOR
ALUM. FRAME
DOUBLE GLAZED

W5
BEDROOM
04.15
AWNING WINDOW
ALUM. FRAME
DOUBLE GLAZED

D1
BATHROOM
21.10 HINGED
WHITE GLASS DOOR
ALUM. FRAME
DOUBLE GLAZED
D-HANDLE LOCKABLE
WITH 'CRIM-SAFE'
SECURITY SCREEN

W6
BATHROOM
(shower)
04.12
AWNING WINDOW
ALUM. FRAME
WHITE GLASS
DOUBLE GLAZED
- NOTE:
GLASS MUST BE
1800mm ABOVE
FLOOR TILES

W7
HALLWAY
06.18
AWNING WINDOW
ALUM. FRAME
DOUBLE GLAZED

W8
FIREPLACE
10.15 XO
SLIDING WINDOW
ALUM. FRAME
DOUBLE GLAZED

W9
KITCHEN
10.15 XO
SLIDING WINDOW
ALUM. FRAME
DOUBLE GLAZED

W10
LOUNGE
(high level
gable)
15.18
AWNING WINDOW
OVER FIXED
ALUM. FRAME
DOUBLE GLAZED.

REMOTE WINDER
BELOW TO
AWNING.
BUILDER TO
DISCUSS WITH
OWNERS

W11
MEZZANINE
BEDROOM
15.18
AWNING WINDOW
OVER FIXED
ALUM. FRAME
DOUBLE GLAZED

BAL 19.0
All windows to have metal flyscreens.
All sliding doors to have "Crim-safe" sliding security screens.
All sliding doors keyed alike.
All windows keyed alike.

PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for

Brad Blake

WINDOW SCHEDULE

Amendments / Issues
A AMENDED TO BAL-19 8.10.25

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Scale 1:100 @ A3 Date 2/6/25
SHEET No DWG - 08 / A

Detailed elements of design

The minimum design requirements for minimum external inclusions provide the minimum of Silver level under the Livable Housing Design Guidelines.

Provide a safe and continuous path of travel gradient not greater than 1:14.

- Minimum clear width of 1000 mm:
  - even, firm, slip-resistant surface
  - cross-fall not more than 1:40 from the street entrance and/or parking area to a dwelling that is level.
- One level entrance into the building:
  - minimum clear opening width of 820 mm
  - a level transition and threshold (maximum vertical tolerance of 5 mm between abutting surfaces is allowable provided the lip is rounded or bevelled)
  - reasonable shelter from the weather
  - a level landing 1 200 mm x 1 200 mm provided at the entrance door
  - where the threshold at the entrance exceeds 5 mm, a ramped threshold of up to 56 mm compliant with AS1428.1 (2001) is to be provided
  - where the parking area forms part of the access pathway to the dwelling, the space should incorporate minimum dimensions of 3 200 mm in width x 5 400mm in length and an even, firm and slip-resistant surface.
- Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces:
  - a minimum clear opening width of 820 mm and a level transition and threshold (maximum vertical tolerance of 5 mm between abutting surfaces is allowable providing the lip is rounded or bevelled)
  - internal corridors/passageways should provide a minimum clear width of 1000 mm.
- A toilet on the ground (or entry) level that provides easy access:
  - minimum clear width of 900 mm between wall if located in a separate room
  - minimum 1200 mm clear circulation space forward of the toilet pan exclusive of the swing of the door
  - if the toilet is located within the ground or entry level bathroom, the toilet pan should be located in the corner of the room to enable installation of grab rails.
- A bathroom that contains a hob-less (step free) shower recess:
  - Slip resistant, hob-less (step free) shower recess. Shower screens are permitted if they can be removed at a later date.
  - Shower recess should be located in the corner of the room to enable the installation of grab rails at a future date.
  - Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.
- Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grab rails.
  - The fastenings, wall reinforcement and grab rails combined must be able to withstand 1100 N of force applied in any position and in any direction.
- The walls around the toilet are to be reinforced by installing noggins with a minimum thickness of 25 mm and sheeting with a thickness of at least 12 mm.
- The walls around the bath are to be reinforced by installing noggins with a minimum thickness of 25mm and sheeting with a thickness of at least 12 mm.
- The walls around the hob-less (step-free) shower recess are to be reinforced by installing noggins with a minimum thickness of 25 mm and sheeting with a thickness of at least 12 mm.
- Hob-less/step free shower recesses to have adjustable/detachable hand-held shower roses or be easily adaptable to allow the same.
- Kitchen and laundry spaces are designed to support ease of movement between fixed benches and to support easy adaptation:
  - provide at least 1200 mm clearance in front of fixed benches and appliances
  - where practicable, floor finishes should be non-slip and extend under the kitchen and laundry cabinetry to enable cupboards to be moved without affecting flooring
  - where bench areas in kitchens adjoin the oven and/or cook top they must allow easy placement of hot pots and pans.
- Space on the ground (or entry) level that can be used as a bedroom:
  - provides at least 10 m² of space with one wall a minimum length of 3 m
  - provides a minimum path of travel of at least 1000 mm on at least one side of the bed.
- Light switches and power points are located at heights that are easy to reach for all home occupants:
  - light switches should be positioned in a consistent location that is between 900 mm and 1100 mm above the finished floor level and horizontally aligned with the door handle at the entrance to a room
  - power points should be installed not lower than 300 mm above the finished floor level.
- Home occupants are able to easily and independently open and close doors and safely use tapware:
  - doorways to feature door hardware installed between 900 mm and 1100 mm above the finished floor
  - doorways to feature D-pull style door hardware and basins, sinks and tubs to feature lever and capstan style tap hardware with a central spout
  - family/living room features clear space to enable the home occupant to move in and around the room with ease.
- Windowsills are installed at a height that enables home occupants to view the outdoor space from either a seated or standing position:
  - windowsills on the ground (or entry) level in the living areas and bedroom spaces should be positioned no higher than 1000 mm above the finished floor level to facilitate natural surveillance
  - window controls to be easy to operate with one hand and located within easy reach from either a seated or standing position.

PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for

Brad Blake

LIVABLE HOUSING DESIGN GUIDELINES

Amendments / Issues

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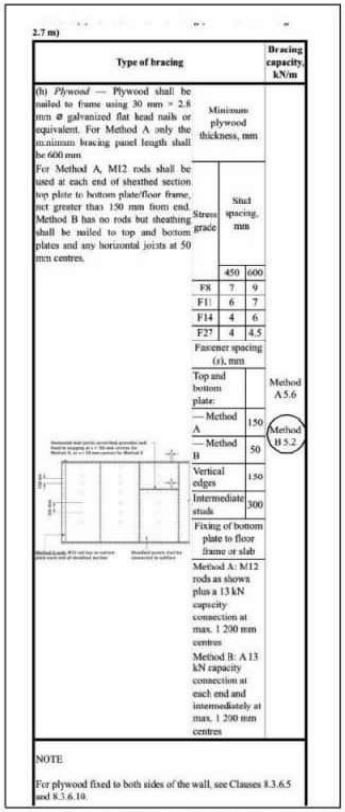
Scale 1:100 @ A3 Date 2/6/25
SHEET No DWG - 09

N3 WIND DESIGN SPEED

45 DEGREE ROOF PITCH

METHOD B PLY BRACING @ 5.2 Kn/m - refer fixing detail

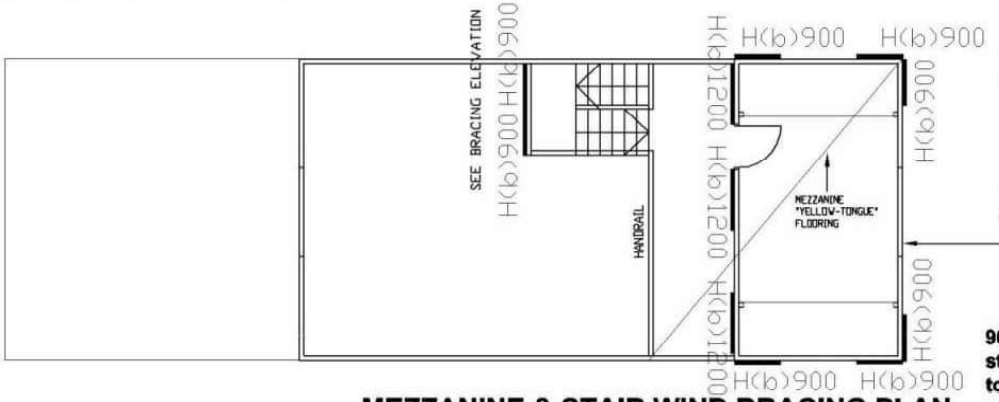
For ply bracing top of walls refer DWG-11



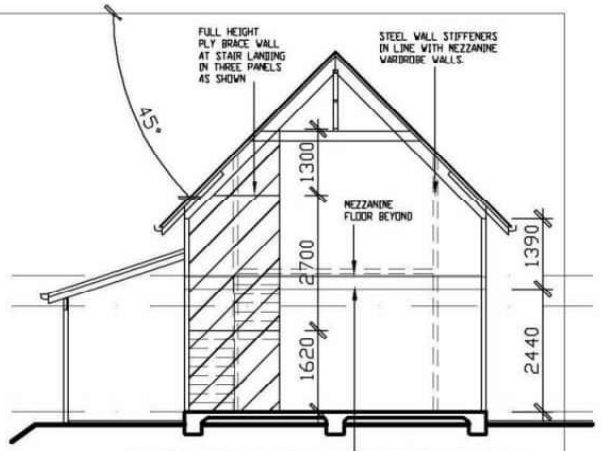
2.7 m)

Type of bracing			Bracing capacity, kN/m
(h) *Plywood* — Plywood shall be nailed to frame using 30 mm × 2.8 mm ø galvanized flat head nails or equivalent. For Method A only the minimum bracing panel length shall be 600 mm. For Method A, M12 rods shall be used at each end of sheathed section top plate to bottom plate/floor frame, not greater than 150 mm from end. Method B has no rods but sheathing shall be nailed to top and bottom plates and any horizontal joists at 50 mm centres.	Minimum plywood thickness, mm		
	Stress grade	Stud spacing, mm	
		450	600
	F8	7	9
	F11	6	7
	F14	4	6
	F27	4	4.5
	Fastener spacing (s), mm		
	Top and bottom plate:		Method A 5.6
	— Method A	150	Method H 5.2
	— Method B	50	
	Vertical edges	150	
	Intermediate studs	300	
	Fixing of bottom plate to floor frame or slab		
	Method A: M12 rods as shown plus a 13 kN capacity connection at max. 1 200 mm centres		
	Method B: A 13 kN capacity connection at each end and intermediately at max. 1 200 mm centres		
NOTE For plywood fixed to both sides of the wall, see Clauses 8.3.6.5 and 8.3.6.10.			

METHOD B PLY BRACING @ 5.2 Kn/m
- refer fixing details

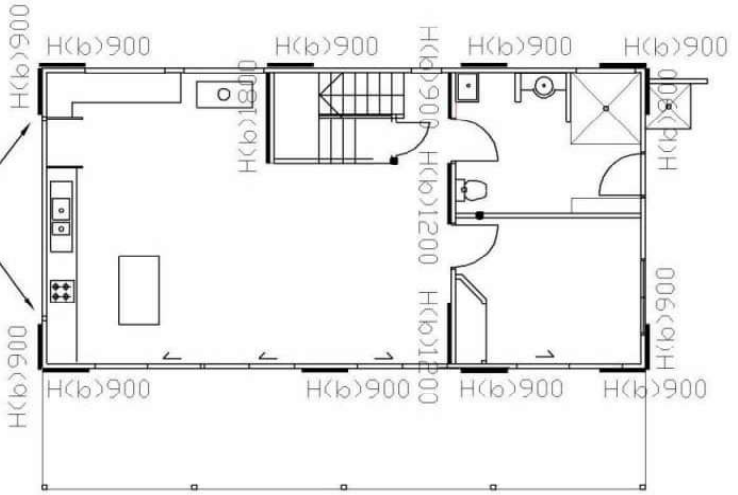


MEZZANINE & STAIR WIND BRACING PLAN



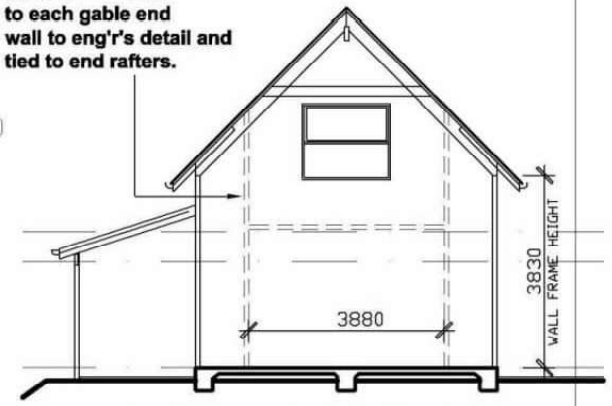
BEDROOM GABLE END WALL
TIED TO MEZZANINE FLOOR

90x90 shs Steel wind bracing stiffener "H" sets to each gable end wall to eng'r's detail and tied to end rafters.



90x90 shs Steel wind bracing stiffener "H" sets to each gable end wall to eng'r's detail and tied to end rafters.

WIND BRACING PLAN



KITCHEN GABLE END WALL
ADDITIONAL BRACING SET

Ralph Douglas Williams
MIEAust CPEng NER
APEC Engineer IntPE(Aus)
Membership No. 2445628
CC4703F Civil TAS, PRE0001651 NSW,
RPEQ16577 Civil, Structural QLD
PE0010023 VIC, 175748ES NT, 175748EH NT
SIGNED: DATE:
National Engineering Register

PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for
Brad Blake

WIND BRACING

Amendments / Issues

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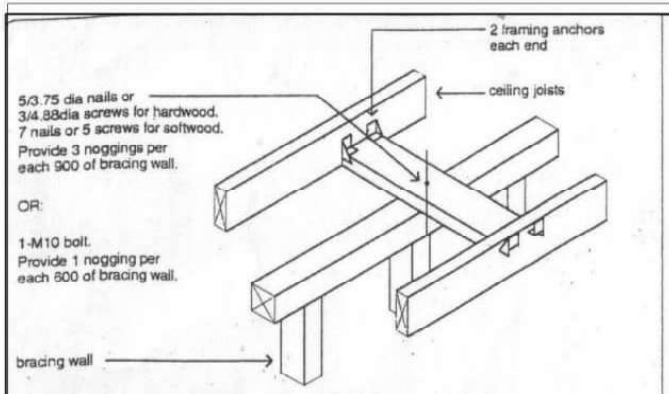
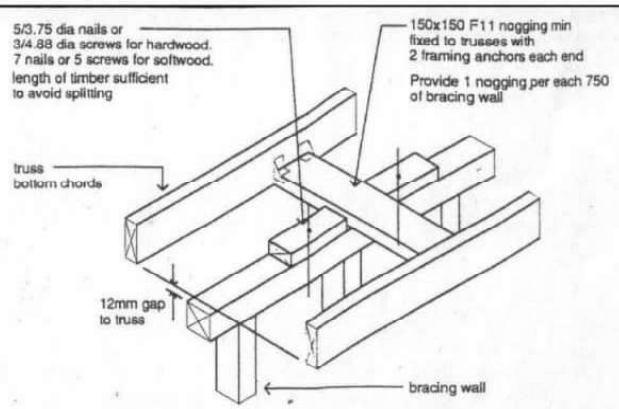
Scale 1:100 @ A3 Date 7/6/25
SHEET No DWG - 10



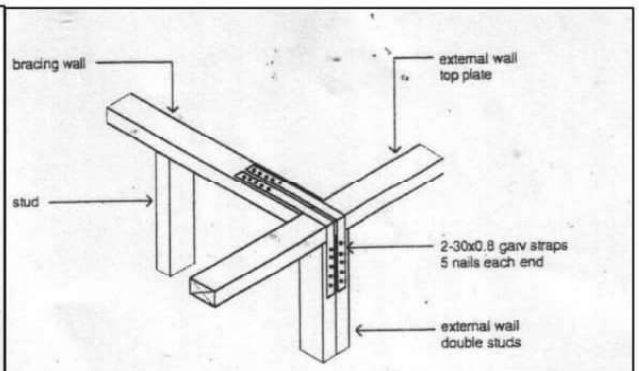
bracing wall to ceiling joists or rafters

parallel to wall

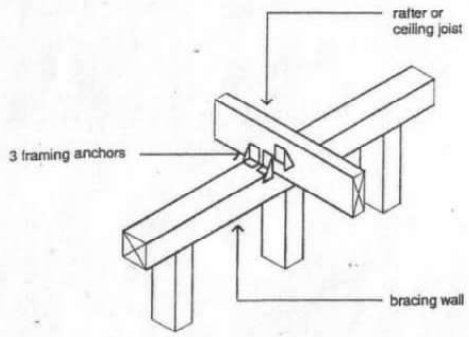


bracing wall to trusses

parallel to wall

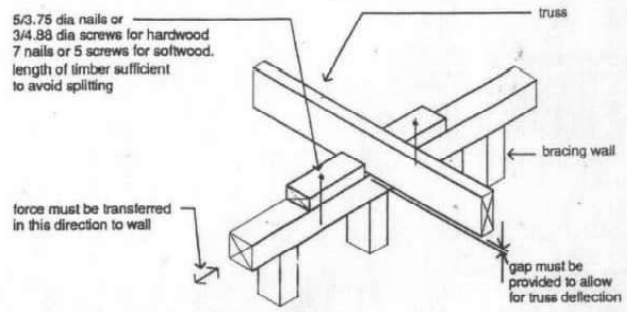


bracing wall to external wall



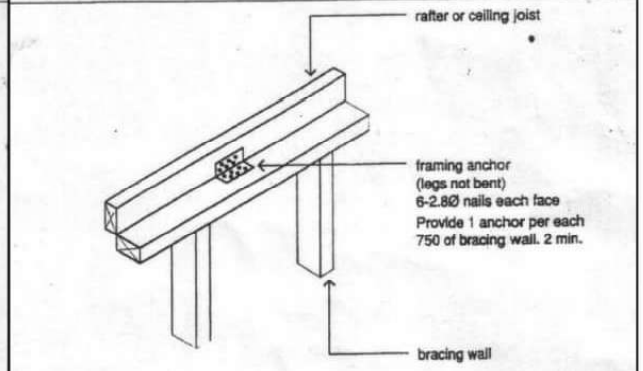
bracing wall to rafters or ceiling joists

crossing wall



bracing wall to trusses

crossing wall



bracing wall to rafters or ceiling joists

adjacent or above wall

PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for

Brad Blake

STANDARD WIND BRACING CONNECTION DETAILS

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Scale 1:100 @ A3 Date 7/6/25
SHEET No DWG - 11

Construction Schedule BAL 12.5

Construction shall be in accordance with Bushfire Attack Level 12.5 (BAL-12.5) as specified in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas sections 3 and 5.

Subfloor supports The standard does not provide construction requirements for subfloor supports and there is no requirement to enclose the subfloor space or protect the subfloor supports unless it is intended to store combustible materials beneath the floor of the dwelling. *Refer section 5.3.1 for detail.*

Where the subfloor space is enclosed the cladding shall comply with clause 5.4.

Elevated floors The standard does not provide construction requirements for elevated floors. *Refer section 5.3.2 for detail.*

External wall cladding shall be timber framing, externally lined with sarking and where less than 400mm from the ground or less than 400mm above decks, carport roofs and awnings shall be clad with a non-combustible material or AS 3959-**2018** Appendix E1 or Appendix F compliant bushfire resisting timber.

The standard does not provide construction requirements for the exposed parts of external cladding greater than 400mm above ground, decks, etc.

Joints in external walls are to be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm. Refer section 5.4.2 for detail.

Vents, weepholes and gaps in external walls greater than 3mm are to be fitted with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. Refer section 5.4.3 for detail.

Bushfire shutters when used, shall protect the whole window/door assembly and shall be fixed to the building and be non-removable with gaps no greater than 3mm between the shutter and the wall, sill or head. They must be manually openable from either inside or outside. They shall be made of non-combustible material or bushfire resistant timber (AS3959-**2018** Appendix F compliant). Perforations must have an area no greater than 20% of the shutter and be uniformly distributed with gaps no greater than 3mm (or no greater than 2mm when the openable portion of the window is not screened).

Screens shall be fitted internally or externally to openable portions of windows. Screens shall be aluminium framed with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. No gaps between the perimeter of the screen assembly and the building are to be greater than 3mm. Refer section 5.5.1A for detail.

Alternatively, compliant bushfire shutters may be installed.

Windows and glazed sliding doors and their frames, joinery and architraves shall be aluminium framed but can also be PVC which is shown to be bushfire resistant or AS 3959-**2018** Appendix E2 or Appendix F compliant bushfire resistant timber.

Windows less than 400mm from the ground or less than 400mm above decks, carport roofs, veranda roofs and awnings which have an angle less than 18° shall be a minimum of 4mm Grade A safety glass. When using double glazing this requirement applies to the external face only. Windows above 400mm (when specific glazing is not required by other relevant Standards) may use annealed glass. Sliding doors shall be glazed with a minimum of Grade A safety glass. Refer section 5.5.2 for detail.

Alternatively, compliant bushfire shutters may be installed.

Care should be taken to ensure that the Energy Assessor for this project is aware of the minimum glazing requirements for this BAL classification so as to avoid conflict with glazing specifications.

Side hung external doors shall be either non-combustible or solid timber with a minimum thickness of 35mm, or hollow core with a non-combustible kickplate on the outside for the first 400mm above the threshold. Glazed doors including French doors and Bi-fold must have glazing that complies with the glazing requirements for windows and the frame can be aluminium framed or PVC which is shown to be bushfire resistant or AS 3959-**2018** Appendix E2 or Appendix F compliant bushfire resistant timber. Refer section 5.5.3 for detail.

Door jambs and architraves can be aluminium framed or PVC which is shown to be bushfire resistant or AS 3959-**2018** Appendix E2 or Appendix F compliant bushfire resistant timber. Doors must be tight-fitting to the door jamb (and to the abutting door where applicable). Weather strips or drought excluders shall be installed to all side-hung external doors.

Garage doors must be fully non-combustible or have the lower portion of the door which is within 400mm of the ground be non-combustible. Panel lift, tilt or side hung doors shall be fitted with weather strips, draught excluders or guide tracks as appropriate to the door type with gaps no greater than 3mm. Roller doors shall have guide tracks with gaps no greater than 3mm or fitted with a nylon brush that is in contact with the door. Refer section 5.5.5 for detail.

Roof shall be timber framing, lined with sarking on the outside of the frame and clad with corrugated colorbond cladding. Any gaps under ribs or roof components such as roof eave, fascia and wall junctions are to be sealed with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh, or filled with mineral wool to prevent openings greater than 3mm. Refer section 5.6.1, 5.6.2 & 5.6.3 for detail.

Veranda, carport or awning roofs forming part of the main roof shall meet the requirements of the main roof. Refer section 5.6.4 for detail.

Roof penetrations such as skylights, vent pipes and aerials that penetrate the roof shall be sealed to prevent openings greater than 3mm. Openable and vented skylights or vent pipes shall be fitted with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh ember guards. All overhead glazing shall be Grade A safety glass. PVC vent pipes are permitted. Refer section 5.6.5 for detail.

Eaves lining, fascia and gables shall be cement sheet or equivalent non-combustible material and sealed to prevent openings greater than 3mm. Refer section 5.6.6 for detail.

Gutters and downpipe materials and requirements are not specified in the standard for BAL 12.5 with the exception of box gutters which shall be non-combustible. Gutter and valley leaf guards are not a requirement of the standard but they are strongly recommended. If installed, they must be non-combustible. Refer section 5.6.7 for detail.

Veranda & deck supports and framing shall be timber construction as there are no construction requirements in the standard for BAL 12.5. Decking may be spaced or un-spaced and the sub floor either enclosed or unenclosed. If the decking is spaced it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck subfloor is enclosed then all materials less than 400mm from the ground shall be non-combustible. Refer section 5.7.1, 5.7.2 & 5.7.3 for detail.

Verandas, decks, steps, landings and ramps and their elements shall be timber construction as there are no construction requirements for BAL 12.5 except for elements less than 300mm horizontally and 400mm vertically from glazed elements which must be AS 3959-**2018** Appendix E1 or Appendix F compliant bushfire resistant timber. An acceptable solution would be to line the area with cement sheet with ceramic tiles over. Refer section 5.7.2.4 for detail.

Balustrades and handrails shall be timber construction as there are no construction requirements in the standard for BAL 12.5. Refer section 5.7.4 for detail.

Water and gas supply piping where it is above ground and exposed shall be metal. Refer section 5.8 for detail.

3

REFER David Lyne bushfire risk assessment for subdivision dated 3.7.24 - as per BAL 19 setback

SPECIFIC NOTE WITH REGARDS TOTHE VERANDA POSTS :-
BAL-19
Note that the veranda posts need to be be a non-combustible material, as per 6.7.5 (b) (i) .

or bushfire resisting timber (see Appendix F) .

In this instance, 90x90 SHS posts are being used.

PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for

Brad Blake

BAL 19
CONSTRUCTION
REQUIREMENTS

Amendments / Issues

A CHANGED TO BAL 19
8.10.25

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Scale 1:100 @ A3 Date 7/8/25
SHEET No DWG - 12 / A

CLASS "S" SOIL CLASSIFICATION

GENERAL DRAINAGE NOTES:

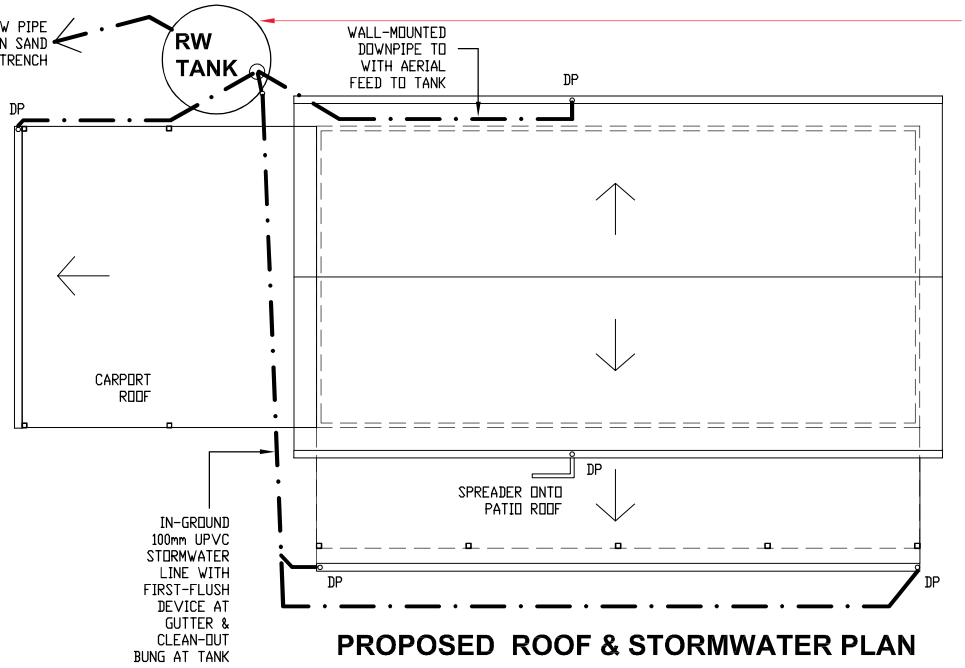
THIS DRAINAGE PLAN IS SCHEMATIC.
THE PLUMBER IS TO ENSURE ALL WORK IS PRICED TO COMPLY WITH ALL CURRENT PLUMBING REGULATIONS.
(In particular with regard to soil classifications with greater reactivity / movement greater then "M" classification).

AT TIME OF INSTALLATION, ALL WORK MUST INCORPORATE ANY REGULATION CHANGES ENACTED SINCE PRICING (as a variation to the owner).

ALL INSPECTIONS NOTED ON THE PLUMBING PERMIT ARE TO BE BOOKED & COMPLETED SATISFACTORILY.

AT COMPLETION OF WORK, THE PLUMBER IS TO SUPPLY THE BUILDER / OWNER WITH AN AS-CONTRUCTED DRAWING WITH DETAILS OF PIPE SIZES AND NOTES REGARDING JOINTS.

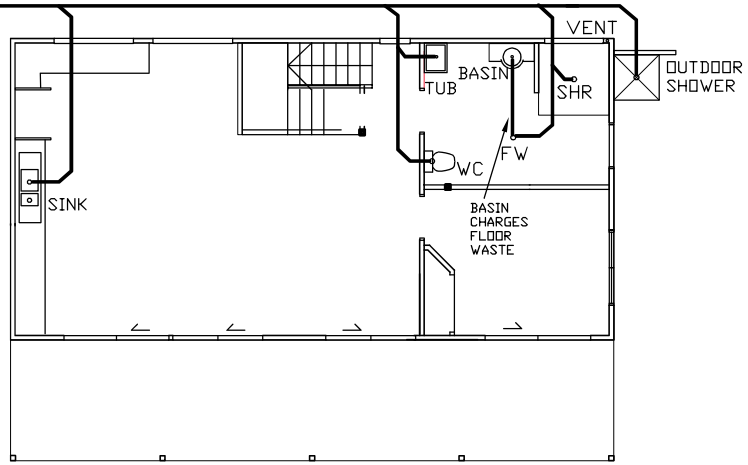
THIS IS TO BE PROVIDED BY THE PLUMBER WITH THE FINAL PLUMBING INVOICE, ALONG WITH A FORM 71B.



PROPOSED ROOF & STORMWATER PLAN

OSD NOTE:
A 23,000 litre tank is to be provided with a 20mm oriface 1500 litres down from the top, connected to the overflow pipe i.e.- 1500 litres of detention as per council's "Guidance for Rainwater Tanks" document

NOTE : REFER ROOF PLAN DWG-10 FOR STORMWATER PLAN



PROPOSED DRAINAGE PLAN

TO ON-SITE WASTEWATER SYSTEM -REFER GES SEPTIC REPORT & DESIGN

SINK	DN 50mm Ø UPVC
VENT	DN 50mm Ø UPVC
LAUNDRY TUB	DN 50mm Ø UPVC
WC	DN 100mm Ø UPVC
FLOOR WASTE	DN 100mm Ø UPVC
VANITY BASIN	DN 40mm Ø UPVC
SHOWER	DN 50mm Ø UPVC
BATH	DN 40mm Ø UPVC

LEGEND

Hot & Cold water supply note:

20mm diameter minimum reticulation to all fixtures with 15mm diameter individual branches to fixtures maximum 3m in length.

PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for
Brad Blake

DRAINAGE & STORMWATER PLAN

Amendments / Issues
A ON SITE DETENTION NOTE ADDED 8.10.25

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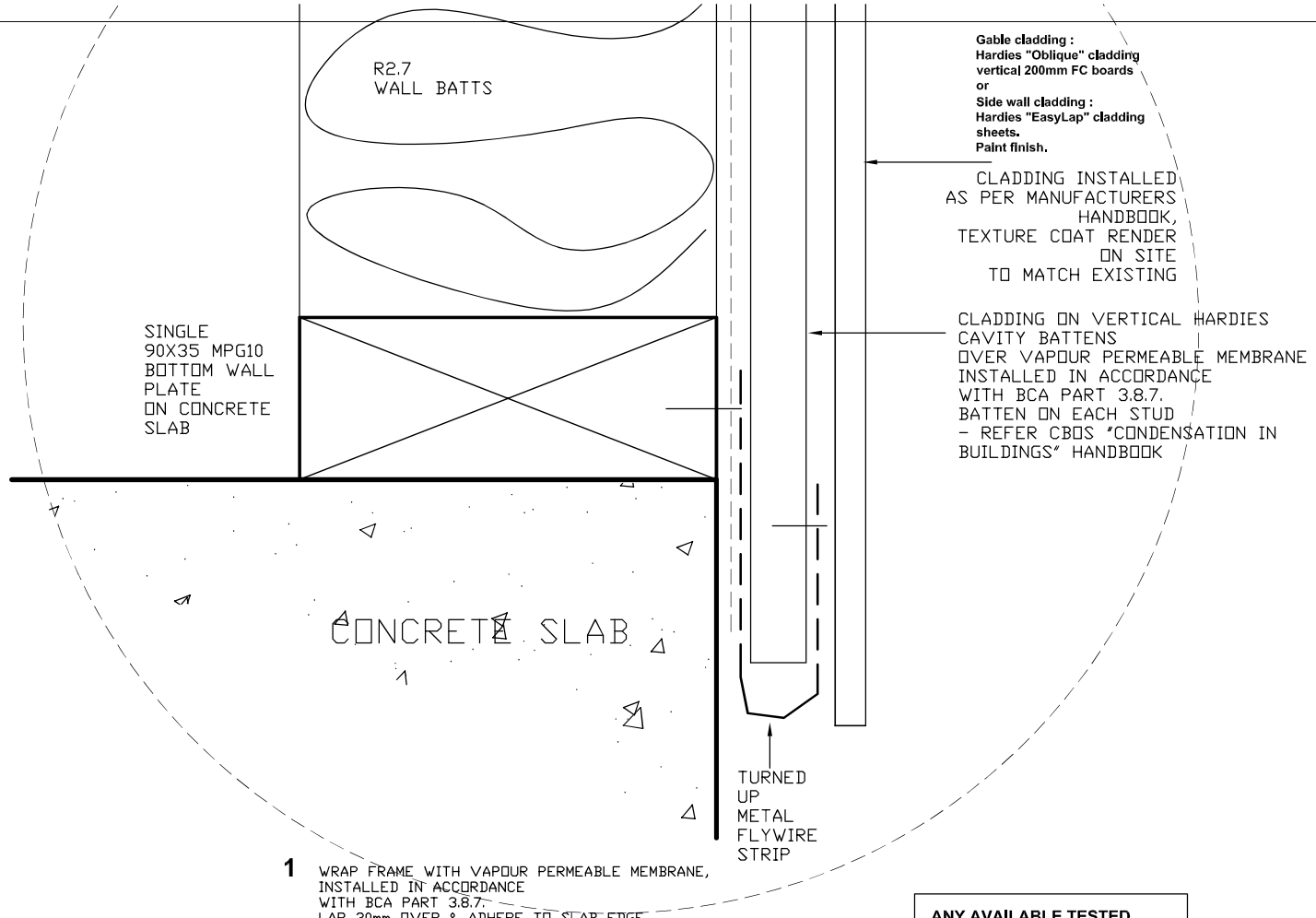
Scale 1:100 @ A3 Date 7/6/25
SHEET No DWG - 13 / A



1. WRAP FRAME WITH VAPOUR PERMEABLE MEMBRANE, INSTALLED IN ACCORDANCE WITH BCA PART 3.8.7. LAP 30mm OVER & ADHERE TO SLAB EDGE
2. CUT 150mm WIDE STRIPS OF METAL FLYWIRE MESH AND PIN TO SIDE OF BOTTOM PLATE OVER VAPOUR PERMEABLE MEMBRANE.
3. INSTALL "AIR-GAP" VERTICAL TREATED PINE 42 X 12 BATTENS AT ON EACH STUD, LAPPING OVER CONCRETE EDGE BY 30mm
4. TURN METAL FLYWIRE MESH UP OVER BATTEN ENDS AND STAPLE TO EACH VERTICAL BATTEN, LEAVING A BULGE OF FLYWIRE AT BASE OF VERTICAL BATTEN, TO PROVIDE VERMIN-PROOF WALL VENTILATION. LAP MESH 150mm AT JOINS.
5. INSTALL CLADDING TO COMPRESS BULGED FLY-WIRE ENSURING NO GAPS BIGGER THAN 2mm

ANY AVAILABLE TESTED PROPRIETARY BOTTOM FLASHING THAT IS VENTILATED & COMPLIES WITH BUSHFIRE REGULATION MAXIMUM 2mm VENTILATION OPENINGS IS PERMITTED AS LONG AS IT PROVIDES THE SAME RESULT AS ABOVE.

PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for
Brad Blake

CLADDING BASE DETAIL for bushfire & wall vent / vermin proofing compliance

Amendments / Issues

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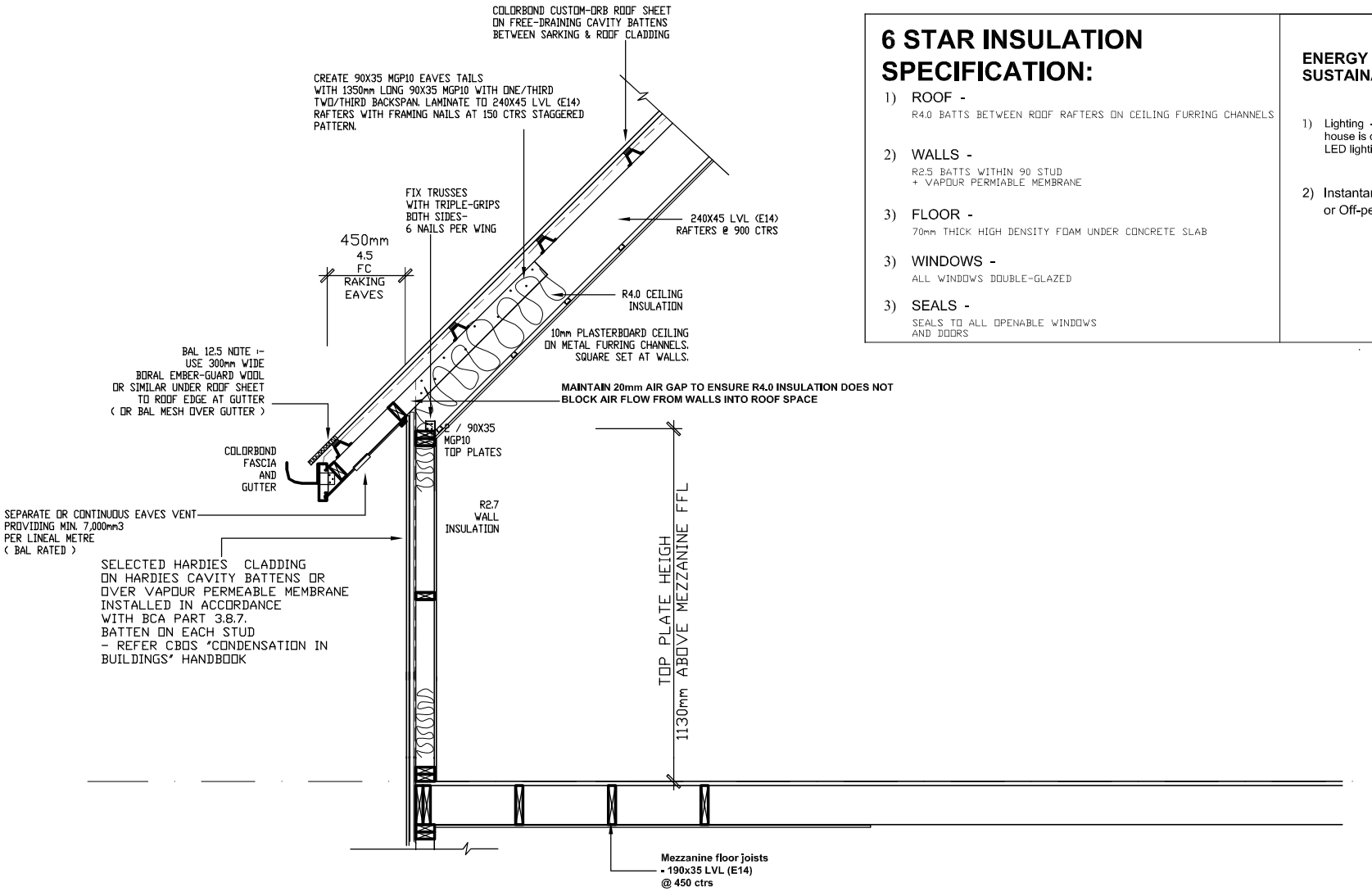
Scale 1:1 @ A3 Date 8/6/25
SHEET No DWG - 14



6 STAR INSULATION SPECIFICATION:

1) ROOF -
R4.0 BATTS BETWEEN ROOF RAFTERS ON CEILING FURRING CHANNELS

2) WALLS -
R2.5 BATTS WITHIN 90 STUD
+ VAPOUR PERMIABLE MEMBRANE

3) FLOOR -
70mm THICK HIGH DENSITY FOAM UNDER CONCRETE SLAB

3) WINDOWS -
ALL WINDOWS DOUBLE-GLAZED

3) SEALS -
SEALS TO ALL OPENABLE WINDOWS
AND DOORS

ENERGY EFFICIENCY & SUSTAINABLE BUILDING

1) Lighting - **100%** of this house is covered by compact LED lighting

2) Instantaneous Gas HWS system or Off-peak electric hot water unit

PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for
Brad Blake

1:20 SECTION
Wall / Roof Junction

Amendments / Issues

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Scale 1:20 @ A3 Date 8/6/25
SHEET No DWG - 15

GENERAL DESCRIPTION
OF WET AREA DETAILING
FOR THIS PROJECT :-

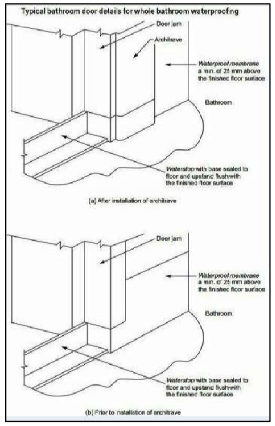
SHOWER SCREENS ARE UNENCLOSED
-ONE PIECE OF GLASS & NO DOOR.

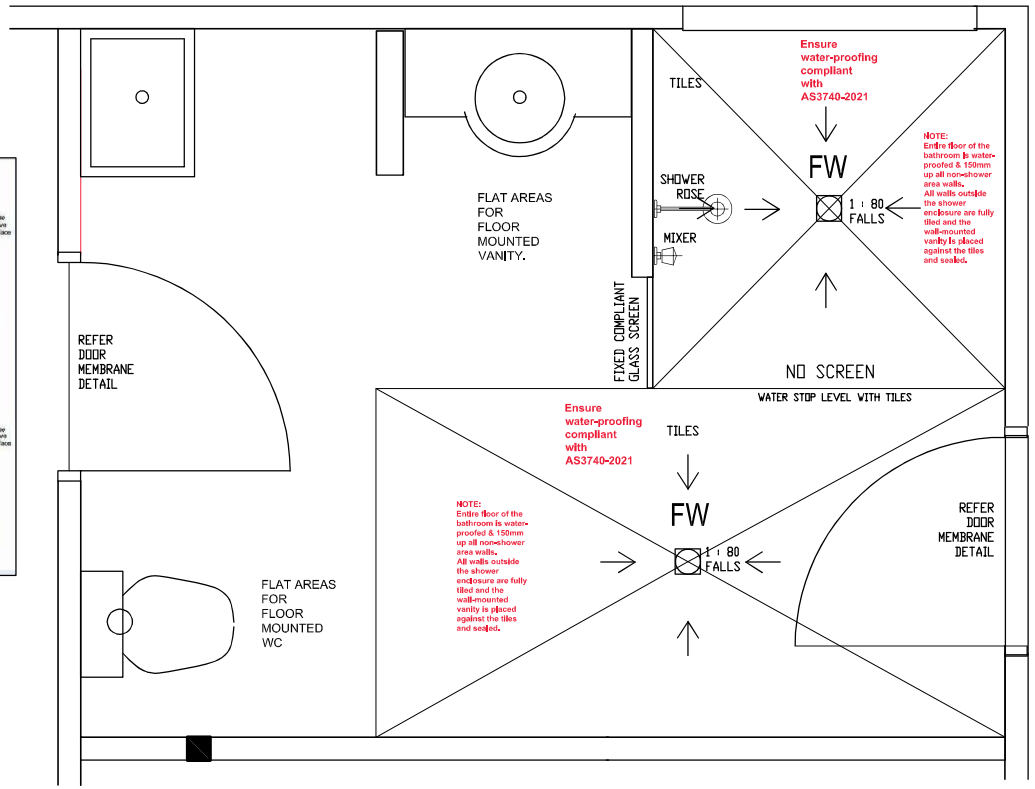
THERE IS A FLOOR WASTE TO BOTH
THE SHOWER CUBICLE AND AREA
OUTSIDE THE CUBICLE.

CONCRETE SLAB IS SETDOWN
50mm FOR THE ENTIRE
BATHROOM & ENSUITE
FLOORS WHICH ARE ALL
WATER-PROOFED.

CARE TO BE TAKEN WHEN SCREEDING TO
PROVIDE FLAT AREAS FOR
WC PANS AND FLOOR-MOUNTED
VANITIES AS SHOWN.

ALL SCREEDING (SUBSTRATE) TO HAVE
MINIMUM 1:80 FALLS.





BATHROOM

WATERPROOFING TO WET AREAS :-
ALLOW TO HAVE INSPECTED BY
BUILDING CERTIFIER UNDER MANDATORY
INSPECTION REGULATONS

TYPICAL WET AREA NOTES

This is a general guide only. All wet area surfaces shall comply with AS3740, NCC VOL. 2 and ABCB Housing Provisions Standard

Where a floor waste is installed, the minimum continuous fall of a floor plane to the waste shall be 1:80, the maximum continuous fall shall be 1:50

All wet areas including shower recesses, backs of basins, troughs, baths and sinks shall be lined with water resistant "Villaboard"

Shower recesses (if cast in slab) shall have "Superflex 3" treatment applied to manufacturer's specification

Shower area walls shall be coated using "AGA Superflex 3" or similar fibreglass matting finish. Walls shall be coated 1.8mH min. from finished floor level and coated in 1.5m radius from shower head/ taps around walls. Treatment shall be applied in accordance with manufacturer's specifications

All plasterboard shall be 10mm "WR" sheets nailed and glued to walls at every stud and at all edges. Ceilings shall be screwed and glued to metal furring channels at 450crs at edges and centre of sheet

All glazing, screens and mirrors shall comply with NCC and ABCB Housing Provisions Standard 2022

WATERPROOFING TO WET AREAS :-

In accordance with ABCB Housing Provisions 10.2 or AS3740 Waterproofing membrane & substrates to be installed to floors , walls & floor / wall junctions in accordance with Waterproofing of Domestic wet areas.
- Walls and floors of showers, baths, laundries and toilets splashbacks and floor wastes to ABCB Housing Provisions Standard 10.2.
- all areas to be lined with "Villaboard" or similar product.

PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for

Brad Blake

NOMINATED WET AREA DETAILS 1

Amendments / Issues

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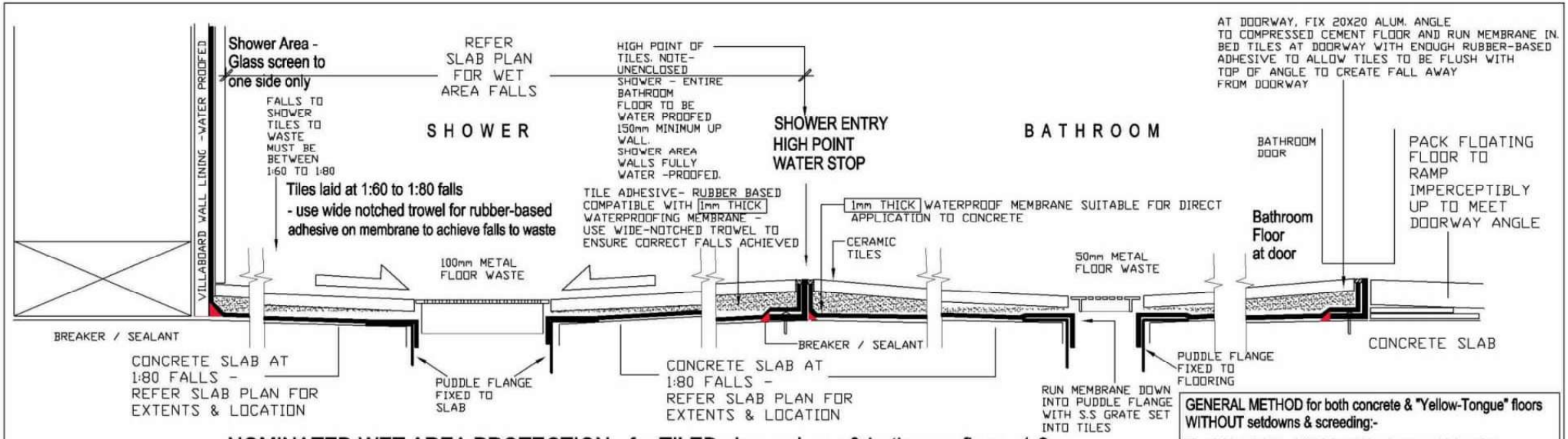
Scale 1:20 @ A3 Date 8/6/25
SHEET No DWG - 16



NOMINATED WET AREA PROTECTION - for TILED shower base & bathroom floor 1:2

ALSO, PROVIDE 150mm HIGH SPLASHBACK TILE OR EQUIVALENT BEHIND VANITY BASIN

GENERAL METHOD for both concrete & "Yellow-Tongue" floors WITHOUT setdowns & screeding:-

Tiles laid at 1:60 to 1:80 falls within shower cubicle using wide notched trowel for rubber-based adhesive on membrane to achieve falls to waste.

Floor outside shower cubicle is laid flat to accept WC pans & floor mounted vanities.
Tilt tiles at cubicle entrance & bathroom door as shown.

NOMINATED WET AREA PROTECTION -MAIN DWELLING -BATHROOM

NOTES :-

ALL BATHROOM FLOORS AS WELL AS SHOWERS TO BE WATER-PROOFED.

WATER-PROOFING MEMBRANES MUST BE MINIMUM 1mm THICKNESS

WET-AREA PREPARATION MUST BE INSPECTED BY THE CERTIFIER JUST PRIOR TO WATER-PROOFING

Shower screens to AS 1288 2021 Glass in buildings Selection and installation

4.10 Fillets and bond breakers — bond breaker installation for bonded membranes

At any change of plane or materials, and at movement joints, fillets or bond breakers shall be used where the membrane is bonded to the substrate. Bond breakers shall be of the type compatible with the flexibility class of the membrane to be used in accordance with

NOTE 1 Typical transition tape details are shown in Figure 4.10.

NOTE 2 Additional information on bond breakers is given in Appendix A.

Fillets or bond breakers are not needed in the internal angle of waterstops.

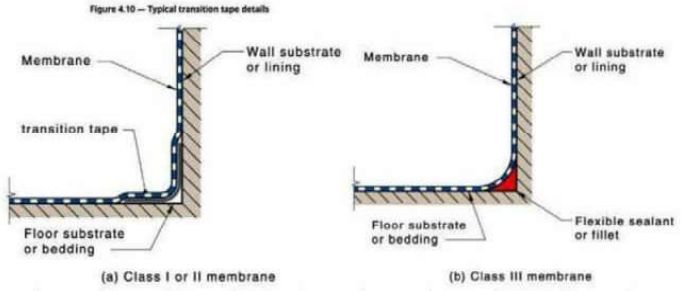
Table 4.10 — Bond breakers

Membrane class	Elongation at break	Minimum bond breaker/tape width
I	10 % to 59 %	100 mm
II	60 % to 299 %	35 mm
III	≥ 300 %	12 mm

NOTE 1 Bond breakers for Class I membranes (low extensibility) allow the membrane to flex rather than stretch.

NOTE 2 Bond breakers for Class II membranes (medium extensibility) allow the membrane to stretch. If a tape is used as a bond breaker, either the membrane will not bond to the tape or the tape will have elastic properties similar to the membrane.

NOTE 3 Bond breakers for Class III membranes (high extensibility) allow the membrane to have even thickness.



PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for
Brad Blake

NOMINATED WET AREA DETAILS 2

Amendments / Issues

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Scale 1:2 @ A3 Date 8/6/25
SHEET No DWG - 17

SOIL & WATER MANAGEMENT PLAN

Lot 1 , Renmore Court, CARLTON - for during constructon

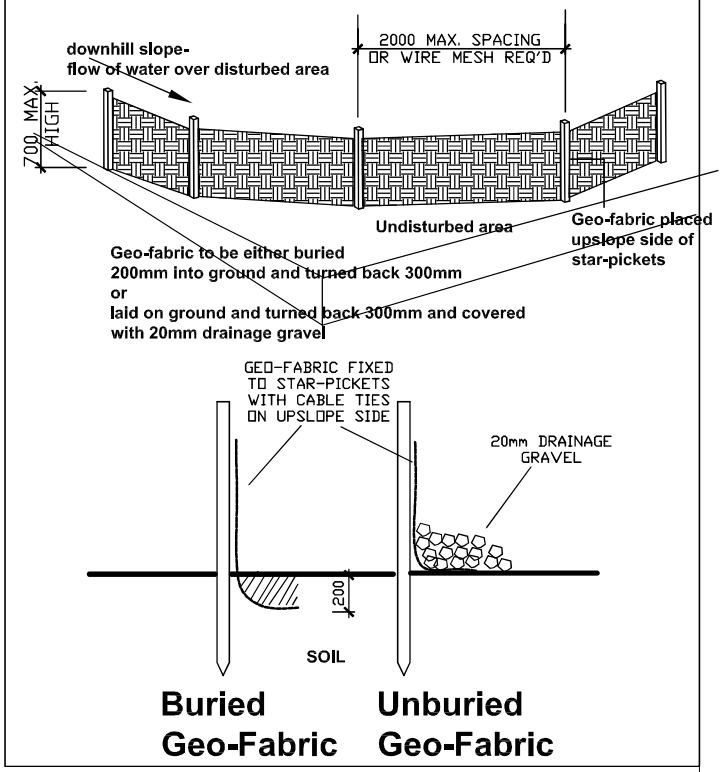
EPA Soil and Erosion control notes:-

Refer notes on DWG-02
Note the soil and erosion control elements shown on this plan.

Also refer EPA booklet attached to these plans for information.

Relevant council management Item	Response
2) Soil & water management on construction site	At edge of downhill FRONTAGE site boundary, install a barrier of haybales (or sediment control barrier to detail) to capture sediment run-off prior to excavations. Install new driveway stormwater pits as a priority. Preserve all batters and modify in stages with care to minimise erosion of new batters during heavy rain during construction. Cover all new batters as soon as constructed with a 200mm layer of mulch.
3) Soil & water management plan	Refer DWG-02 for detailed site drainage plan. Install all site drainage as a matter of high priority prior to footings being dug. Install downpipes as soon as roof & gutters installed and connect to RAIN WATER TANKS & OVERFLOWS
4) Site stabilty	install ag drains to top and bottoms of fresh cuts and engineer to assess during first footing inspection
6) Preserve vegetation	Maintain site turf as long as possible in conjunction with sediment control barrier to natural watercoure (haybales or geo-fabric fence to detail).
7) Divert Up-slope water	Divert water from uphill overland flow around construction site with trenches with socked 100mm ag line & gravel running to driveway side drains as per DWG-07
12) Stabilised site access	Builder to check with council engineers regarding minor works permit requirements for driveway crossover construction prior to starting new driveway work. Do not block existing road kerb and gutter.
13) Wheel wash	Wheel wash area to be established in driveway area on roadbase hardstand. Renmore Court is a bitumen cul-de-sac with a slight slope and extreme care must be taken to avoid mud on road or silting up of council kerb and gutter, or mud entering council kerb pits at any time. Haybale or sandbag gutter as required during works and remove at end of each day.
14) Sediment fences & fibre rolls	As above and as per detail this sheet. Spread gravel on platforms as soon as established.
18) Dust control	Suburban area - neighbours are on both sides - take care to avoid dust with gravel over bare ground in dry weather

Sediment control fence diagram



PROPOSED NEW DWELLING

at
7 Renmore Court
CARLTON, TAS 7173
for

Brad Blake

SOIL & WATER MANAGEMENT PLAN
for during construction

Amendments / Issues

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Scale ---- Date 9.6.25
SHEET No DWG - 18