Bushfire Hazard Report

218 Talbots Road
Sandfly

Kingborough Interim Planning Scheme 2015

Property ID 9033694 Title Reference 240577/1

New dwelling

L Moore & M Welling

July 2024

Roger Fenwick Bush Fire Consultant
PO Box 86B Kettering Tasmania 7155
roger@bushfire-consultant.com.au
0411 609 906
Accreditation No. BFP - 162

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Executive summary

I am an Accredited person permitted to assess bushfire hazards and to define Hazard Management Areas and to prepare appropriate plans for their ongoing management. A summary of my *curriculum vitae* is Annexure A.

This report concerns proposed construction of a single family dwelling in a bushfire-prone area within the Kingborough Interim Planning Scheme 2015 area, assessed under the provisions of the Director's Determination (transitional) v2.2.

The proposed development will meet the requirements for construction under all of the applicable statutory instruments.

I certify that adherence to the specified construction standards and the accompanying Bushfire Hazard Management Plan and its specifications will ensure compliance with the specified protection measures.

Roger Fenwick BHP 162

Purpose

I have been engaged to undertake a Bushfire Assessment for construction of a single family dwelling with garage located at 218 Talbots Road, Sandfly known as Property ID 9033694, Title Reference 240577/1.

This report provides an assessment of the bushfire risk as required by the provisions of the *Director's Determination – Requirements for Building in Bushfire-prone Areas (transitional)* v2.2. (DDRBBPA)

Methodology

The assessment protocol relies on definitions and specifications in the Australian Standard *Construction of buildings in bushfire-prone area 2018* (AS 3959), *Nash Standard – Steel Framed Construction in Bushfire Areas* (Nash), vegetation classification by Specht 1970, and in particular, State variations defined in the DDRBBPA. Those variations specify additional requirements for access, water supply, a Hazard Management Area (HMA) plan, and for other than single (BCA Class 1a) dwellings, an Emergency Plan.

For defined vegetation classes, litter and other flammable vegetation component standard values have been determined. These, slope values and standard weather conditions are used to calculate bushfire behaviour, including rate of forward spread, radiant heat output and flame height. When considered in conjunction with the distance between the edge of the fire and the point of measurement (eg the wall of a house), they show the intensity of the fire exposure.

Those combined values are expressed as a Bushfire Attack Level (BAL) plus a number which expresses the radiant heat output in kilowatts per square metre (kWm^{-2}). The BAL rating determines the required construction standard. As the setback distance increases, the BAL rating decreases.

Proposal

Plans showing the site and proposed development are attached at Annexure E.

The proposal is to build a single-storey, single-family dwelling and garage plus associated infrastructure.

General site description

This 52.72ha site is located off Talbots Road, west of Allens Rivulet and NE of Kaoota. The site includes defined Biodiversity and Scenic landscape overlays, plus Landslip and Waterway & Coastal protection overlays outside the proposed development area. Other development in the general area consists of isolated dwellings on largely forested land.

The site has a central strip of cleared cropped pasture.

Topography

The site is to the north of Sam Smiths Hill, occupying part of the ridge down to the NE and partly on the NW side of that ridge.

Fire history

The LIST records that the site was affected by the 1966/67 bushfire.

Vegetation

Outside the central cleared pasture grass area is *E obliqua*-dominated Forest.

Bushfire Context

A bushfire prone area is defined as land so mapped, or land within 100m of bushfire prone vegetation equal to or exceeding 1 hectare in area. Bushfire prone vegetation includes areas of grasses and shrubs other than defined exceptions such as maintained lawns, gardens, some horticultural land and the like.

The slope used in bushfire assessments is the gradient beneath unmanaged adjoining vegetation able to support fire movement towards structures. It varies from Upslope and Level (both defined as 0°) to groups of Downslope in 5° increments. Downslope means that fire is travelling uphill when moving towards the structure.

Setbacks are defined as the plan view (horizontal) distance between the edge of unmanaged vegetation and the nearest part of a structure subject to the assessment. This means to the nearest wall, or if there is no wall, to the nearest supporting post or column of a carport, deck, veranda, landing, stairs or ramps. Eaves and overhangs, tanks, chimneys, unroofed pergolas and sun blinds are excluded.

For planning purposes, it is assumed that the McArthur Forest Fire Danger Index (FDI) is 50. This defined FDI may not cover the worst case exposure at a site, and even strict adherence to the mandatory and other recommended specifications will not guarantee that structures will not be ignited by bushfire.

Site vegetation

All immediate house surrounds are Grassland, the separations from which will be maintained to HMA specifications. The nearby Forest vegetation will be beyond its range of influence for structures built to BAL-29 specifications.

From part way to main house site, back (NE) to entry to property


Views from house site to North and East

Site slopes

Beyond the house site the land slopes down to the NE at 10º, and is level or upslope in all other directions.

BAL ratings

Exposure to Grassland on an upslope necessitates a setback of 6m to achieve a BAL-29 setting. Forest vegetation on an upslope or level ground must be 16m away to permit BAL-29 construction.

View West from house site

Access

The house is about 900m from the public road system, not in a reticulated water supply area, and therefore access must comply with the provisions of DDRBBPA Table 4.2 C.

Water

As no reticulated water supply to a hydrant exists, DDRBBPA Table 4.3B applies.

Environmental & other constraints

Apart from Bushfire, Landslide Hazard, Biodiversity, Scenic Protection and Waterway & Coastal protection overlays affect the site. Only the Biodiversity and Scenic Protection overlays coves the part of the site on which development is proposed. The only vegetation present and which will be in need of management is improved pasture grass. None of the protective provisions of the overlay will be affected by any of the proposed new works, access or the HMA.

Assessment

Hazard Management Area

The HMA to the specifications in DDRBBPA Table 4.4 is outlined on the plan at Annexure B, dimensioned to correspond to BAL-29 house construction standard setbacks as stipulated by Table 2.6 of AS 3959.

The width of the HMA for the house and attached garage complex must be not less than 16m from the north, through west to the SW, 8m to the NE, and 6m in all other directions.

Within the area outlined, only managed lawn and occasional garden shrubs are permitted. This is sufficient to meet the guidelines for fire approaching in the adjacent vegetation types on and adjoining the site, ie Forest and Grassland. The area requires the management regime specified at Annexure C to maintain acceptable fuel and other hazard exposure levels defined as adequate.

Construction specification

The proposal includes HMAs that comply with the specifications applicable to a nominal BAL-29 exposure to Grassland and Forest. Accordingly, the roof and all sides must be constructed in accordance with sections 3 and 7 of AS 3959.

In addition to the specifications within AS 3959, I recommend that non-combustible leaf guard be fitted to every roof gutter capable of collecting leaves.

Property access

Property access meets the requirements of DDRBBPA Table 4.2 C. The gradient of the driveway is less than 10^{o}.

The access will be a minimum carriageway width of 4m with 0.5m clear on each side over the entire length. Passing bays with a carriageway width of 6m and length of 20m are required at 200m intervals, between the end of the Council road and the hardstand/turning area beside the water supply point at the house site.

A take-off point (fitted with 65mm Storz coupling and a 50mm gate or ball valve and blank cap on a chain) from an above-ground metal stored water tank of 10kl capacity reserved for firefighting will be located in the turning area at the house. The turning area will also provide adequate hardstanding on level ground at the closest side of the house.

Water supply

Water supply consisting of 10kl reserved for fire fighting will be provided in a metal tank at the house, and meet the requirements of DBRBBPA Table 4.3 B. The standard signage and fittings as per Annexure C will be fitted in a location clearly visible to approaching vehicles.

Conclusion

All of the provisions of the relevant regulatory documents and instruments will be met by adherence to the points in this report. The hazard separation distances to be achieved **and maintained** in accordance with the plan for the Hazard Management Area, combined with construction to the recommended BAL-29 specifications, will result in what is regarded as an acceptably protected structure against the anticipated exposure to bushfire attack. Under bushfire weather conditions that exceed the design criteria, the probable survival of structures is less likely.

Summary of requirements

Initial checklist

1. Create the Hazard Management Area as prescribed in Annexure C, to the dimensions shown in Annexure B. In particular, keep the nearby lawn mown to less than 25mm, and to the extent possible, keep it green by regular watering.
2. Install the 10kl dedicated fire-fighting water storage and signage as prescribed in Annexure C. Fill the tank.
3. Complete construction to the specifications in sections 3 and 7 of AS 3959-2018.
4. Fit non-combustible gutter guard to all roof gutters.

Annual checklist

1. Maintain the Hazard Management Area as prescribed in Annexure C, to the dimensions shown in Annexure B. In particular, keep the nearby lawn mown to less than 25mm, and to the extent possible, keep it green by regular watering.
2. Check that the fire fighting water tank is full and all fittings are in proper working order prior to each fire season.

Annexure A Curriculum vitae

Qualifications

Graduate Certificate in Bushfire Protection, UWS, 2013

Bachelor of Science (Forestry), ANU, 1969

Work Experience

Self-employed consultant – 1988 to present

ACT Bush Fire Council

Chief Fire Control Officer – 1986 to 1987

Secretary – 1985

Chief Fire Control Officer -1976 to 1978

Deputy Chief Fire Control Officer – 1972 to 1975

Assistant to Chief Fire Control Officer - 1970 to 1971

CSIRO

Experimental Officer, Project Aquarius 1982 to 1984

Chemonics Industries USA 1979 to 1981

Field Service Representative, chemical fire retardants

Project Experience

- Responsible for all aspects of staff administration, finance, bush fire safety planning, fire management, training, and fire control operations in the ACT.
- Attended approximately 2000 wildfires, experimental fires and controlled burns.
- Attended to an additional approximately 1000 wildfires.
- Personally prepared approximately 2800 compliance reports to accompany Development Applications for subdivisions, Special Purpose structures, houses, industrial buildings and Defence complexes.
- Prepared assessments for 31 schools in the Nation-Building Program for the Dept of Education, Employment & Workplace Relations.
- Gave evidence in the Land & Environment Court on contested DA matters.
- Prepared Vegetation Management Plans for large (primarily Defence) estates throughout Australia.
- Prepared training plans and the Bushfire Response Action Plan for Puckapunyal Base, Dept of Defence.
- Provided studies of bush fire behaviour to assist planning and risk management by plantation insurance companies, Councils and other land management agencies.
- As an Expert Witness, investigated, reported on and gave evidence in 47 matters involving fire causation and fire management activities, mainly in connection with civil litigation.
- As Senior Research Officer, assisted in the experiment design and data analysis and responsible for all field operations for Project Aquarius, the major study of large aircraft assisted bush fire control by CSIRO Division of Forestry Research.
- As a field representative for Chemonics Industries in the USA, maintained and oversaw the operation of all of the US Forest Service air tanker bases in Washington & Oregon, and introduced the use of fire retardants by ground application for fire management in the western states.
- Lectured in bush fire behaviour and control principles at the ANU and the Canberra College of Advanced Education (now University of Canberra).
- Wrote the bush fire training module for the ACT Fire Brigade.
- Prepared the first urban-rural interface bush fire protection planning guidelines in the ACT for the National Capital Development Commission.

Annexure B Bushfire Hazard Management Plan

BUSHFIRE HAZARD MANAGEMENT PLAN

218 Talbots Road, Sandfly 7150

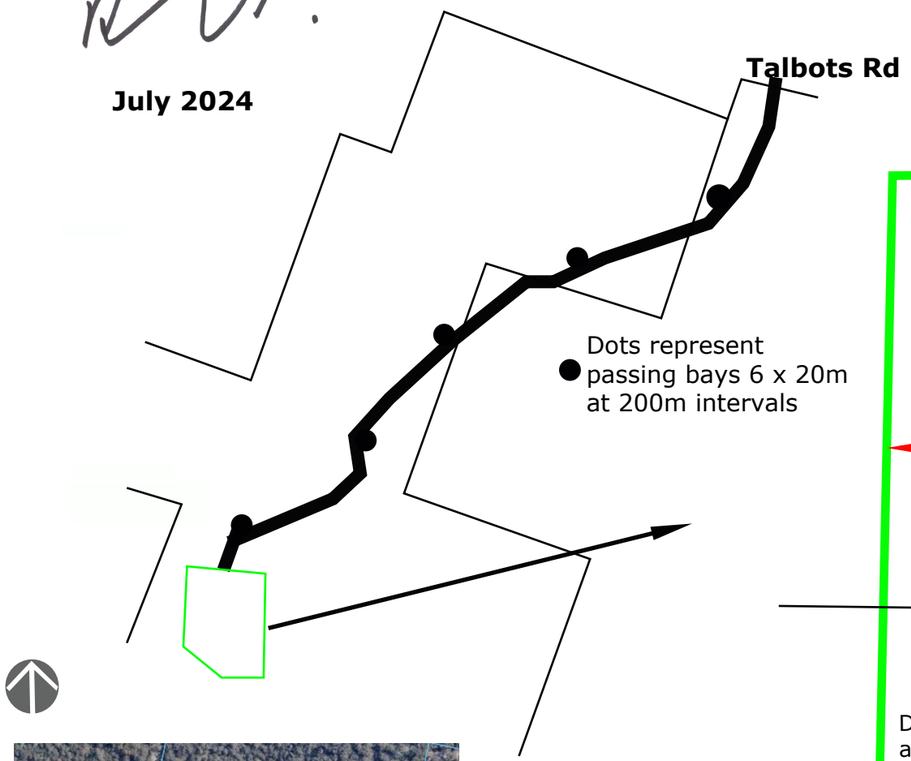
Property ID 9033694 Title 240577/1

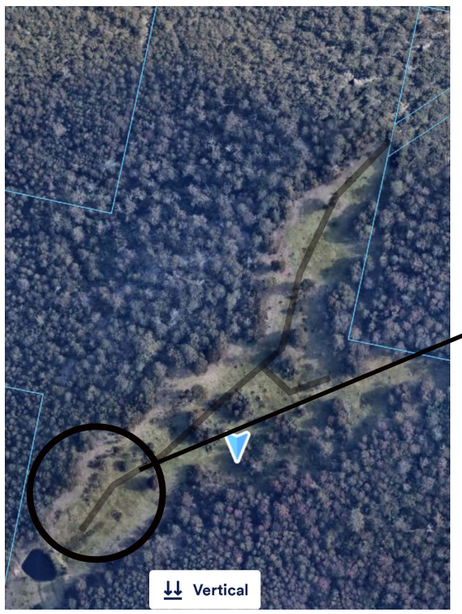
Report 2405LYD.SAN.TAL1.0
Roger Fenwick BFP 162 Scope 1, 2, 3A, 3B

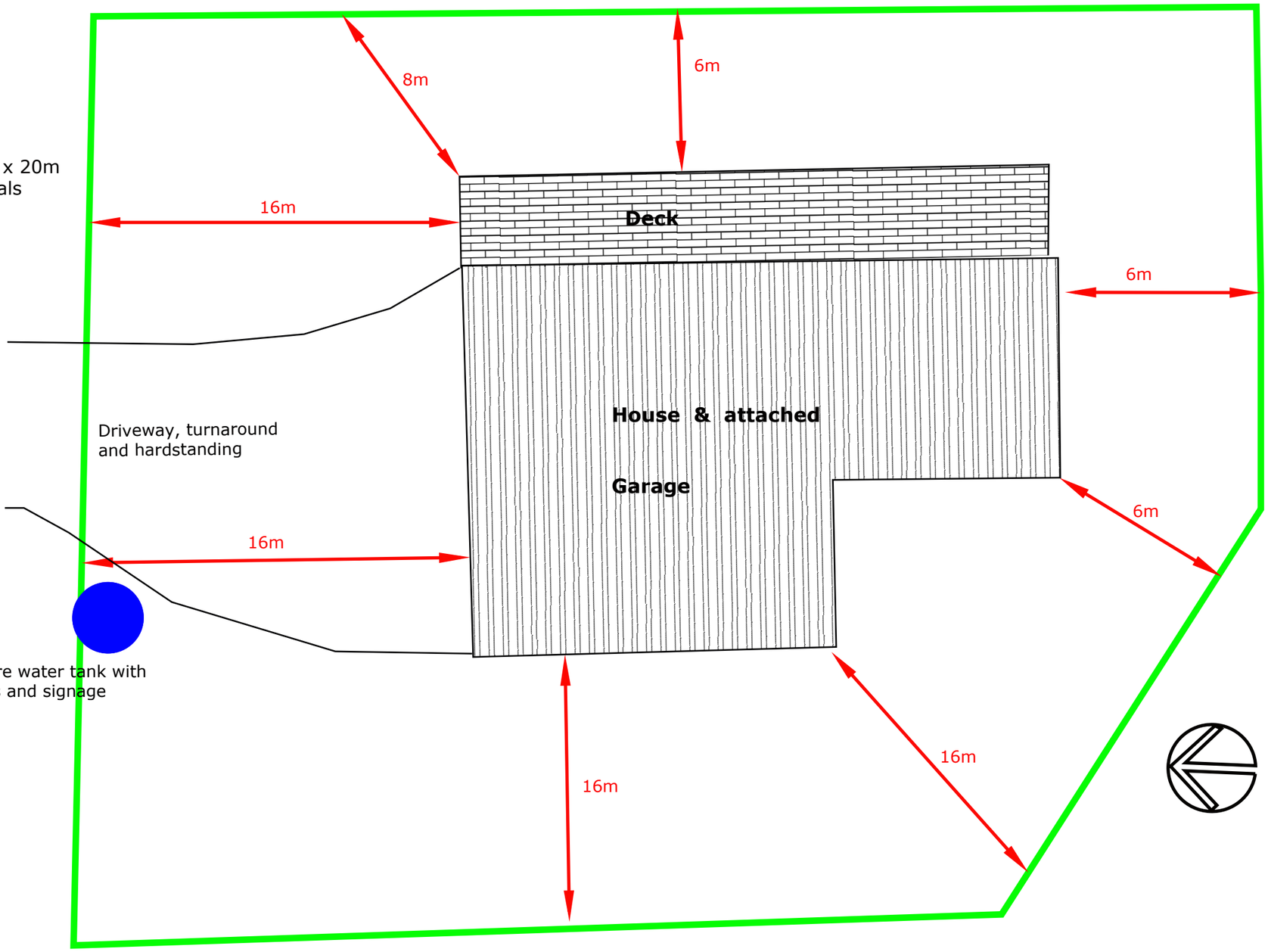
July 2024

The Hazard Management Area covers all land within the green line

Within the HMA maintain lawn to 25mm, kept green if possible, or garden with only isolated trees and scattered shrubs at least 2m from walls & 5m from windows. Do not store exposed combustible rubbish or firewood within the HMA. All construction to BAL-29. Refer to the Report for full specifications and details of the firefighting water storage and outlet requirements. Passing bays each 6m in width and 20m in length, at not more than 200m intervals, are required over the length of the access from the end of the Council-maintained road, over Crown land and the property, to the turning area and hardstanding plus fire fighting water outlet and signage beside the house.







Annexure C Management specifications

The intent is to maintain the Hazard Management Area in a condition that will not allow the development or passage of fire able to ignite structures through radiant heat or flame contact. In addition, providing protection against ember attack is highly desirable. Much of the aim is to limit the intensity of the approaching fire to a level which can be absorbed without damage by the passive protection measures included in the house construction. The materials used have been chosen to (probably) not be ignited (eg walls) or be sufficiently heat-affected to break (eg windows) during the passage of the fire. It is assumed that nobody will necessarily be present during the passage of the fire, so that the structure will hopefully survive by itself. Heat from the head of the approaching fire will probably be at its peak for around 5 minutes, but embers, smoke and uncomfortably high heat will continue for around an hour or so. Attendance by suitably clothed, trained, fit and able-bodied people with appropriate equipment immediately after passage of the fire increases the likelihood of the structure surviving, particularly if small local patches have ignited.

Fire must be kept far enough away to limit the radiant heat which will threaten both structures and anyone (homeowners, fire-fighters) in the path of the fire. Basically, fire spreads rapidly in surface litter and low grassy growth, and develops tall flames in the shrub layer. That makes things difficult for fire-fighters trying to work the fire edge. With enough heat generated by vigorous fire in the shrubs and sapling (understorey) layers, the fire flame height will increase, and involve the crowns of the overstorey trees. Flames also run up the bark of many fibrous-barked eucalypt species, adding to the overall heat output but primarily creating showers of embers

Limiting fire behaviour is achieved by separating the various vegetation components both vertically and horizontally. Less surface litter will result in a slightly slower-moving fire, putting out less heat and therefore slower to ignite the shrub layer. Partial removal of the shrub layer significantly reduces the low-level flame height, making it easier for fire-fighters to work near the fire edge, and becoming less likely to ignite the sapling layer. Keeping the shrub and sapling layer fire intensity low means that fire is unlikely to move into the canopy of the overstorey. That is a crown fire, and is completely uncontrollable by any means.

Limiting ember production is best achieved by not having rough-barked species nearby, or by removing the loose outer bark layer before fire gets near

Protecting against ember attack relies largely on proper construction material selection, good design that will not trap embers or the litter on which they may land and ignite. Properly screened openings are essential, but good plant selection and layout can create an ember shield, to deflect or trap embers approaching the house. Remember that embers will also accumulate in the sheltered side, in the eddy zone behind the house. Anywhere leaves accumulate, so will embers.

It is essential to keep even low creeping flames from contacting walls of the house. Maintain a path at least 30cm wide completely clear of all flammable material immediately between the garden/ lawn area – a concrete or gravel path, bare soil, whatever – and the house.

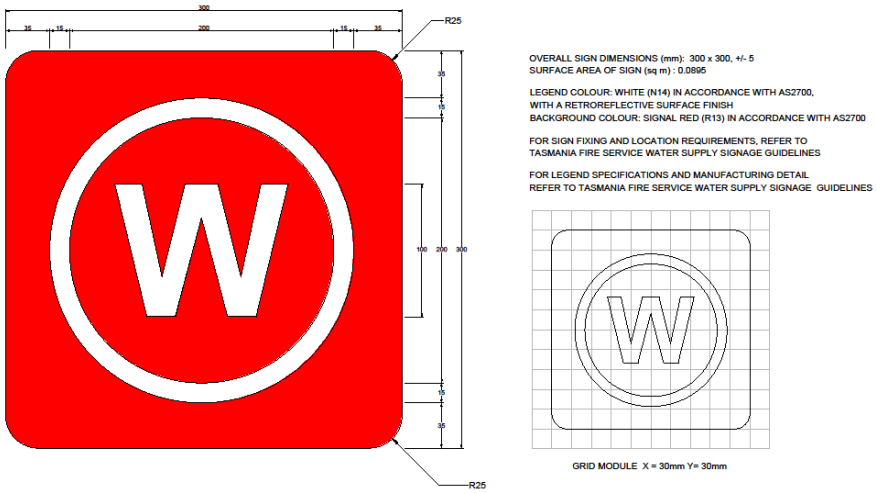
The HMA must be 16m in width from the north through west to SW, and not less than 6m from east to south, to reflect proximity to the limiting slope and vegetation classes.

The HMA is to be kept in a substantially cleared condition, with a minimum of flammable material and plants. Mown lawn and only occasional scattered low-flammability ornamental shrubs, garden plants and the like should be allowed. Only isolated trees and scattered shrubs should be allowed to develop in the 10m wide strip beside the HMA.

- Immediately beside the house there must be a strip not less than 30cm wide which is kept bare of any combustible material.
- Grass must be kept mown to not more than 25mm in height, and should be kept watered and green within 5m of a wall.
- Shrubs should not be located within 2m of a wall, or within 5m of a window.
- Avoid using combustible mulch within 2m of a window and within 1m of a wall – use pebbles instead in these settings.

- Trees are to be kept well-spaced, with one crown diameter between canopy crowns, and one shrub (or shrub cluster to 5m diameter) between shrubs or shrub clusters. (If trees have a 10m diameter canopy, there should be 10m between their canopies, ie 20m between trunks. Similarly, a 2m diameter cluster of shrubs should not be within 2m of other shrubs.
- Favour smooth-barked over rough-barked trees, and low-flammability species.
- Prune all tree branches to a height of 2m.
- Shrubs should not be located directly under trees.
- Don't have open woodpiles or locate rubbish heaps within the HMA.

Water tank signage meeting the requirements of AS 2304-2011 or as per the design below, is required. The sign must be within 1m of the location of the outlet, at least 400mm above ground level, located to be visible from an approaching vehicle, and not obstruct access to the outlet.



All above-ground components must be metal, or lagged with non-combustible material. Buried components must be not less than 300mm deep.

The (not less than 50mm bore) outlet and ball or gate valve must be

- on the water storage tank, or
- beside an approved remote takeoff point located in a protected position, 450-600mm above ground and supplied by a pipe not less than 50mm internal diameter,

so that all parts of the building are within 90m of the outlet.

Water takeoff points must be fitted with a Storz 65mm coupling and suction washer, plus a blank cap on a chain at least 220mm long. They must not be within a parking area, and must be accessible from a hardstanding area located within 3m of the take-off point and not closer than 6m to the building.

The hardstanding area must be at least 3m in width, and connected to the general access driveway, and be constructed so that when occupied by a tanker, the tanker will not obstruct the passage of other vehicles. A tanker must have direct access from the hardstanding to a turning area.

Annexure D Form 55 Certificate

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: L Moore *Owner /Agent*
19 Sandra Drive *Address*
Blackmans Bay 7052 *Suburb/postcode*

Form **55**

Qualified person details:

Qualified person: Roger Fenwick
Address: PO Box 86B
Kettering 7155
Phone No: 0411 609 906
Fax No:
Licence No: BFP-162
Email address: roger@bushfire-consultant.com.au

Qualifications and Insurance details: Accredited under the Fire Service Act 1979
Professional Indemnity & Public Liability insurance by Lloyds
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

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

Details of work:

Address: 218 Talbots Road 1
Sandfly Tas 7150
Certificate of title No: 240577

The assessable item related to this certificate: Assessment of bushfire attack level for construction of a new Class 1a dwelling
(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

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

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

☒ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report dated July 2024 including Bushfire Hazard Management Plan dated July 2024 AS 3959-2018 *Construction of buildings in bushfire-prone areas* Plans by Michael Kinsella
Relevant calculations:	Shown in above documents
References:	N/A

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

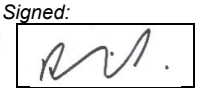
A bushfire assessment and management plan for construction of a proposed new class 1a dwelling, in accordance with BAL-29 specifications in AS 3959-2018.

Scope and/or Limitations

A Bushfire Hazard Assessment was commissioned by L Moore to identify the potential bushfire risk and BAL rating, and to recommend appropriate compliance and protection measures, for construction of proposed new dwellings.

Limitations: The proposal complies with the guidelines. Full compliance with the requirements in this report and/or AS 3959-2018 does not guarantee survival of structures or persons.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		2405LYD.SAN.TAL1.0	1 July 2024

Annexure E Site plans


Collinsvale
MOONAH
NEW TOWN
B36
1
A3
ROSNY PARK
B33
BELLERIVE
HOBART
DERWENT
MT MARIAN
WELLINGTON
TRESTLE MTN
RANGE
MT CONNECTION
kunanyi / MT WELLINGTON
A6
SANDY BAY
B68
MT MONTAGU
B64
Fern Tree
Ridgeway
STHN OUTLET
TAROONA
HWY
Mountain River
Neika
Crabtree
Leslie Vale
DERWENT ESTUARY
MT MISERY
Lower Longley
Longley
HIGHWAY
Lucaston
Grove
A6
HUON
Sandfly
KINGSTON
Opossum Bay
Ranelagh
Allens Rivulet
CHANNEL
BLACKMANS BAY
Kaoota
Howden
HUONVILLE
MARGATE
South Arm
Barretta
Pelverata
NORTH WEST BAY
Electrona
B68
HIGHWAY
Snug
Tinderbox
Dennes

ACCESS ROAD VEGETATION REMOVAL

THE ACCESS ROAD IS TO FOLLOW AND RESTORE THE PATH OF A DISUSED ROAD, PREVIOUSLY CLEARED. SOME REMOVAL OF NATIVE VEGETATION IS REQUIRED TO ACHIEVE VEGETATION CLEARANCES AS PER THE *DIRECTOR OF BUILDING CONTROL DETERMINATION: REQUIREMENTS FOR BUILDING IN BUSHFIRE-PRONE AREAS V2.2, MARCH 16, 2020, PART 4.2: PROPERTY ACCESS, TABLE 4.2C.* THE DRIVEWAY PATH WILL BE MODIFIED, WHERE POSSIBLE, TO AVOID REMOVAL OF VERY HIGH AND HIGH CONSERVATION VALUE TREES AND MINIMISE THE REMOVAL OF OTHER TREES.

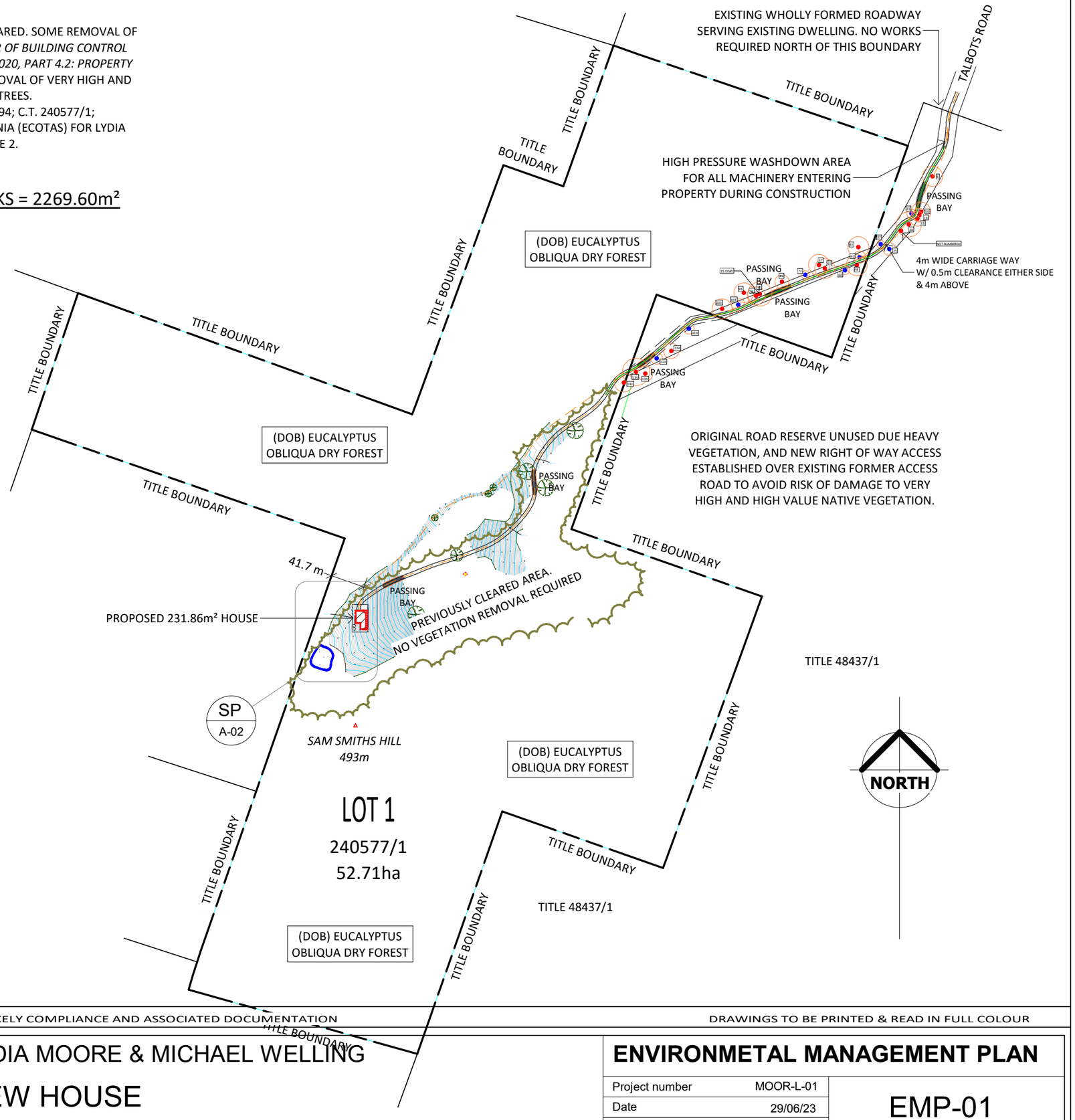
REFER ECO*tas* NATURAL VALUES ASSESSMENT OF 218 TALBOTS SADDLE ROAD (PID 9033694; C.T. 240577/1; LPI GTR43), SANDFLY, TASMANIA. REPORT BY ENVIRONMENTAL CONSULTING OPTIONS TASMANIA (ECOTAS) FOR LYDIA MOORE & MICHAEL WELLING, 27 JUNE 2023, FIGURES 14A,B,C,D AND TABLE 2.

TOTAL AREA OF IMPACTED VEGETATION DUE PROPOSED WORKS = 2269.60m²

LEGEND

- ... VERY HIGH CONSERVATION STATUS W/ TREE PROTECTION ZONE
- ... HIGH CONSERVATION STATUS W/ TREE PROTECTION ZONE

TREE No.	TREE PROTECTION ZONE (m)	
5	12.24	
15	9.00	
16	11.88	
17	4.92	NOT MARKED
19	8.40	
21	5.64	NOT MARKED
23	8.88	NOT MARKED
28	15.36	
34	7.80	
37	4.80	
43	12.84	
45	7.44	
48	12.84	
60	5.40	
62	12.24	
67	12.84	
72	4.92	
85	8.64	
94	10.92	
95	14.76	DEAD
96	12.12	
101	8.16	
105	12.24	
113	6.48	
124	9.36	
129	7.20	
135	9.24	
136	16.68	
142	11.52	



THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION, CERTIFICATE OF LIKELY COMPLIANCE AND ASSOCIATED DOCUMENTATION

DRAWINGS TO BE PRINTED & READ IN FULL COLOUR

No.	Description	Date
A	DA-2024-81 FIR#1	29/04/24

MICHAEL KINSELLA
INTEGRAL DESIGN & DRAFTING SERVICES
ACCREDITED BUILDING PRACTITIONER
ACCREDITATION: CC5699V
ACCREDITED BUSHFIRE PRACTITIONER
ACCREDITATION: BFP-133
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

LYDIA MOORE & MICHAEL WELLING

NEW HOUSE

218 TALBOTS ROAD, SANDFLY, TAS, 7050

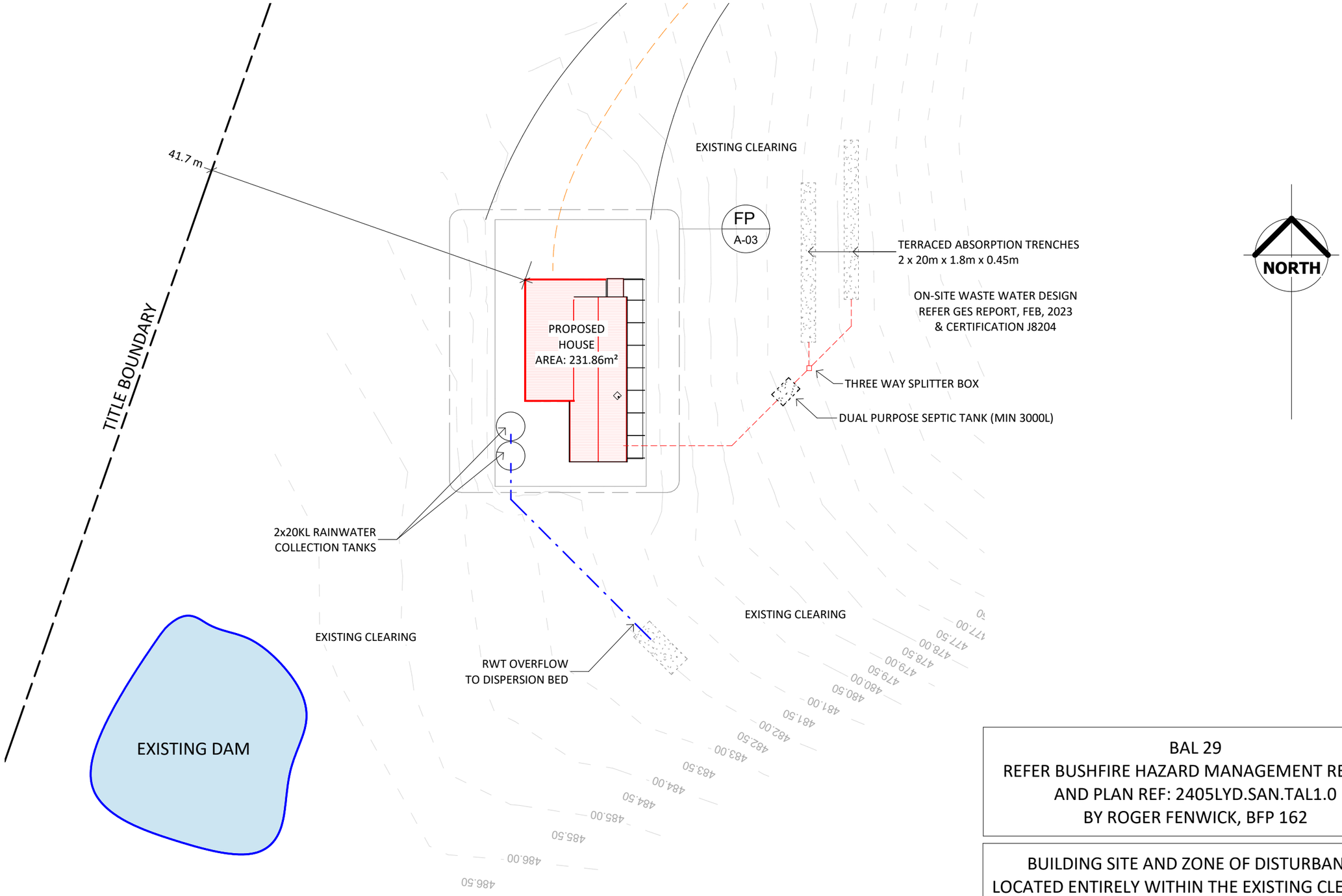
ENVIRONMETAL MANAGEMENT PLAN

Project number	MOOR-L-01
Date	29/06/23
Designed by	Michael Kinsella
Drawn by	MK

EMP-01

Scale 1 : 5000 @ A3

INTEGRAL DESIGN & DRAFTING SERVICES * (0403)390-602 * mk@idds.com.au * WEST HOBART, TAS 7000 * ABN: 26 166 056 599



BAL 29
REFER BUSHFIRE HAZARD MANAGEMENT REPORT
AND PLAN REF: 2405LYD.SAN.TAL1.0
BY ROGER FENWICK, BFP 162

BUILDING SITE AND ZONE OF DISTURBANCE
LOCATED ENTIRELY WITHIN THE EXISTING CLEARING.
NO TREES REQUIRED TO BE REMOVED AS A RESULT
OF THIS BUILDING

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION, CERTIFICATE OF LIKELY COMPLIANCE AND ASSOCIATED DOCUMENTATION

DRAWINGS TO BE PRINTED & READ IN FULL COLOUR

No.	Description	Date
	DA	18/03/24
A	DA-2024-81 FIR#1	29/04/24

MICHAEL KINSELLA
INTEGRAL DESIGN & DRAFTING SERVICES
ACCREDITED BUILDING PRACTITIONER
ACCREDITATION: CC5699V
ACCREDITED BUSHFIRE PRACTITIONER
ACCREDITATION: BFP-133
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

LYDIA MOORE & MICHAEL WELLING

NEW HOUSE

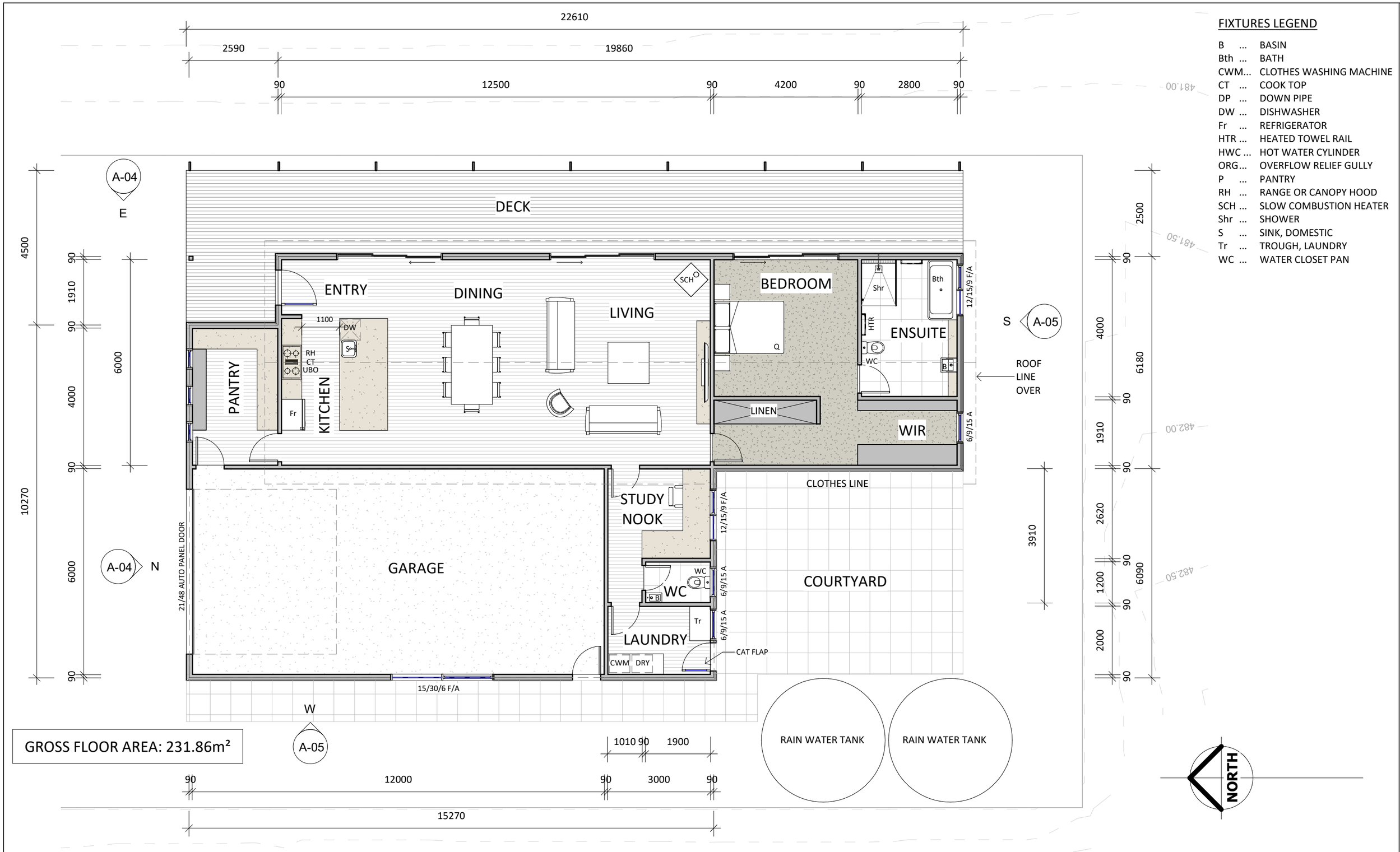
218 TALBOTS ROAD, SANDFLY, TAS, 7050

SITE PLAN

Project number	MOOR-L-01
Date	29/06/23
Designed by	Michael Kinsella
Drawn by	MK
Scale	1 : 500 @ A3

A-02

INTEGRAL DESIGN & DRAFTING SERVICES * (0403)390-602 * mk@idds.com.au * WEST HOBART, TAS 7000 * ABN: 26 166 056 599



GROSS FLOOR AREA: 231.86m²

FIXTURES LEGEND

B	...	BASIN
Bth	...	BATH
CWM	...	CLOTHES WASHING MACHINE
CT	...	COOK TOP
DP	...	DOWN PIPE
DW	...	DISHWASHER
Fr	...	REFRIGERATOR
HTR	...	HEATED TOWEL RAIL
HWC	...	HOT WATER CYLINDER
ORG	...	OVERFLOW RELIEF GULLY
P	...	PANTRY
RH	...	RANGE OR CANOPY HOOD
SCH	...	SLOW COMBUSTION HEATER
Shr	...	SHOWER
S	...	SINK, DOMESTIC
Tr	...	TROUGH, LAUNDRY
WC	...	WATER CLOSET PAN

INTEGRAL DESIGN & DRAFTING SERVICES * (0403)390-602 * mk@idds.com.au * WEST HOBART, TAS 7000 * ABN: 26 166 056 599

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION, CERTIFICATE OF LIKELY COMPLIANCE AND ASSOCIATED DOCUMENTATION

DRAWINGS TO BE PRINTED & READ IN FULL COLOUR

No.	Description	Date
	PRELIMINARIES	28/09/23
	DA	18/03/24

MICHAEL KINSELLA
INTEGRAL DESIGN & DRAFTING SERVICES
ACCREDITED BUILDING PRACTITIONER
ACCREDITATION: CC5699V
ACCREDITED BUSHFIRE PRACTITIONER
ACCREDITATION: BFP-133
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
ACCREDITED CHARTERED BUILDING DESIGNER

LYDIA MOORE & MICHAEL WELLING

NEW HOUSE

218 TALBOTS ROAD, SANDFLY, TAS, 7050

PROPOSED FLOOR PLAN

Project number	MOOR-L-01
Date	29/06/23
Designed by	Michael Kinsella
Drawn by	MK
Scale	1 : 100 @ A3

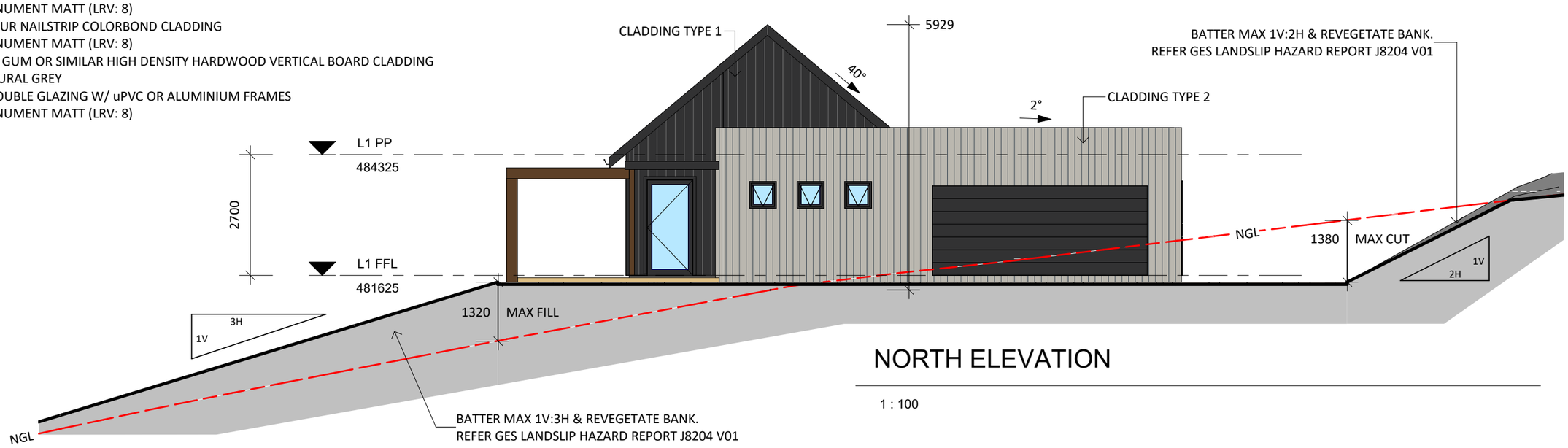
A-03

MATERIALS SCHEDULE

ROOF: COLORBOND CUSTOM ORB ROOF SHEETING.
COLOUR: MONUMENT MATT (LRV: 8)
FASCIA: COLORBOND NOVA LINE FASCIA SYSTEM
COLOUR: MONUMENT MATT (LRV: 8)
GUTTERS: COLORBOND QUAD GUTTERING
COLOUR: MONUMENT MATT (LRV: 8)
CLADDING 1: STRUCTUUR NAILSTRIP COLORBOND CLADDING
COLOUR: MONUMENT MATT (LRV: 8)
CLADDING 2: SPOTTED GUM OR SIMILAR HIGH DENSITY HARDWOOD VERTICAL BOARD CLADDING
COLOUR: NATURAL GREY
WINDOWS: CLEAR DOUBLE GLAZING W/ uPVC OR ALUMINIUM FRAMES
COLOUR: MONUMENT MATT (LRV: 8)

14.4.3 P4 EXCAVATION NOTE:

- CUT & FILL DOES NOT IMPACT NATURAL VALUES AS OCCURS ON AN EXISTING CLEARED AND MODIFIED SITE .
- DOES NOT DETRACT FROM THE LANDSCAPE AREA AS THE SITE IS DEGRADED FORMER AGRICULTURAL GRASSLAND CUT OUT OF NATIVE WOODLAND. THE RESULTING BATTERS WILL BE REVEGETATED AND STABILISED WITH MIXED VEGETATION TO BLEND WITH THE SURROUNDING LANDSCAPE.
- DOES NOT IMPACT ADJOINING PROPERTIES IN ANY WAY.
- THE PROPOSED PAD IS NOT LOCATED IN A LANDSLIP AREA AND THE BANKS BATTERED & REVEGETATED SO AS TO NOT AFFECT THE STABILITY OF ADJOINING LAND.



NORTH ELEVATION

1 : 100

EAST ELEVATION

1 : 100

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DRAWINGS TO BE PRINTED & READ IN FULL COLOUR

No.	Description	Date
	PRELIMINARIES	28/09/23
	DA	18/03/24
A	DA-2024-81 FIR#1	29/04/24

MICHAEL KINSELLA
INTEGRAL DESIGN & DRAFTING SERVICES
ACCREDITED BUILDING PRACTITIONER
ACCREDITATION: CC5699V
ACCREDITED BUSHFIRE PRACTITIONER
ACCREDITATION: BFP-133
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

LYDIA MOORE & MICHAEL WELLING

NEW HOUSE

218 TALBOTS ROAD, SANDFLY, TAS, 7050

PROPOSED ELEVATIONS 1

Project number	MOOR-L-01
Date	29/06/23
Designed by	Michael Kinsella
Drawn by	MK
Scale	1 : 100 @ A3

A-04

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MATERIALS SCHEDULE

ROOF: COLORBOND CUSTOM ORB ROOF SHEETING.
COLOUR: MONUMENT MATT (LRV: 8)
FASCIA: COLORBOND NOVA LINE FASCIA SYSTEM
COLOUR: MONUMENT MATT (LRV: 8)
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COLOUR: NATURAL GREY
WINDOWS: CLEAR DOUBLE GLAZING W/ uPVC OR ALUMINIUM FRAMES
COLOUR: MONUMENT MATT (LRV: 8)

14.4.3 P4 EXCAVATION NOTE:

- CUT & FILL DOES NOT IMPACT NATURAL VALUES AS OCCURS ON AN EXISTING CLEARED AND MODIFIED SITE .
- DOES NOT DETRACT FROM THE LANDSCAPE AREA AS THE SITE IS DEGRADED FORMER AGRICULTURAL GRASSLAND CUT OUT OF NATIVE WOODLAND. THE RESULTING BATTERS WILL BE REVEGETATED AND STABILISED WITH MIXED VEGETATION TO BLEND WITH THE SURROUNDING LANDSCAPE.
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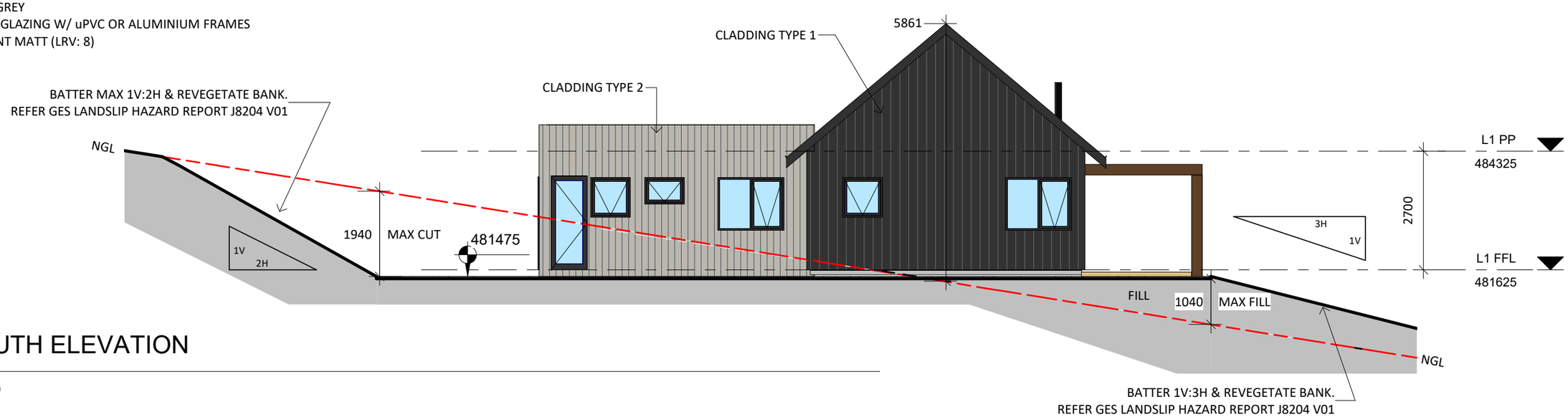
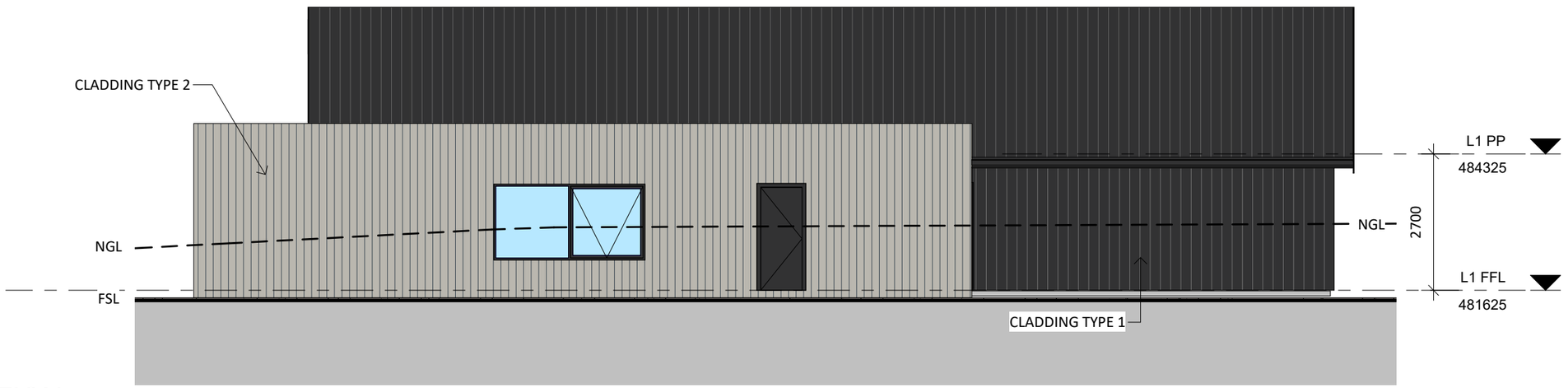


SOUTH ELEVATION

1 : 100



WEST ELEVATION

1 : 100

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DRAWINGS TO BE PRINTED & READ IN FULL COLOUR

No.	Description	Date
	PRELIMINARIES	28/09/23
	DA	18/03/24
A	DA-2024-81 FIR#1	29/04/24

MICHAEL KINSELLA
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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

LYDIA MOORE & MICHAEL WELLING

NEW HOUSE

218 TALBOTS ROAD, SANDFLY, TAS, 7050

PROPOSED ELEVATIONS 2

Project number	MOOR-L-01
Date	29/06/23
Designed by	Michael Kinsella
Drawn by	MK
Scale	1 : 100 @ A3

A-05

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