FUTURA
PLANNING

Bushfire Hazard Report

Proposed Development: Residential Dwelling

Address: Lot 2, Longmans Road, Snug 7054

Applicant: JOSCON Tasmania PTY LTD

Prepared by: J S Mayne

Bushfire Practitioner BFP-172

Report Date: June 2025

Job Reference: FP021-2025

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ABN 19 248 759 296

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

Table of Contents

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

Limitations of this report

The viability of this report's efficacy hinges on the implementation and sustained upkeep of the prescribed measures and recommendations throughout the development's lifespan. Any alterations in site conditions could potentially lead to variations in the Bushfire Attack Level (BAL) classification, rendering this report null and void. It is important to note that the extent of this report's coverage does not ensure the complete prevention of property or life loss in the event of a bushfire. This is primarily due to the intricate nature of vegetation management, the inherently unpredictable behaviour of fires, and the influence of severe weather conditions. It is crucial to clarify that this report does not offer legal counsel, and no responsibility can be assumed for actions taken by property owners, the local council, or any other parties that might undermine the efficacy of this report.

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

1.0 Summary

The following is a Bushfire Assessment for an existing lot located Lot 2, Longmans Road, Snug. The development proposal is for new single Class 1a dwelling on a single lot. The Applicant is JOSCON Tasmania PTY LTD ; the building designer is Another Perspective.

The development is located in a Bushfire Prone Area. The report is based on a site assessment completed on the 9/6/2025 and additional information obtained from various electronic data bases.

The assessments contained in this report have been undertaken in accordance with the Australian Standard 3959:2018 Construction of buildings in bushfire-prone areas and Director's Determination- Bushfire Hazard Areas, Building Act 2016, Version: 2.3, Date: 16th July 2024.

Based on the Bushfire Attack Level (BAL) Assessment undertaken, the overall development has been assigned a BAL rating of BAL 19, which indicates a moderate risk of ember attack, radiant heat exposure and direct flame contact during a bushfire event. The assessment takes into account the Forest Fire Danger Index (FDI) of 50, but it should be noted that on days with an Extreme or Catastrophic Fire Danger Rating, the building's-built resistance may be exceeded if directly impacted by bushfire. It is therefore recommended that appropriate measures are taken to enhance the building's bushfire resilience, such as installing ember screens on windows, sealing gaps and openings, and ensuring adequate access for firefighting vehicles.

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

2.0 Location

Site Address: Lot 2, Longmans Road, Snug 7054

Title Reference: 143579 / 2

Property ID: 2613070

Applicant: JOSCON Tasmania PTY LTD

Municipality: Kingborough Council

Planning Scheme: Kingborough Interim Planning Scheme

Zoning: 14.0 Environmental Living

Overlays: Scenic Landscape Area, Landslide Hazard Area, Bushfire Prone Areas, Biodiversity Protection Area, Waterway and Coastal Protection Area

Bushfire Attack Level: BAL 19

Image 1: Location of Site (Source: LISTMap 2025)

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

3.0 Site Characteristics

3.1 Topography and aspect

Lot 2, Longmans Road is located within a semi-rural residential setting on the outskirts of Snug, approximately 40 minutes' drive south of Hobart CBD via the Southern Outlet and Channel Highway. The property is zoned Environmental Living under the Kingborough Interim Planning Scheme. The surrounding locality consists of a mix of established rural lifestyle lots, with scattered dwellings and open pastureland typical of the Snug outskirts.

The lot is approximately 3.726ha in size, with a moderate slope ranging between 10–20°, falling from the north to south of the lot. To the west, the lot is bordered by vegetated forest, with the remainder of the lot featuring a combination of slashed native grasses, native shrubs, and scattered trees (refer to Image 2: 100m Vegetation & Effective Slope Radius for reference).

3.2 Vegetation Description

The vegetation at Lot 2, Longmans Road comprises a mix of grassland and remnant native forest consistent with the rural-residential character of the Snug hinterland. The site and its surrounding context are entirely vegetated with classifiable fuels, reflecting an undeveloped and unmanaged land condition.

On-site Vegetation:

Unmanaged Areas (Classifiable vegetation):
All vegetation on Lot 2 is considered classifiable under *AS 3959:2018*, with no areas meeting the criteria for Low-Threat Vegetation under Clause 2.2.3.2. The site contains a continuous mix of grassland and forested elements that contribute to potential bushfire intensity and behaviour.

Class A – Woodland: The western portion of the lot, along with adjacent areas beyond the eastern boundary, support native dry sclerophyll forest dominated by mature Eucalyptus obliqua (stringybark), Eucalyptus globulus (Tasmanian blue gum), and Eucalyptus ovata (black gum). These stands feature a closed canopy in parts, with a moderate to dense midstorey comprising wattles, bracken fern, and native shrubs such as *Pultenaea* spp. and *Leptospermum* spp. Surface fuels include bark, leaf litter, and woody debris, creating vertical and horizontal fuel continuity consistent with the *Class A – Forest* classification. This vegetation type can support high-intensity fire behaviour, ember production, and sustained flame fronts during bushfire events.

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

Class G – Grassland: The central and eastern portions of the lot consist of open, grass-dominated areas with minimal canopy cover. These grasslands are composed of a mix of native and introduced pasture species and appear unmanaged, with moderate to heavy fuel loads depending on recent seasonal growth. Grassland fuels in this condition can support fast-moving fires, particularly under strong wind conditions and in periods of low humidity or high curing.

The interface between forested margins and internal grassland areas increases the variability of fire behaviour across the lot, including potential for both rapid lateral fire spread and vertical flame development.

Surrounding Vegetation:
The 100m assessment radius surrounding Lot 2, Longmans Road is also dominated by classifiable vegetation. To the east and west, dense forest continues across adjoining private land and vegetated reserves, maintaining unbroken canopy cover and complex fuel layers. To the north and south, adjacent lots support open paddocks and unmanaged grassland with scattered trees, maintaining a Class G classification. No neighbouring parcels within the effective slope radius are cleared or maintained to a standard that would qualify as Low Threat Vegetation.

Fuel Load and Fire Behaviour Potential

- Forest areas support high-intensity fire behaviour, with ladder fuels, bark accumulation, and crown connectivity contributing to vertical flame development and ember generation.
- Grassland areas, particularly when cured, allow rapid fire to spread across open terrain under wind-driven conditions.
- The site's moderate slope (~10–20°) can enhance upslope fire intensity, particularly when combined with prevailing wind directions.
- Proximity to unmanaged vegetation across all azimuths means there are no effective barriers to fire spread or ember intrusion.

Implications for Bushfire Planning
Given the presence of continuous classifiable vegetation (Class A – Forest and Class G – Grassland) on-site and within the 100m assessment buffer, a full Bushfire Attack Level (BAL) assessment is required under AS 3959:2018. To mitigate the elevated bushfire risk and achieve compliance with the Bushfire-Prone Areas Code, the development must incorporate appropriately scaled Hazard Management Areas (HMAs), maintain effective vegetation separation, and implement ongoing fuel management strategies.

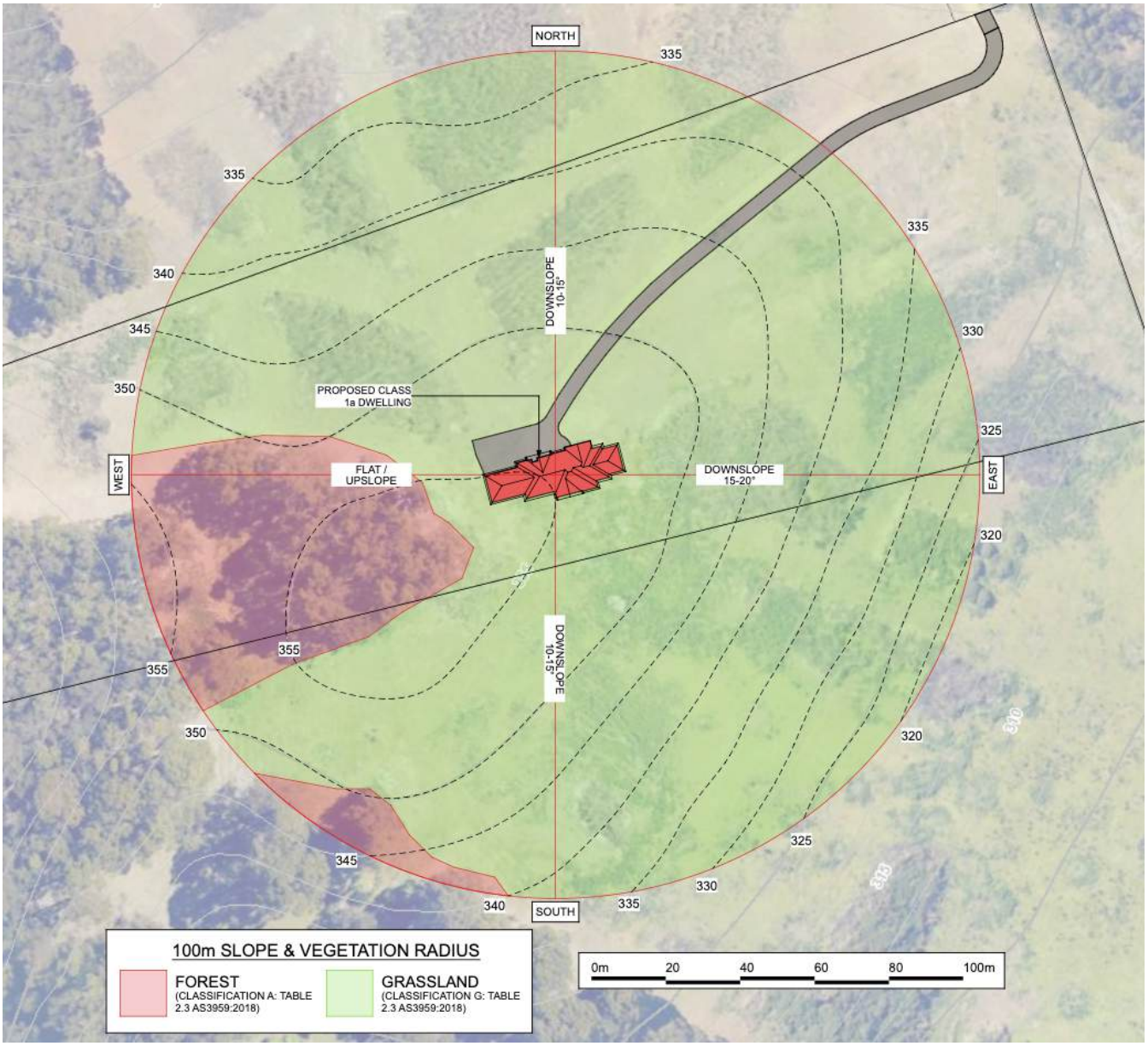


Image 2: 100m Vegetation & Effective Slope Radius – Lot 2, Longmans Road, Snug (Source: LISTMap 2025) Topography, Vegetation, and directions of bushfire threat.

4.0 Proposed Development

The proposed development at Lot 2, Longmans Road, Snug involves the construction of a single-storey, five-bedroom, three-bathroom Class 1a dwelling. The project also includes the installation of an approximately 178-metre gravel driveway providing access from Longmans Road to the proposed building site.

All structures will be designed and constructed in accordance with the National Construction Code (NCC) and will incorporate bushfire-resilient construction measures in line with the final

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

Bushfire Attack Level (BAL) assessment, prepared under AS 3959:2018 – Construction of buildings in bushfire-prone areas.

The development will comply with the Bushfire-Prone Areas Code, along with all applicable performance and prescribed standards set out under the current Tasmanian planning framework.

Further details of the proposed building design can be found in the architectural documentation prepared by Another Perspective, provided as Attachment 4 of this report.

5.0 Bushfire Attack Level Assessment

The Bushfire attack level has been determined through the application of section 2 of AS3959-2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with table 2.3 of AS3959-2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

Table 1. Determination of Bushfire Attack Level (BAL) – FDI 50

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire Prone Vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland	Downslope 10-15°	0-100m	15m	**BAL 19**
East	Grassland	Downslope 15-20°	0-100m	17m	**BAL 19**
South	Grassland	Downslope 10-15°	0-100	15m	**BAL 19**
West	Grassland Forest	Flat / Upslope	0-21m 21-100m	23m	**BAL 19**

*Note: Road's, internal driveways, and fire breaks have been excluded under AS3959:2018 Section 2.2.3.2 (e), as they are non-vegetated areas that are permanently cleared.

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

6.0 Compliance

Requirements for construction within a bushfire prone area are to be in accordance with the *Australian Standard 3959:2018 Construction of buildings in bushfire-prone areas* and *Director's Determination- Bushfire Hazard Areas, Building Act 2016, Version: 2.3, Date: 16th July 2024.*

6.1 Construction requirements

Building work (including additions or alterations to an existing building) in a bushfire-prone area must be designed and constructed in accordance with an Acceptable Construction Manual determined by the Building Code of Australia, being either:

(a) AS3959-2018; or

(b) Standard for Steel Construction in Bushfire Areas published by the National Association of Steel Framed Housing Inc. (NASH).

as appropriate for BAL 19 as determined for the site. Compliance of the design must be verified to the relevant codes in the Certificate of Likely Compliance and verified prior to occupancy.

6.2 Property Access

Access to the proposed development is provided via a private gravel track from Longmans Road. It is proposed that a gravel driveway approximately 178 metres in length be constructed to service the site, in accordance with the Deemed-to-Satisfy provisions.

These requirements are outlined in Table 4.2 of the *Directors Determination – Requirements for Building in Bushfire-Prone Areas v2.3*, dated 16th July 2024 (refer to Table 2 below). As the proposed driveway is less than 200 metres in length, however greater than 30m, it must be constructed in accordance with the design and construction standards specified under Element B of the Determination.

A "T" style turning head is to be provided at the top of the driveway, also in compliance with Element B. Final verification of access and turning provisions is required prior to occupancy.

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

Table 2. (From Table 4.2, Requirements for Property Access)

Column 1		**Column 2**
Element		**Requirement**
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access is for a fire appliance to a water connection point.	The following design and construction requirements apply to property access: (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3° (1:20 or 5%); (7) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and 10) Terminate with a turning area for fire appliances provided by one of the following: (a) A turning circle with a minimum inner radius of 10 metres; (b) A property access encircling the building; or (c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 m or greater.	The following design and construction requirements apply to property access: (1) The requirement for B above; (2) Passing bays of 2 metres additional carriageway and 20 metres length provided every 200 metres.
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) Complies with Requirements for B above; and (b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

6.3 Static Water Supply for Fire Fighting

The fire-fighting water supply will be sourced from a dedicated 10,000-litre metal tank, specifically designed for this purpose. The indicative location of the tank is outlined in the Bushfire Hazard Management Plan (see Attachment 2).

In addition, the tank will fully comply with the Deemed-to-Satisfy provisions outlined in Table 4.3B of the *Directors Determination – Requirements for Building in Bushfire-Prone Areas v2.3*, dated 16th July 2024. As per these provisions, the tank must meet the requirements specified in Elements A, B, C, D, and E, and its installation will be verified prior to occupancy to ensure compliance with all relevant standards.

Table 3. (From Table 4.3B, Requirements for Static Water Supply for Firefighting)

Column 1		**Column 2**
Element		**Requirement**
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and (b) 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: (a) May have a remotely located offtake connected to the static water supply; (b) 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; (c) 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; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) have a minimum nominal internal diameter of 50mm;

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

	(including stands and tank supports)	(b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); and (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) where a remote offtake is installed, ensure the offtake is in a position that is: (i) visible; (ii) accessible to allow connection by firefighting equipment; (iii) at a working height of 450mm – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304; or (b) comply with the TFS Water Supply Signage Guideline.
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) no more than three metres from the firefighting water point measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than six metres from the building area to be protected; (c) a minimum width of three metres constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

6.4 Hazard Management Areas

A Bushfire Hazard Management Plan (BHMP) has been prepared for the site and is included as Attachment 2 of this report. The BHMP has been developed in accordance with the requirements outlined in Table 4.4 of the *Directors Determination – Requirements for Building in Bushfire-Prone Areas v2.3*, dated 16th July 2024.

The plan outlines strategies to manage bushfire risk to life and property, and includes provisions to support effective firefighting response. The Deemed-to-Satisfy access requirements, as specified in Table 4.4, are to be implemented in accordance with Element B of the Determination and must be verified prior to occupancy to ensure compliance.

Table 4. (From Table 4.4, Requirements for Hazard Management Area)

Column 1		**Column 2**
Element		**Requirement**
A.	Hazard management areas for new buildings on lots provided with a BAL at the time of subdivision.	A new building must: (a) be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined at the time of subdivision; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
B.	Hazard management areas for new buildings on lots not provided with a BAL at the time of subdivision.	A new building must: (a) be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan
C.	Hazard management areas or alterations or additions to buildings.	An alteration or addition to a building must: (a) be located on the lot so as to be provided with a HMA which: (i) has the separation distances required for the BAL assessed for the Construction of the existing building; or (ii) in the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan
D.	Hazard management areas for new buildings and additions and alterations to buildings classified as an accommodation building BCA Class	A new building or an addition or alteration including change of use must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

	1b, BCA Class 2, or BCA Class 3, other than Communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	
E.	Hazard management areas for new buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the Bushfire=-Prone Areas Code (Planning Directive 5.1)	A new building or an addition or alteration including change of use must: (a) Be: (i) located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; or (ii) provided with a certificate from an accredited person that a bushfire hazard management plan provides, to the degree necessary, separation of the building from the bushfire hazard, appropriate resistance to ignition from bushfire, property access and water supply for firefighting; and (b) Have a HMA established in accordance with a certified bushfire hazard management plan.
F.	Hazard management areas for new buildings or additions and alterations to buildings associated with a hazardous use	A new building or an alteration or addition, including change of use, for a building determined as a hazardous use must: (a) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and (b) Have a HMA established in accordance with a certified bushfire hazard management plan.

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

7.0 Conclusion

BAL RATING: BAL 19

This Bushfire Hazard Report supports the proposed development at Lot 2, Longmans Road, Snug, 7054 (CT: 143579 / 2) demonstrating that it can achieve compliance with the Bushfire-Prone Areas Code of the Tasmanian Planning Scheme through the implementation of appropriate bushfire protection measures.

The assessment confirms that the site can be developed to achieve a Bushfire Attack Level (BAL) of BAL 19. A certified Bushfire Hazard Management Plan (BHMP) has been prepared (see Attachment 2), detailing the required hazard management areas, access, and water supply in accordance with the *Directors Determination – Requirements for Building in Bushfire-Prone Areas v2.3*, dated 16th July 2024.

Specifically:

- Hazard Management Areas (as outlined in Table 1 of this report) are provided in accordance with Table 4, ensuring sufficient defendable space around the habitable building footprint.
- Property Access is addressed in line with the design and construction standards of Table 2, meeting the requirements of Elements B, due to the access to a firefighting appliance being less than 200m, however greater than 30m in length.
- A dedicated fire-fighting water supply will be provided via a 10,000-litre metal tank, constructed in accordance with Table 3B, and complying with Elements A–E to ensure accessibility and operability during an emergency.

All measures outlined in the BHMP are to be implemented and verified prior to occupancy. Subject to these conditions being met, the proposed development is considered compliant with the applicable provisions of the Bushfire-Prone Areas Code and is suitable for approval from a bushfire risk management perspective.

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

8.0 References

Australian Building Codes Board, *National Construction Code, Building Code of Australia,* Australian Building Codes Board, Canberra.

Building Amendment (Bushfire-Prone Areas) Regulations 2016
Determination, Director of Building Control – Bushfire Hazard Areas, version 2.3 16th July 2024. Consumer, Building and Occupational Services, Department of Justice, Tasmania.

Tasmanian Planning Scheme 2015, Tasmanian Planning Commission 2015, Tasmanian Planning Commission, Hobart.

Standards Australia, AS3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

Attachment 1: Site Photos

Image 3: Northern Azimuth (Photo taken on site 9/6/2025)

Image 4: Eastern Azimuth (Photo taken on site 9/6/2025)

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

Image 5: Southern Azimuth (Photo taken on site 9/6/2025)

Image 6: Western Azimuth (Photo taken on site 9/6/2025)

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

Image 7: Site access to the proposed lot entrance (Photo taken on site 9/6/2025)

Image 8: Development site for the proposed dwelling (Photo taken on site 9/6/2025)

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

Image 9: Forest vegetation to the west of the proposed dwelling (Photo taken on site 9/6/2025)

Image 10: Grassland vegetation to the north, east and west of the proposed development, Forest vegetation roughly 200m away in the distance behind (Photo taken on site 9/6/2025)

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

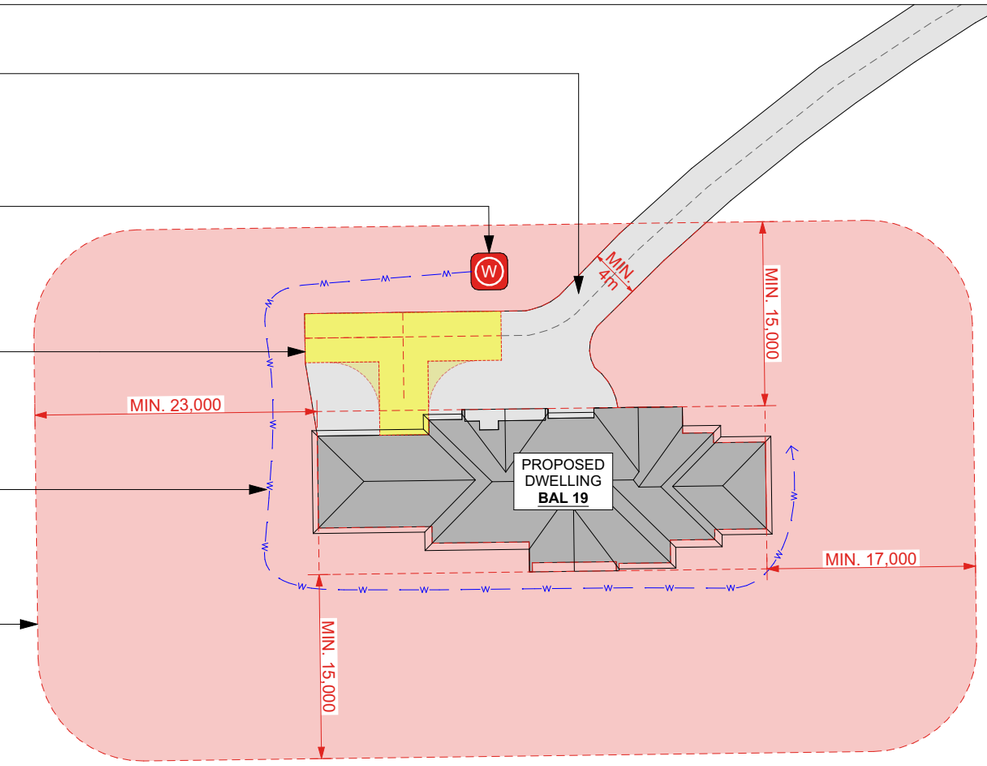
PROPOSED GRAVEL DRIVEWAY, APPROX. 178m LONG (MIN. 4m WIDE) TO COMPLY WITH ELEMENT B OF TABLE 4.2 IN DIRECTORS DETERMINATION - BUSHFIRE HAZARD AREAS V2.3 - REFER TO SECTION 6.2 OF THE BUSHFIRE HAZARD REPORT FOR DETAILS

INDICATIVE LOCATION OF 10,000L FIRE FIGHTING WATER TANK TO COMPLY WITH ELEMENTS A, B, C, D & E OF TABLE 4.3B IN DIRECTORS DETERMINATION - BUSHFIRE HAZARD AREAS V2.3 - REFER TO SECTION 6.3 OF THE BUSHFIRE HAZARD REPORT FOR DETAILS

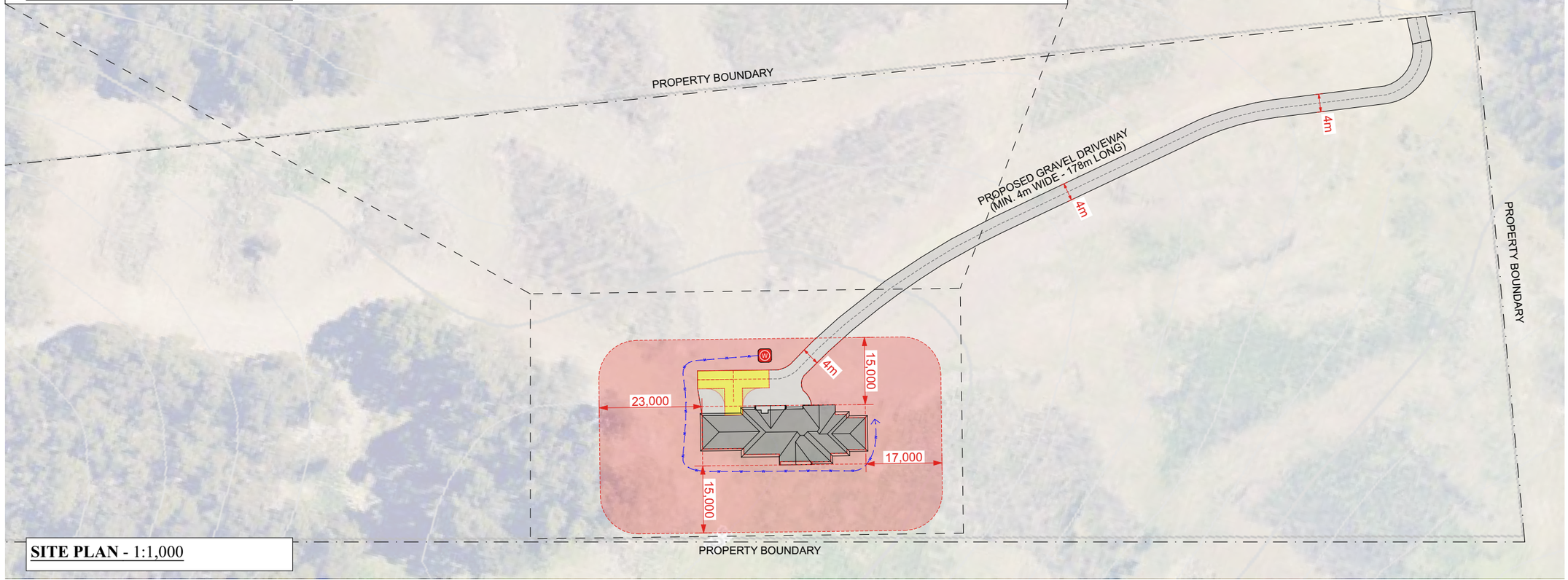
LOCATION OF FIRE FIGHTING TURNING HEAD MIN. 4m WIDE AND 8m LONG TO COMPLY WITH ELEMENT B OF TABLE 4.2 IN DIRECTORS DETERMINATION - BUSHFIRE HAZARD AREAS V2.3 - REFER TO SECTION 6.2 OF THE BUSHFIRE HAZARD REPORT FOR DETAILS

FIRE FIGHTING HOSE LAY (MAX LENGTH 90m) TO COMPLY WITH ELEMENTS A, B, C, D & E OF TABLE 4.3B IN DIRECTORS DETERMINATION - BUSHFIRE HAZARD AREAS V2.3 - REFER TO SECTION 6.3 OF THE BUSHFIRE HAZARD REPORT FOR DETAILS

HAZARD MANAGEMENT AREA TO COMPLY WITH ELEMENT B OF TABLE 4.4 IN DIRECTORS DETERMINATION - BUSHFIRE HAZARD AREAS V2.3 - REFER TO TABLE 1 OF THE BUSHFIRE HAZARD MANAGEMENT REPORT FOR DETAILED SETBACK INFORMATION AND CALCULATIONS



ENLARGED SITE PLAN - 1:500



SITE PLAN - 1:1,000

BUSHFIRE HAZARD MANAGEMENT PLAN

Lot 2, Longmans Road, Snug 7054
Title: 143579 / 2 - Dated June 2025
This plan is to be read in conjuction with Lot 2, Longmans Road, Snug 7054 Bushfire Hazard Report, Prepared by J S Mayne, Dated June 2025 (Job Ref# FP021-2025)

BUSHFIRE MITIGATION MEASURES BAL 19

Refer to specifications as set out in Part 6.0 Compliance in accompanying report Lot 2, Longmans Road, Snug 7054 Bushfire Hazard Report, prepared by J S Mayne, dated June 2025. Compliance to be verified prior to occupancy.

HAZARD MANAGEMENT AREA PRESCRIPTIONS

Hazard reduction and removal
· The Hazard Management Area is to be maintained in minimal fuel condition as mowed grassland with paddock trees, mowed lawns, gardens, areas of gravel, driveway and a hardstand.
· Ground cover vegetation (grasses, herbs and graminoids) to be maintained no higher than 100mm. · Remove fallen branches, bark and leaves and keep ground litter to a maximum of 20mm depth from around trees.
· Prune to create and maintain a separation distance of 2m (vertically) between the ground cover (maintained to <100mm) and the lowest branches of trees in the HMA.
· Clear private access of any trees and branches within 0.5m of carriageway and 4m over carriageway.
· Remove any fire hazards such as woodpiles and garden waste to at least 10m from dwelling.
· Keep roofs and guttering clear of flammable debris.
· Minimise the storage of petroleum fuels and store fuels at least 10m from dwelling in a suitable enclosed shed.

Landscaping
· Use low flammability plants in the garden and refrain from plantings within 1m of the dwelling (see Fire resisting garden plants Tasmanian Fire Service Brochure).
· Include non-flammable areas adjacent to dwelling such as paths

LEGEND

- PROPOSED DWELLING
- PROPOSED DRIVEWAY
-HAZARD MANAGEMENT AREA
-10,000L FIRE FIGHTING TANK
—W— - HOSE LAY
- 'T' TURNING HEAD

PREPARED BY:
J S Mayne - Accreditation No. BFP-172
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ABN 19 248 759 296

FUTURA PLANNING

N

SCALE 1:500 @ A3 — 0m 10 20 30 40 50m

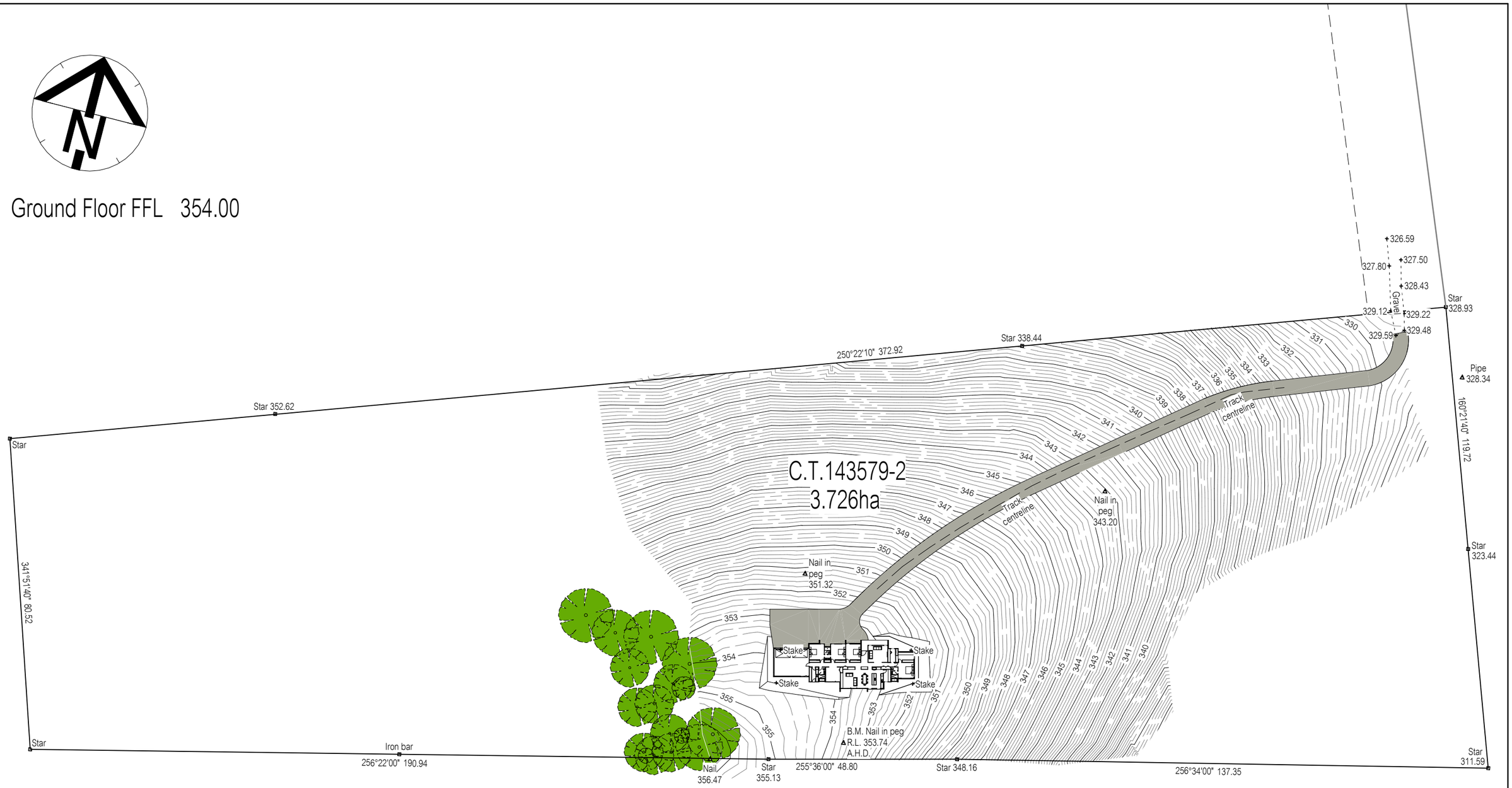
SCALE 1:1,000 @ A3 — 0m 20 40 60 80 100m

REVISION SCHEDULE

DESCRIPTION	ISSUE	DATE

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

Ground Floor FFL 354.00



0 2 4 6 8m
1:200

No.	Date	Int.	Amendment changes as per cover sheet

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
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Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED FARMER & TRICKETT RESIDENCE (2004)

Lot 2, Longmans Road,
SNUG

JOSCON TASMANIA

LOCATION PLAN

Drawn	SW	AP2025-2469	
Date	15 May 2025	Sheet	01/03
Scale	1 : 1000		

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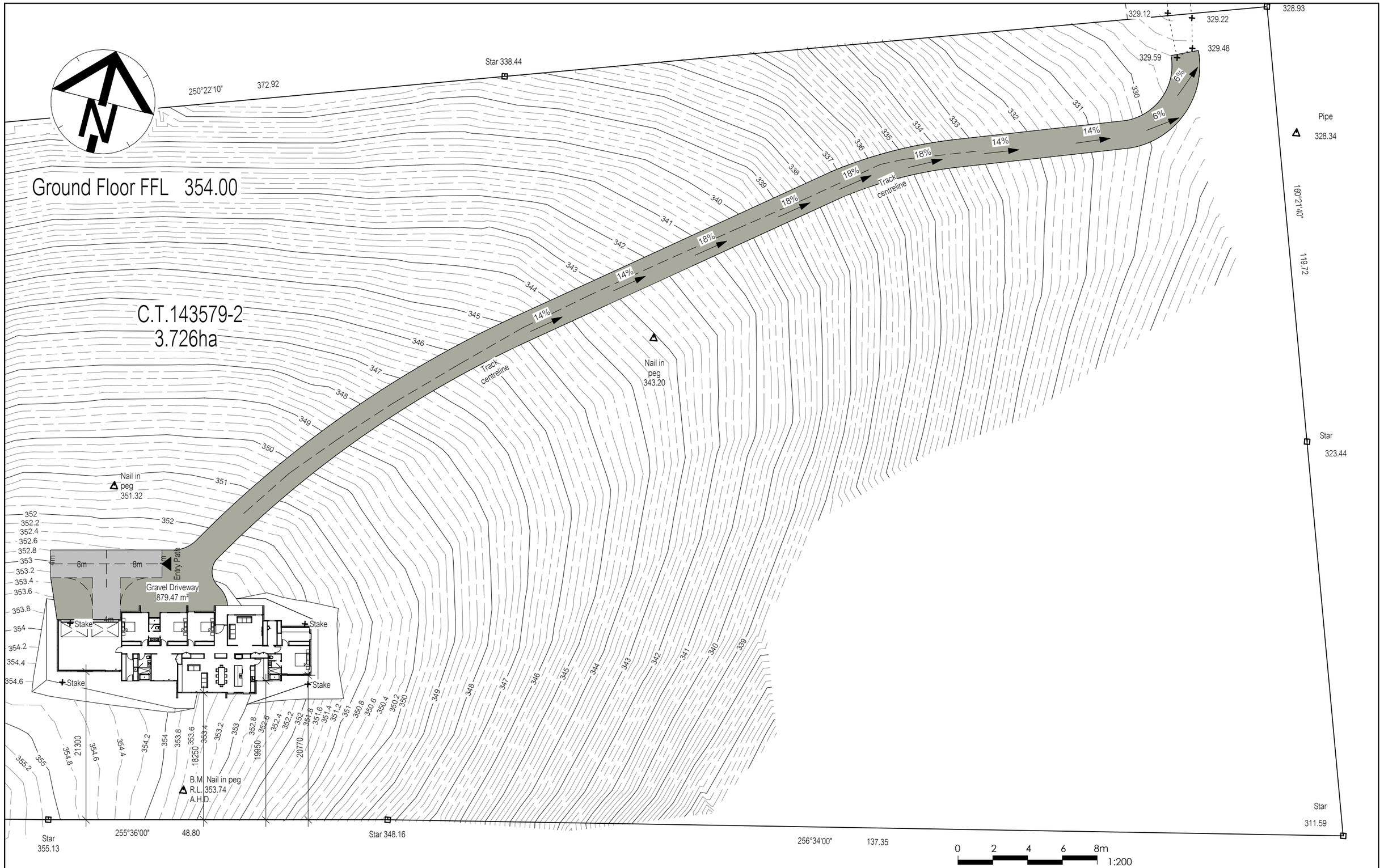
Version: 1, Version Date: 03/11/2025



No.	Date	Int.	Amendment changes as per cover sheet

Notes
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- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED FARMER & TRICKETT RESIDENCE (2004)

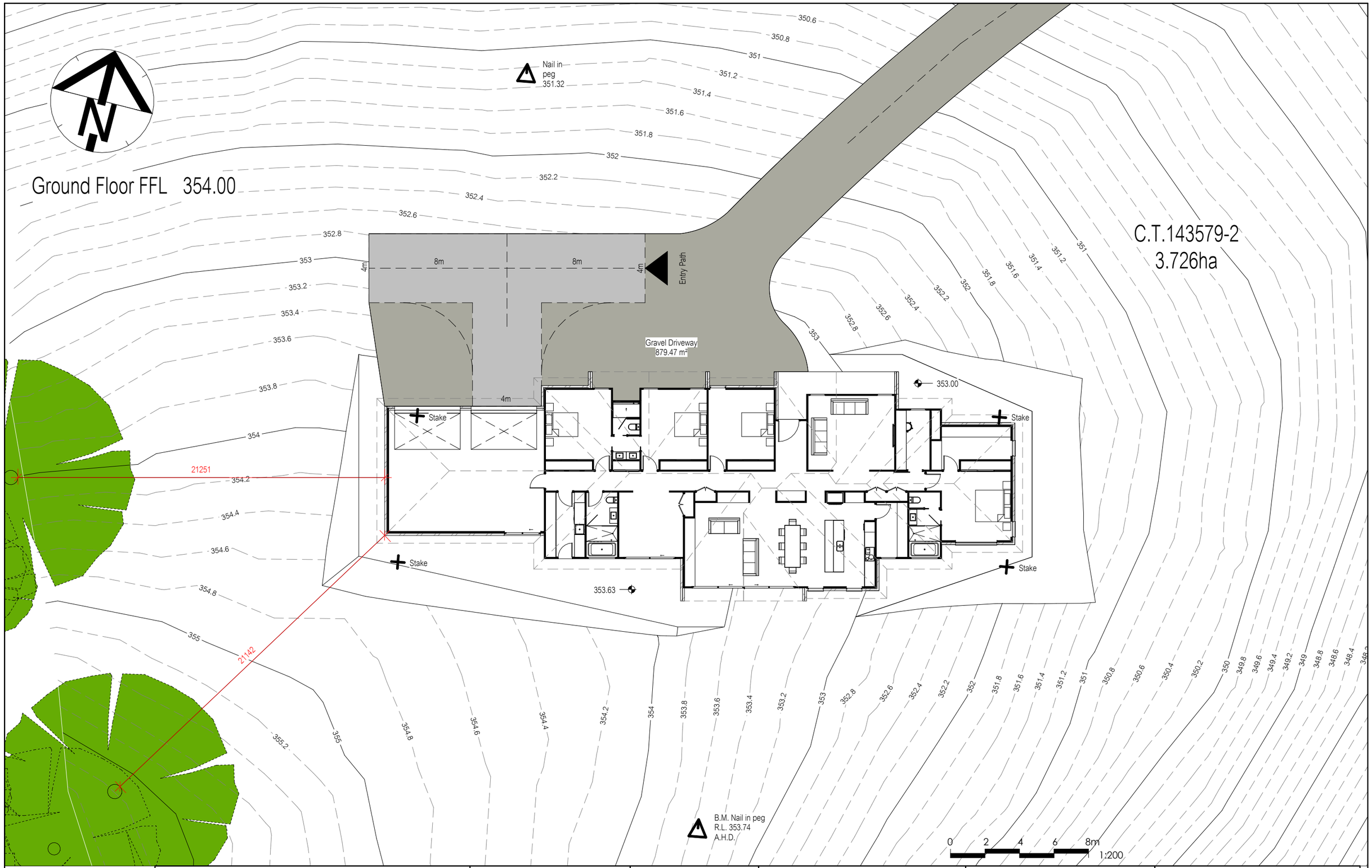
Lot 2, Longmans Road,
SNUG

JOSCON TASMANIA

LOCATION PLAN 2

Drawn	SW	AP2025-2469	
Date	15 May 2025	Sheet	01a/03
Scale	1 : 500		

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025



No.	Date	Int.	Amendment changes as per cover sheet

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PROPOSED FARMER & TRICKETT RESIDENCE (2004)

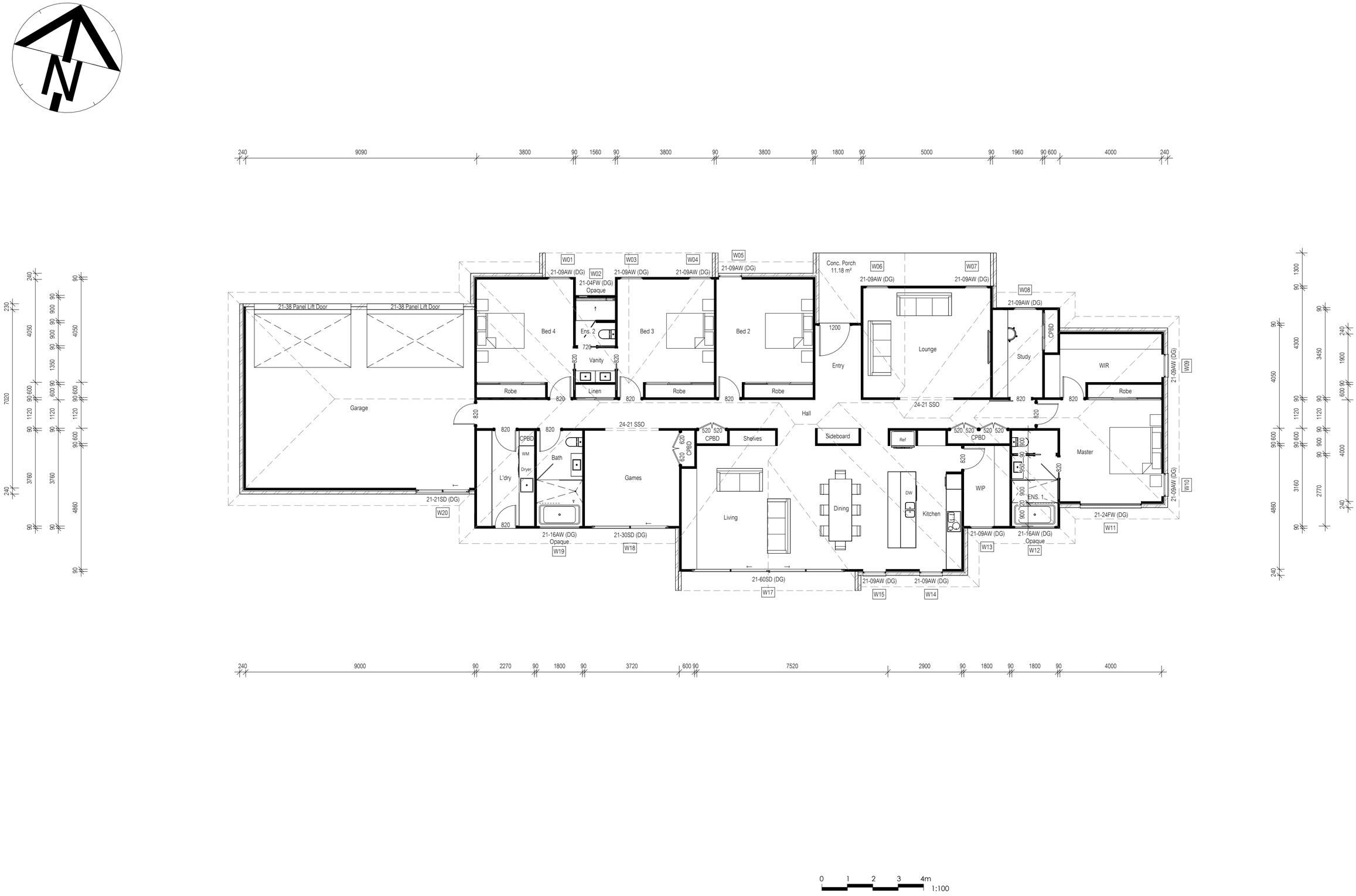
Lot 2, Longmans Road,
SNUG

JOSCON TASMANIA

SITE PLAN

Drawn	SW	AP2025-2469	
Date	15 May 2025	Sheet	01b/03
Scale	1 : 200		

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025



Floor Area = 340.68m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

No.	Date	Int.
	Amendment changes as per cover sheet	

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PROPOSED FARMER & TRICKETT RESIDENCE (2004)

Lot 2, Longmans Road,
SNUG

JOSCON TASMANIA

FLOOR PLAN

Drawn	SW	AP2025-2469	
Date	15 May 2025	Sheet	02/03
Scale	1 : 100 @ A2		

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

Shadows shown for stylisations purpose only

No.	Date	Int.	Amendment changes as per cover sheet

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PROPOSED FARMER & TRICKETT RESIDENCE (2004)

Lot 2, Longmans Road,
SNUG

JOSCON TASMANIA

PERSPECTIVE VIEWS

Drawn	SW	AP2025-2469
Date	15 May 2025	Sheet
Scale		03b/03

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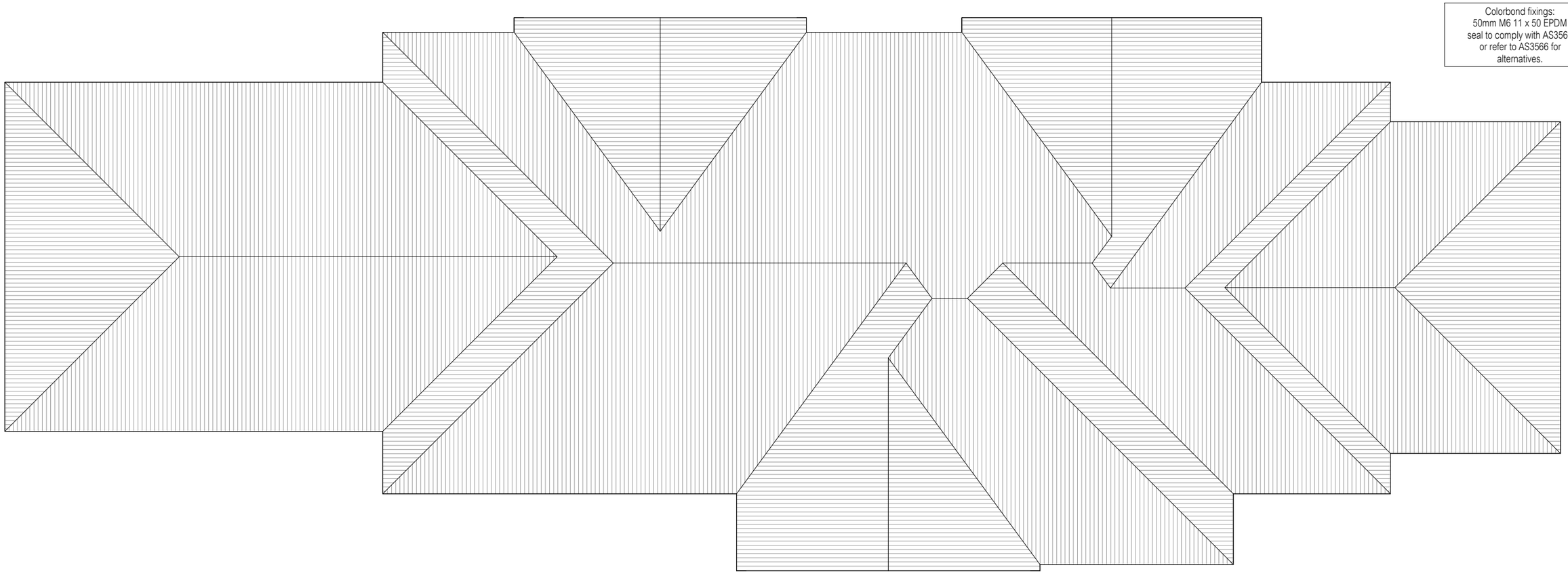
GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a: Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia. The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings: 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing: 75 x 38 F8 @ 900 Centre

Colorbond fixings: 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah¹	???	Area of Roof (excluding 115mm Quad gutter) (m²)
Ah²	???	Area of Roof (including 115mm Quad gutter) (m²)
Ac	???	Ah² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)
DRI	???	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	???	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m²)
Required Downpipes	???	Ac ÷ Acdp
Downpipes Provided	???	

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

No.	Date	Int.	Amendment changes as per cover sheet

Notes
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PROPOSED FARMER & TRICKETT RESIDENCE (2004)

Lot 2, Longmans Road,
SNUG

JOSCON TASMANIA

ROOF PLAN

Drawn	SW	AP2025-2469	
Date	15 May 2025	Sheet	11/03
Scale	1 : 100		

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: JOSCON Tasmania PTY LTD *Owner /Agent*

119 Harrington Street *Address*

Hobart 7000 *Suburb/postcode*

Qualified person details:

Qualified person: Joshua Mayne

Address: 2/4 Bosco Street

Glenorchy 7010

Phone No: 0456 449 823

Fax No: N/A

Licence No: BFP-172

Email address: josh@futuraplanning.com.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under the Fire Service Act 1979.
Insurance covered by Webber Insurance FPII16194 & FPII16195

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of bushfire 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: Lot 2, Longmans Road

Snug TAS 7054

Lot No: 2

Certificate of title No: 143579

The assessable item related to this certificate: Bushfire hazard management plan and supporting bushfire hazard report for a Residential 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

(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

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025

○ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report at Lot 2, Longmans Road, Snug (inc. bushfire hazard management plan), Job Ref: FP021-2025, Dated: June 2025
Relevant calculations:	AS 3959:2018 - Method 1 BAL assessment
References:	Determination, Director of Building Control Requirements for Building in Bushfire-Prone Areas, version 2.3 16th July 2024. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014 Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney. Australian Standard 3959:2018 Construction of buildings in bushfire-prone areas

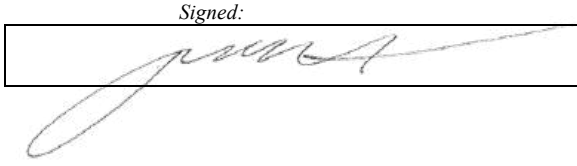
Substance of Certificate: *(what it is that is being certified)*

1. The assessed Bushfire Attack Level (BAL) is BAL 19.
2. The proposed building work – if designed and implemented in accordance with the bushfire hazard management plan referred to in this certificate – will comply with the deemed-to-satisfy requirements of the Director's Determination – Requirements for Building in Bushfire-Prone Areas v2.3.

Scope and/or Limitations

1. The scope of this certification is limited to compliance with the requirements of the Director's Determination – Requirements for Building in Bushfire-Prone Areas V2.3.
2. This certification may only be used for compliance purposes for 6 years from the date of certification.
3. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.
4. There is no guarantee that the building work will survive every bushfire event.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		BFP-172	13/6/2025

Document Set ID: 4682394
Version: 1, Version Date: 03/11/2025