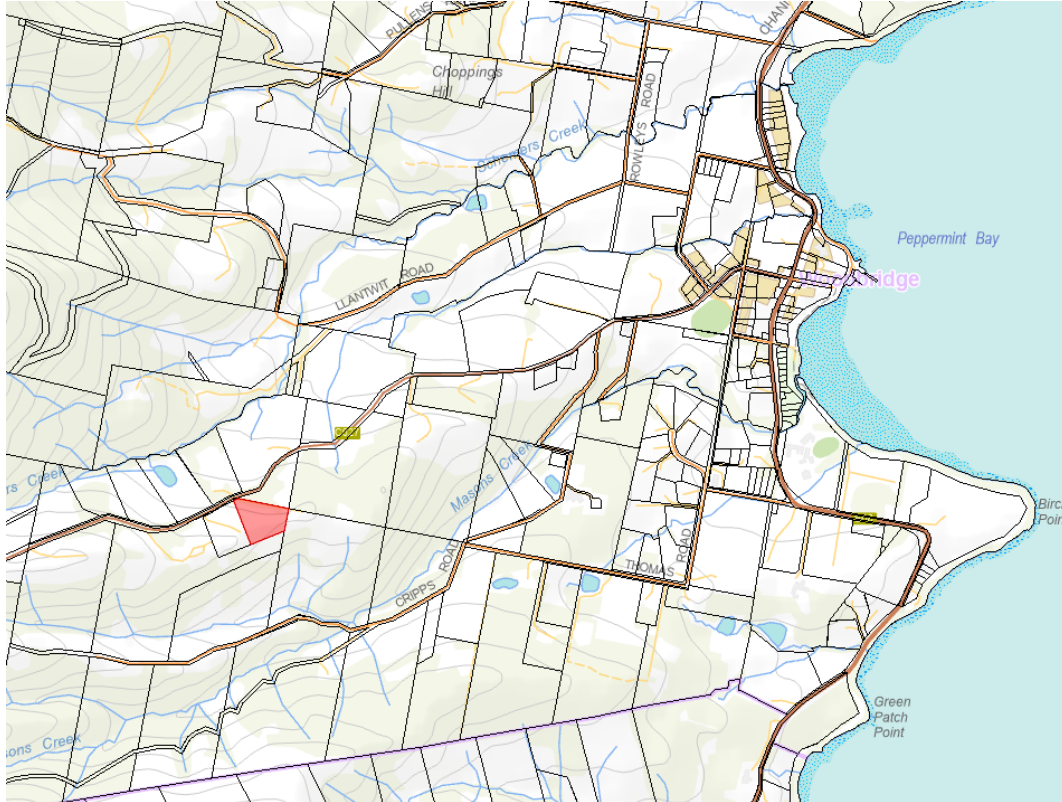


# **BUSHFIRE ASSESSMENT REPORT**

For  
**F.A. Mazza & E.A. Pekolj**  
**Proposed Dwelling**  
203 Woodbridge Hill Road  
Woodbridge 7162



Prepared by Gary Williams  
Accreditation No BFP-109 (Category 2)  
Scope of Work 1, 2 & 3A  
17<sup>th</sup> June 2026 Our Ref 799M

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## **G J WILLIAMS DRAFTING SERVICE**

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Mobile: 0428 396 159

Email: [gjwdrafting@outlook.com.au](mailto:gjwdrafting@outlook.com.au)

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VERSION CONTROL			
VERSION	DATE	AUTHOR	DESCRIPTION
1.0	27/04/26	GJW	Superseded
1.1	17/06/26	GJW	For issue – Ancillary Dwelling removed

## 1.Executive Summary

This report has been prepared to assess any Bushfire risks associated with a proposed Dwelling at 203 Woodbridge Hill Road, Woodbridge (refer Appendix A) and to provide measures to achieve an acceptable residual risk for those buildings.

The proposed works are on a 1.522ha allotment in a rural area. The lot sits up to the south of and fronts onto Woodbridge Hill Road around 2km west of its intersection with Channel Highway. (Refer Appendix B & D) The lot has a northly/easterly aspect.

The site is assessed as being in a Bushfire-Prone Area as defined by the Director's Determination – Application of Requirements for Building in Bushfire-Prone Areas (transitional) version 1.4 and the Building Regulations.

The assessment is:

**BAL-12.5 for all elevations.**

**This assessment is based on creating & maintaining a Hazard Management Area to at least the dimensions shown on the Bushfire Hazard Management Plan (BHMP).** (Refer Appendix C)

The building works are to be compliant with the construction requirements of AS 3959, Building Regulations & the Director's Determination- Requirements for Building in Bushfire-prone Areas (transitional) Version 2.3 (Director's Determination).

A water supply for firefighting purposes is to be provided to comply with the Director's Determination including compliant fittings and signage. (Refer Appendix C)

Vehicular Access is to comply with the Director's Determination including a compliant hardstand and vehicle turning. (Refer Appendix C)

## 2.Introduction

Owner: F.A. Mazza & E.A. Pekolj. (as per Certificate of Title Priority Notice)

This report has been prepared to provide an assessment of any bushfire risk issues associated with a proposed Dwelling at **203 Woodbridge Hill Road, Woodbridge.**

Review of LIST shows the proposal as being within a Bushfire-prone Area on the Kingborough Interim Planning Scheme 2015 (the Scheme) overlay. Therefore, as defined by Code E1.3 of the Scheme, the Building Regulations, and the Director of Building Control's Determination – "Application of Requirements for Buildings in Bushfire-Prone Areas", the proposed building works are within a Bushfire-prone Area. A site inspection was conducted on the 21<sup>st</sup> of April 2026.

### 3.Proposal

The proposal is for a two storey, three bedroom dwelling and an outbuilding. The preliminary plans show the buildings to be of rendered blockwork with a tiled roof. The ground floor is to be concrete slab. The dwelling is to have an attached double garage and a large, enclosed courtyard. As the proposed outbuilding is to be more than 6m from any habitable building it has not been included in this assessment. (Refer Appendix A)

### 4.Site Description

The property is the land contained within **Certificate of Title Volume 149070 Folio 1** which describes the land as being **Lot 1 (1.522ha) on Sealed Plan 149070** in the **Land District of Buckingham, Parish of Coningham** and is zoned **Rural Resource** under the **Kingborough Interim Planning Scheme 2015**. (Refer to Appendix D).

The lot fronts onto & sits up to the south of Woodbridge Hill Road, being a Council maintained sealed through road. The land consists mainly of rough grazing pasture.

There is no TasWater reticulated water available for the site.

### 5. Bushfire Attack Level Assessment. (Refer to Appendix B & Appendix E for Photographs)

The BAL has been determined by using the simplified procedure described in Clause 2.2 (Method 1) of AS 3959:2018.

As per Table 2.1 AS 3959:2018 the relevant Fire Danger Index (FDI) for Tasmania is noted as 50 & thus Table 2.6 AS 3959:2018 applies for determining the Bushfire Attack Levels (BALs).

The vegetation has been classified as per AS 3959:2018 Table 2.3 and Figures 2.4 (A)-(H) The assessed vegetation is that out to the 100m offset.

Slopes of the ground beneath the bushfire-prone vegetation are measured perpendicular to the walls of the buildings.

Down to the **North** on a slope of 11 to 12 degrees is **Grassland** vegetation to the title boundary at around 85m. There is a row of eucalypt trees to a height of almost 30m along the boundary. From there is further grassland with scattered isolated eucalypts to out past the 100m offset.

Down to the **South** on an increasing slope to 19 degrees is **Grassland** vegetation to the title boundary and beyond to 100m offset. There is a small, isolated thicket of trees and shrubs in the southwestern corner of the allotment at around 21m from the proposed dwelling that is less than 20m in width measured perpendicular to the wall of the dwelling.

Within the southern quadrant is forest vegetation on a 19 degree downslope at around the 68m offset.

Down to the **East** is **Grassland** on a downslope of below 10 degrees to the 100m offset.

Up to the **West** is **Grassland** to the title boundary at 10m from the proposed dwelling.

The adjoining property is horticultural land that is assessed as **low threat vegetation** (cl.2.2.3.2(f) AS 3959:2018).

TABLE OF ASSESSMENT					
		NORTH	SOUTH	EAST	WEST
SLOPE		DN>10°-15°	DN>15°-20°	DN>5°-10°	UP
VEGETATION CLASSIFICATION		GRASSLAND	GRASSLAND	GRASSLAND	EXCLUSION 2.2.3.2(f)AS 3959
HAZARD MANAGEMENT AREA REQUIRED (m)	BAL 19	15-<22	17-<25	13-<19	N/A
	BAL 12.5	22-<50	25-<50	19-<50	N/A
HAZARD MANAGEMENT AREA ACHIEVED (m)		25	30	25	10

Note: Forest Vegetation at 68m on 19 degree downslope in the south quadrant = BAL-12.5.

From Table 2.6 AS 3959:2018, the BAL for the building work is

### **BAL-12.5 for all Elevations**

**This assessment is based on a “hazard management area”, as defined by the Director’s Determination, being created & maintained to at least the dimensions shown on the Bushfire Hazard Management Plan (BHMP). (Refer Appendix C).**

## **6. Required Bushfire Protection Measures.**

All works are to comply with the Director’s Determination-Requirements for Building in Bushfire-Prone Areas (transitional) v2.3 available at [www.cbos.tas.gov.au](http://www.cbos.tas.gov.au) (Resources and tools>Building and trades forms, publications and reports>Building in Hazardous Areas Determinations)

### **6.1 Construction Requirements**

AS 3959:2018 “Construction of buildings in bushfire-prone areas” provides for construction requirements for buildings.

Sections 3 and 5 provide for BAL-12.5

The building works are to be compliant with the construction requirements of AS 3959:2018 for BAL-12.5 and the Director’s Determination, or higher.

The design plans must be verified as compliant by the Building Surveyor prior to the issue of the Certificate of Likely Compliance.

### **6.2 Property Access.**

(Director’s Determination- cl.4.2 & Table 4.2)

Vehicular Access to a water supply for firefighting is to be compliant with the Director's Determination including vehicle turning and a compliant hardstand. (Refer Appendix C - BHMP)

### **6.3 Firefighting Water Supply**

(Director's Determination- cl.4.3 & Table 4.3B)

A water supply for firefighting purposes is to be provided to comply with the Director's Determination. (Refer BHMP Appendix C).

A clear pathway for a hose lay from the water access point to all parts of the buildings to be protected should be maintained at all times.

### **6.4 Hazard Management Area**

A Hazard Management Area (HMA) is to be created & maintained all year round, for the life of the buildings to at least the dimensions shown on the Bushfire Hazard Management Plan. (Appendix C)

Also refer to Guide to Hazard Management Areas attached. (Refer Appendix C)

Some common maintenance includes:

- remove selected small trees to create clumps separated by open areas, rather than continuous strips of vegetation,
- prune shrubs & lower branches of trees to a height of at least 2m to separate the ground from any tree canopy
- minimize fine fuels at ground level (mow, slash & rake). Lawns should be maintained to a height of less than 100mm.
- remove any trees likely to fall or drop debris on the building (NB permits may be required)
- regular cleaning of roof gutters.

The creation of the HMA and maintenance is the responsibility of the developer and the owner at the time.

At the time of inspection there were no trees identified as needing to be removed to achieve the assessed BAL-12.5.

All works (construction requirements, property access, firefighting water supply and the hazard management area) must be verified as compliant by the Building Surveyor prior to occupancy.

### **7. Additional recommendations.**

It is highly recommended that consideration is given to preparing a "My Bushfire Plan" in accordance with Tasmania Fire Service guidelines available at [www.fire.tas.gov.au](http://www.fire.tas.gov.au) (Publications>Bushfire safety>TFS Bushfire Safety Guide) or ph 1800 000 699.

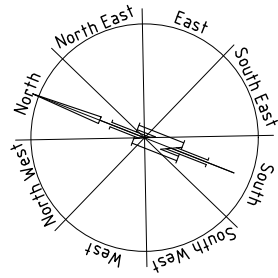
### **8.Disclaimer**

This report deals solely with the potential bushfire risk. All other assessments, statutory or otherwise, are outside the scope of this report. All commentary within this report is to be interpreted in relation to the bushfire risk/mitigation only.

This report is based on the status of the vegetation and other criteria at the time the site inspection was undertaken and cannot be relied upon for any future or altered development. The impact of future development and vegetation growth has not been considered.

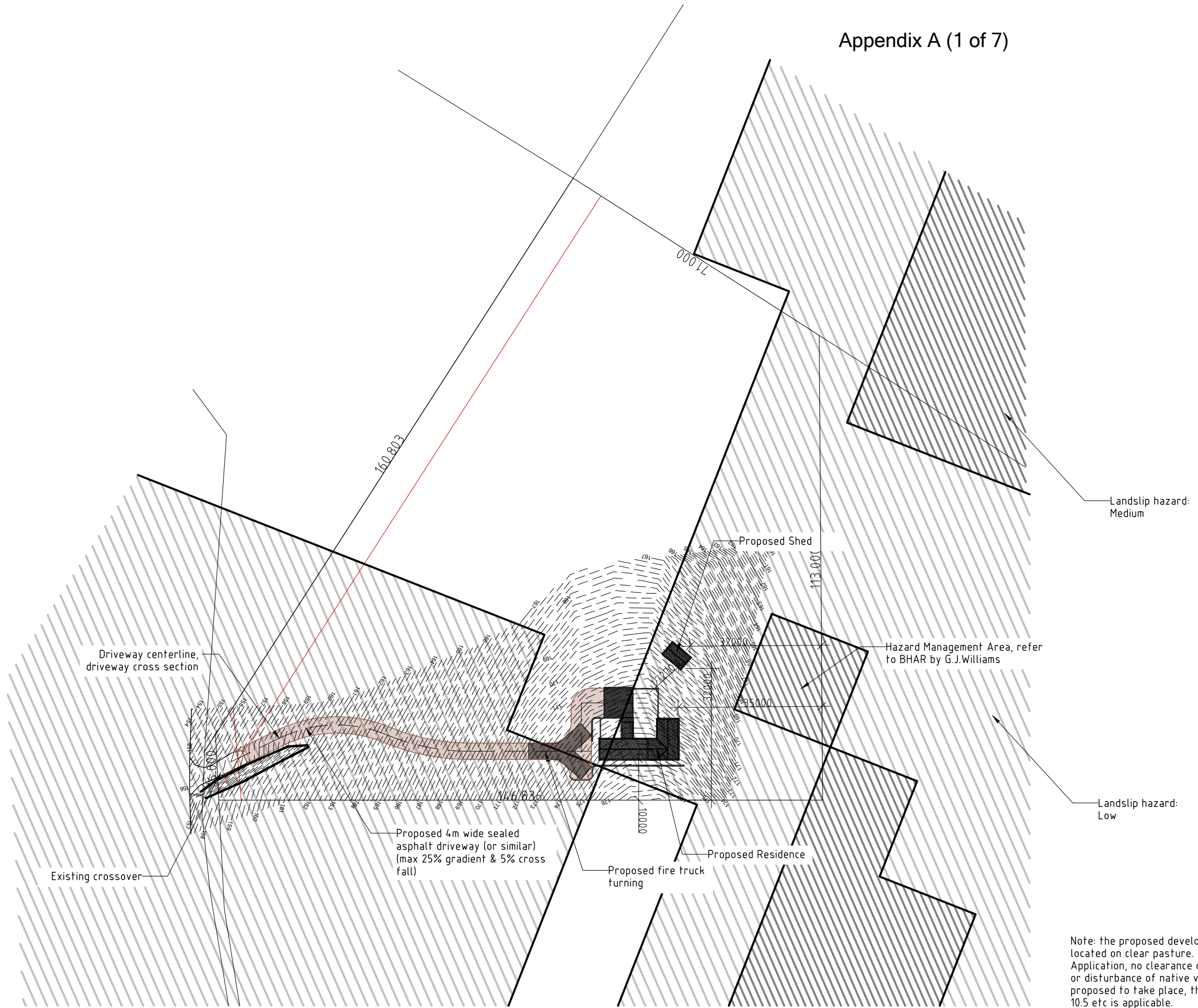
This report and recommendations are an attempt to reduce the potential damage or loss caused by a bushfire as per legislation and regulations current at this time. No responsibility can be accepted for any such damage or loss.

As per AS 3959, it should be noted that the acceptable standards against which this has been assessed cannot guarantee to prevent damage or loss from a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature & behavior of fire & extreme weather conditions.



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6. Elevations
7. Shed Plan & Elevations
8. Stormwater Concept Plan
9. Stormwater Concept Plan
10. Plumbing Notes
11. Plumbing Details
12. BAL - 12.5 Notes



Kingborough Interim Planning Scheme

- Zone:
- 26.0 Rural Resource
  - Front setback: 20m
  - Side & Rear setback: 50m
- Codes:
- Scenic Landscape Area;
  - Biodiversity protection Area;
  - Landslide Hazard Area;
  - Bushfire Prone Area

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

Note: the proposed development is located on clear pasture. Per Code 10.2 Application, no clearance or conversion or disturbance of native vegetation is proposed to take place, therefore Code 10.5 etc is applicable.

PROPOSED RESIDENCE & OUTBUILDINGS FOR  
MR.F. & MRS.E MAZZA AT  
203 WOODBRIDGE HILL RD, WOODBRIDGE.

SITE PLAN

DATE  
19/06/2026

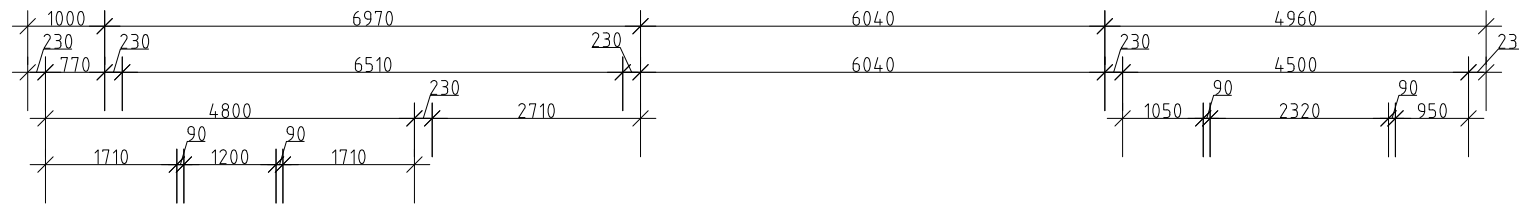
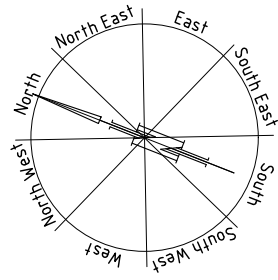
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email: jttilley7@biopond.com  
phone ph 0400 671 582

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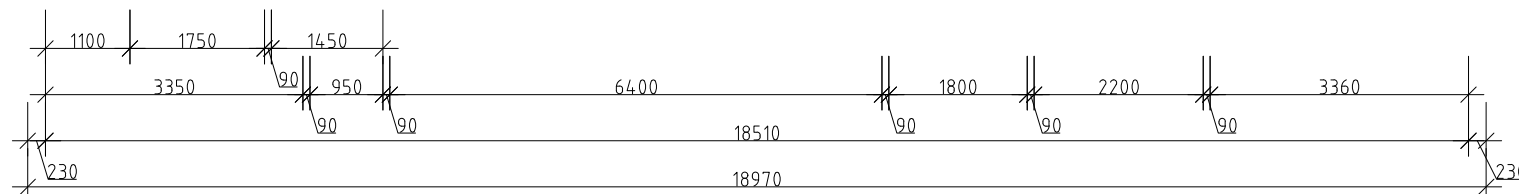
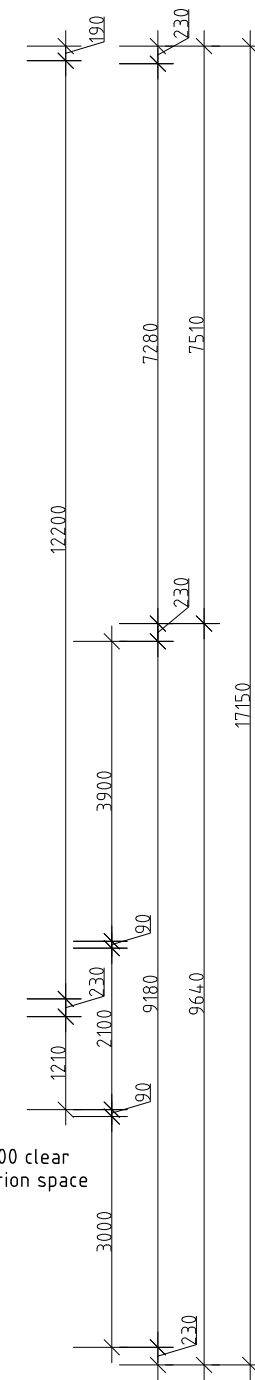
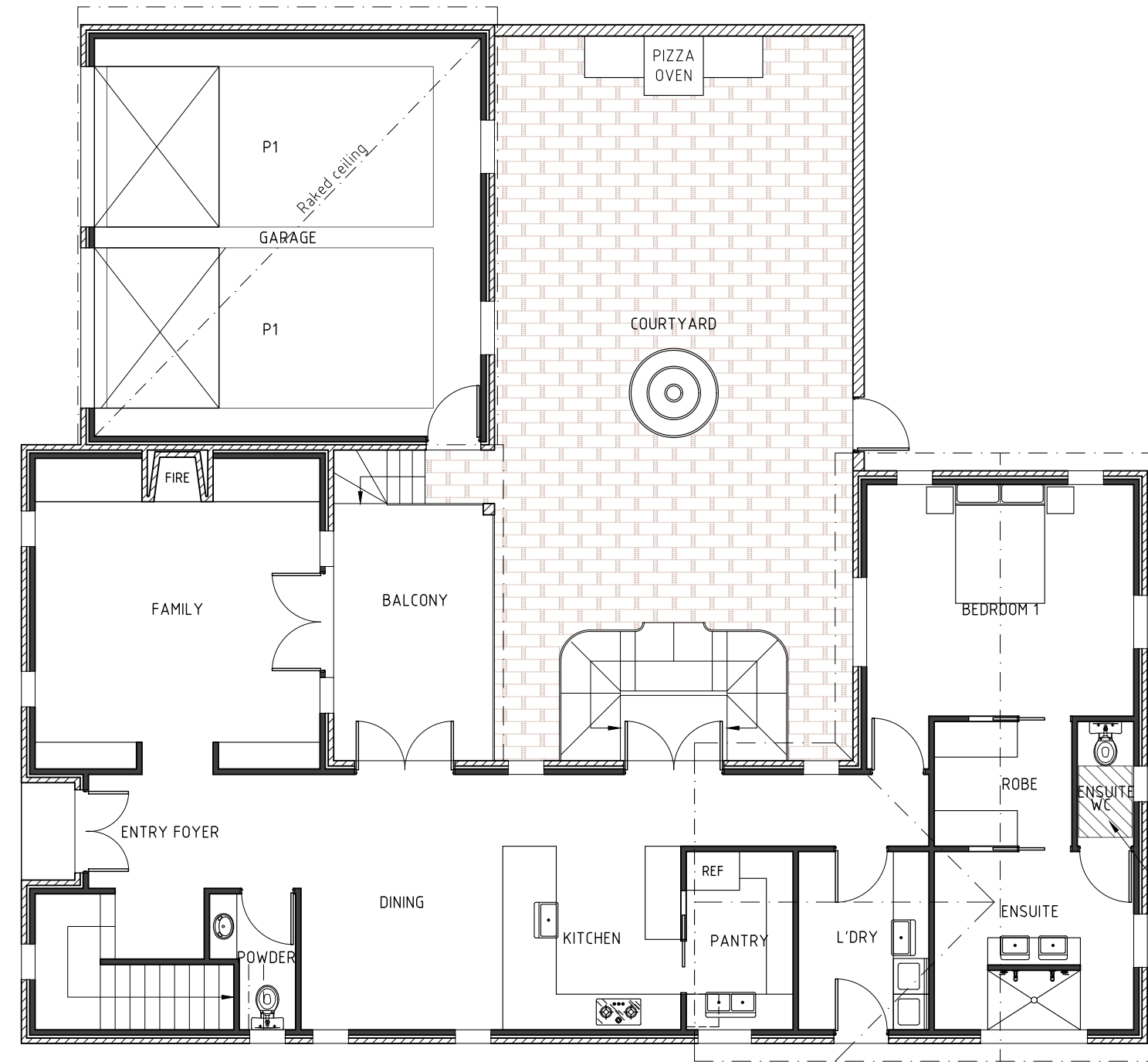
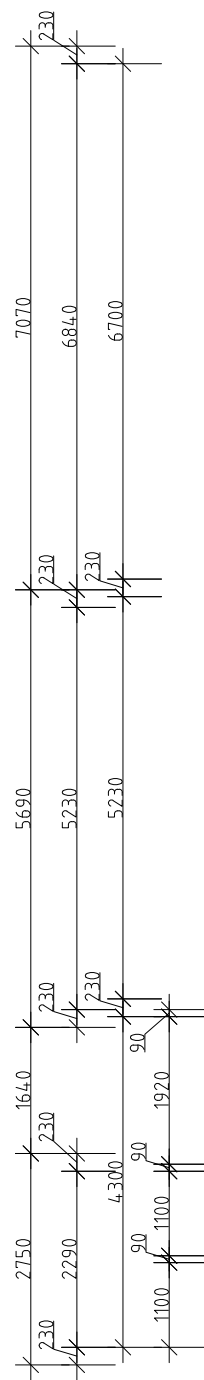
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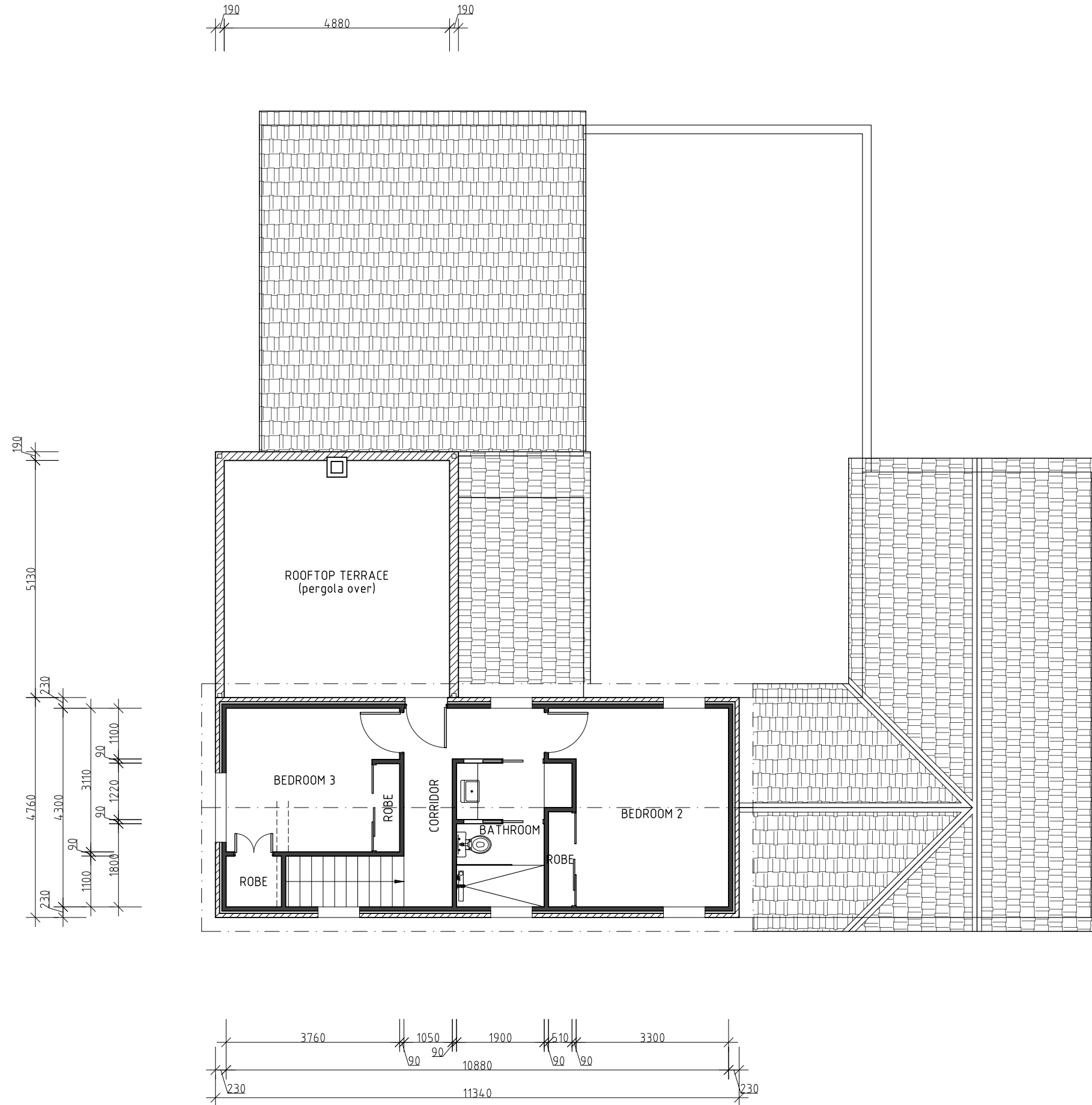
Appendix A (2 of 7)



Area	
Lower Level:	150.53m <sup>2</sup>
Upper Level:	53.97m <sup>2</sup>
Total:	244.50m <sup>2</sup>
Balcony:	11.73m <sup>2</sup>
Courtyard:	73.68m <sup>2</sup>
Terrace:	27.98m <sup>2</sup>

**DEVELOPMENT DRAWINGS ONLY  
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PROPOSED RESIDENCE & OUTBUILDINGS FOR MR.F. & MRS.E MAZZA AT 203 WOODBRIDGE HILL RD, WOODBRIDGE.	PLAN	DATE	DRAWN BY
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Area	
Lower Level:	150.53m <sup>2</sup>
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PLAN

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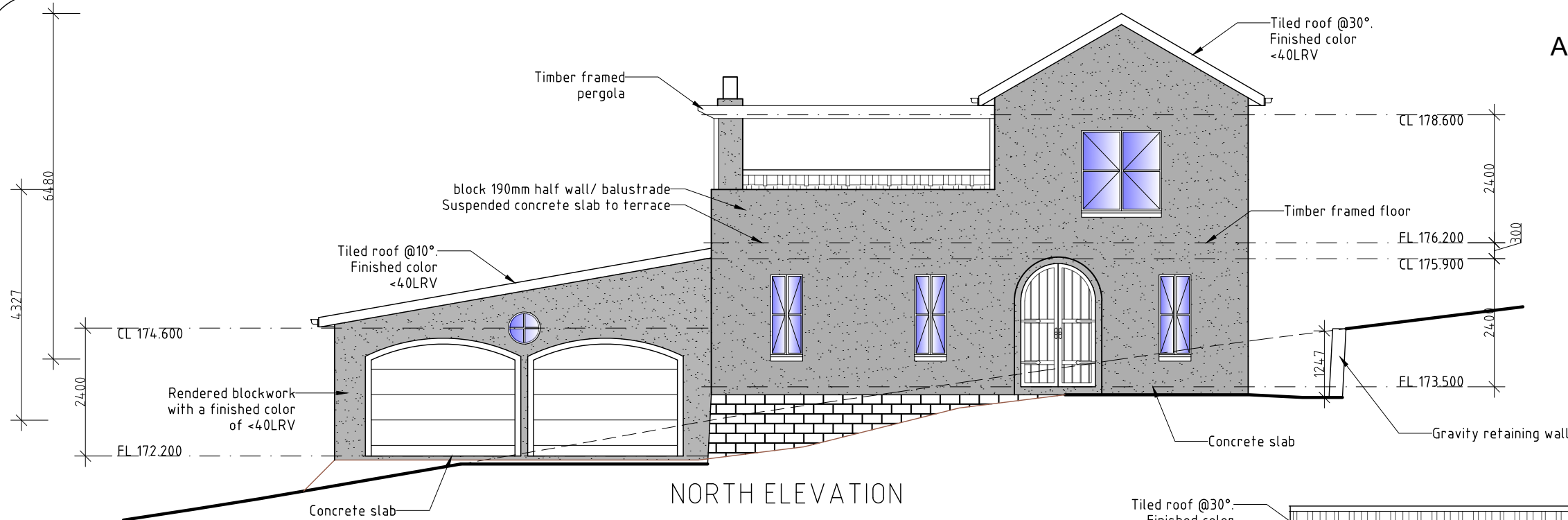
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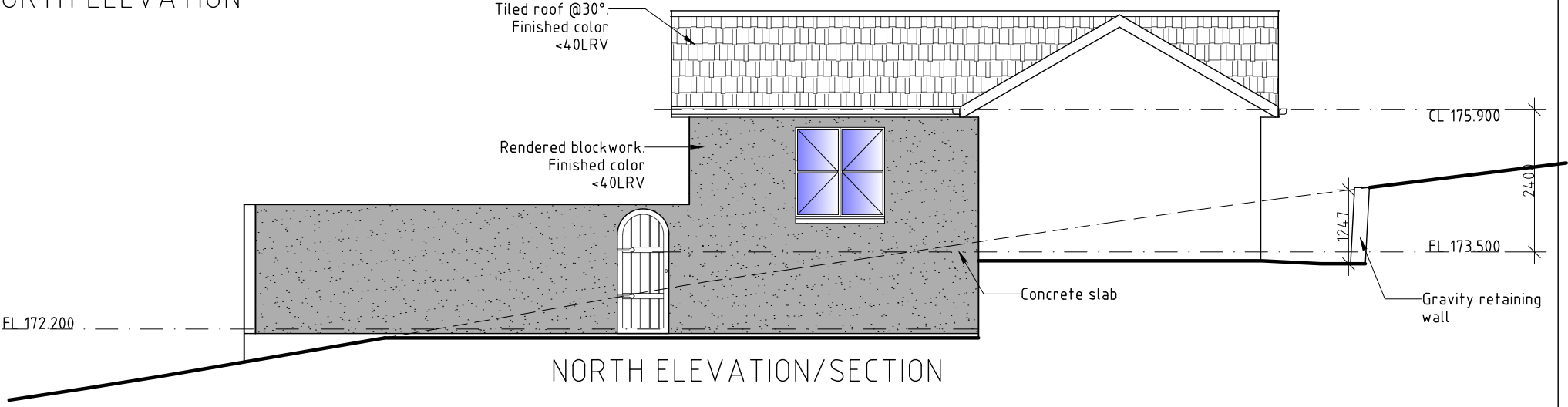
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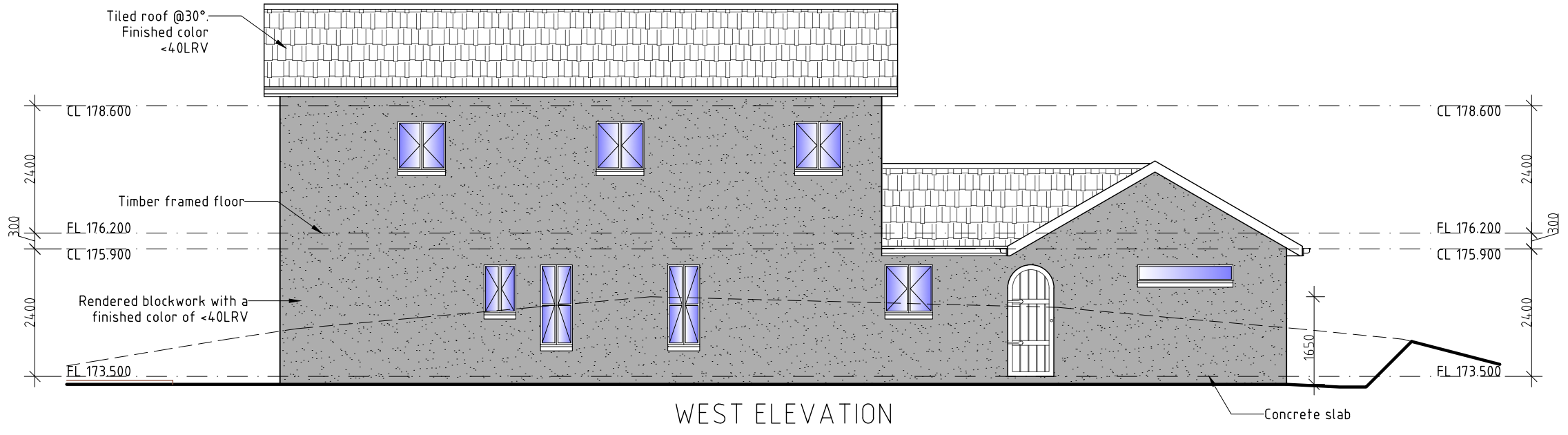
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NORTH ELEVATION



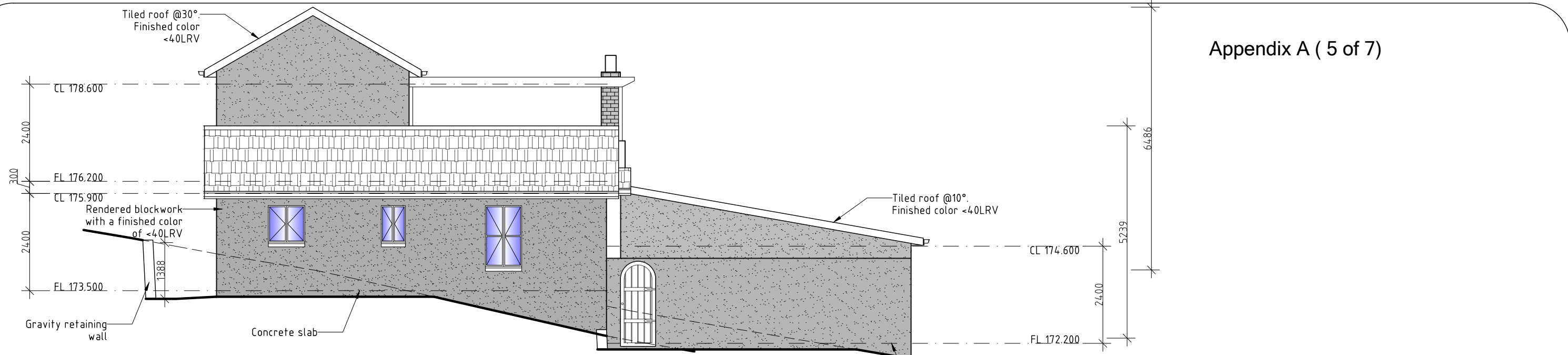
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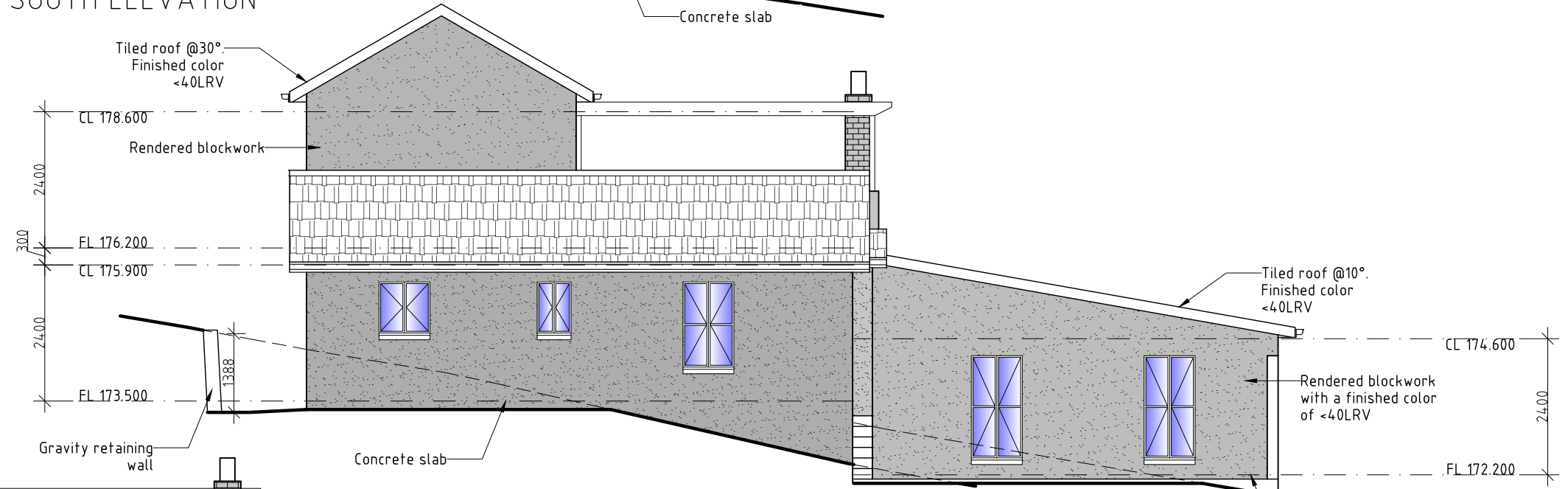
WEST ELEVATION

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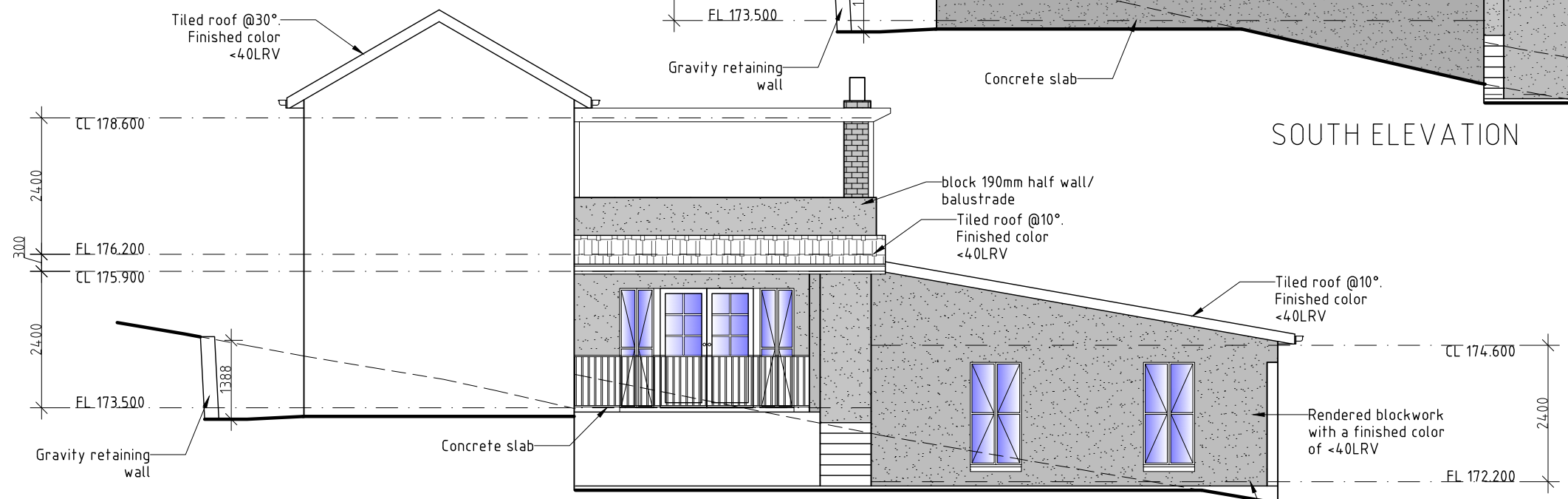
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SOUTH ELEVATION



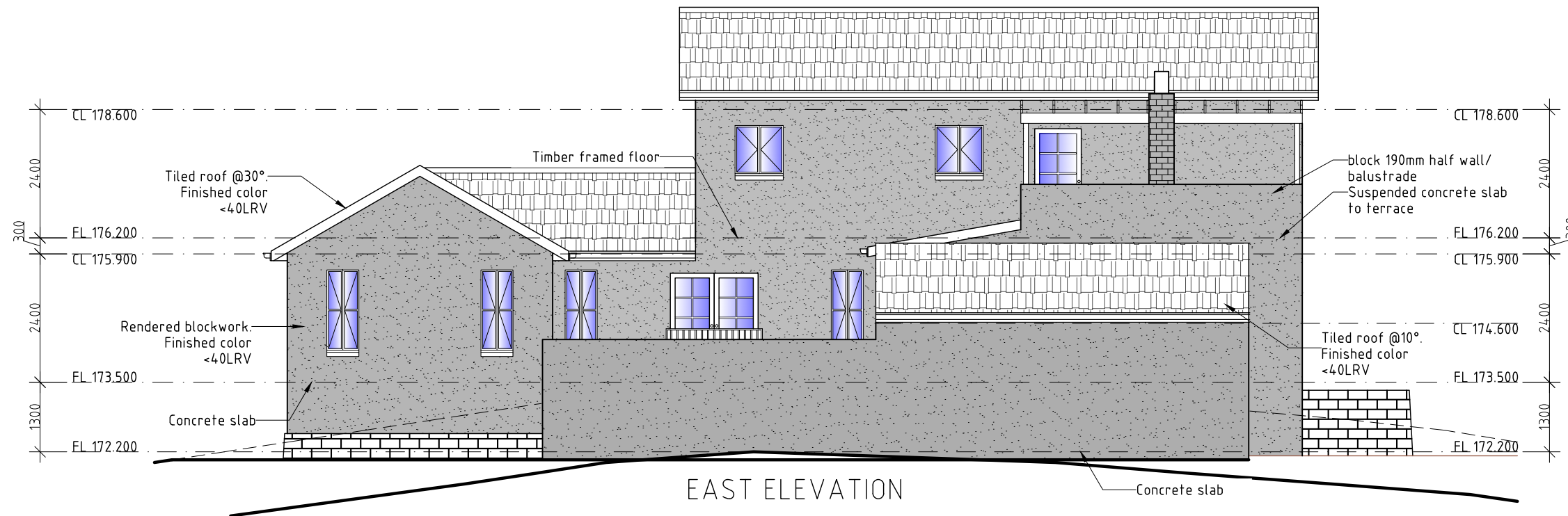
SOUTH ELEVATION



SOUTH ELEVATION/SECTION

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PROPOSED RESIDENCE & OUTBUILDINGS FOR  
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203 WOODBRIDGE HILL RD, WOODBRIDGE.

ELEVATIONS

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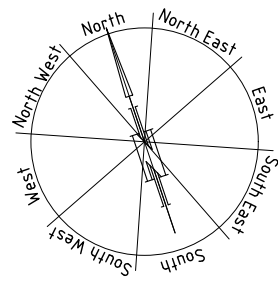
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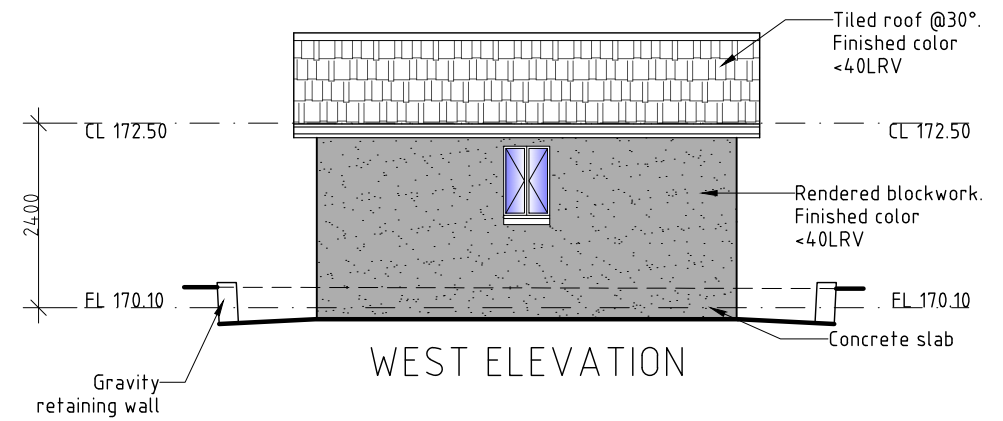
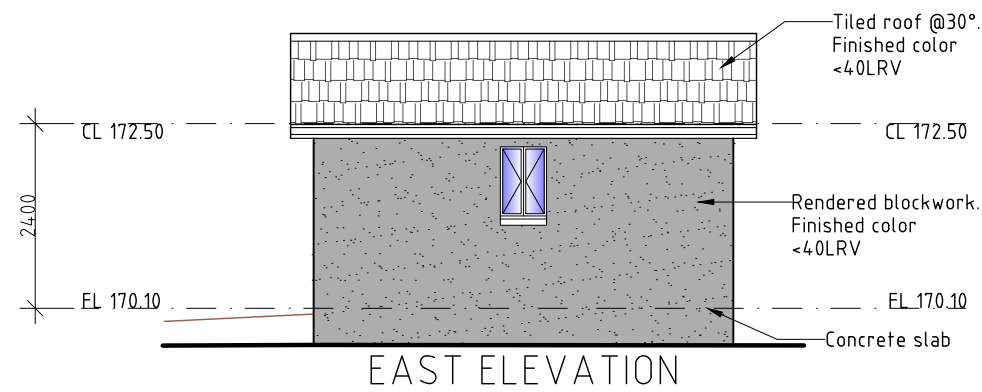
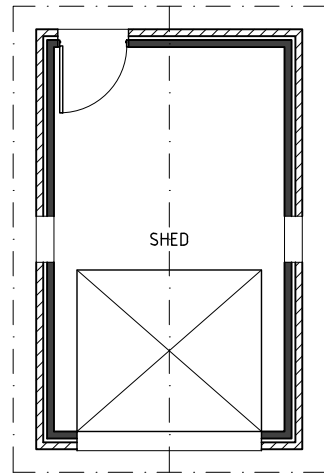
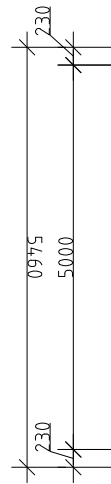
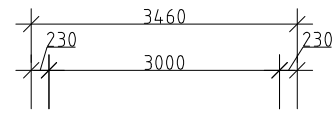
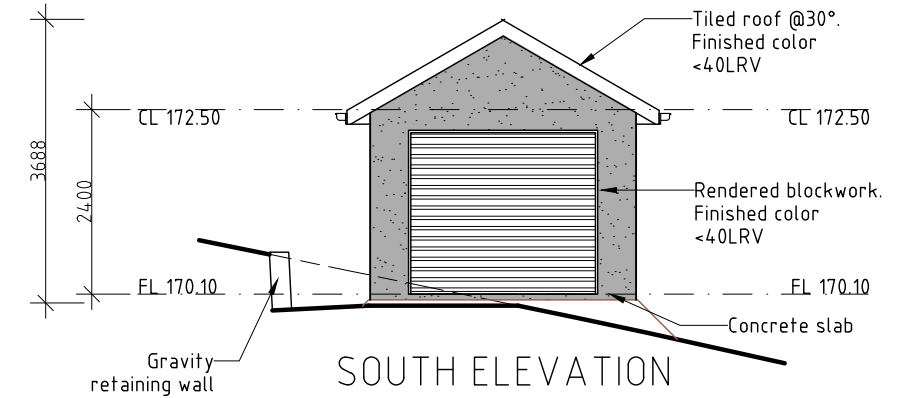
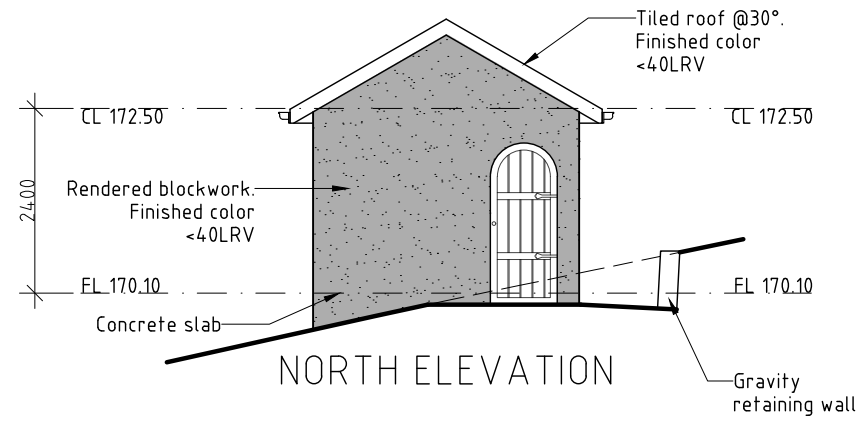
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Area  
Shed: 18.89m<sup>2</sup>  
Note the shed roof load width  
to include future solar panels

Appendix A (7 of 7)



PROPOSED RESIDENCE & OUTBUILDINGS FOR  
MR.F. & MRS.E MAZZA AT  
203 WOODBRIDGE HILL RD, WOODBRIDGE.

SHED PLAN & ELEVATIONS

DATE  
19/06/2026

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100m OFFSET ASSESSED AREA



**SCHEDULE OF REQUIREMENTS FOR BAL-12.5**

ALL WORKS ARE TO COMPLY WITH THE DIRECTOR'S DETERMINATION - "REQUIREMENTS FOR BUILDING IN BUSHFIRE-PRONE AREAS (TRANSITIONAL)" v2.3 (DIRECTOR'S DETERMINATION)

AVAILABLE AT [www.cbos.tas.gov.au](http://www.cbos.tas.gov.au) (Resources and tools>Building and trade forms, publications and reports>Building in Hazardous Areas Determinations)



THIS AREA TO BE CREATED & MAINTAINED TO, AT LEAST, THE DIMENSIONS SHOWN SO THAT IT IS KEPT IN A MINIMAL FUEL CONDITION.

**CONSTRUCTION**

TO COMPLY WITH THE PROVISIONS OF THE DIRECTOR'S DETERMINATION. HABITABLE BUILDINGS AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED & CONSTRUCTED TO COMPLY WITH AS 3959:2018 SECn 3 & SECn 5 FOR BAL-12.5 REQUIREMENTS. HOWEVER, NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS MORE THAN 6m FROM A HABITABLE BUILDING OR IF FIRE SEPARATED PER AS 3959 cl. 3.2. HIGHER LEVELS OF CONSTRUCTION ARE ENCOURAGED.

**VEHICULAR ACCESS**

DIRECTOR'S DETERMINATION (cl.4.2 & TABLE 4.2)

TO BE TO WITHIN 90m FROM THE FURTHEST PART OF THE BUILDING AS A HOSE LAY.

THERE ARE NO SPECIFIC ACCESS REQUIREMENTS WHERE ACCESS LENGTH IS <30m or ACCESS IS NOT REQUIRED FOR A FIRE APPLIANCE TO ACCESS A FIREFIGHTING WATER POINT.

WHERE ≥30m, IN LENGTH or ACCESS IS FOR A FIRE APPLIANCE TO A FIREFIGHTING WATER POINT, ACCESS TO BE:

- ALL WEATHER CONSTRUCTION
- LOAD CAPACITY OF MIN. 20 TONNES, INCL BRIDGES & CULVERTS
- MIN. CARRIAGEWAY WIDTH OF 4m (TRAFFIC LANE WIDTH OF 3m + TRAFFICABLE SHOULDER WIDTH OF 0.5m EA. SIDE)
- MIN. VERTICAL CLEARANCE OF 4m.
- MIN. HORIZONTAL CLEARANCE OF 0.5m FROM THE EDGE OF CARRIAGEWAY.
- MAX. CROSSFALL OF 5%
- DIPS MAX. OF 12.5% ENTRY & EXIT ANGLES.
- MIN. CURVE INNER RADIUS OF 10m.
- MAX. GRADIENT OF 15%/28% FOR SEALED & 10%/18% FOR UNSEALED &
- END WITH A TURNING AREA FOR FIRE APPLIANCES OF A MIN. 10m OUTER RADIUS TURNING CIRCLE, ACCESS ENCIRCLING THE BUILDING OR A "T" or "Y" TURNING HEAD 4m WIDE & 8m LONG.

**WATER SUPPLY (for FIREFIGHTING)**

DIRECTOR'S DETERMINATION. (cl. 4.3 & 4.3B)

THE FURTHEST PART OF THE BUILDING AREA TO BE PROTECTED MUST BE WITHIN 90m (HOSE LAY) OF A CONNECTION TO

A STORED WATER SUPPLY IN A TANK, SWIMMING POOL, DAM OR LAKE AVAILABLE FOR FIREFIGHTING PURPOSES AT ALL TIMES WHICH HAS A CAPACITY OF AT LEAST 10,000L FOR EACH HABITABLE BUILDING.

THIS 10,000L IS NOT TO BE USED FOR FIREFIGHTING SPRINKLER SYSTEMS.

TANKS ARE TO BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTIBLE MATERIAL IF ABOVE GROUND UNLESS SHIELDED IN ALL DIRECTIONS PER SECn.3.5 AS 3959 WITH THE LOWEST 400mm EXTERIOR OF THE TANK PROTECTED BY METAL, NON-COMBUSTIBLE MATERIAL OR MIN. 6mm FIBRE-CEMENT.

FITTINGS, PIPEWORK & ACCESSORIES, INC. STAND & SUPPORTS:

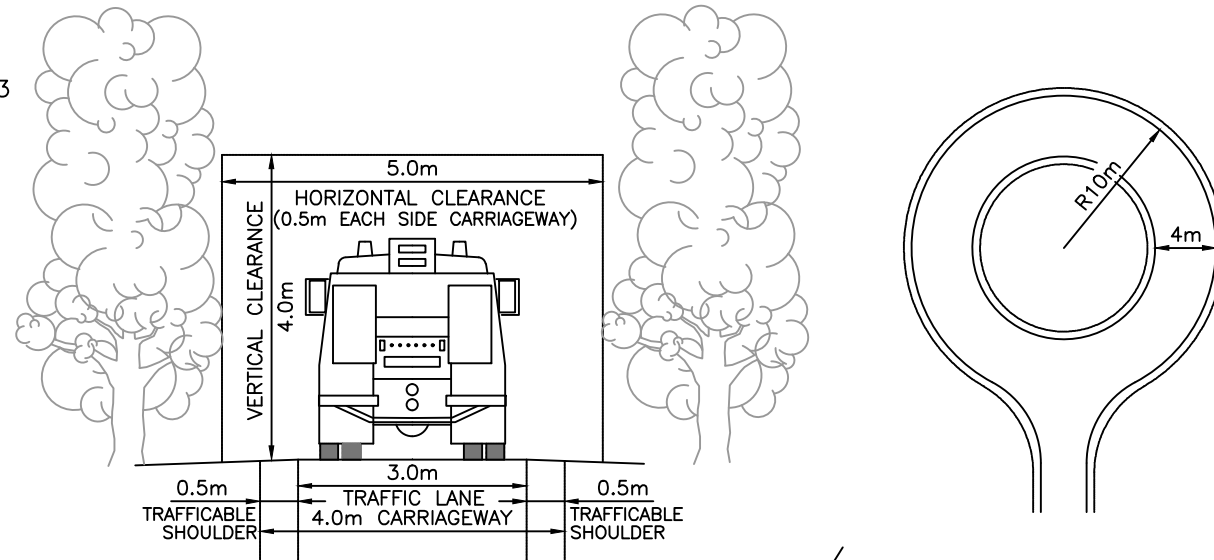
FITTINGS & PIPEWORK MUST BE BURIED TO A MIN. DEPTH OF 300mm PER 5.23 AS/NZS 3500.1 2003 OR BE METAL OR LAGGED WITH A NON-COMBUSTIBLE MATERIAL IF ABOVE GROUND, HAVE A MIN NOMINAL INTERNAL DIA. OF 50mm, BE FITTED WITH A VALVE OF MIN. INTERNAL DIA. OF 50mm & BE PROVIDED WITH A DIN or STANDARD FORGED STORZ 65 COUPLING WITH A SUCTION WASHER. THE COUPLING MUST BE ACCESSIBLE AT ALL TIMES & BE FITTED WITH A BLANK CAP & SECURING CHAIN OF MIN. 220mm LONG. ALTERNATIVELY, UNDERGROUND TANKS MAY HAVE AN OPENING IN THE TOP OF MIN 250mm DIA.

REMOTE OFFTAKES ARE TO BE VISIBLE, ACCESSIBLE, AT A HEIGHT OF 450-600mm ABOVE GROUND & BE PROTECTED FROM POSSIBLE DAMAGE. SIGNAGE FOR STATIC WATER CONNECTIONS ARE TO BE PERMANENTLY FIXED IN A VISIBLE LOCATION & COMPLIANT WITH: AS 2304-2011 Water storage tanks for fire protection systems; OR

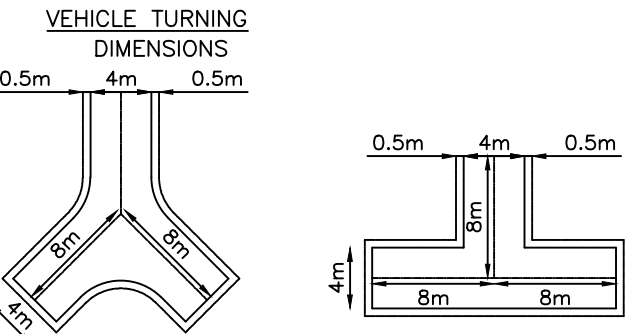
BE MARKED WITH THE LETTER "W", MIN 100mm HIGH IN UPPER CASE WITHIN A CIRCLE, BE OF FADE RESISTANT MATERIAL WITH WHITE REFLECTIVE "W" & CIRCLE ON A RED BACKGROUND. THE SIGN IS TO BE MIN. 400mm HIGH, WITHIN 1m OF THE CONNECTION & NOT IMPEDE ACCESS OR OPERATION. IT IS PREFERABLE THAT REMOTE OFFTAKES BE FROM A CHARGED LINE.

A CLEAR PATHWAY FOR THE HOSE LAY FROM THE WATER CONNECTION POINT TO ALL PARTS OF THE BUILDING TO BE PROTECTED IS TO BE MAINTAINED AT ALL TIMES.

A HARDSTAND AREA FOR FIRE APPLIANCES OF MIN 3m WIDE, 6m LONG OF THE STANDARD OF, & CONNECTED TO THE ACCESS CARRIAGEWAY IS TO BE PROVIDED. IT IS TO BE MAX. 3m HOSE LAY FROM THE WATER CONNECTION, INCLUDING THE MINIMUM LEVEL OF DAMS, SWIMMING POOLS ETC. & MIN. 6m FROM THE BUILDING AREA TO BE PROTECTED.

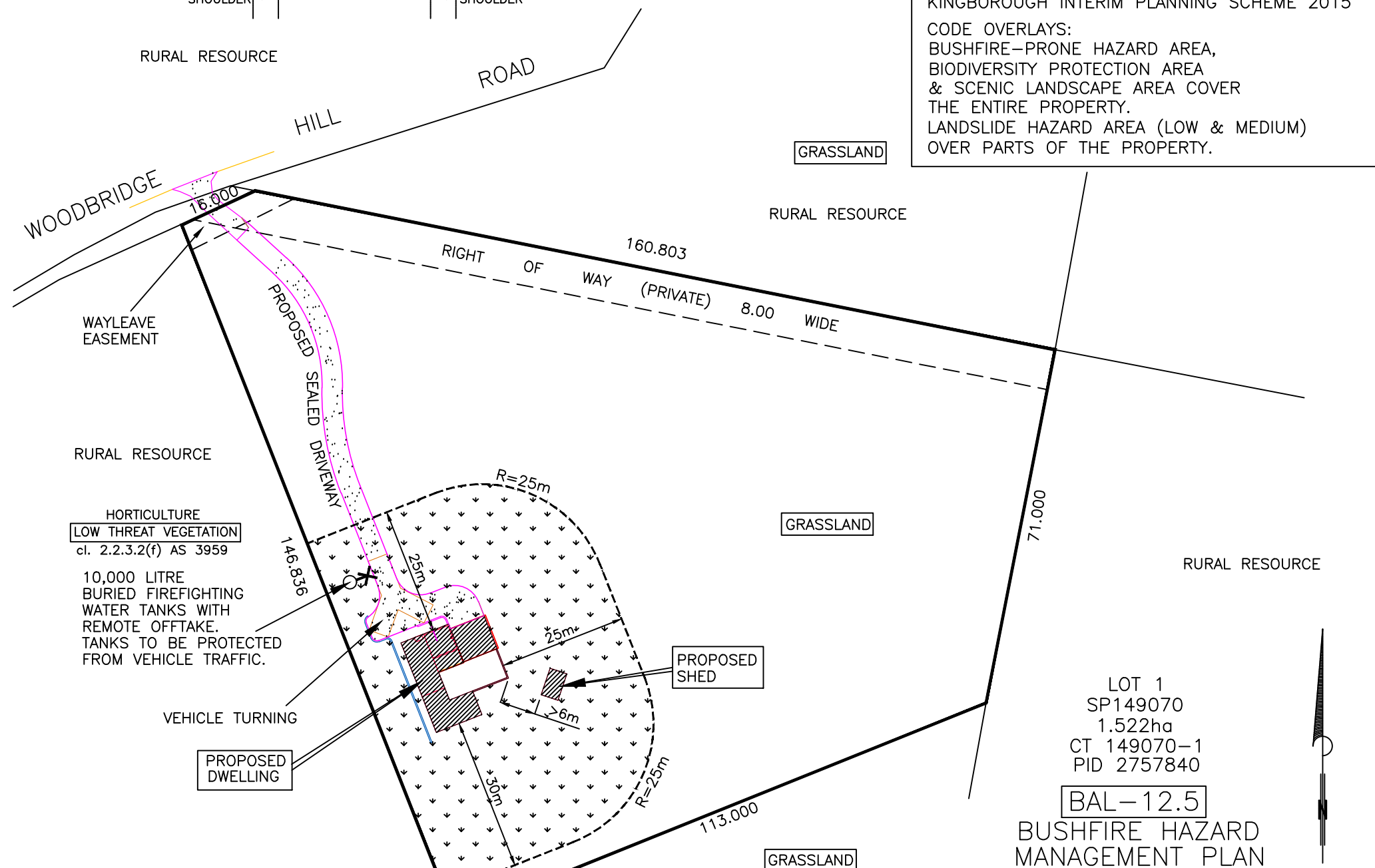


**Appendix C (1 of 4)**



THE LOT IS ZONED RURAL RESOURCE UNDER THE KINGBOROUGH INTERIM PLANNING SCHEME 2015

CODE OVERLAYS:  
 BUSHFIRE-PRONE HAZARD AREA,  
 BIODIVERSITY PROTECTION AREA  
 & SCENIC LANDSCAPE AREA COVER  
 THE ENTIRE PROPERTY.  
 LANDSLIDE HAZARD AREA (LOW & MEDIUM)  
 OVER PARTS OF THE PROPERTY.



TO BE READ IN CONJUNCTION WITH  
 BUSHFIRE ASSESSMENT REPORT v1.1  
 BY G J WILLIAMS DRAFTING SERVICE  
 DATED 17th JUNE 2026 REF. No 799M

THIS FORMS AN INTEGRAL PART OF THE BUILDING APPROVAL DOCUMENTATION.  
 ENSURE ALL RELEVANT CONSULTANTS & CONTRACTORS ARE PROVIDED WITH A  
 COPY OF THIS PLAN & SUPPORTING REPORT.

ALTHOUGH A COMPLIANT WATER SUPPLY FOR FIREFIGHTING, VEHICLE HARDSTAND AREA AND VEHICLE TURNING LOCATIONS HAVE BEEN SHOWN, OTHER LOCATIONS & CONFIGURATIONS MAY BE AVAILABLE FOR COMPLIANCE. (REFER TO SCHEDULE OF REQUIREMENTS) ANY ALTERNATIVE ARRANGEMENT MUST BE CHECKED WITH THE BUILDING SURVEYOR BEFORE PROCEEDING.

**G. J. WILLIAMS DRAFTING SERVICE**  
 ARCHITECTURAL, SURVEY & GENERAL DRAFTING  
 BUILDING DESIGNER & BUSHFIRE HAZARD PRACTITIONER  
Gary Williams - Accreditation No.1110E & BFP-109 CATEGORY 2/SCOPE OF WORK: 1, 2 & 3A

995 PELVERATA RD. PELVERATA. 7150      gjwdrafting@outlook.com.au  
 MOBILE 0428 396 159      ABN: 87 756 789 831

DRAWING No:  
 799M-BHMP-v1.1  
 DATE:  
 17 JUNE 2026  
 SCALE: @A3  
 1:1,000

PROPOSED DWELLING &  
 ANCILLARY DWELLING  
 FOR F.A. MAZZA & E.A. PEKOLJ  
 203 WOODBRIDGE HILL ROAD  
 WOODBRIDGE

## **GUIDE TO HAZARD MANAGEMENT AREA (HMA)**

(THIS IS AN INTEGRAL PART OF THE BUILDING PERMIT DOCUMENTATION)

As per the Directors determination titled “Determination – Requirements for Building in Bushfire-Prone Areas”, the HMA

*“means the area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.”*

It is to provide a defensible space for the building from bushfires.

The potential outcome is to reduce the amount of sparks and embers reaching the building, reduce radiant heat and protect from direct flame attack.

The creation and maintenance of a HMA does not necessarily require the total removal of or lack of vegetation.

The HMA may be considered as two zones, being a Building Protection Zone (BPZ) and a Fuel Modified Buffer Zone (FMBZ).

The BPZ is that adjacent to the building that has little or no material available to burn. This can be achieved by non-flammable areas such as paths, driveways and low cropped lawns. It may include dams, vegetable gardens, wastewater treatment system (eg septic tank) effluent disposal areas plus radiant heat shields, ember traps and windbreaks such as masonry/stone walls or non-combustible fences.

Fire hazards such as wood/rubbish heaps and stored fuel should be removed from this area. Regular cleaning of roof gutters is required (installation of no-combustible leaf gutter guards should be considered).

A non-combustible perimeter path around the building should be considered. Avoid planting shrubs against the building walls and decks or near windows and glass doors. Avoid high flammability plants and consider low-flammability plants (refer Tasmania Fire Service [www.fire.tas.gov.au](http://www.fire.tas.gov.au) or phone 1800 000 699).

The FMBZ, still being part of the HMA, is an area further out from the building than the BPZ and is such that fine fuels are removed and larger fuels are strategically modified to reduce the intensity of an approaching bushfire.

This can potentially be achieved by separation of vegetation, both vertically and horizontally. Clumps of vegetation should be separated by open areas with minimal ground litter and fine fuels, rather than a continuous wall.

Trees should be such that there are areas of separation between the crowns. Retaining established trees can trap embers and reduce wind speed. Also create vertical separation by removing fine fuels between the ground and the tree canopy to at least 2 metres by pruning lower branches and shrubs and minimise ground litter.

Trees with smooth bark are less likely to catch fire and allow the fire to travel up the trunk to the canopy.

Consideration should be given to the removal or modification of trees that are likely to fall or drop debris on the building. (Permits may be required. Check with the local authority before proceeding). The FMBZ can include low cropped grass and cultivated areas such as orchard, vineyards etc.

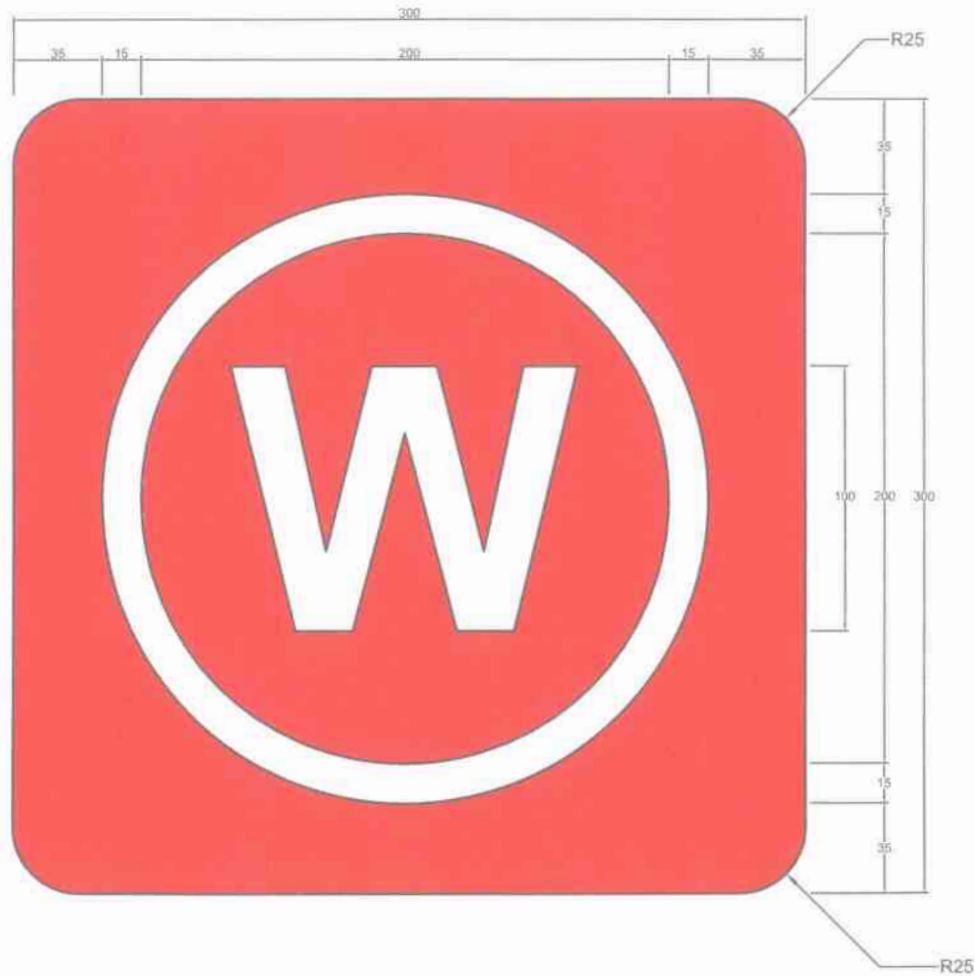
The slope of the land of the HMA (being the BPZ and FMBZ) has a bearing on its design and layout as fire tends to travel faster up slopes.

Consideration should also be given to the location of Class 10 buildings (non-habitable buildings such as sheds, detached garages and carports etc). These need to be positioned at an absolute minimum of 6 m from the habitable building unless built to the same assessed Bushfire Attack Level (BAL) construction requirements as that of the habitable building as prescribed in AS 3959. The HMA/BPZ may need to be extended accordingly.

The HMA should be created and maintained all year round for the life of the development. This is the responsibility of the developer/owner at the time.

Further information may be obtained from Tasmania Fire Service (TFS) at [www.fire.tas.gov.au](http://www.fire.tas.gov.au) or ph 1800 000 699.

# Appendix C (4 of 4)

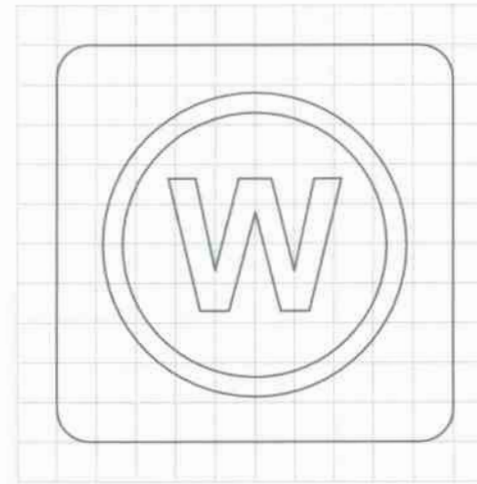


OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5  
 SURFACE AREA OF SIGN (sq m) : 0.0895

LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH AS2700,  
 WITH A RETROREFLECTIVE SURFACE FINISH  
 BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCORDANCE WITH AS2700

FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO  
 TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL  
 REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES



GRID MODULE X = 30mm Y= 30mm



ISSUE	APPR'D	DATE	AMENDMENT
A			
B			
C			
D			

NOTES			
- all dimensions are in mm			
- written dimensions take precedence over scaled measurements			
DRWN	WH	APPR'D	CC
DATE		2/2/2017	

TITLE			
TASMANIA FIRE SERVICE WATER SUPPLY SIGN			
FILE	BPP	DWG NO	TFS-WS01
SCALE			1:2

SEARCH OF TORRENS TITLE

VOLUME 149070	FOLIO 1
EDITION 6	DATE OF ISSUE 04-Oct-2025

SEARCH DATE : 27-Feb-2026

SEARCH TIME : 09.53 am

DESCRIPTION OF LAND

Parish of CONINGHAM Land District of BUCKINGHAM  
 Lot 1 on Sealed Plan 149070  
 Derivation : Part of Lot 189 (350 Acres) Gtd to H J Allen  
 Prior CT 120291/1

SCHEDULE 1

N282711 TRANSFER to STEVEN JOHN DREW and MELISSA MARY DREW  
 Registered 04-Oct-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP149070 EASEMENTS in Schedule of Easements  
 SP149070 COVENANTS in Schedule of Easements  
 SP149070 FENCING COVENANT in Schedule of Easements  
 SP149070 WATER SUPPLY RESTRICTION  
 SP149070 SEWERAGE AND/OR DRAINAGE RESTRICTION  
 C761252 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 14-Feb-2007 at noon

UNREGISTERED DEALINGS AND NOTATIONS

E288654 NOTICE: This folio is affected as to amended  
 covenants pursuant to Request to Amend E288654 made  
 under Section 103 of the Local Government (Building  
 and Miscellaneous Provisions) Act 1993. Search Sealed  
 Plan 149070 Lodged by SHIELDS & ABETZ on 31-Jan-2022  
 BP: E288654

NOTICE: This folio is affected as to amended covenants  
 pursuant to Request to Amend No. E315510 made under  
 Section 103 of the Local Government (Building and  
 Miscellaneous Provisions) Act 1993. Search Sealed  
 Plan No. 149070 Lodged by BUTLER MCINTYRE & B on  
 05-Dec-2024 BP: E315510

UNREGISTERED DEALINGS REPORT

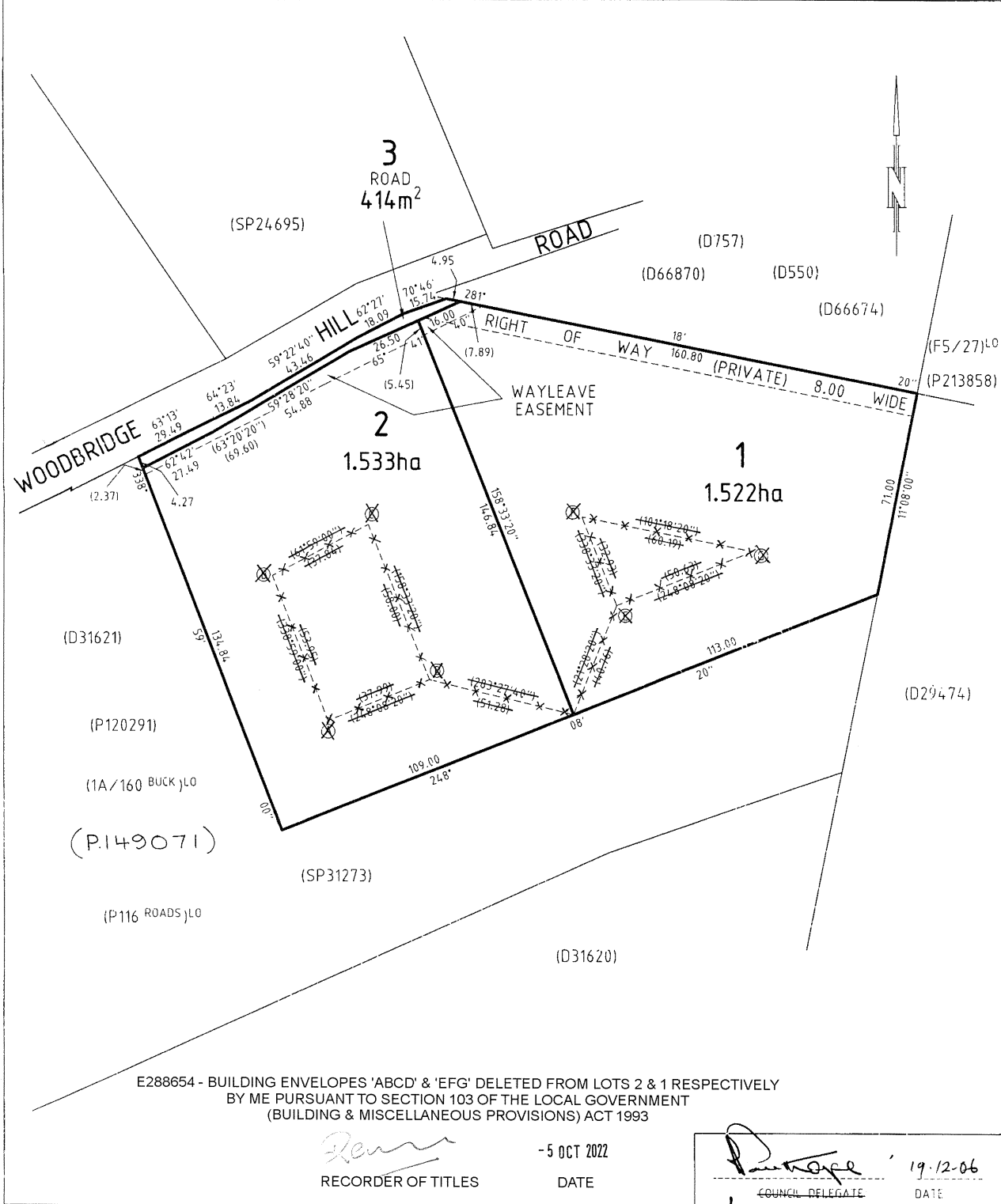
SEARCH DATE : 20-Apr-2026

SEARCH TIME : 10:09 am

CT: 149070/1

N169327 PRIORITY NOTICE reserving priority for 90 days  
TRANSFER STEVEN JOHN DREW and MELISSA MARY DREW to  
FABIO ARMANDO MAZZA and ELISA ANNA PEKOLJ Lodged by  
TAS CONVEYANCING PTY LTD on 20-Mar-2026 BP: N169327

OWNER Anna Maria Magnus and Robert David Magnus	<b>PLAN OF SURVEY</b>		REGISTERED NUMBER <b>SP149070</b>
FOLIO REFERENCE C. T. 120291-1	BY SURVEYOR S. Roberts of PEACOCK, DARCEY & ANDERSON PTY LTD 26 CHURCH STREET, KINGSTON	APPROVED EFFECTIVE FROM 14 FEB 2007	
GRANTEE Part of Lot 189, 350 acres, Henry John Allen purchaser.	LOCATION Land District of <b>BUCKINGHAM</b> Parish of <b>CONINGHAM</b>	<i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. (5022-55) 117	SCALE 1:1250	LENGTHS IN METRES	SURVEYORS REF. 4004KL
LAST UPI No EZK44	LAST PLAN No. P.120291 <del>SP31273</del>	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</b>	<b>SP 149070</b>

PAGE 1 OF 3 PAGE/S

**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.

**Easements**

Lot 1 on the Plan is subject to a right of carriageway (appurtenant to Lot 1 on Diagram No 29474) over the Right of Way (Private) 8.00 wide shown on the Plan.

Lots 1 and 2 are each subject to a Wayleave Easement in favour of Aurora Energy Pty Ltd as shown on the Plan passing through each Lot.

**Covenants**

the Vendor Anna Maria Magnus & Robert David Magnus

The Owner of each Lot on the Plan covenants with the owners for the time being of every other Lot shown on the Plan and the Kingborough Council to the interest that the burden of these covenants may run with and bind the covenantors Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other Lot on the Plan and the Kingborough Council to observe the following stipulations:- part of every

1. Not to further subdivide any Lot shown on the Plan.
- ~~2. Not to construct or maintain on Lot 1 any building outside the building envelope marked "EFG" on the Plan. See page 3 for amended Covenant 2.~~
- ~~3. Not to construct or maintain on Lot 2 any building outside the building envelope marked "ABCD" on the Plan.~~
- ~~3.4. Not to construct or maintain on Lot 1 or Lot 2 a dwelling exceeding a single storey or exceeding 5 metres in height above the natural ground level of the footprint of such dwelling. See page 3 for amended Covenant 3.~~
- 4.5. Not to develop a Lot in such a manner as to compromise environmental values as identified in any Environmental Management Plan prepared by or on behalf of the Kingborough Council.

*Anna Maria Magnus*

*Robert David Magnus*

SEE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: A M & R D MAGNUS FOLIO REF: 120291/1 SOLICITOR & REFERENCE: ABETZ & CO - AMS/61261	PLAN SEALED BY: KINGBOROUGH COUNCIL DATE: 14/12/2006 D.A.S.-2005-58 REF NO.
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

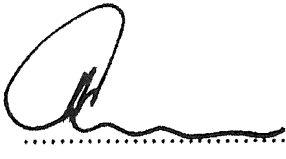
*[Signature]*  
Council Delegate  
General Manager



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 3 PAGES	Registered Number  <b>SP 149070</b>
SUBDIVIDER: A M & R D MAGNUS FOLIO REFERENCE: 120291/1	

Signed by ANNA MARIA MAGNUS  
and ROBERT DAVID MAGNUS as  
the registered proprietor of the Property  
comprised in Folio of the Register  
Volume 120291 Folio 1 in the presence  
of:-

) *Anna Maria Magnus*  
)  
) *Robert David Magnus*  
)  
)


Witness: 

Full name: ANNA MARIA SANSON  
Address: 50 VICTORIA ST HOBART  
Occupation: CONSULTANT

Covenants

2. Not to undertake buildings and works on Lot 1 and Lot 2 which:
  - (i) cannot contain the bushfire hazard management area within the lot boundary:
  - (ii) rely upon clearing or management of native vegetation communities or adversely impact upon threatened species for bushfire management purposes: and
  - (iii) adversely impact upon native vegetation communities or threatened species.

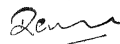
E288654 - Covenants hereon amended by me pursuant to Request to Amend E288654 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

  
Recorder of Titles  
5 October, 2022

Covenants

3. Not to construct or maintain on Lot 1 or Lot 2 a dwelling, outbuilding or other structure exceeding 8.5 metres in height above the natural ground level of the footprint of such dwelling, outbuilding or other structure.

Restrictive covenant 3 hereon amended by me pursuant to Request to Amend No. E315510 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

  
Recorder of Titles      24 DEC 2024  
Date

**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.**

Looking East from house site



Adjoining Property to the West



Adjoining Property to the West



Looking South from house site



Vegetation down to the Southeast



Forest Vegetation down in the South quadrant at 68m



Isolated thicket to the south in the southwest corner of the allotment.



Looking North from the house site



# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:  Owner /Agent  
 Address  
 Suburb/postcode

Form **55**

## Qualified person details:

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

Qualifications and Insurance details:  (description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise:  (description from Column 4 of the Director of Building Control's Determination)

## Details of work:

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

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

## Certificate details:

Certificate type:  (description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

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

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Hazard Management Plan by G.J. Williams Drafting Service dated 17<sup>th</sup> June 2026

Relevant calculations:

AS 3959:2018 – Method 1 BAL Assessment

References:

Building Regulations 2014/2016,  
AS 3959:2018 Construction of Buildings in Bushfire-prone Areas  
Director's Determination – Requirements for Building In Bushfire-Prone Areas (transitional) v2.3 & National Construction Code H7D4.

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

The proposed building work – if designed & constructed in accordance with the Bushfire Hazard Management Plan referred to in this certificate, will comply with the acceptable Deemed-to-Satisfy requirements of the Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) v2.3.  
The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design & construction is – **BAL-12.5**

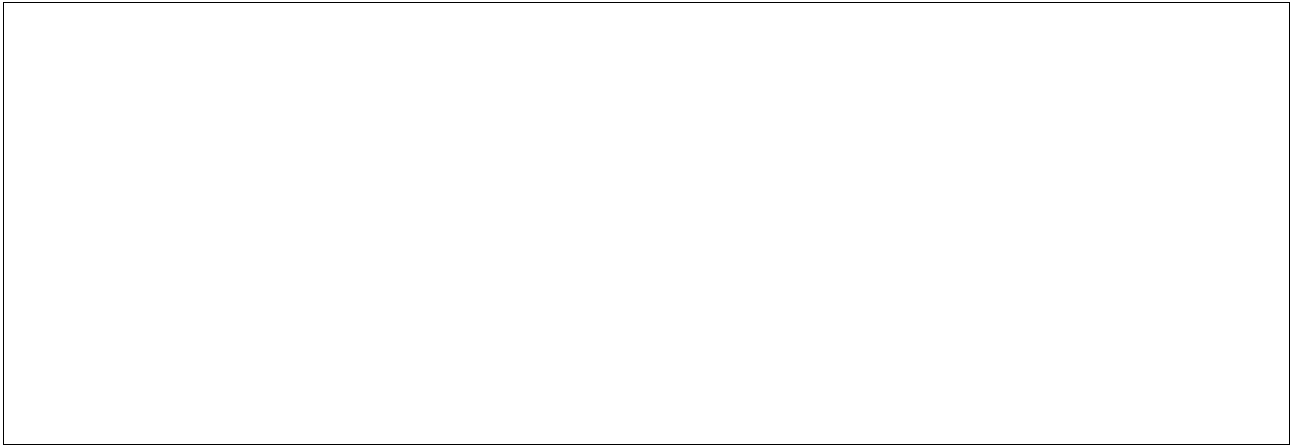
*Scope and/or Limitations*

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 (transitional) v2.3.
2. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependant of their correct implementation and maintenance for the life of the development.
3. No guarantee can be provided that the building work will survive every bushfire event.

The assessment only deals with the potential bushfire risk. All other assessments, statutory or otherwise are outside the scope of this evaluation.

The assessment is relevant at the time it was undertaken and cannot be relied upon for future development.

Impacts of land rezoning, future development & vegetation growth have not been considered.



**I certify the matters described in this certificate.**

Qualified person: *Signed:* *Certificate No:* *Date:*



799M

19/6/2026