

Bushfire Report Revision 2 – 6 Honeys Road, Flowerpot

Proposed Development: Additions to a habitable building and a shed (retrospective)

Development address: 6 Honeys Road, Flowerpot

Owner: Gayle Addicoat

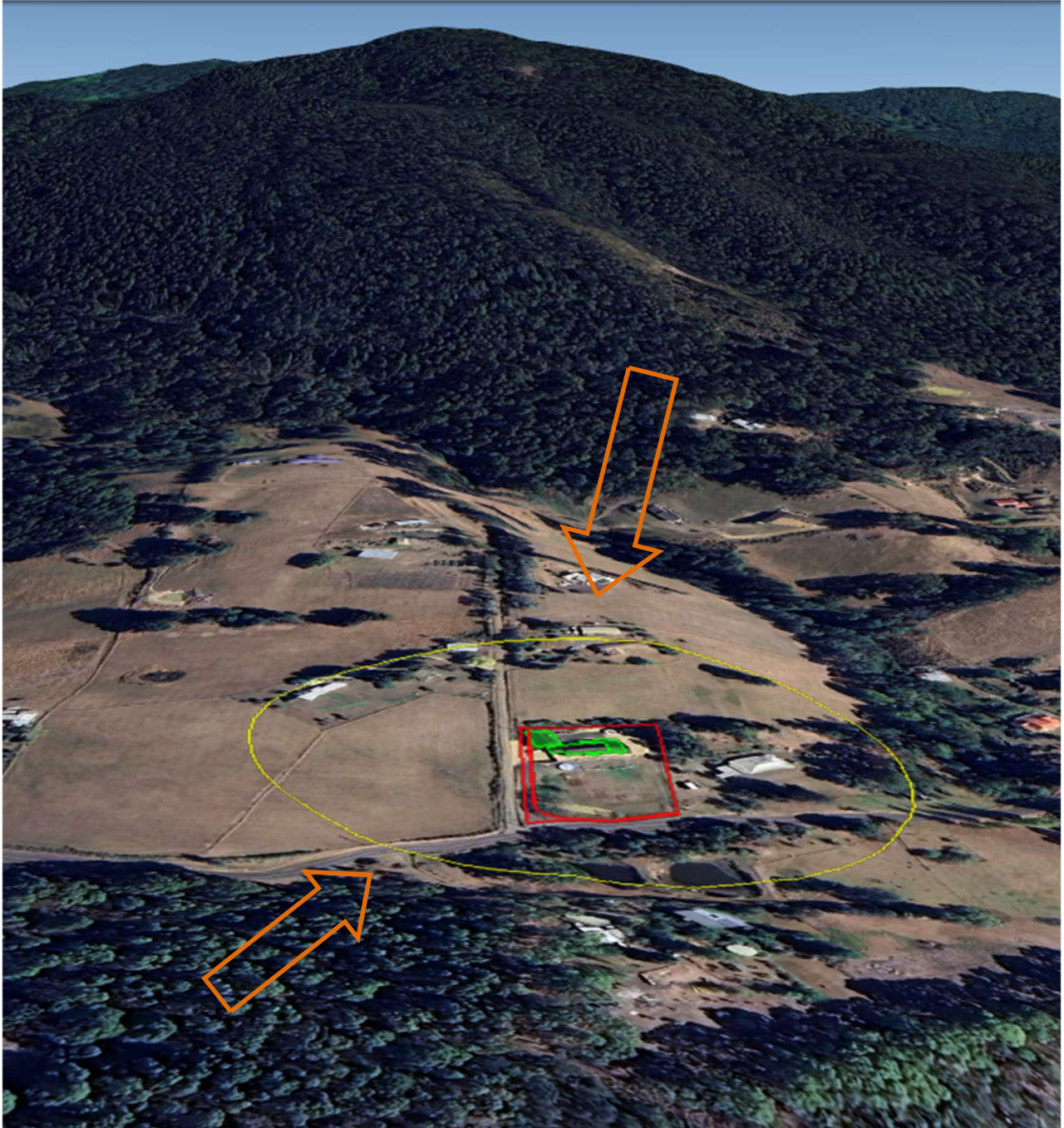


Plate 1: Aerial view to the west over the subject Property (red shape), the highest intensity bushfire directions (orange arrows, larger more intense) and the building area (green shaded shapes).

Original Report date: 2 July 2024;

Revision 1 date: 11 September 2024 updated site plan;

Revision 2 date: 14 August 2026 revised BAL, separated shed and updated plans

Bushfire Planner: Bruce Haywood*

* reporting on bushfire hazards under Part IVA of the *Fire Service Act 1979*

Executive Summary

This Bushfire Report was prepared to support a building application for additions to an existing habitable building and shed (both retrospective) at 6 Honeys Road, Flowerpot. The Bushfire Report demonstrates that the development can meet the building in bushfire-prone areas standards as summarised in Table 1 below.

The Bushfire Report shows that there is sufficient capacity to establish and maintain fuel management areas for the development and incorporates a **Bushfire Hazard Management Plan** and a **Bushfire Attack Level assessment**.

The Bushfire Report shows that there are requirements for firefighting property access and a firefighting water supply.

Table 1: Summary of compliance with the deemed-to-satisfy bushfire provisions of the *Regulations* and the *NCC* (terms defined below)

Section	Requirement	Applicability and Compliance Comments
Regulations 4.1 Construction Requirements	- Building work (including additions or alterations to an existing building) must be designed and constructed in accordance with an Acceptable Construction Manual being either: - AS3959:2018 (SA 2018); or - NASH Bushfire Standard including Amendment A (NASH 2021). "NASH" as appropriate for a BAL determined for that site. - Despite subsection 1. above, variations from requirements specified in 1a. and 1b. are as specified in Table 4.1. - Performance requirements for buildings subject to BAL 40 or BAL FZ are not satisfied by compliance with subsections 1. or 2. above.	Applicable – designed using 1.a., AS3959:2018. Not applicable – Table 4.1. shielding is not available and there are no straw bale or vulnerable use proposed. Not applicable - no BAL 40 or BAL FZ is proposed.
Regulations 4.2 Property Access	- A new building constructed in a bushfire-prone area must be provided with property access to the building area and the firefighting water point, accessible by a carriageway, designed and constructed as specified in 4. below. - and 3. (summarised) For an addition or alteration to an existing building in a bushfire-prone area, property access must be provided to the building area and the firefighting water point accessible by a carriageway designed and constructed as specified in subsection 4. below. Also required if <20m², closer to the bushfire-prone vegetation and no existing access. 4. Vehicular access from a public road to a building must: - Meet the property access requirements described in Table 4.2; - Include access from a public road to within 90 metres of the furthest part of the building measured as a hose lay; and - Include access to the hardstand area for the firefighting water point.	Not applicable. Applicable. Applicable. Applicable.
Regulations 4.3 Water Supply for Firefighting	- A new building constructed in a bushfire-prone area must be provided with a water supply dedicated for firefighting purposes as specified in 4. and 5. below. - and 3. (summarised) For an addition or alteration to an existing building in a bushfire-prone area, a water supply for firefighting must be provided as specified in 4. and 5. below. Also required if <20m², closer to the bushfire-prone vegetation and no water supply for firefighting available.	Not applicable. Applicable.

Regulations 4.3 Water Supply for Firefighting (continued)	4. Water supplies for firefighting must meet the requirements described in Tables 4.3A and 4.3B. 5. The water supply must be: - Provided from a fire hydrant (Table 4.3A) or static water supply (Table 4.3B); - Located within the specified distance from the building to be protected; and - Provided with a hardstand and suitable connections.	Not applicable. Applicable – to meet Table 4.3B (static supply) with the water point located as proposed adjacent to the hardstand.
Regulations 4.4 Hazard Management Areas	1. A new building constructed in a bushfire-prone area must be provided with a HMA of sufficient dimensions and which provides an area around the building which separates the building from the bushfire hazard and complies with 4., 5. and 6. below. 2. and 3. (summarised) For an addition or alteration to an existing building in a bushfire-prone area, the building must be provided with a HMA of sufficient dimensions and which provides an area around the building which separates the building from the bushfire hazard and complies with 4., 5. and 6. below. Also required if <20m² and closer to the bushfire-prone vegetation. 4. The HMA must comply with Table 4.4; 5. The HMA for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS3959:2018; 6. The HMA must be established such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.	Not applicable. Applicable - a building without an existing BAL assessment. Applicable – no BAL assessment, will meet C of Table 4.4. HMA no smaller than the separation distances required for BAL 29; and HMA established in accordance with a BHMP. Applicable – HMA will meet minimum dimensions shown in the BHMP. Applicable – fuels and other bushfire hazards will be managed in accordance with the HMA requirements of a certified BHMP.
Regulations 4.5 Emergency Plan	1. An emergency plan must be provided for: - New buildings and additions and alterations to buildings classified as an accommodation building (Class 1b, Class 2, or Class 3) other than a group home for persons with a disability, a respite centre, a residential aged care facility, or a similar accommodation use; or - A new building, extension or addition to a building, or change of use classified as a vulnerable use, constructed in a bushfire-prone area. 2. An emergency plan must comply with Table 4.5.	Not applicable. Not applicable. Not applicable.

Building in Bushfire-prone Areas Regulations

Developments that are proposed on land within a bushfire-prone area must demonstrate that they can satisfy the requirements of the Tasmanian building legislation, currently as follows:

- the *Building Act 2000* (DoJ 2004), the “Act”;
- the *Building Regulations 2014* (DoJ 2014); and
- the *Requirements for Building in Bushfire-Prone Areas (Transitional)* (DoJ 2024).

1., 2. and 3. above comprise the “*Regulations*”. Revisions to the *Regulations* commenced 16 July 2024, prior to the date of this Report and any subsequent changes between versions of the *Regulations* will not need to be incorporated into this Report.

The *National Construction Code* (ABCB 2022), the “*NCC*”. By meeting the requirements of the *Regulations* it is taken under s11D of the *Act* that the *NCC* is also complied with.

1. Introduction

Property Details

Certificate of Title, Property Identifier & Development Address: CT 60966/1, PID 5778102, 6 Honeys Road, Flowerpot, TAS 7054 (the "Property").

Owner & Owner Address: Gayle Addicoat (the "Owner"), 6 Honeys Road, Flowerpot, TAS 7054.

Agent: Nathan McIntyre.

Designer: HED Consulting, Hobart.

Local Government Area: Kingborough Council (the "Council").

Scope

The building area and the Property are the subject of this Report. The scope of the Report is limited to the subject land only. Neighbouring lands have been assessed as required and likely bushfire progression through those lands was considered, however no assessment specific to the neighbouring lands has been made and the information in this Report cannot be projected to neighbouring lands.

The Report seeks to demonstrate that the development can meet the requirements detailed in the *Regulations* and in the *NCC* as either deemed to satisfy or performance solutions. NB if performance solutions are provided this is explicitly stated.

Information used as background and material for the Report includes:

1. Property information and site and building plans provided by the Owner dated 5 August 2026;
2. Photographs of the surrounding area and vegetation from a site visit on 1 August 2023 are shown at Attachment 5; and
3. Site data, aerial photography and cadastral information from The List (www.thelist.tas.gov.au) and Google Earth™.

Use and Development

The prior use and development is residential use with an existing Class 1a habitable building.

The development is for as constructed additions to the habitable building and an as constructed new shed building. The habitable building remains a Class 1a building and the shed building is a Class 10a building as defined by the *NCC*.

The shed building is within 6m of the habitable building however it will meet the separation requirements of s3.2.3 of AS3959 (N McIntyre, *pers. comm.*, 22 July 2026). The shed building is therefore considered not to be associated with the habitable building as far as bushfire risk assessment is concerned and is not considered further in this Report.

Details of the as constructed building works are shown at Attachment 1. The as constructed additions habitable building are also collectively referred to as the "building area" for the purposes of this report.

Methodology

The subject land was assessed by examining each of the key directions from the proposed building area to a distance of approximately 100m as required. Where necessary distances were measured using a hip chain and fibreglass tape, the effective slope was estimated using a *Suunto* clinometer and/or contours and vegetation photographs were taken with a digital camera. The vegetation was classified in accordance with *Development and Building in Bushfire-Prone Areas* (UTS 2012) and AS3959.

The Property boundaries and the building area appear consistent with the location shown on publicly-available mapping and the title and site plans.

2. Background and Site Observations

Site Description

The Property is located in low hills on the western side on the D'Entrecasteaux Channel, a substantial water body averaging 250m to the northeast through to the southeast. A map showing the location of the Property is at Attachment 2.

The Property is situated on the eastern end of a minor west/east orientated ridge and has lower slope position. The Property has an easterly aspect and an even slope of about 5 degrees.

The vegetation in the locality is native forest and woodland however on the flatter slopes the vegetation has been cleared for pastoral and residential use. There are substantial areas of forest and woodland 450m to the west of the Property.

Site Access

Access to the building area is via the public road network from the Channel Highway direct to Honeys Road. There is an existing gravelled driveway on the Property.

Site Services

The Property has existing access to an electrical mains supply. The Property is not within the regional water corporation reticulated water supply area and there are no regional water corporation fire hydrants within 120m of the building area.

The Property is within the mobile telephone network coverage and has access to the internet and ABC local radio for bushfire warnings.

Planning Scheme Zone

The Property is within the Rural Resource Zone of the *Kingborough Interim Planning Scheme* (KC 2015). A map at Attachment 3 shows the planning scheme zones for the Property and surrounding lands.

3. Application of the *Regulations* and the *NCC*

According to the *Regulations*, a property is within a bushfire-prone area if there is:

- “(a) land other than land that is within the boundary of an area shown as being not bushfire-prone [...] on an overlay on a planning scheme map; and
- (b) where there is no area shown as being not bushfire-prone [...] on an overlay on a planning scheme map, land that is within 100 metres of an area of bushfire-prone vegetation equal to or greater than one hectare”.

The Council has published a Bushfire Prone Area overlay (KC 2015) identifying the Property as being within a Bushfire Prone Area and it was assessed and confirmed that the Property had bushfire-prone vegetation greater than 1 hectare up to and within 100m of the Property boundary; as such the Property is land within a bushfire-prone area.

4. Exemption from the *Regulations* and the *NCC*

The development was assessed for possible exemption from the *Regulations* and the *NCC*.

No exemption criteria apply to the additions to the habitable building. The proposed as constructed additions to the habitable building are not exempt from the requirements of either the *Regulations* or the *NCC*.

5. Use Standards of the *Regulations* and the *NCC*

The development was assessed for vulnerable or hazardous uses under the *Regulations* and the *NCC*.

No vulnerable or hazardous uses are associated with the as constructed additions to the habitable building. The *Regulations* and the *NCC* therefore apply only to the development associated with the additions to the habitable building and not to any vulnerable or hazardous use.

6. Construction standards for habitable buildings (and outbuildings associated with habitable buildings)

6.1 Applicable standard

The as constructed additions to the habitable building could have been built under either:

- a. AS3959; or
- b. NASH.

AS3959 confirmed as per plans supplied at Attachment 1.

6.2 Bushfire Attack Level (BAL) and Hazard Management Area (HMA) options and determination

The *Regulations* require the establishment and maintenance of hazard management areas for habitable buildings to achieve a designated bushfire attack level (BAL). Hazard management areas will, as far as practical, meet the following general objectives:

- a. provide sufficient separation from bushfire-prone vegetation, taking into consideration the nature and scale of the vegetation;
- b. reduce the radiant heat levels, direct flame attack and ember attack likely to be experienced at the site of habitable buildings in the event of a bushfire;
- c. provide an area which offers protection to fire fighters and occupants exposed to bushfire while defending property; and
- d. are maintained in a minimum fuel condition.

Table 2 below demonstrates that the dimensions of the hazard management areas and their management was determined after considering the nature of the bushfire hazard, including:

- a. vegetation including type, structure and flammability;
- b. other potential forms of fuel and ignition sources;
- c. slope; and
- d. any fire shielding structures or features.

The relevant Fire Danger Index from Table 2.1 of AS3959 is **FDI 50** for Tasmania and the dimensions of the hazard management areas are consistent with Table 2.6 of AS3959.

The Vegetation Map at Attachment 4 shows the classified vegetation types in relation to the proposed building areas. Photographs of the vegetation are at Attachment 5.

Table 2 –Hazard Management Area to achieve the various BAL options at FDI 50

Directions from building area	North	East	South	West
Vegetation classification 1	Manageable fuels on Property	Manageable fuels on Property	Manageable fuels on Property	Manageable fuels on Property
Distance from habitable building additions	0 – 11m	0 – 48m	0 – 11m	0 – 15m
Effective slope under vegetation	n/a	n/a	n/a	n/a
Vegetation classification 2	Grassland G(i)	Grassland G(i)	Grassland G(i)	Grassland G(i)
Distance from habitable building additions	11 – 75m	48 – 53m	11 - 100+m	15 - 100+m
Effective slope under vegetation	Upslope	Downslope 5 degrees	Downslope 5 degrees	Upslope
Distant fuel type	Woodland 75+m upslope	Woodland 73+m Downslope 5 degrees		
Predominant Risk Vegetation Type	Grassland G(i) 11m Upslope	Woodland 73m 5 degrees downslope	Grassland G(i) 11m 3 degrees downslope	Grassland G(i) 15m Upslope
Significant features- fuel and ignition sources	Direction of high intensity bushfire risk & severe ember attack.	Public road 10m wide, water. Low risk of bushfire & ember attack	Public road. Low risk of bushfire & ember attack	Direction of moderate/high intensity bushfire risk & ember attack.
BAL LOW <u>minimum</u> HMA widths	100m	100m	50m	50m
BAL 12.5 <u>minimum</u> HMA widths	14m	26m	16m	14m
BAL 19 <u>minimum</u> HMA widths	10m	18m	11m (To boundary)	10m (To boundary)
BAL 29 <u>minimum</u> HMA widths	6m	12m	7m	6m
HMA feasibility:	Coloured cells code: Red not possible due to bushfire prone vegetation, pink not possible due to red cells. BAL LOW not possible due to Woodland vegetation to the north and east within 100m and Grassland vegetation to the west and south within 50m. BAL 12.5 is not possible due to Grassland vegetation to the west and south within 14m. BAL 19 is possible for the additions to the habitable building with all on-Property HMA. BAL 29 not required for compliance. BAL 19 for the house additions confirmed to N McIntyre, pers. comm. 20 March 2024.			

6.3 Bushfire Attack Level (BAL) details

1. From Table 2, the BAL for the additions to the habitable building is determined as BAL 19.
2. Shielding to reduce the BAL is not available under s3 Construction General of AS3959.
3. The standards for s3 Construction General and s6 BAL 19 are detailed in AS3959 and are included at Attachment 8.

4. AS3959 offers building design and construction guidance for fire weather conditions up to FDI 50 where bushfire events are likely to involve ember attack and moderate levels of radiant heat. However, fire weather conditions greater than FDI 50 (eg FDI >100 = “Catastrophic”) have been known to occur in Tasmania so bushfire events under those conditions would result in significantly more intense bushfires and higher levels of ember attack and radiant heat. Note that buildings may not be able to be defended under increased bushfire intensity and leaving early is a viable option, none-the-less, building construction standards and hazard management which are above the minimum required should have the effect of reducing higher intensity bushfire effects on buildings and could be considered if space, design and budget allow.

6.4 Hazard Management Area (HMA) details

1. Within the HMA, vegetation is to be established and maintained in a low flammability condition.

Actions involve:

- a. regular mowing, grazing or burning of weeds, bracken and grasses to less than 100mm high as shown in Plate 2 below;
- b. remove woody fuels such as logs, limbs and dead branches prior to the commencement of the Tasmanian fire season, ie at least annually by about August each year;
- c. plant with low flammability vegetation such as lawns, gardens, orchards and or as recommended by TFS, see https://www.fire.tas.gov.au/userfiles/alarm/170572_tfs_fire_resisting_plants_2017-18_web.pdf;
- d. no flammable mulches within 3m of the buildings; and
- e. firewood and flammable materials stored in the open air be stored in places shown as “F” firewood storage on the Bushfire Hazard Management Plan map at Attachment 7.



Plate 2: Showing an acceptable standard for management of groundcover within HMAs (right hand side of photo)

2. Outside the Property boundary:

- a. observe the nature strips to the south - if they are allowed to become overgrown with long grasses, bracken and weeds etc request Council maintenance or otherwise reduce the fuel loads.

The *Regulations* are complied with as follows:

The existing habitable building, without an existing BAL assessment, and the new shed building, on a lot not provided with a BAL at subdivision, are located on the lot so as to be provided with:

1. a HMA no smaller than the separation distances required for BAL 29, ie BAL 19; and
2. the HMA is to be established and managed in accordance with the certified Bushfire Hazard Management Plan for the Property, shown at Attachment 7.

6.5 Firefighting water supply requirements

The *Regulations* specify the requirements for firefighting water supply to new buildings, additions and other buildings associated with habitable buildings.

There being no regional water corporation fire hydrant within 120m of the building area, a static water supply for firefighting purposes is required.

Table 4.3B of the *Regulations* specify the requirements for the provision of the static water supply for firefighting, as follows:

1. Distance between building area to be protected and the firefighting water point of a static water supply:
 - b. The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply, as demonstrated at Attachment 6.1; and
 - c. The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
1. The firefighting water supply:
 - a. May have a remotely located offtake connected to the static water supply;
 - b. May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;
 - c. Must be a minimum of 10,000l per building area to be protected, not be used for any other purpose including firefighting 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, 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.
2. Fittings, pipework and accessories (including stands and tank supports) associated with a firefighting water point must:
 - a. Have a minimum nominal internal diameter of 50mm;
 - 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. Where buried, have a minimum depth of 300mm;
 - e. Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to 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);
 - 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 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
3. Firefighting water point signage must:
 - a. Be a sign permanently fixed to the exterior of the assembly in a visible location; and
 - b. Comply with water tank signage requirements within *AS 2304:2019*; or
 - c. Comply with the *TFS Water Supply Signage Guideline*, a relevant extract is at Attachment 9.
4. 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;
 - b. No closer than 6m from the building area to be protected;
 - c. With a minimum width of 3m 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.

The static water supply for firefighting use is an existing concrete water tank with a minimum 10000l reserved for firefighting (N McIntyre, pers. comm. 1 August 2023). The static water supply is to be

connected to a remote outlet located adjacent to the hardstand area. The water supply system including the hardstand location as shown on the Site Plan at Attachment 1 appear to meet the firefighting water supply requirements.

The static water supply, the remote water outlet and the hardstand are also shown on the Bushfire Hazard Management Plan at Attachment 7.

6.6 Property access requirements for firefighting purposes

The *Regulations* specify certain road design and construction standards for sections of property access that are required for firefighting vehicle access purposes. In addition, there are requirements that access from a public road is provided to within 90m of the furthest part of the building to be protected measured as a hose lay and is provided to the firefighting water point if one is required.

A property access point has been identified at the hardstand adjacent to the firefighting water point. The property access point is within the 90m hose lay distance to the furthest part of the habitable building and proposed shed as demonstrated at Attachment 6.2.

The existing parking area and crossover provides access to the hardstand and firefighting vehicle turning appears possible at this location as shown on the Site Plan at Attachment 1. The hardstand and turning areas must not be obstructed by fixed or stored items. There are no further road design and construction requirements applicable to the property access road for firefighting purposes.

The property access road including the firefighting vehicle turning area are also shown on the Bushfire Hazard Management Plan at Attachment 7.

7. Conclusions

- 7.1 The habitable building is without an existing BAL assessment.
- 7.2 The building area is within a bushfire-prone area.
- 7.3 The (retrospective) shed is to be separated from the habitable building in accordance with
- 7.4 The determined bushfire attack level for the (retrospective) additions to the habitable building is BAL 19.
- 7.5 It is demonstrated that hazard management areas have dimensions no less than those required for BAL 29.
- 7.6 There are provisions in the Bushfire Hazard Management Plan for the establishment and maintenance of hazard management areas to achieve the determined BAL, including for the existing habitable building.
- 7.7 It is demonstrated that all hazard management areas can be established within the Property boundary.
- 7.8 The firefighting water supply including hardstand is deemed suitable for firefighting purposes. Provided that the listed standards are maintained, there are no additional requirements.
- 7.9 The as constructed access road including vehicle turning is deemed suitable for firefighting purposes. Provided that the listed standards are maintained, there are no additional requirements.

8. Limitations

The Report is for a set of conditions in existence on the assessment date and the legislation, regulations and policy current at the Report date. The Report should be revised if there are changes to the underlying conditions such as changes to the vegetation or land use, the location and extent of the proposed building area and or the legislation, regulations and policy that govern building in bushfire-prone areas.

The assessment has been properly conducted under procedures described in AS3959.

The assessment does not attempt to map and quantify fuel loads in proximity to the proposed development. Instead, the predominant vegetation types and the effective slope are used as a way of approximating possible bushfire impacts on the proposed development, in accordance with AS3959. AS3959 specifies the requirements for the construction of habitable buildings in bushfire-prone areas in order to improve their resistance to bushfire attack.

9. References

Australian Building Codes Board [ABCB] (2022). *National Construction Code Volume 2*, part of the *Building Code of Australia*.

Bureau of Meteorology [BOM] (2013). *Bushfire Weather*. <http://www.bom.gov.au/weather-services/bushfire/about-bushfire-weather.shtml>

Department of Justice [DoJ] (2004). *Building Act 2000*. (repealed but the bushfire provisions apply until the Tasmanian Planning Scheme is adopted in the respective council area.)

Department of Justice [DoJ] (2014). *Building Regulations 2014*. (repealed but the bushfire provisions apply until the Tasmanian Planning Scheme is adopted in the respective council area)

Department of Justice [DoJ] (2024). *Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional)*. Building Regulations 2014.

Kingborough Council [KC] (2015). *Kingborough Interim Planning Scheme 2015*.

National Association of Steel Framed Housing Inc. [NASH] (2021). *NASH Bushfire Standard including Amendment A*.

Standards Australia [SA] (2018). *AS3959:2018 Australian Standard for the Construction of Buildings in Bushfire Prone Areas*.

Tasmania Fire Service [TFS] (2017) *Tasmania Fire Service Water Supply Signage Guideline*.

TasWater (2011). *Supplement to the Water Supply Code of Australia [WSCA] WSA 03 – 2011-1.1 MRWA Edition 2*.

UTS Centre for Local Government [UTS:CLG] (2012). *Development and Building in Bushfire Prone Areas*.

10. Certification

This Report accurately reflects the site conditions present at the date of the assessment and has been conducted in accordance with AS3959:2018 *Australian Standard for the Construction of Buildings in Bushfire Prone Areas* (SA 2018). The Report addresses the bushfire building requirements as detailed the *Regulations* (DoJ 2020 and 2024) and the *NCC* (ABCB 2022).



Bruce Haywood
Email: bruce@landadvice.com.au
Telephone: 0419155018

DEMOLISHED OUTBUILDINGS NOTE:
OUTLINED BUILDINGS A, B, C & D INDICATE LOCATIONS OF PREVIOUSLY EXISTING OUTBUILDINGS (A, B & C) & DECK (D) WHICH HAVE BEEN DEMOLISHED OR REMOVED FROM SITE

CROSSOVERS NOTE:
CROSSOVERS TO BE IN ACCORDANCE WITH LOT STANDARD DRAWING TSD-105. PROPOSED CULVERTS TO COMPREHEND MIN. 2.5m CONC. PIPE WITH CONCRETE HEADWALLS. HEADWALLS TO BE LOCATED MIN. 2.5m FROM EDGE OF TRAFFIC LANE TO FRONT FACE OF THE HEADWALL (OR ALTERNATIVELY, DRIVEABLE ENDWALLS)

EXISTING DWELLING & OUTBUILDING
INCLUDING 'AS CONSTRUCTED' ADDITIONS (SUBJECT WORKS)

EXISTING WATER TANK (DOMESTIC SUPPLY) CATCHES STORMWATER FROM DWELLING & OUTBUILDING. OVERFLOW DRAINS TO NATURAL 'SLUMP' (LOW POINT)

EXISTING 'SLUMP' (NATURAL VEGETATION, LOW POINT ON SITE)

EXISTING RETAINING (SLEEPER) WALL OUTSIDE LOT BOUNDARY TO BE REMOVED

EXISTING (POST & WIRE) FENCE

HONEY'S ROAD

CHANNEL HIGHWAY

LOT BOUNDARY

LOT 189166/1
3725 m²

REVISIONS:
Revision 'C' - 5/8/2026
Revision 'B' - 28/7/2026
Revision 'A' - 10/7/2026

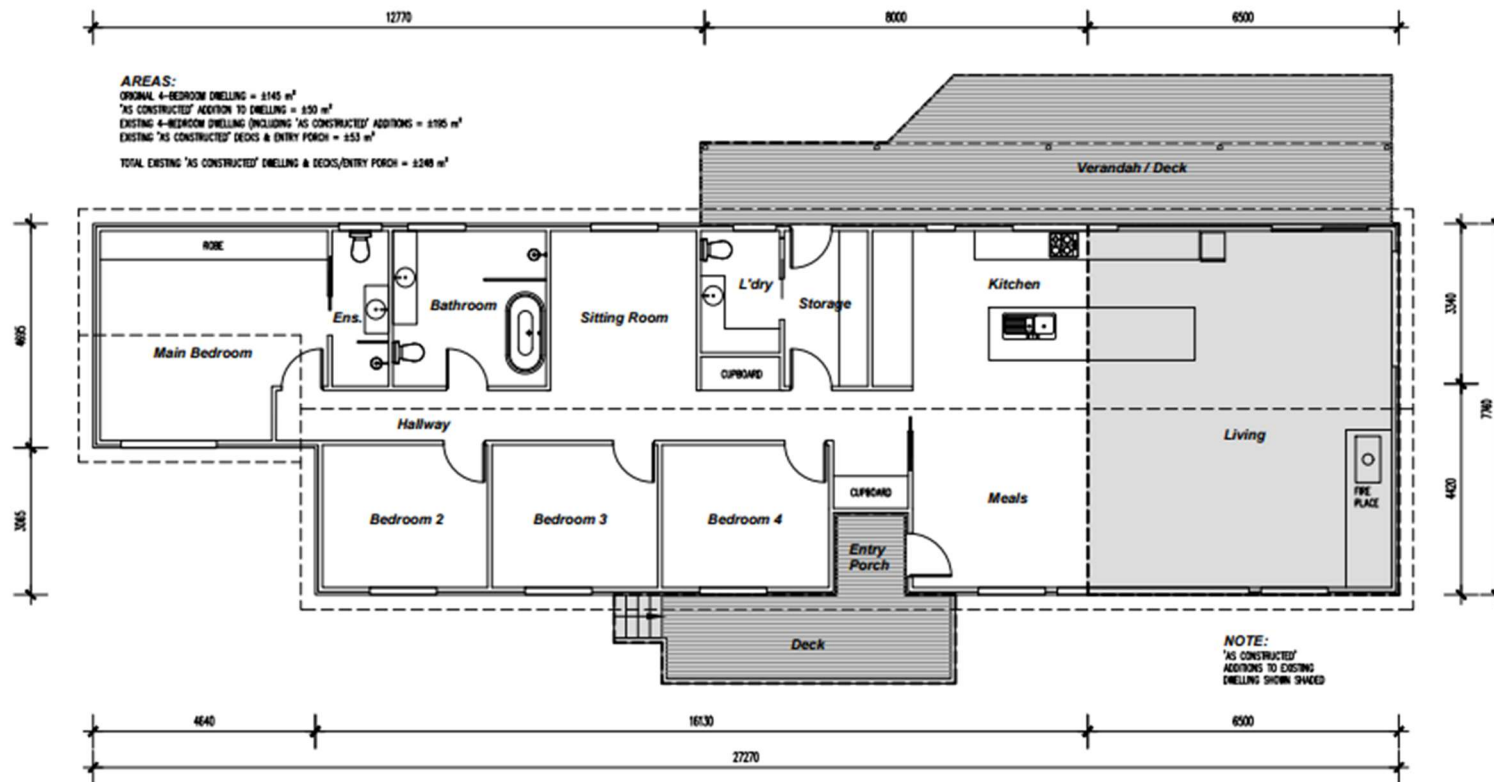
HED Consulting
Hobart Engineering & Design
Ground Floor,
The Sandstone Building
1 Liverpool St,
Hobart TASMANIA 7000
Lic No. 6470434
phone (03) 6146 033
e info@hed-consulting.com.au
www.hed-consulting.com.au

'As Constructed' Alterations & Additions to Existing Dwelling & Outbuilding (Incl. Proposed Relocation of Outbuilding)
at 6 Honeys Road, Flowerpot,
for G. Adicoat

Date: 27/4/2026
Scale: Shown at A3
Drawn: JA
Job No.: HQ684
Sheet: 20 of 5
Issue: PLANNING

Check all dimensions on site before commencing work.
Do not scale from drawing. © Copyright HED Consulting

Attachment 1 Site and building plans (continued) –Floor Plan (Dwelling)



 **FLOOR PLAN**
 SCALE 1 : 100

BAL-19 NOTE:
 ALL WORK TO COMPLY WITH
 AS 3959:2018 REQUIREMENTS
 FOR BAL-19

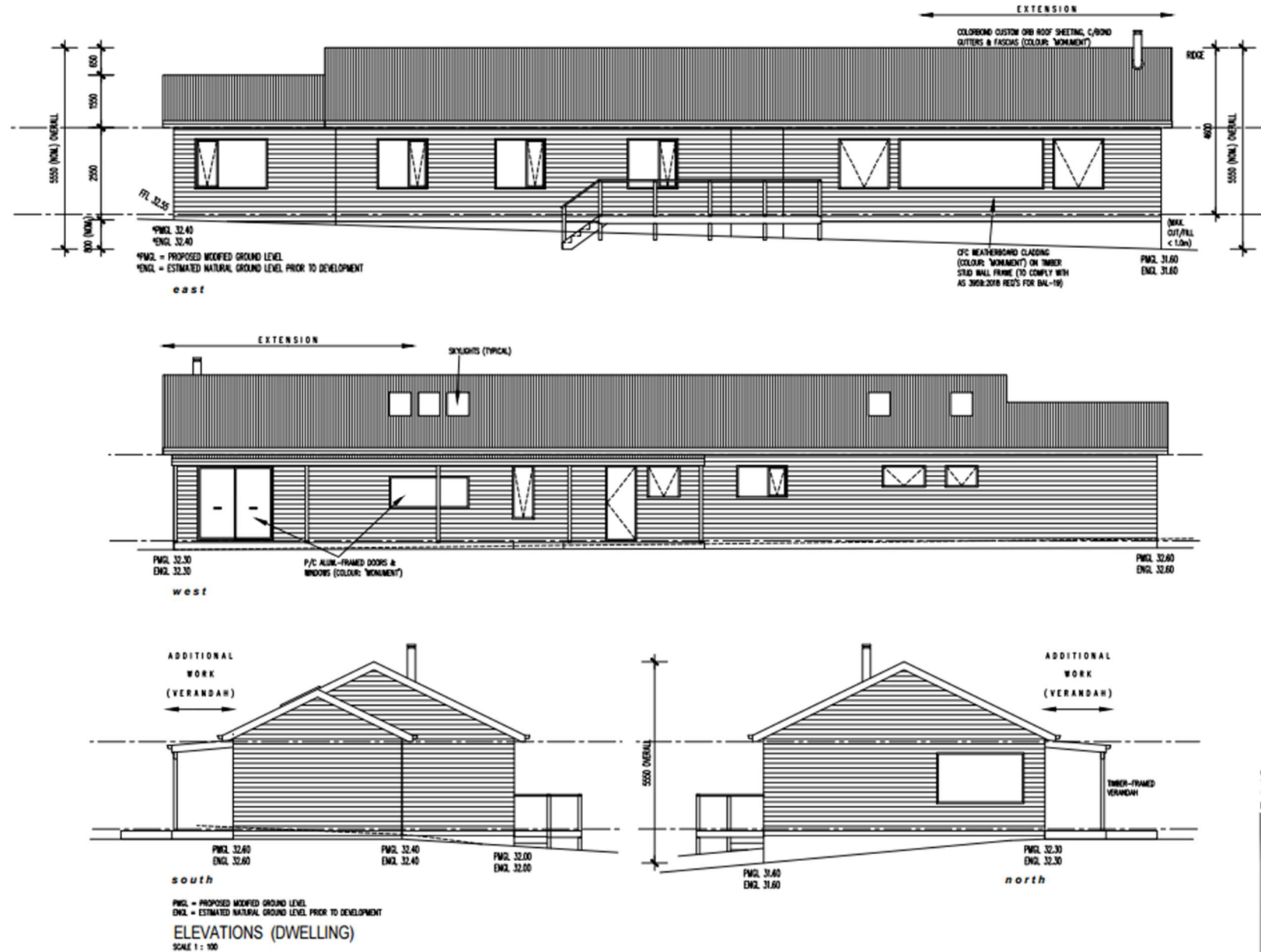
HED Consulting
 Hobart Engineering & Design

Ground Floor, Lic. No. 647043421
 The Sandstone Building phone (03) 6746 0334
 1 Liverpool St, e info@hed-consulting.com.au
 Hobart TASMANIA 7000 www.hed-consulting.com.au

'As Constructed' Alterations & Additions to Existing Dwelling & Outbuilding (Incl. Proposed Relocation of Outbuilding) at 6 Honeys Road, Flowerpot, for G. Addicoat	
Date : 27/4/2026	Job No. : H0884
Scale : Shown at A3	Sheet : 3 of 5
Drawn : DA	Issue : PLANNING

Check all dimensions on site before commencing work.
 Do not scale from drawing. © Copyright HED Consulting.

Attachment 1 Site and building plans (continued) – Elevations (Dwelling)



BAL-19 NOTE:
ALL WORK TO COMPLY WITH
AS 3608:2018 REQUIREMENTS
FOR BAL-19

Revision 'A' - 10/7/2026
AMENDMENTS PER KC FURTHER INFO REQUEST
(9 JUNE 2026) (REF. 04-2023-370)

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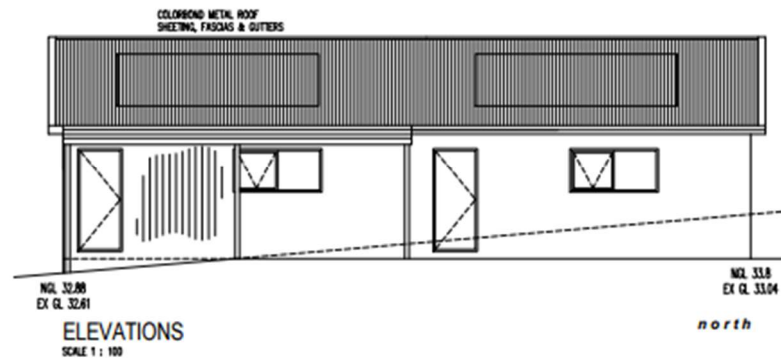
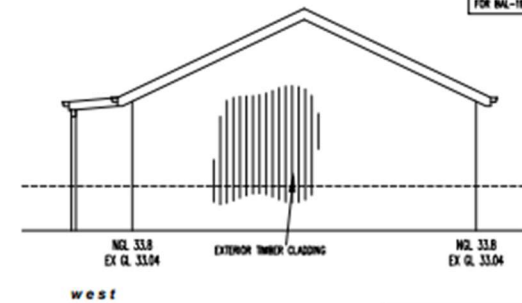
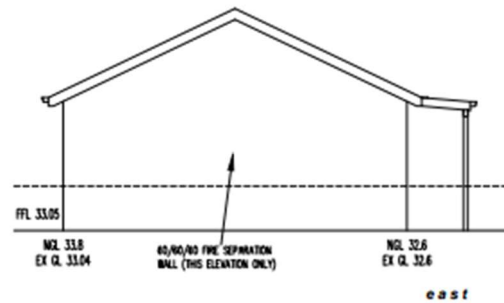
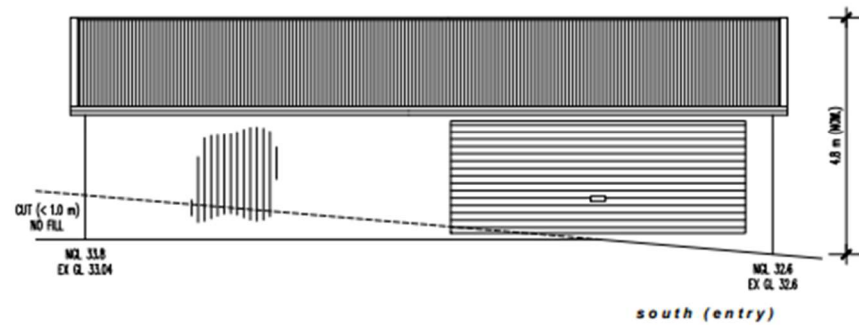
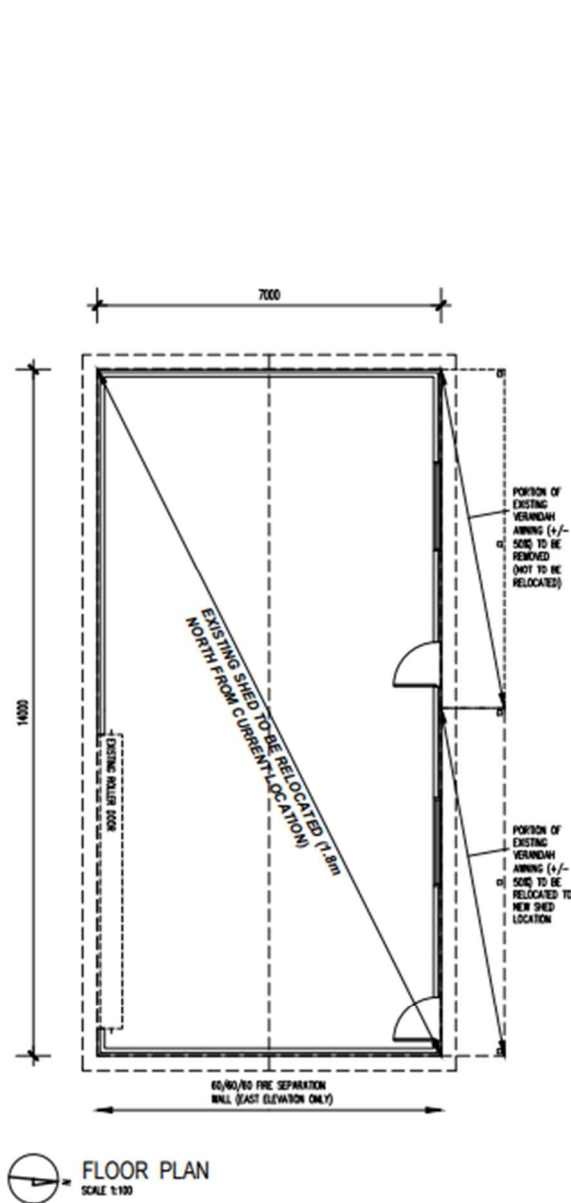
Ground Floor, phone (03) 6146 0334
The Sandstone Building, 1 Liverpool St, e info@hed-consulting.com.au
Hobart TASMANIA 7000 www.hed-consulting.com.au

'As Constructed' Alterations & Additions to Existing Dwelling & Outbuilding (Incl. Proposed Relocation of Outbuilding) at 6 Honeys Road, Flowerpot, for G. Addicoat

Date: 27/4/2026 Job No.: H2684
Scale: Shown at A3 Sheet: 4A of 5
Drawn: DA Issue: PLANNING

Check all dimensions on site before commencing work.
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Attachment 1 Site and building plans (continued) –Plans & Elevations (Shed)



BAL-19 NOTE:
ALL WORK TO COMPLY WITH AS 3958:2018 REQUIREMENTS FOR BAL-19

Revision 'C' - 5/8/2026
ADDITIONAL INFO SHOWN (REMOVE VEHICLE TURNING FROM SHED, FIRE SEPARATION MOVED EAST SIDE OF SHED, EXISTING FENCE EXTENDED TO SHED)

Revision 'A' - 10/7/2026
AMENDMENTS PER NC FURTHER INFO REQUEST (19 JUNE 2026) (REF: DA-2023-370)

HED Consulting
Hobart Engineering & Design

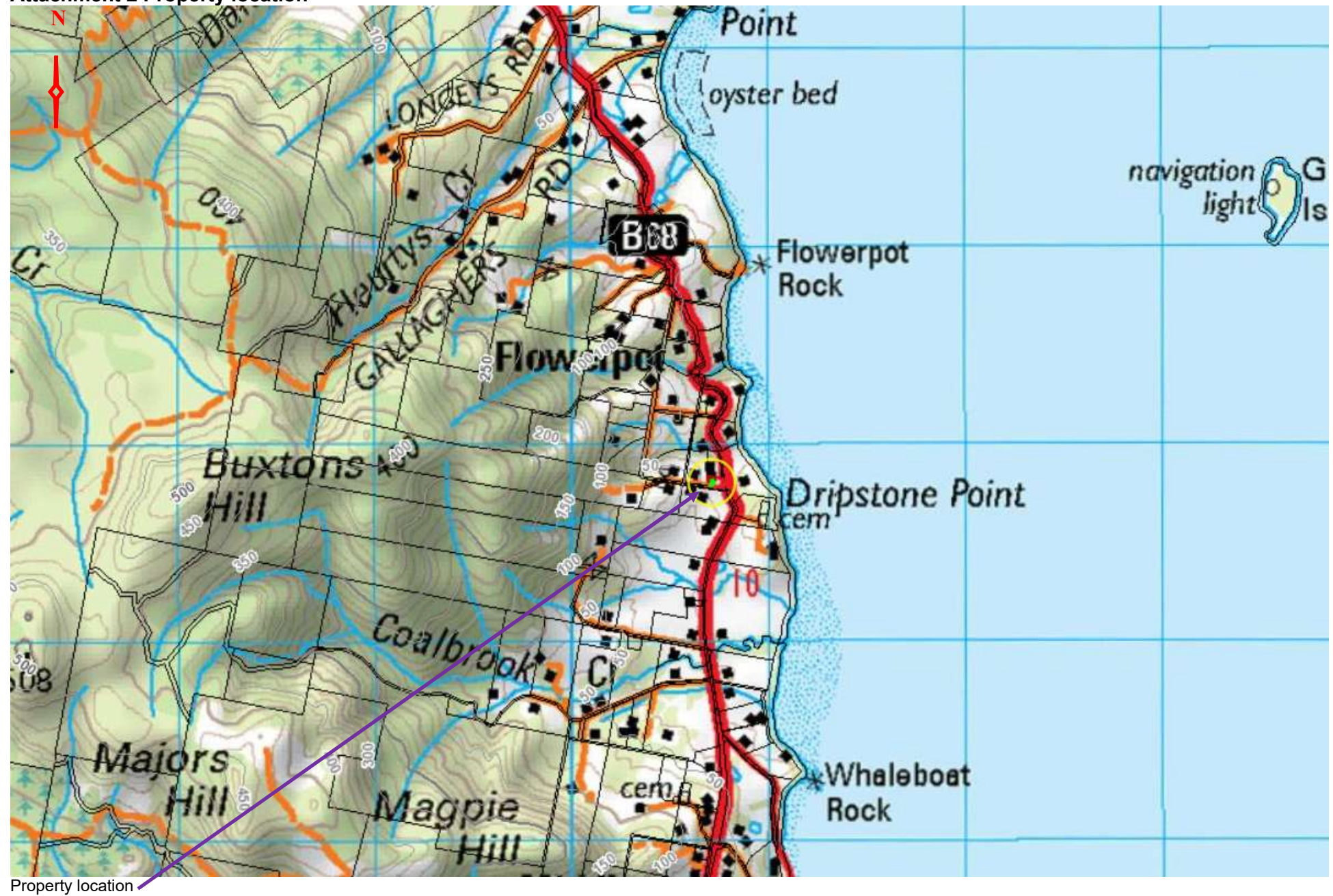
Ground Floor, The Sandstone Building, 1 Liverpool St, Hobart TASMANIA 7000
Lic. No. 647043421
phone (03) 6146 0334
e info@hed-consulting.com.au
www.hed-consulting.com.au

'As Constructed' Alterations & Additions to Existing Dwelling & Outbuilding (Incl. Proposed Relocation of Outbuilding) at 6 Honeys Road, Flowerpot, for G. Addicoat

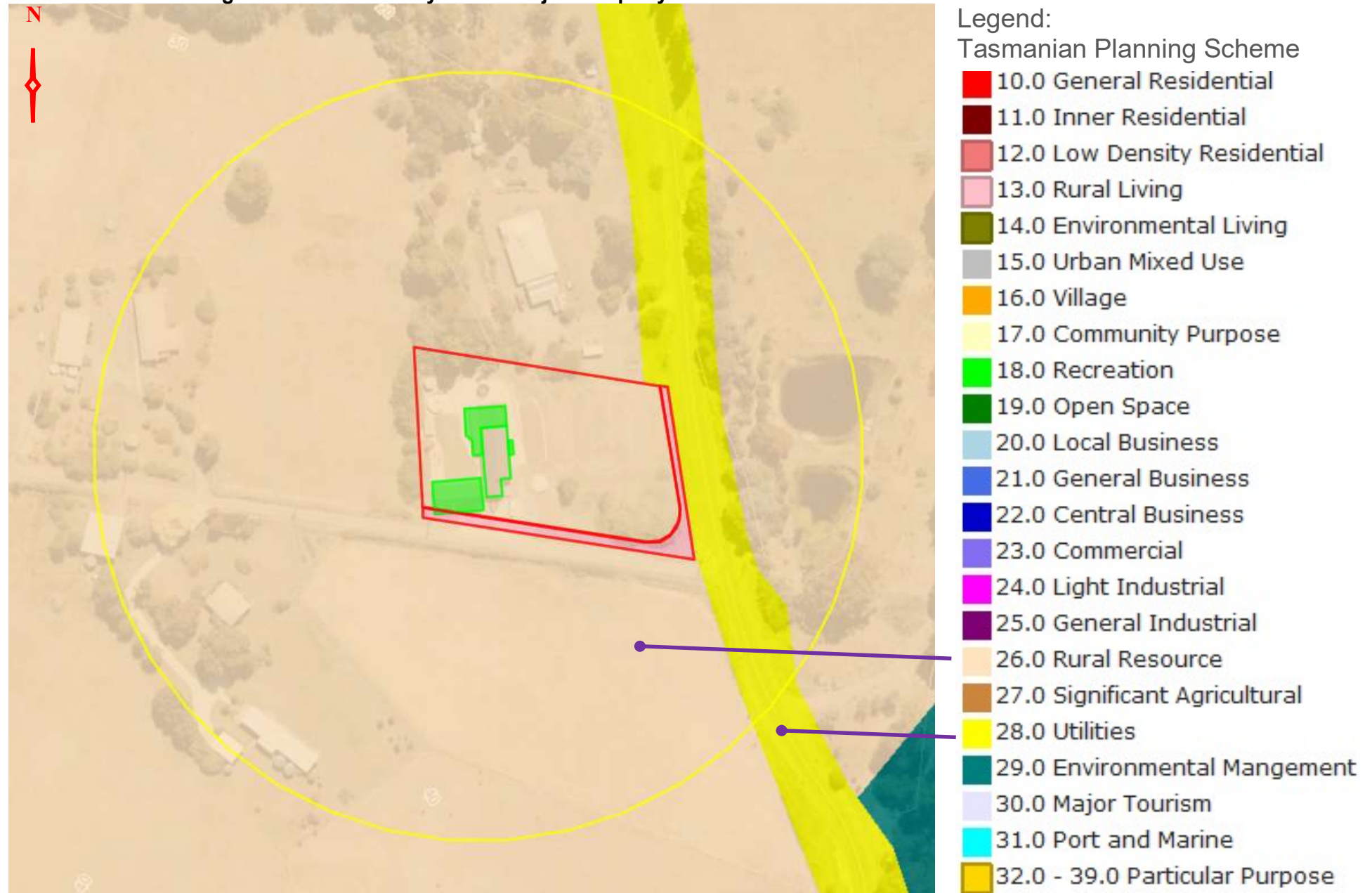
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Check all dimensions on site before commencing work.
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Attachment 2 Property location

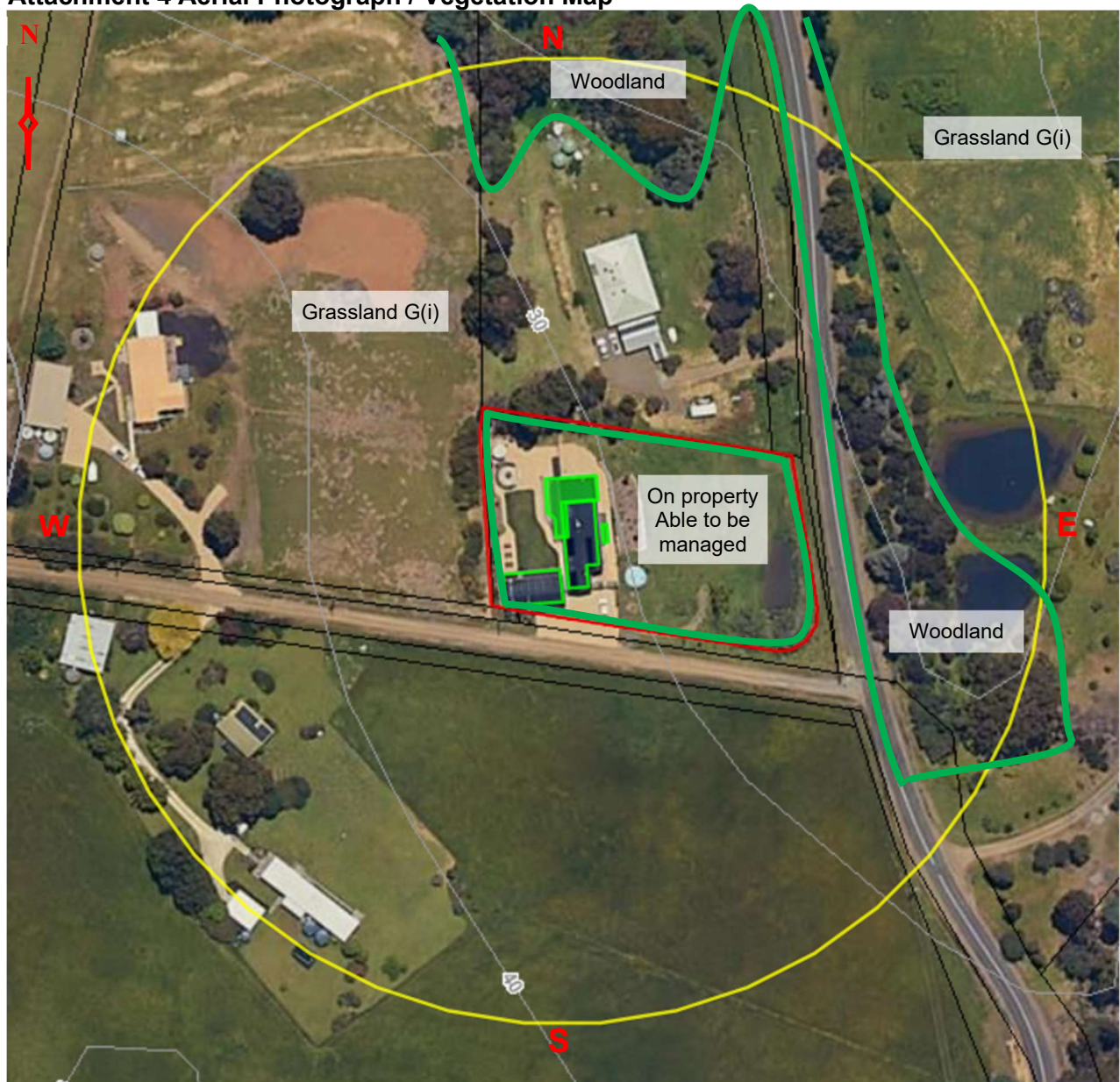


Attachment 3 Planning Zones in the locality of the subject Property



Planning Zones from *Kingborough Interim Planning Scheme* (KC 2015) with a 100m distance marker (yellow circle) from the building area (green shaded polygons)

Attachment 4 Aerial Photograph / Vegetation Map



Aerial photograph of the Property with 10m contours - shows 100m (for non-grassland veg types) distance ring from the development (yellow circle), the development property (red polygon) and the building area (green shaded polygon).
Source: The List

Key:

 Building Area

 Property boundary

 Indicative 50/100m distance from proposed development

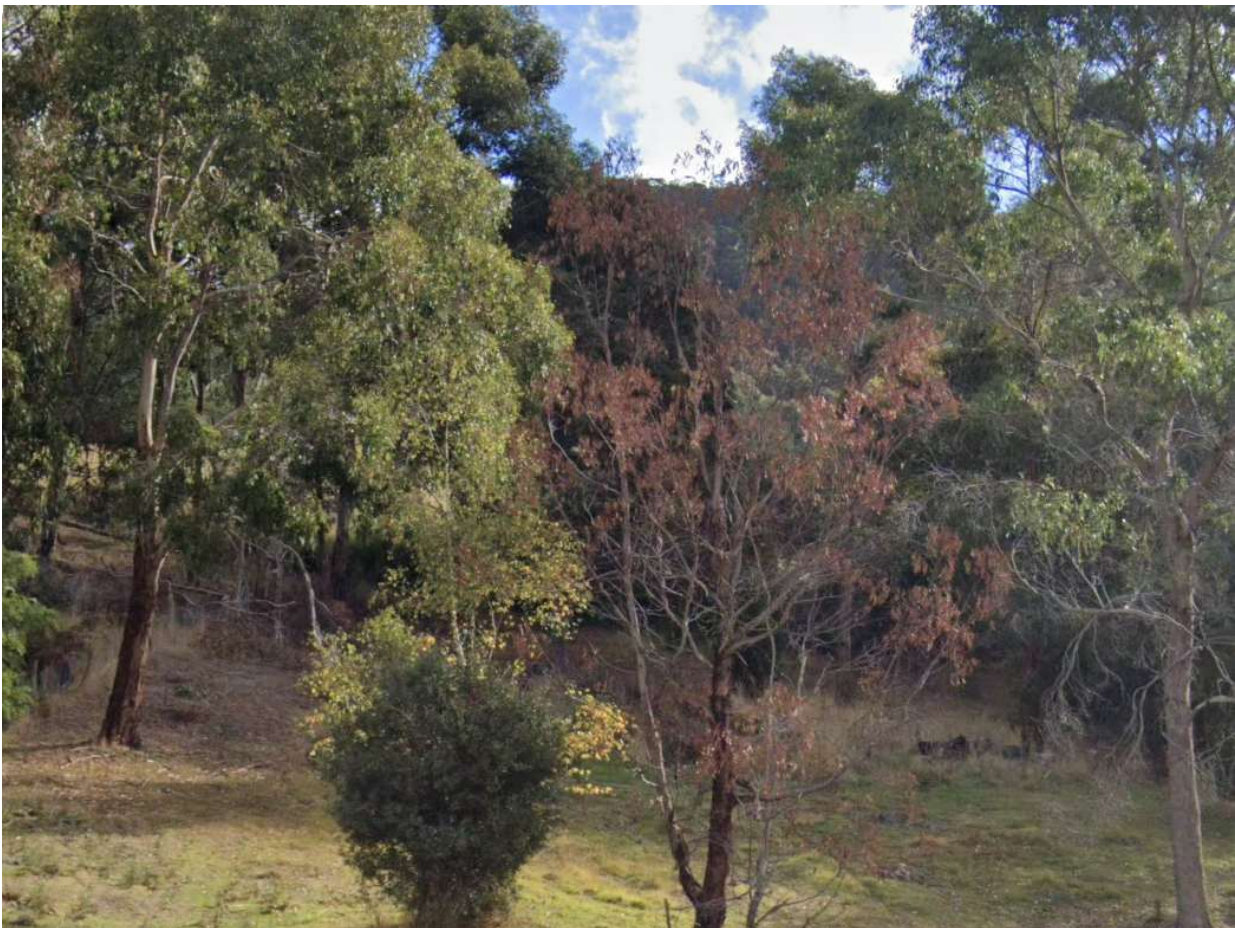
 Cardinal direction from proposed development

 Vegetation boundaries

Attachment 5 Vegetation Photographs



View–North to managed fuels on adjacent property to the north from boundary



View– West from Channel Highway to woodland vegetation on the property to the north @80m – 100m

Attachment 5 Vegetation Photographs (continued)



View– east from Channel Highway to strip of woodland vegetation on adjacent property to the east



View– Southeast from Channel Highway to woodland vegetation on the adjacent property to the southeast

Attachment 5 Vegetation Photographs (continued)

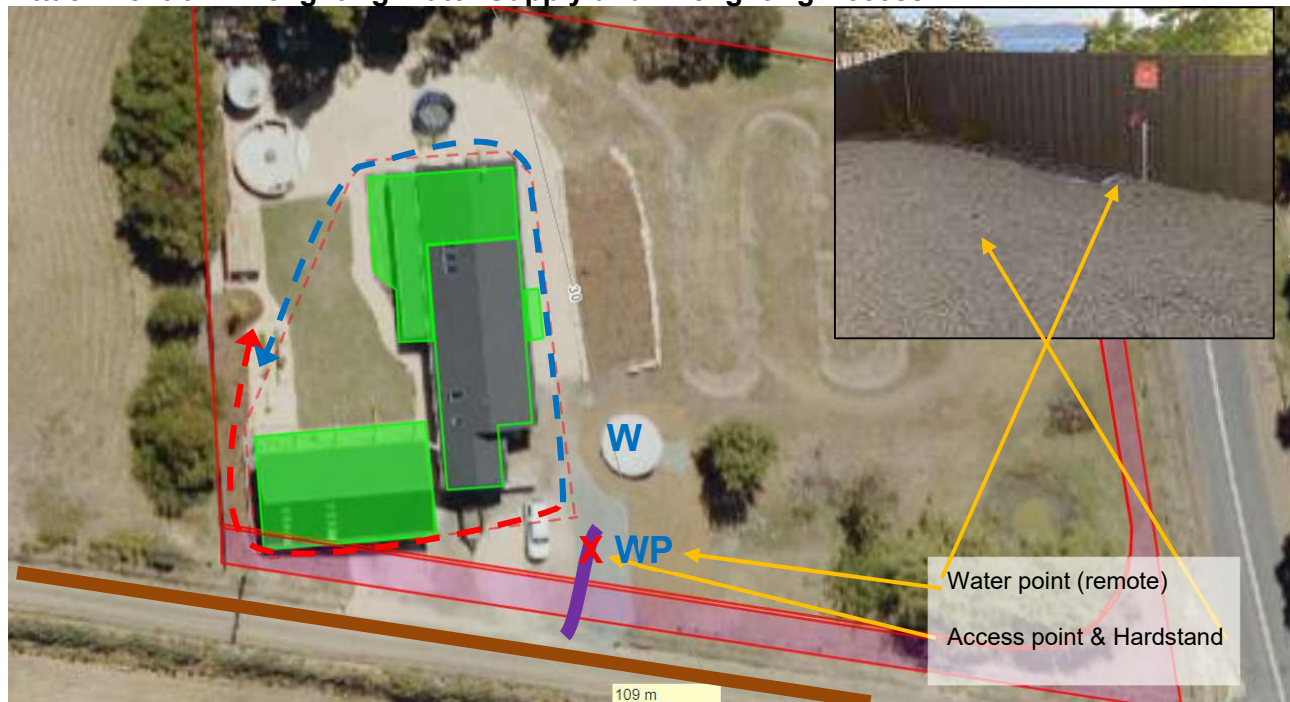


View– south from Honeys Road to managed fuels on the property to the south. Designated Grassland, by order TFS.



View– west from boundary to managed fuels on the property to the west. Designated Grassland, by order TFS.

Attachment 6 – Firefighting Water Supply and Firefighting Access



Property access is available directly off Honeys Road to the Property, approximately 8m to a hardstand adjacent to the firefighting water supply (see above). Firefighting vehicle turning as drawn is possible.

6.1 Demonstration of water supply within 90m of furthest extent of the habitable building and shed, measured as a hoselay distance from the firefighting water point (WP)

The water point is a remote outlet adjacent to the hardstand. The distance from the firefighting water point to the furthest extent of the habitable building and shed is approximately 55m measured as a hoselay (109m / 2 + slope allowance) as shown above. The water point meets the 90m hoselay distance requirement.

6.2 Demonstration that access is provided from a public road to within 90m of furthest extent of the habitable building and shed, measured as a hoselay distance from the access point

The access point is the hardstand adjacent to the water point. The hoselay distance from the access point to the furthest part of the habitable building and shed is approximately 55m measured as a hoselay (109m / 2 + slope allowance) as shown above. This distance meets the 90m hoselay access distance requirement.

Key:

WP Firefighting water point

X Hardstand



Firefighting property access road



Public access road



Building areas

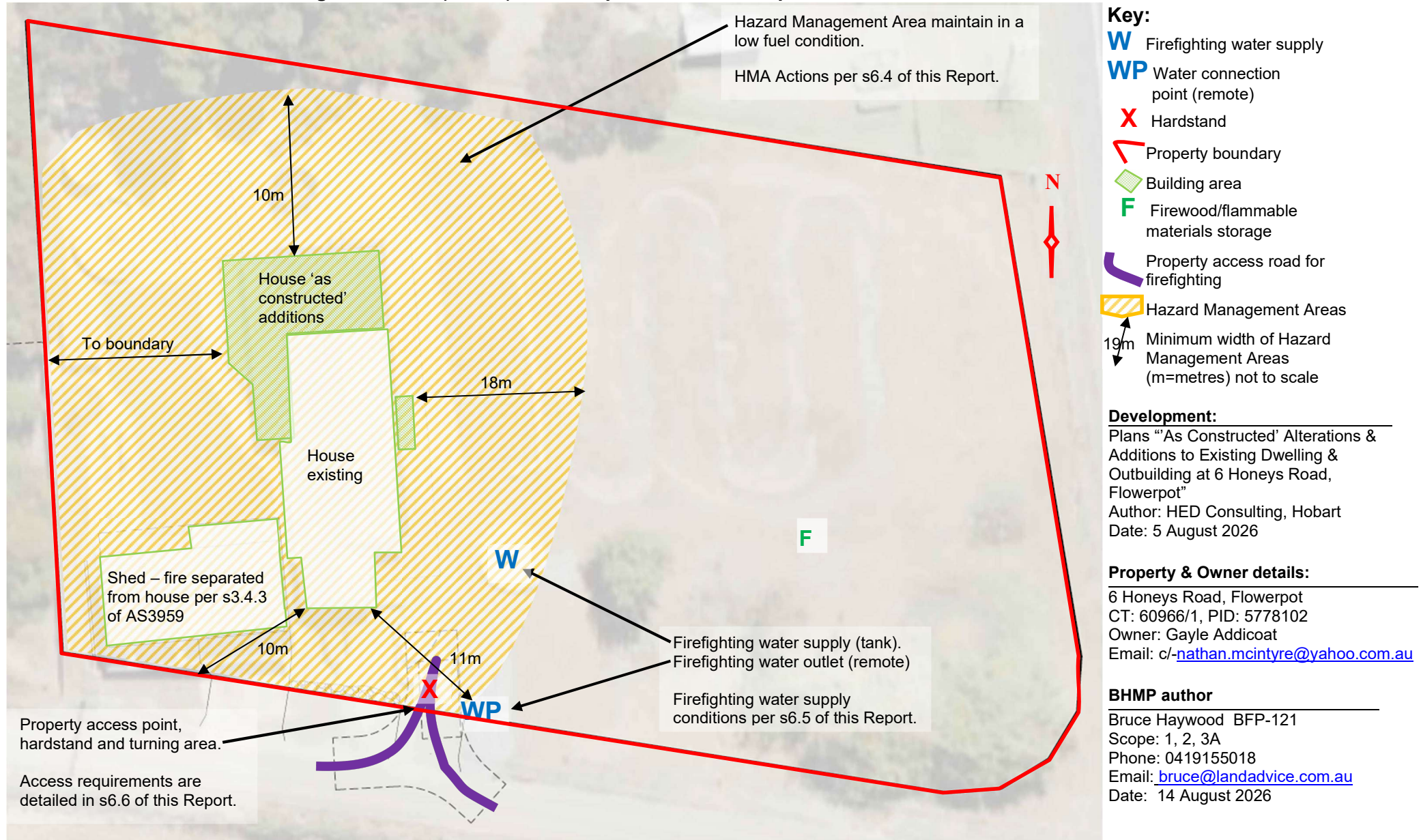


Hoselay from the firefighting water point to furthest part of the building



Hoselay from the property access point to furthest part of the building

Attachment 7 Bushfire Hazard Management Plan (BHMP) - BAL 19 per s6.3 of this Report



THE BHMP HAS BEEN PREPARED TO SATISFY REQUIREMENTS FOR BUILDING IN BUSHFIRE PRONE AREAS (TRANSITIONAL) (DoJ 2024). THE BHMP MUST BE READ IN CONJUNCTION WITH THIS BUSHFIRE REPORT

Attachment 8 Relevant BAL Sections from AS3959

BAL General - file attached

BAL 19 – file attached

Attachment 9 Excerpt from the *Tasmania Fire Service Water Supply Signage Guideline*
8.0 Design Standards for Signs

Static water supplies shall be identified in accordance with the following:

8.1 Sign Materials

Objective:	Signs that identify fire fighting water points are durable and resilient against the elements.
8.1.1 The signboard material shall be: (a) 1.6 mm thick aluminium alloy, type 5251 or 5052, of temper H36 or H38; (b) Free from scratches or other surface blemishes; (c) Have edges that are true and smooth; and (d) Compliant with <i>AS/NZS1734</i> .	
8.1.2 The sign background material shall be: (a) Non-reflective; (b) Of uniform density; (c) Compatible with the material used for the legend both in application and durability; and (d) Applied to the sign face in accordance with <i>AS1743</i> .	
8.1.3 The sign legend material shall be: (a) Class 1 retroreflective material, compliant with <i>AS/NZS1906.1</i> ; (b) Of uniform density; (c) Compatible with the material used for the background in application and durability; and (d) Applied to the sign face in accordance with <i>AS1743</i> .	

8.2 Sign Design

Objective:	Signs that identify fire fighting water points are clearly visible and identifiable.
8.2.1 The sign shall be designed in accordance with: (a) Design drawing TFS-WS01.	
8.2.2 The sign shall: (a) Be square; (b) Have rounded corners with a radii of 25 mm; and (c) Have a side length of 300 mm.	
8.2.3 The sign background shall be: (a) Coloured red, 'Signal Red' (R13) in accordance with <i>AS2700</i> (or equivalent colour).	

Attachment 9 (Continued) Excerpt from the *TFS Water Supply Signage Guideline*

8.2.4 The legend shall be:

- (a) Coloured white (N14) in accordance with AS2700 (or equivalent colour);
- (b) Comprised of the letter 'W' within a circular band; and
- (c) Visually centred on the sign.

8.2.5 The letter 'W' in the legend shall be:

- (a) Uppercase;
- (b) No less than 100 mm in height;
- (c) Located in the centre of the circular band; and
- (d) Consistent with the form and dimensions of Series F, as defined in AS1744.

8.2.6 The circular band in the legend shall have:

- (a) An outer diameter of 230 mm; and
- (b) A line thickness of 15 mm.

8.2.7 The rear surface of the signboard shall be stamped or engraved with:

- (a) The designation of the sign manufacturer;
- (b) Four numerals indicating the month and year of manufacture (e.g. 01/17);
- (c) The design drawing identification (e.g. TFS-WS01); and
- (d) Letters & numerals no less than 5 mm high.

8.3 Sign Mounting

Objective:	Signs that identify fire fighting water points are, and will remain, clearly visible.
8.3.1 The sign shall be permanently mounted to: (a) A vertical surface; (b) A surface that cannot change orientation or position; and (c) A surface that is: i. Non-flammable; and ii. Non-heat deforming.	

8.4 Sign Location

Objective:	Signs that identify fire fighting water points are located adjacent to the fire fighting water point, and are clearly visible.
8.4.1 The sign shall be mounted in a location: (a) No further than 2 m vertically and 1 m horizontally from the fire fighting water point; (b) No less than 400 mm above ground level; (c) That will not impede access or operation of the fire fighting water point; (d) That will not become obscured by visual obstructions; and (e) That is visible from the property access on approach from a public road.	

Attachment 9 (Continued) Excerpt from the *TFS Water Supply Signage Guideline*

9.0 Design & Manufacture Tolerances of Sign & Legend

9.1 Dimensional tolerances of the signboard

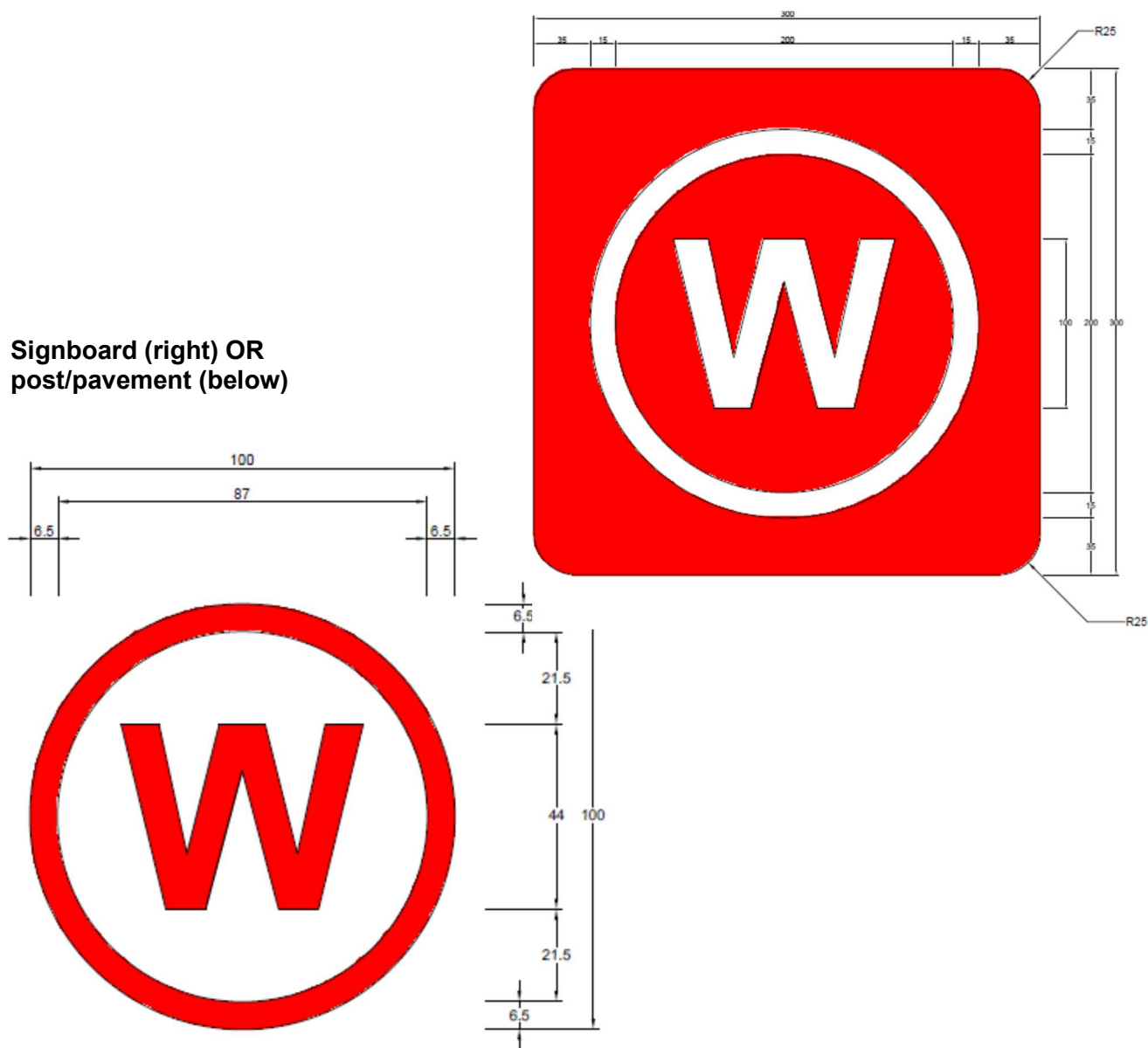
- (a) Overall dimensions of signboard: ± 5 mm;
- (b) Maximum allowable warp, twist or departure from flatness: 1.5 mm; and
- (c) Squareness: corners < 2 mm from theoretical position relative to other corners.

9.2 Dimensional tolerances of the legend

- (a) Shape, size and alignment of legend elements: ± 2 mm; and
- (b) Legend position: ± 2 mm.

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

Signboard (right) OR
post/pavement (below)



POST AND PAVEMENT DESIGN

*****end of report*****