NOTICE OF PROPOSED DEVELOPMENT

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

SITE: Lot 105 Penna Road, Penna

PROPOSED DEVELOPMENT:
DWELLING & OUTBUILDING

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

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

APPLICANT: **Joscon Tasmania Pty Ltd**

APPLICATION NO: **DA 2024 / 58 - 1**
DATE: **16 January 2025**

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

Full description of Proposal:	*Use:* Single Dwelling & outbuilding *Development:* Single Dwelling & outbuilding *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ .....

Is all, or some the work already constructed:	No: ☐ Yes: ☑

Location of proposed works:	Street address: 433 Penna Road ..... Suburb: Penna ..... Postcode: 7171 ..... Certificate of Title(s) Volume: 184766 ..... Folio: 105 .....

Current Use of Site	vacant land .....

Current Owner/s:	Name(s) Paul & Katrina Gregg .....

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☐ Yes: ☑	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/egineering/		

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

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

Applicant Signature:	Signature: ..... Date: 26/03/24

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

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

FUTURA
PLANNING

Bushfire Hazard Report

Proposed Development: Residential Dwelling & Outbuilding

Address: 429 Penna Road, Penna 7171

Applicant: Paul & Katrina Gregg

Prepared by: J S Mayne

Bushfire Practitioner BFP-172

Report Date: January 2024

Job Reference: PIN075-2023

www.futuraplanning.com.au - 2/29B Waimea Ave, Sandy Bay 7005

ABN 19 248 759 296

Table of Contents

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.

1.0 Summary

The following is a Bushfire Assessment for an existing lot located 429 Penna Road, Penna. The development proposal is for new single Class 1a dwelling and Class 10 outbuilding on a single lot. The clients are Paul & Katrina Gregg; the building designer is Pinnacle Drafting and Design.

The development is located in a Bushfire Prone Area. The report is based on a site assessment completed on the 5/10/2023 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: 1.1, Date: 8th April 2021.

Based on the Bushfire Attack Level (BAL) Assessment undertaken, the overall development has been assigned a BAL rating of BAL 12.5, which indicates a low to 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.

2.0 Location

Site Address: 429 Penna Road, Penna 7171

Title Reference: 184766 / 105

Property ID: 9317317

Applicant: Paul & Katrina Gregg

Municipality: Sorell Council

Planning Scheme: Tasmanian Planning Scheme

Zoning: Rural

Overlays: Bushfire Prone Areas, Safeguarding of Airports Code, Scenic Protection Code, & Landslip Hazard Code

Bushfire Attack Level: BAL 12.5

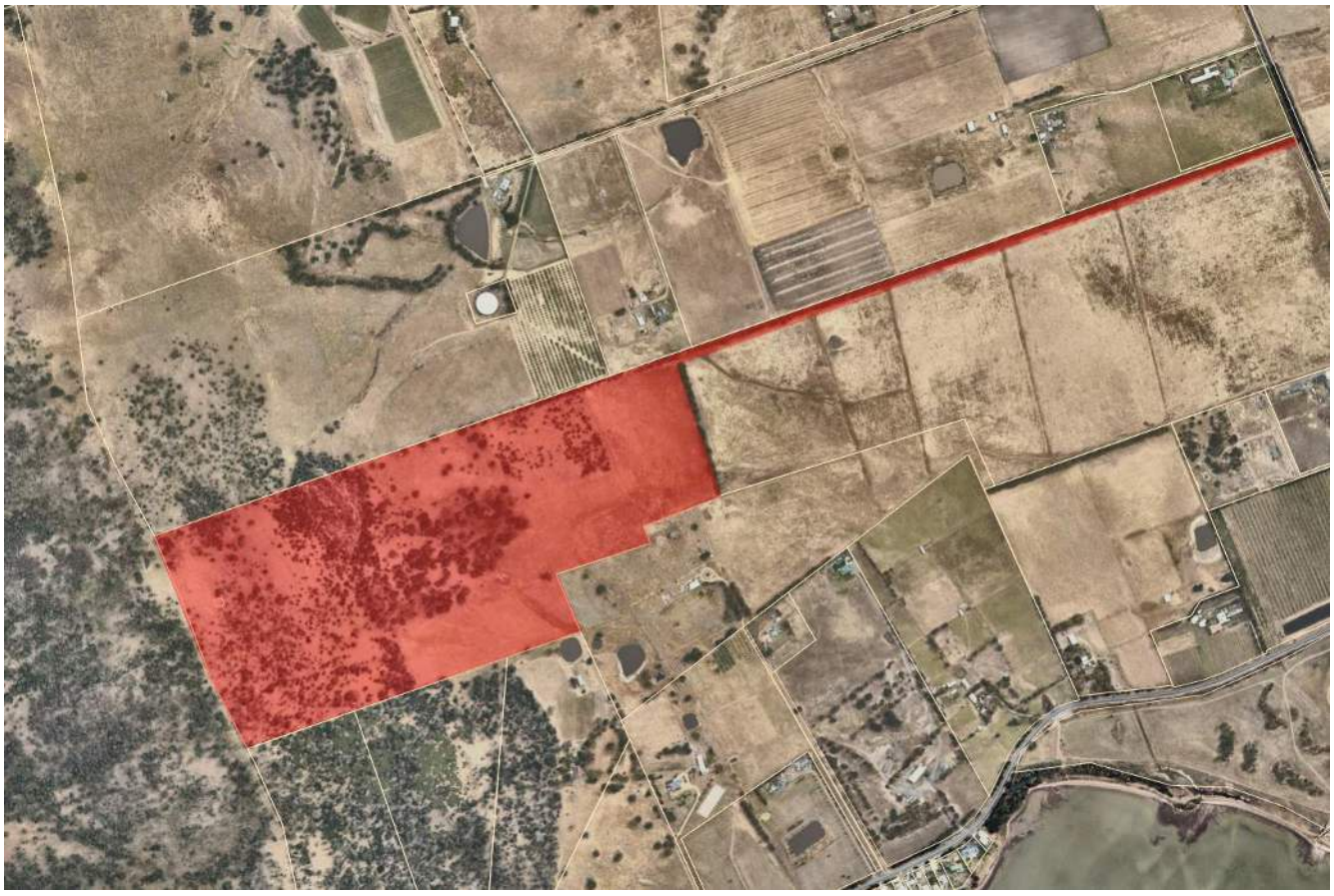


Image 1: Location of Site (Source: ListMap 2024)

3.0 Site Characteristics

3.1 Topography and aspect

429 Penna Road is positioned to the north of Midway Point, just beyond the Shark Point Road intersection. The Penna region is predominantly dedicated to farming and agricultural activities, featuring existing residences and farmsteads scattered across the surrounding landscape. Covering an expanse of 41.29 hectares, the lot is currently unoccupied and holds a rural zoning classification under the Tasmanian Planning Scheme. Due to the proposed dwelling's location at the hill's crest, there is a consistent downward slope towards the north, east, and south of the intended dwelling site. Additionally, the entire lot exhibits a relatively uniform downslope towards Penna Road, as depicted in Image 2: 100m Vegetation & Effective Slope Radius.

3.2 Vegetation Description

The evaluation of vegetation in and around the designated lot, as detailed in TASVEG 4, indicates a limited range of vegetation types, a common feature of the region. The predominant vegetation type in the subject lot and its environs is classified as Agricultural Land (FAG) on the map. Typically, these areas consist of longstanding grassy fields used for generations in farming practices. However, midway through the lot, there is a substantial area of Eucalyptus Viminalis Grassy Forest and Woodland (DVG) extending beyond the lot's boundaries, running north to south behind the FAG mapping. This woodland area was observed during the site visit on 5/10/2023.

As depicted in the site photos (see Attachment 1), the vegetation surrounding the proposed dwelling site in the bushland consists of two distinct classifications. The area around the dwelling is primarily Grassland (Classification G - Grassland AS3959:2018 Table 2.3), featuring a natural open clearing in the bushland. However, beyond this clearing at the dwelling location, there is denser bushland with mature Eucalyptus and Silver Wattles, classified as Woodland (Classification B - Woodland AS3959:2018 Table 2.3) due to its density, age, and unmanaged understories – refer to Image 2 for classification mapping.

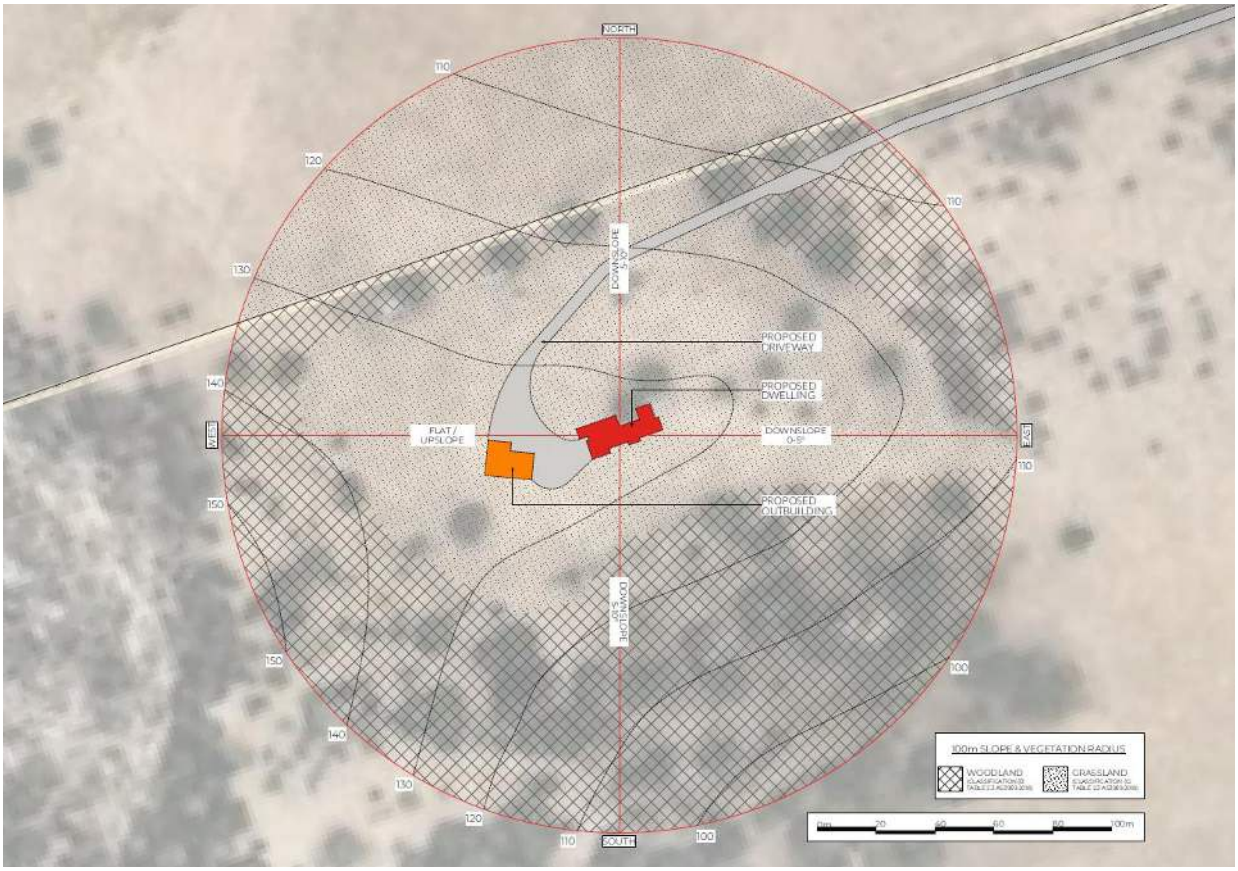


Image 2: 100m Vegetation & Effective Slope Radius – 429 Penna Road, (Source: Listmap 2024) Topography, Vegetation, and directions of bushfire threat (see Attachment 3 for enlargement of mapping).

4.0 Proposed Development

A plan is underway to establish a single Class 1a dwelling and a Class 10 outbuilding at 429 Penna Road. Currently, the lot is vacant and is in the preliminary design stage, with Pinnacle Drafting & Design working on initial drawings for a single Class 1a Dwelling. The proposed development encompasses the creation of a private access point and involves vegetation removal (Note: certain instances of vegetation removal may necessitate planning approval before clearing can proceed). In addition to constructing the dwelling and outbuilding, there is a plan to allocate a significant portion of the land for agricultural purposes, primarily focusing on the farming and breeding of various livestock. Positioned downslope from the proposed dwelling, these agricultural activities are expected to contribute to reducing the bushfire threat, with the reasonable assumption that the livestock will help manage the hazardous grassland surrounding the dwelling.

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

Quadrants	Vegetation Classification	Effective Slope	Distance to Bushfire Prone Vegetation	Hazard management area width	Bushfire Attack Level
North-East	Grassland Woodland	Downslope 5-10°	0-85m 85-100m	Min. 19m (North) Min. 16m (East)	BAL 12.5
South-East	Grassland Woodland	Downslope 0-5°	0-35m 35-100m	Min 19m (South) Min. 16m (East)	BAL 12.5
South-West	Grassland Woodland	Downslope 5-10°	0-71m 71-100m	Min. 19m (South) Min. 14m (West)	BAL 12.5
North-West	Grassland Woodland Grassland	Flat / Upslope	0-70m 70-85m 85-100m	Min 19m (North) Min 14m (West)	BAL 12.5

*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.

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: 1.1, Date: 8th April 2021*.

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 12.5 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 property is established through an internal driveway from Penna Road leading to the proposed development. The plan involves the installation of an approximately 1.75km long driveway, aligning with the Deemed-to-Satisfy requirements. The access requirements, outlined in Table 2 of the Determination (refer to Table 2), must be constructed in accordance with the design and construction standards specified in Element C. Given the driveway's length exceeding 200m, it's crucial to acknowledge the necessity for passing bays every 200m along the proposed driveway, as stipulated in Element C of the determination. This requirement includes adherence to the specifications outlined in Elements A and B, with particular attention to the driveway fall percentages. Verification and compliance with these standards are essential steps to be completed before occupancy.

Table 2. (From Table 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.

6.3 Static Water Supply for Fire Fighting

Fire-fighting water supply will be from a metal 10,000 litre tank dedicated for this purpose. The location of this tank is shown in the Bushfire Hazard Management Plan (refer to Attachment 2). The Fire Tank will also have a remote offtake installed as per the BHMP, which is to comply with the Deemed-to-Satisfy requirements. The Deemed-to-Satisfy requirement for Static Water supply is provided in Table 3B of the Determination (see Table 3) and is to be constructed in accordance with Element A, B, C, D & E and is to be verified prior to occupancy.

Table 3. (From Table 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 (including stands and tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply 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) 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.

6.4 Hazard Management Areas

A Bushfire Hazard Management Plan (Attachment 2) has been designed in accordance with the requirements specified in Table 4. *(Requirements for Hazard Management Areas)* have been established to manage risks, as well as implementing the relevant requirements for fighting fires. The Deemed-to-Satisfy requirement for access is provided in Table 4 of the Determination (see Table 4 below) and is to be constructed in accordance with Element B of the Determination and is to be verified prior occupancy.

Table 4. (From Table 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 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.	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.
E.	Hazard management areas for new buildings and additions and alterations to existing buildings classified as vulnerable use as	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

	defined in the Bushfire=-Prone Areas Code (Planning Directive 5.1)	(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.

7.0 Conclusion

BAL RATING: BAL 12.5

After conducting a thorough site analysis and vegetation assessment, it has been determined that the subject land falls within a BAL 12.5 rating. In adherence to the stipulations outlined in AS3959:2018, a Hazard Management Area (HMA) is to be established and maintained. This area will comprise mowed grassland, lawns, gardens, sections of gravel, driveway, and a hardstand, as outlined in the Bushfire Hazard Management Plan (refer to Attachment 2).

Moreover, the design of the proposed residential dwelling is mandated to comply with BAL 12.5 requirements, incorporating specific design elements to facilitate firefighting access and ensure adequate water supplies. These design elements include:

1. An upgraded driveway with a minimum width of 4m, constructed with 'all weather construction,' accompanied by associated hardstand. The driveway will adhere to correct fall percentages, and passing bays will be installed every 200m, as per the Directors Determination (refer to Section 6.2 for detailed specifications).

2. Provision of a dedicated 10,000L firefighting water supply, equipped with remote offtake, designed in accordance with the specifications outlined in the Directors Determination (refer to Section 6.3 and Attachment 2 for specific details).

It is strongly recommended that all construction and vegetation removal activities on the site align with the planning approval if applicable. Special emphasis should be placed on vegetation removal, ensuring it is conducted in strict accordance with the applicable regulations and standards.

Verification of compliance with these regulations and standards is imperative and should be completed before the occupancy of the dwelling, guaranteeing the safety and resilience of the proposed structure against potential bushfire risks.

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 1.1 8th April 2021. 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.

Attachment 1: Site Photos

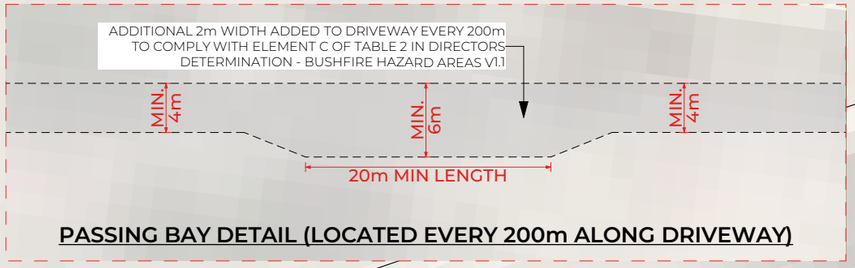
Image 3: Northern Azimuth (Photo taken on site 5/10/2023)

Image 4: Eastern Azimuth (Photo taken on site 5/10/2023)

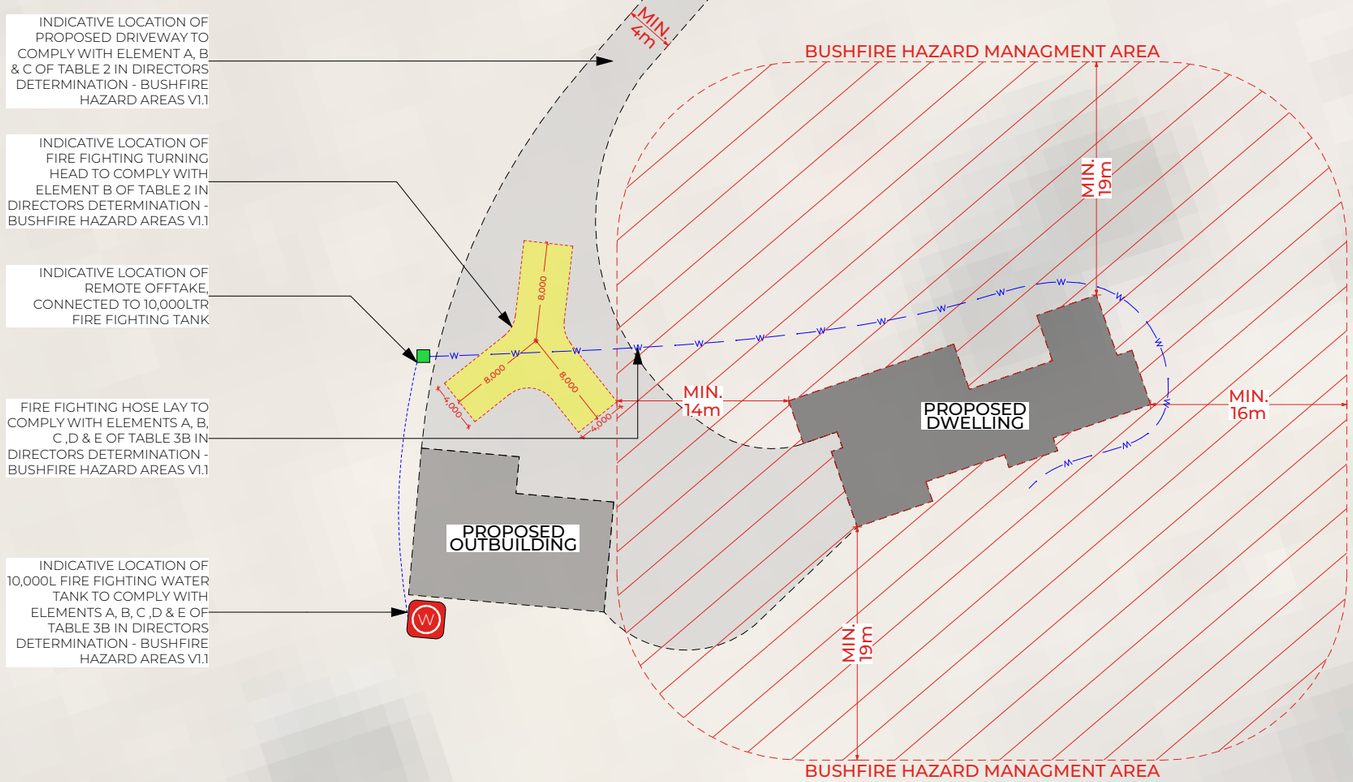
Image 5: Southern Azimuth (Photo taken on site 5/10/2023)

Image 6: Western Azimuth (Photo taken on site 5/10/2023)

Image 7: Internal Site Access



PASSING BAY DETAIL (LOCATED EVERY 200m ALONG DRIVEWAY)



BUSHFIRE HAZARD MANAGEMENT PLAN

429 Penna Road, Penna
Title: 184766/105 - Dated January 2024
This plan is to be read in conjuction with 429 Penna Road, Penna Bushfire Hazard Report, Prepared by J S Mayne, Dated January 2024 (Job Ref# PIN075-2023)

BUSHFIRE MITIGATION MEASURES BAL BAL 12.5

Refer to specifications as set out in Part 6.0 Compliance in accompanying report 429 Penna Road, Penna Bushfire Hazard Report, prepared by J S Mayne, dated January 2024. 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 OUTBUILDING
- PROPOSED DRIVEWAY
- -HAZARD MANAGEMENT AREA
- 10,000 LTR FIRE TANK
- REMOTE OFFTAKE
- HOSE LAY

PREPARED BY:
J S Mayne - Accreditation No. BFP-172
2/29B Waimea Ave, Sandy Bay
0456 449 823
josh@futuraplanning.com.au
ABN 19 248 759 296

FUTURA PLANNING

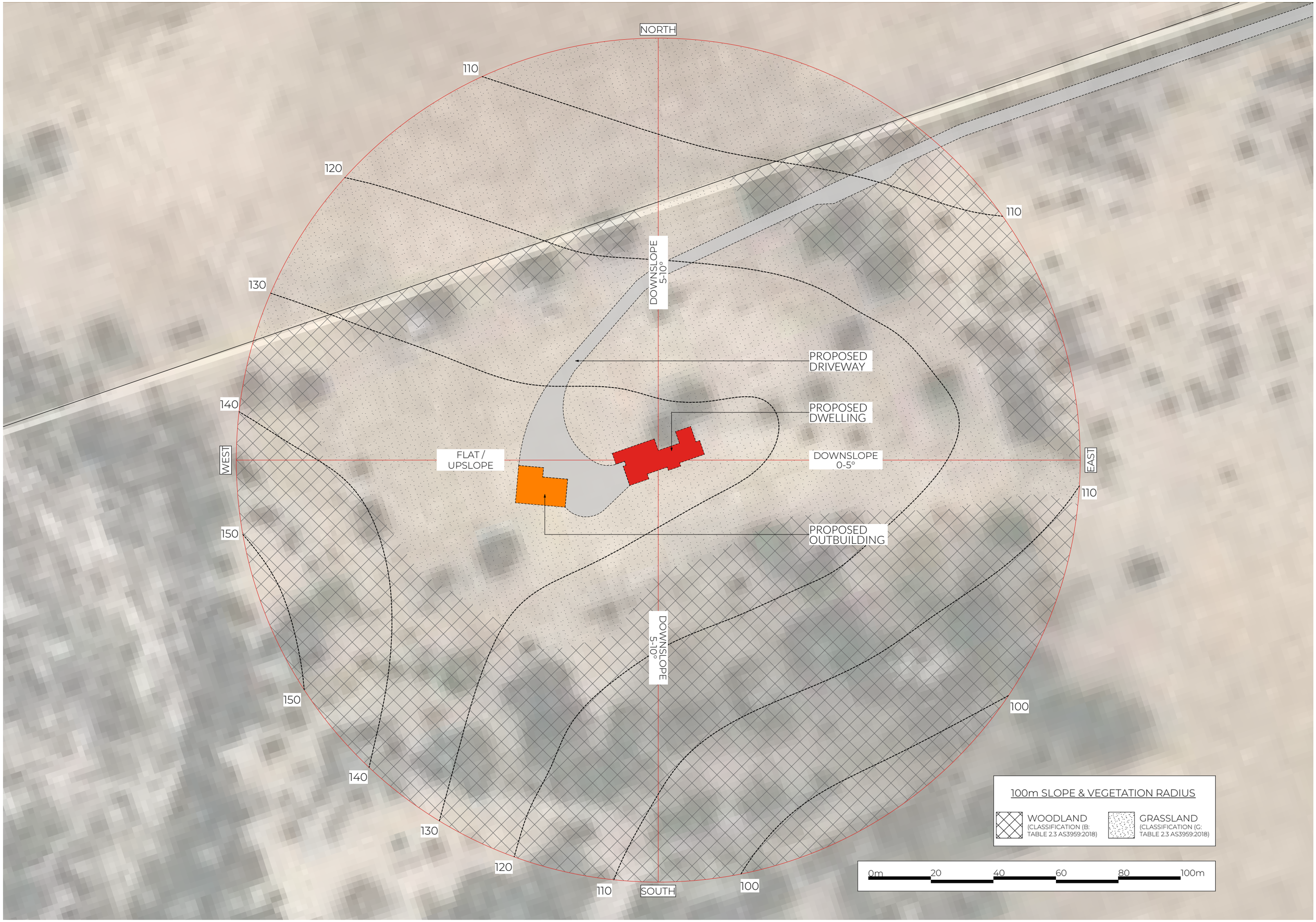
N

SCALE
1:500 @ A3

0m 10 20 30 40 50m

REVISION SCHEDULE

DESCRIPTION	ISSUE	DATE


NORTH
110
120
130
140
150
WEST
FLAT /
UPSLOPE
DOWNSLOPE
5-10°
PROPOSED
DRIVEWAY
PROPOSED
DWELLING
DOWNSLOPE
0-5°
EAST
110
PROPOSED
OUTBUILDING
DOWNSLOPE
5-10°
150
140
130
120
110
SOUTH
100
100
110
100m SLOPE & VEGETATION RADIUS
WOODLAND
(CLASSIFICATION (B:
TABLE 2.3 AS3959:2018)
GRASSLAND
(CLASSIFICATION (G:
TABLE 2.3 AS3959:2018)
0m
20
40
60
80
100m

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Paul & Katrina Gregg *Owner /Agent*

PO BOX 27 *Address*

Rosny Park 7018 *Suburb/postcode*

Qualified person details:

Qualified person: Joshua Mayne

Address: 2/29B Waimea Ave Phone No: 0456 449 823

Sandy Bay 7005 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: 429 Penna Road Lot No: 105

Penna TAS 7171 Certificate of title No: 184766

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

(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

○ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report at 429 Penna Road, Penna (inc. bushfire hazard management plan), Job Ref: PIN075-2023, Dated: January 2024
Relevant calculations:	AS 3959:2018 - Method 1 BAL assessment
References:	Determination, Director of Building Control Requirements for Building in Bushfire-Prone Areas, version 1.1 8th April 2021. 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

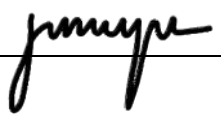
Substance of Certificate: (what it is that is being certified)

1. The assessed Bushfire Attack Level (BAL) is BAL 12.5.
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 v1.1.

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 V1.1.
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	8/01/2024

BUILDING FOR BUSHFIRE

Property Access

Property access refers to the carriageway which provides access from a road onto land to the nearest point of the building area. Habitable buildings in bushfire-prone areas must be provided with suitable vehicular access to both the buildings on the site and the firefighting water connection point.

The property access must be designed and located to allow a laden fire appliance to access the buildings and firefighting water supply, thereby assisting firefighters to defend buildings and evacuate occupants.

To the meet the Deemed-to-Satisfy requirements for property access the carriageway must be designed and constructed to comply with the following:

1. If property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point

- There are no specified design and construction requirements for property access.

2. If property access length is 30 metres or greater; or access for a fire appliance to a water connection point is required

- All-weather construction; (note: driveway carriageways do not necessarily need to be sealed. For example, a gravel driveway with appropriate drainage may be acceptable);
- Load capacity of at least 20 tonnes, including for bridges and culverts;
- Minimum carriageway width of 4 metres;
- Minimum vertical clearance of 4 metres;
- Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- Cross falls of less than 3 degrees (1:20 or 5%);
- Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- Curves with a minimum inner radius of 10 metres;
- Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- Terminate with a turning area for fire appliances provided by one of the following:
  a. a turning circle with a minimum outer radius of 10 metres; or
  b. a property access encircling the building; or
  c. a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

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Bushfire Risk Unit GPO Box 1526 Hobart Tasmania 7001
Phone (03) 6166 5544 | bfp@fire.tas.gov.au

Tasmania Fire Service

Tasmanian Government

3. If property access length is 200 metres or greater

- The Requirements for section 2 above; and
  Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

4. If property access length is greater than 30 metres, and access is provided to 3 or more properties

- Complies with Requirements for section 2 above; and
- Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

CURVES

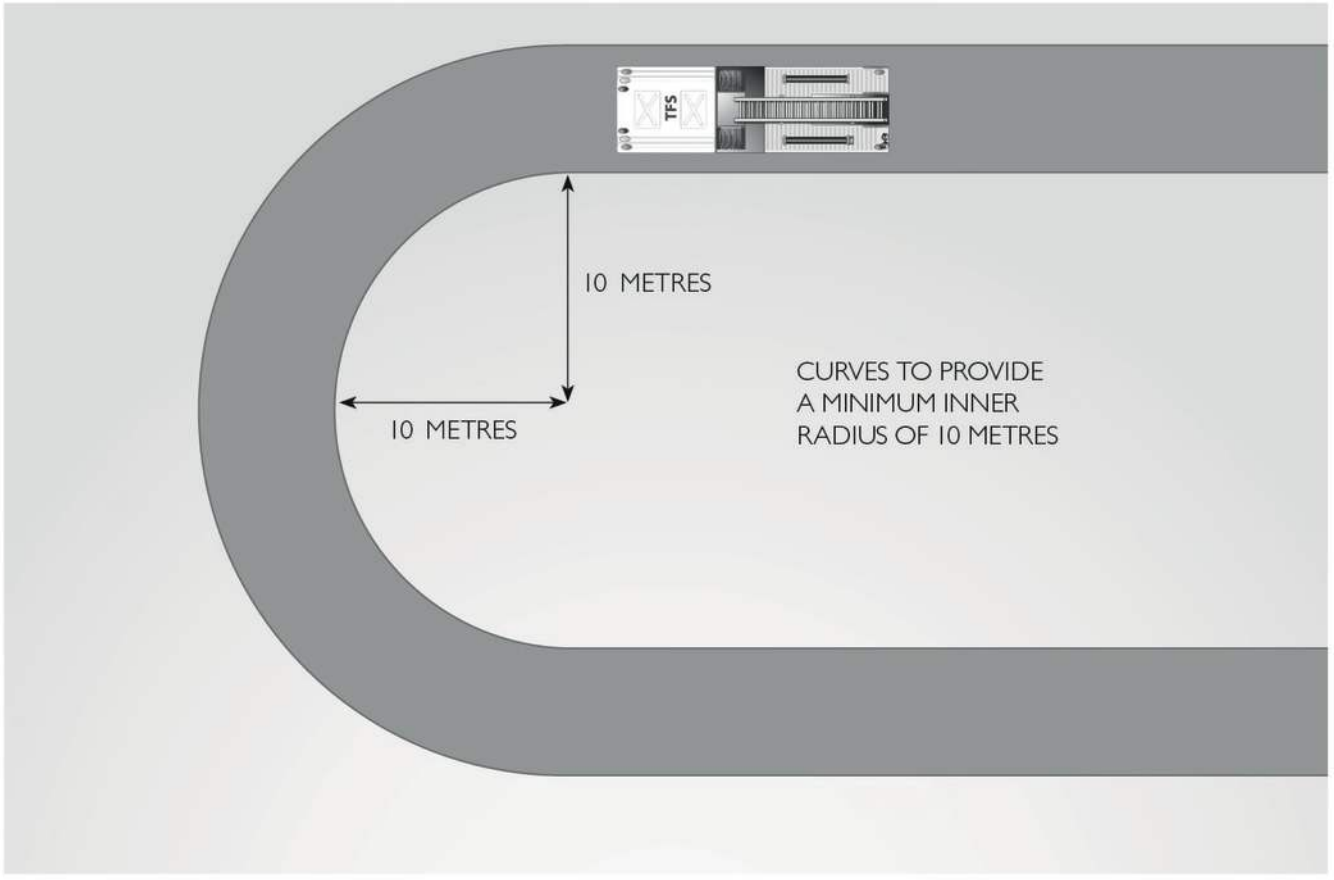

Figure 1 Curve radius

GRADIENT

Figure 2 Gradient angles

DIPS

Figure 3 Dip approach and exit angles

CROSS FALLS

Figure 4 Cross fall angles

WIDTH AND CLEARANCE REQUIREMENTS

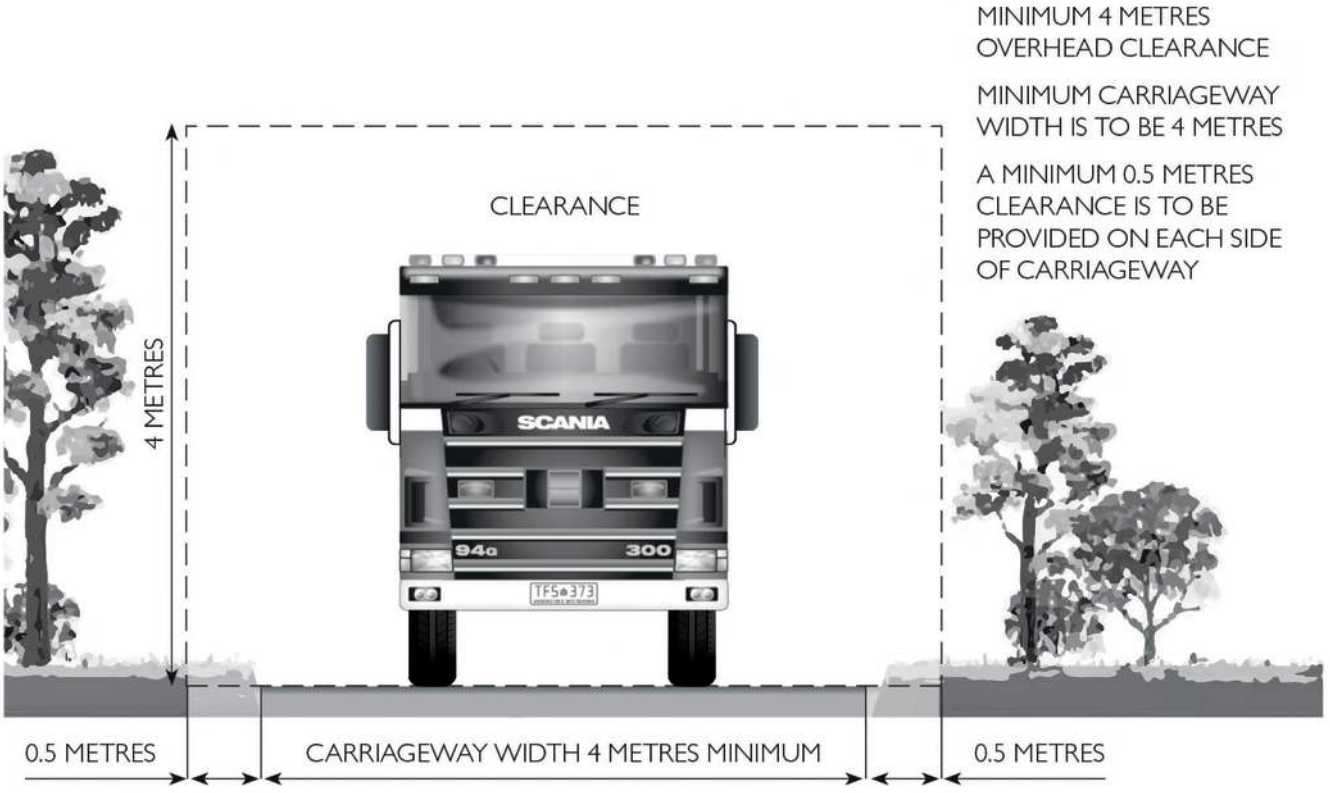

Figure 5 Carriageway width and clearance

TURNING AREAS AND PASSING BAYS

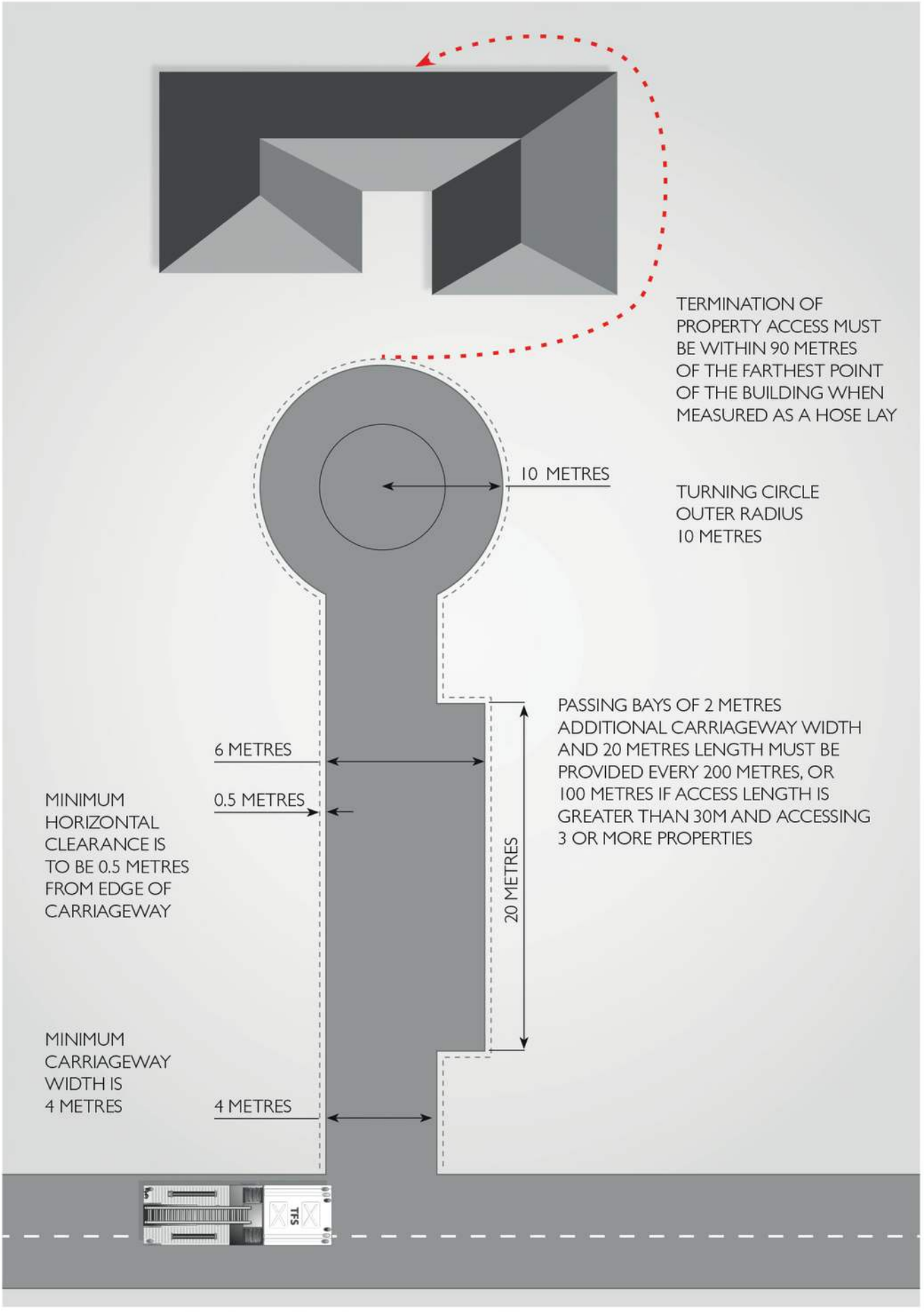

Figure 6 Property access turning areas and passing bays

TURNING AREAS AND PASSING BAYS CONTINUED

Figures 7 and 8:
Private access termination

'Hammerhead T or Y' driveway turn-arounds provide sufficient maneuvering space for fire appliances to access a property, defend and safely and quickly exit.

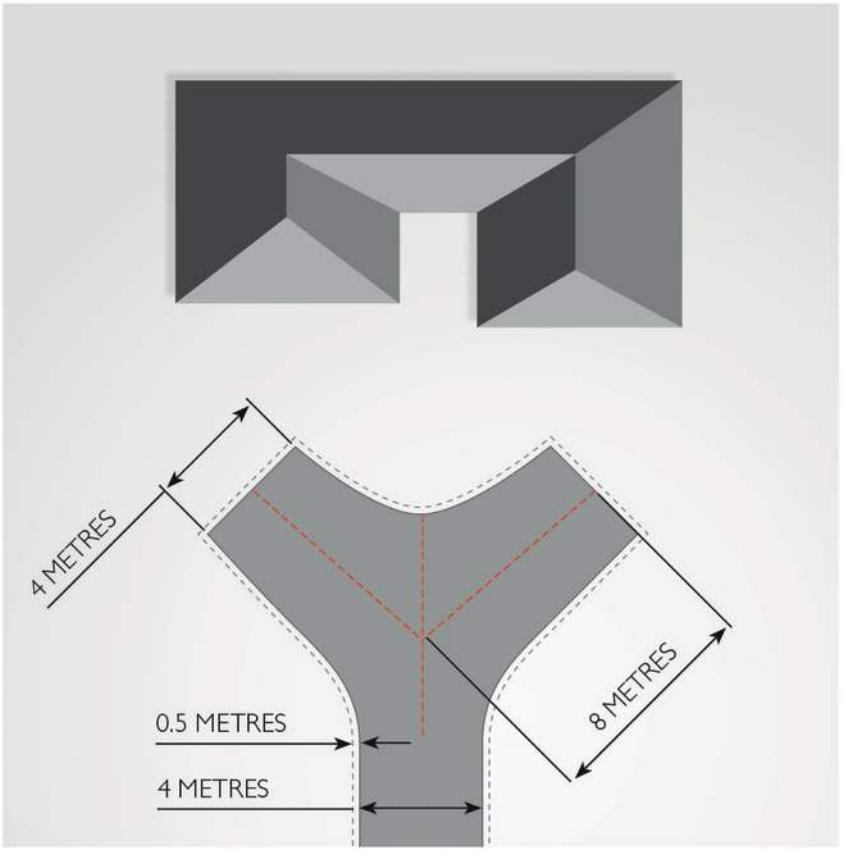

Figure 7: Private access turning head – Y

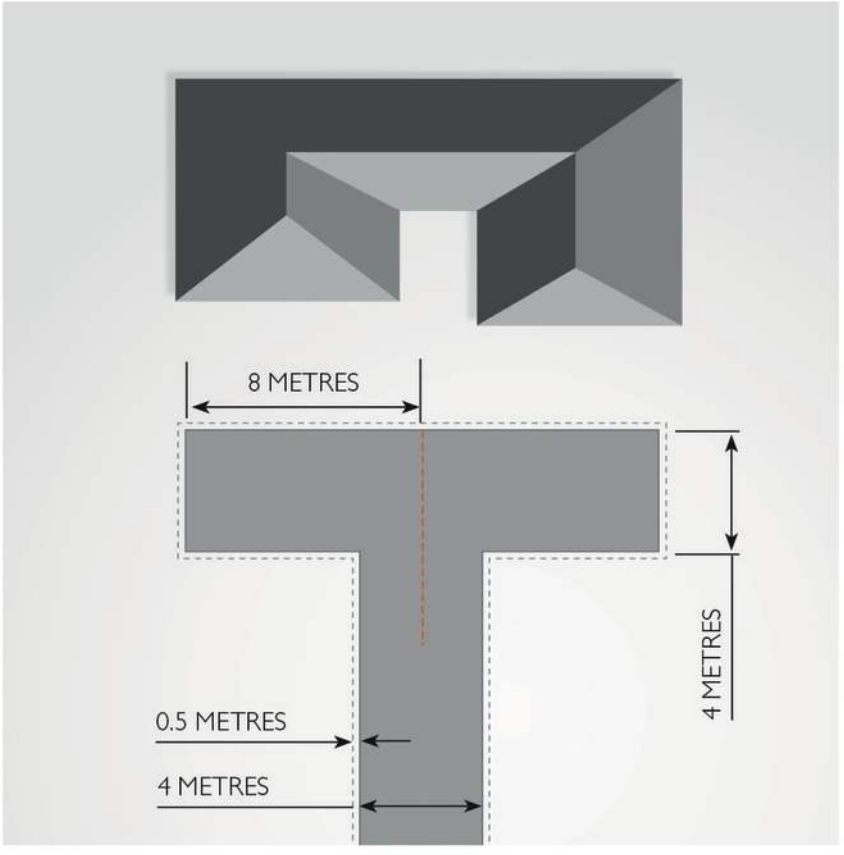

Figure 8: Private access turning head – T

GLOSSARY OF TERMS

Carriageway – the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.

Deemed-to-Satisfy – provisions which are deemed-to-satisfy the performance requirements.

Habitable building – a building of Class 1 – 9 of the Building Code of Australia.

Hose lay – the distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.

Property access – the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.

TFS – Tasmania Fire Service

Firefighting water point – the point where a fire appliance is able to connect to a water supply for firefighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake or pool).

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d° 1903441

Farm & Land Management Plan

Wiltipol Sheep Breeding and Lambing and a Dwelling

429 Penna Road Penna 3171

Report Prepared by
Dean Suckling
Enprove Pty Ltd

Report Date:
9th November 2023

EnProve
AG & ENVIRONMENT

Contents

Plan Objective:

This Farm Management Plan is drawn to provide an assessment of current agricultural activities, identify future improvements that will benefit the agricultural production values of the property and identify the benefits of the proposed dwelling at 429 Penna Road, Penna.

This plan is for the provision of Wiltipol sheep breeding and lambs for sale. The owners will establish the enterprise upon the issuing of a planning permit for a dwelling, and the farm will be managed from that dwelling.

Property Details:

Property Address:	429 Penna Road, Penna 7171
Property Description:	9092442 184766/105
Area:	41.5 Hectares
Local Authority:	Sorell
Zoning / Overlays:	Rural Low Landslide Hazard (Part) Medium Landslide Hazard (Part) Waterway and Coastal Protection Overlay (Part) Bushfire Prone Area Priority Vegetation Area (Part) Scenic Protection Area (Part)
Current Use:	Vacant

Proposal Overview:

Paul and Katrina are passionate about farming their small acreage and protecting their local environment. They are already busy at work, improving the agricultural production values of their property. The property had become rundown and unloved, and this is evident. Large areas of the property have serrated tussock thickets, there is no infrastructure, and external fencing has been damaged. They have spent several years looking for a suitable property, their ideal property, to develop and demonstrate their farming ambitions. They are keen to adopt a regenerative approach to making their farm productive and sustainable, improving the overall ecological values, and producing high-quality Wiltipol sheep as breeders or meat sheep.

The site has had no dedicated agricultural purpose for many years; this proposal effectively brings it back into agriculture. The property has some major limitations and could have been written out of agriculture. It is steep; there is no connected water no developed infrastructure, and half of the site has severely restricted agricultural use due to the landform, rocky ground, and lack of viable water supply. The property has land classifications of 4, 5 and 6, which suggests light agricultural touch is best.

But, the proponents are passionate about improving and farming their small acreage and protecting their local environment.

The agricultural and land management highlights include:

- The keeping and breeding of 40 Wiltipol ewes.
- The birthing and sale of 20 lambs each year to other farmers as breeding ewes or rams.
- The birthing and sale of 30 lambs each year for processing as spring lamb.
- The ongoing control and elimination of a serrated tussock infestation.
- The improvement of soil to a modern agricultural standard.
- A significant area is set aside for managed conservation.
- A sustainable financial model for production from a small rural property.
- The adoption of regenerative and ecologically aware methods for improving a farming property.

The property currently generates zero agricultural revenue. It has low soil fertility, no modern agricultural plants and no agricultural infrastructure. The pastoral production is currently estimated to be 2.5 tonnes of dry matter per hectare per annum, producing $7,000 revenue in hay equivalent. The property appears to have been excised from the adjoining farm at some time in the past, presumably due to the difficulty of managing the steep landscape.

The development of the enterprise calls for the investment in the agricultural infrastructure of over $100,000, the improvement and regeneration of soils to a productive agricultural level and the investment in a new dwelling, shedding, services and access way.

After the initial development period, the enterprise will generate an indicated $35,000 in farm revenues each year, and there is scope to increase that return over time.

The proposal is seen as a great example of high quality, high-returning agricultural use of a tricky agricultural lot contained within the rural zone, which is well fitted to the character of the greater area.

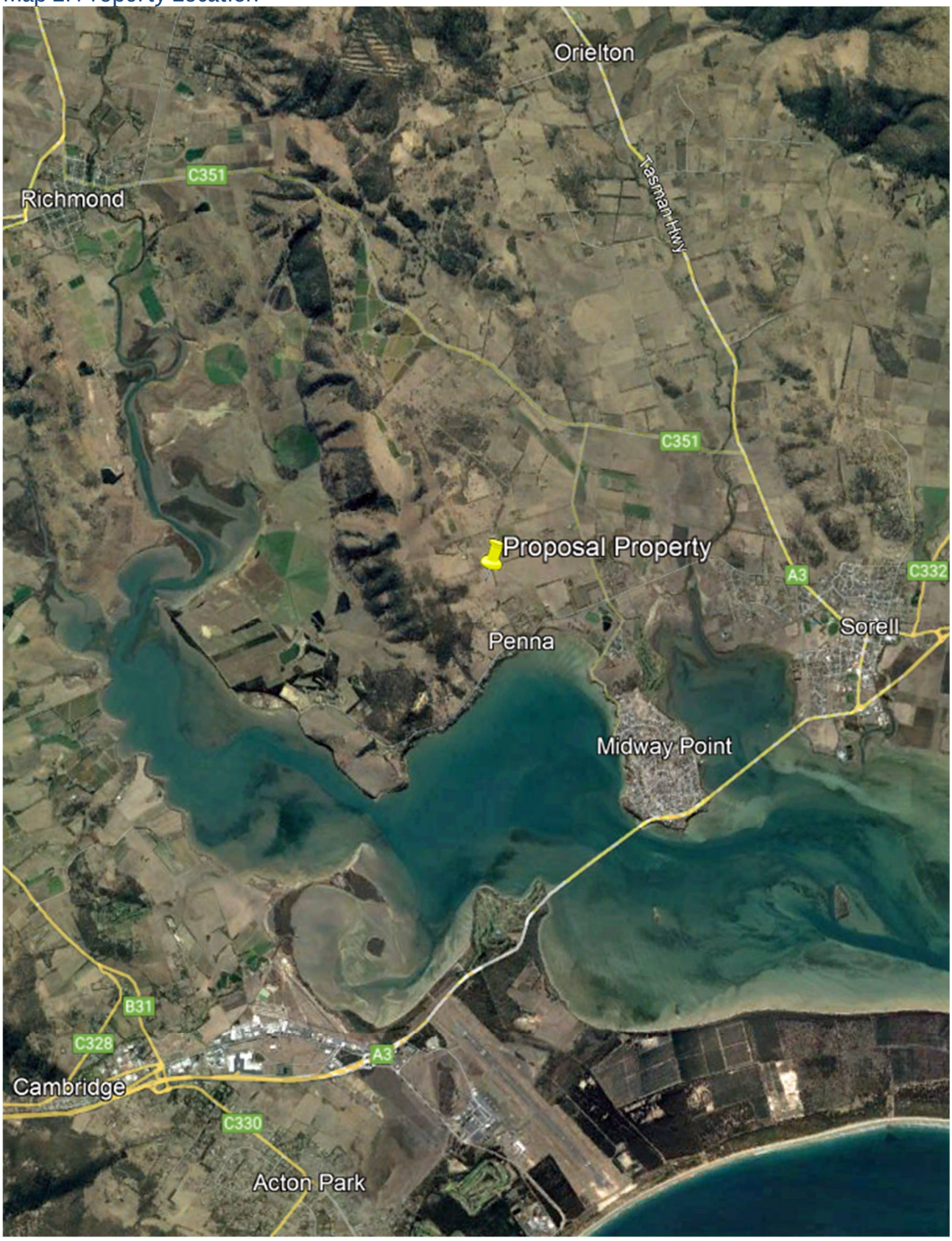
The requirements for dwelling on this farm are the same justifications for any farm. The management times and tasks can be similar:

- Biosecurity: New biosecurity requirements mean all visitors, vehicles and new stock to the property should be screened and, if necessary, disinfected. This needs to be monitored constantly.
- Monitor Animal welfare: (typical daily routine) listen and watch the stock for illness and lameness, identify downed stock and identify the issue, check for broken legs or injuries, birthing complications (any time of the day or night), staggers, animals trapped in fences, gates, feeders bullying to name a few common issues.
- Security and prevention of Theft: Thousands of livestock and sheep are being stolen as they are now valuable and can be readily sold interstate due to tag issues.
- Dog attacks on newborn lambs have been an issue in this area, and a farmer's presence means they can be deterred or eliminated.
- Attended farms have a lower ewe loss rate than unattended farms (~10% lower).
- Road safety: stock escape, young stock are particularly good at this. Monitoring stock and identifying and relocating potential rogues will prevent this and save a passing motorist's life.
- Daily Farm management routine: check water, check fences, check and feed stock, check pasture availability, fix things (say 10 hours a week for a resident without the corrective works).
- Agricultural Improvement: Remotely operated farms are understocked and undermanaged as the above tasks cannot be completed promptly. This level of activity is nearly impossible to manage remotely.
- Farming is a 24-hour-a-day, 365-days-a-year activity. Time is at a premium, especially in winter when it's dark 12 hours a day; an on-site resident will achieve a lot more and monitor for issues just by being there.
- Pastoral use maximisation: Paddocks can be monitored for growth rates, fertiliser requirements, pest attacks, and animals relocated.
- Bushfire prevention and management of stock in the advent of fire.

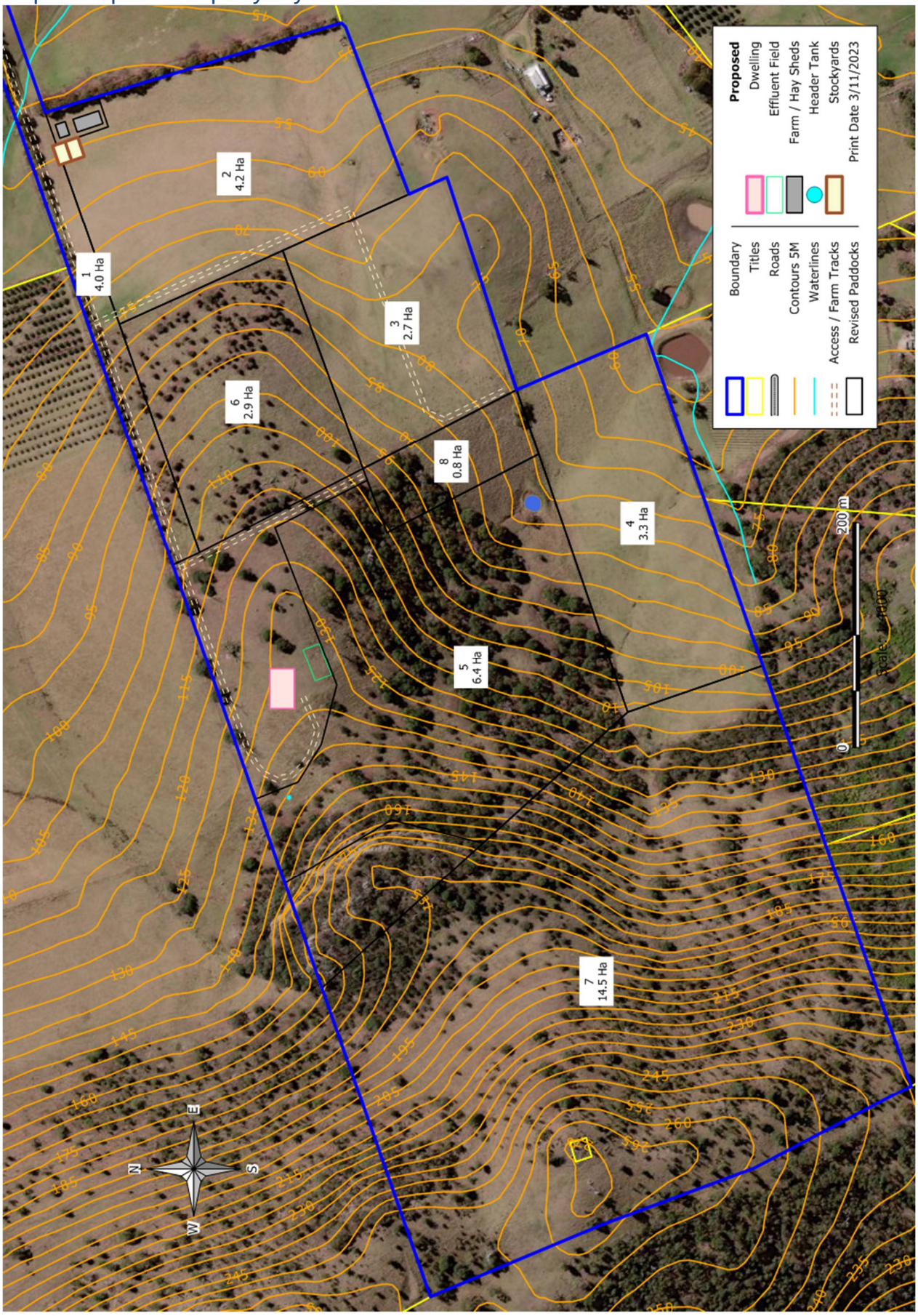
A dwelling on a farm is a lot more than a place where people reside. It has an essential and ancillary purpose as a farm office, administrative centre, meeting room, first aid shed, animal pharmacy, security and biosecurity checkpoint, tearoom, toilet block and monitoring post for a 24 hour a day, 365 days a year business.

Site Location and Property Map:

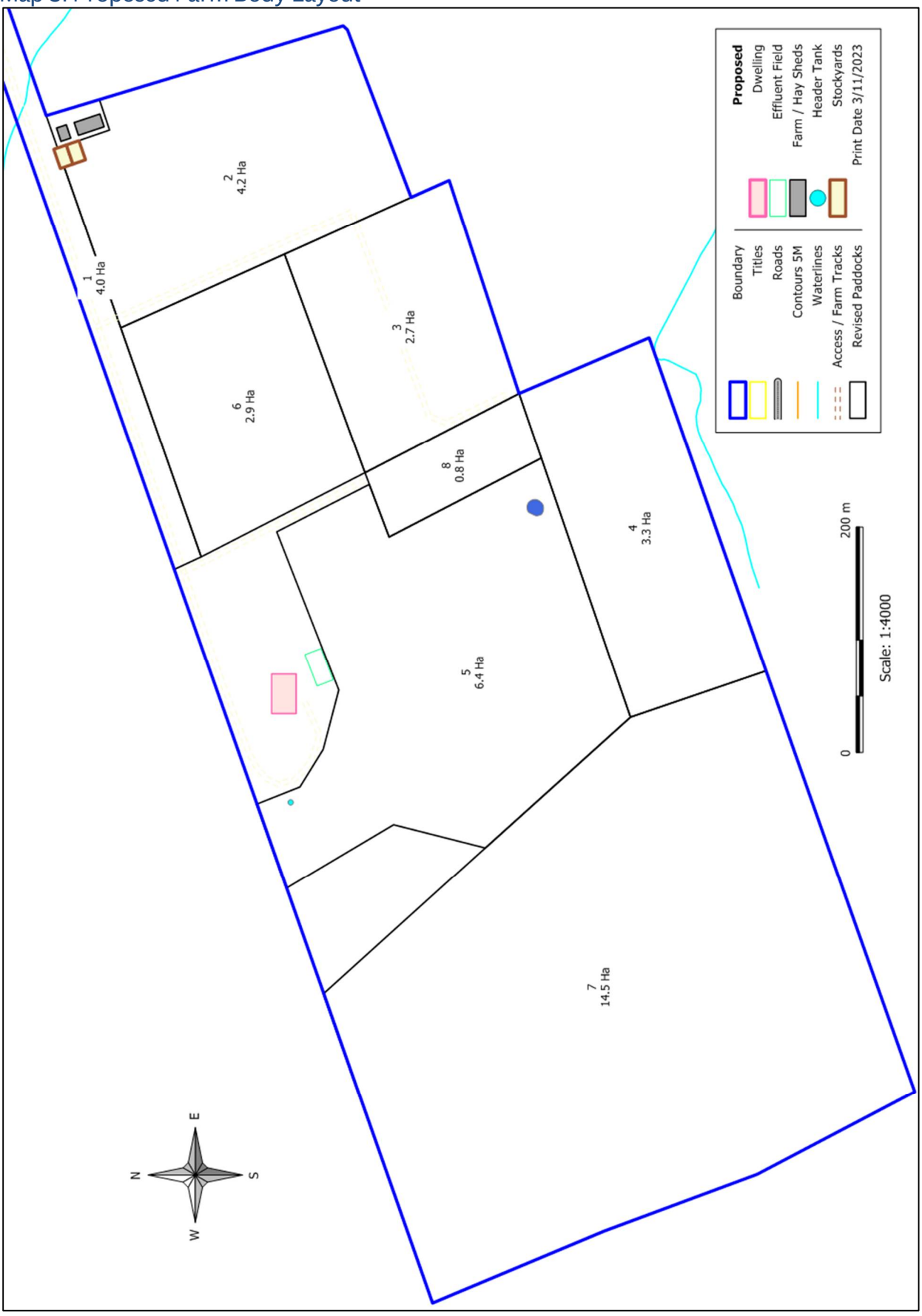
Map 1: Property Location



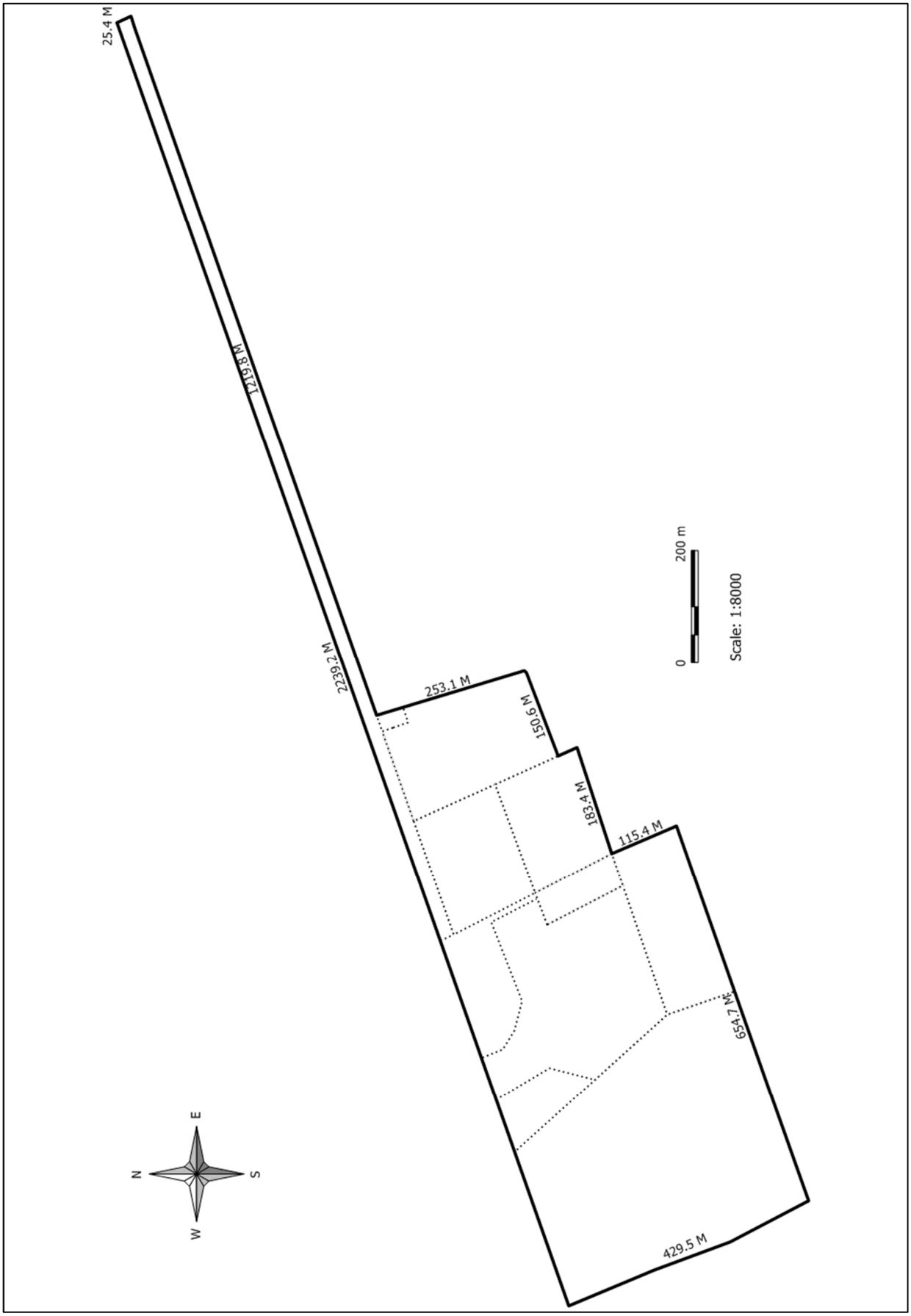
Map 2: Proposed Property Layout



Map 3: Proposed Farm Body Layout



Map 4: Property Dimensions



Farming Factors:

Site Topography:

Topographically, this site is busy. The site occupies the side of a ridgeline with landfall generally from the west to the east. The middle section of the site is extremely steep, and some parts cliff. The elevation change from east to west is from 10M AHD to 270 M AHD for a total elevation change of 260 metres with an average 10.8 % grade. The main farm body, excluding the 1.3 km long driveway, has an average gradient of 22.3%, which means that mechanisation can be difficult and dangerous on parts of the site and is unusable for agriculture.

Climate:

Penna climate statistics:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean Max (°C)	22.7	22.4	20.9	18.2	15.3	13.0	12.6	13.5	15.5	17.4	19.1	20.8	17.6
Mean Min (°C)	12.2	12.1	10.9	8.8	6.7	4.7	4.2	4.7	6.1	7.6	9.3	10.9	8.2
Mean Rain (mm)	32.4	24.1	35.7	30.1	45.5	39.5	30.8	43.7	30.6	52.9	44.4	41.3	450.1
Median Rain (mm)	34.2	19.9	24.2	21.4	32.4	28.3	19.4	40.8	27.4	45.7	40.1	39.8	435.9
Mean Rain Days	5.3	5.0	6.2	6.6	7.1	6.6	7.8	8.8	8.0	8.4	7.6	7.3	84.7

Data: Climate BOM 94008 Hobart Airport, Rainfall BOM 94248 Sorrell

The climate is the typical temperate type of warm, dryer summers and cool, wet winters. The climate is good for the chosen agricultural activity.

Water Supply:

The property currently has a temporary external water connection and a small farm dam. Water tanks will be installed on all buildings, which will allow rainwater harvest of about 260,000 litres of rainwater in an average rainfall year (assuming 570 square meters of roof area) to supply the dwelling. The existing stock water dam will be enlarged to hold a megalitre of water, which will be an adequate supply for all stock. A header tank will be installed near the dwelling site to hold a reserve for stock and pressurise the supply network. The westernmost paddock (7) is problematic, and stock water will be carted to that paddock when it is used for stock.

Pest Plants and Animals:

The property has a significant establishment of serrated tussock (mainly paddock 3), which will be subject to a spray, rip and burn program. There are minor establishments of boneseed and boxthorn, which will be manually controlled with spraying or ripping. The site will be subject to usual pasture weeds, which will be managed with standard farming methods such as spraying, grazing and mechanical removal.

There are no noted environmental pests, although there is a very large kangaroo and wallaby population, and any attempt at improving the pasture will need to exclude the kangaroos and wallabies; otherwise, successful pasture or crops will only attract more kangaroos and no gain made. Those animals will need to be deterred or controlled as part of farm management.

Soils:

Two agricultural soil tests were collected from the main paddock area. The property soil is rated as clay soil, which has some general limitations to use and is prone to waterlogging during wet periods and drying and cracking during dry periods. There is a limited organic band on these soils, indicating a limited topsoil depth. The soils are similar enough to be treated the same.

Key summary soil conditions (test results next page):

Soil Analyte	**Paddock 2**	**Paddock 3**
Texture	Clay	Clay
Phosphorus	Low (Olsen P 6.8 mg/Kg)	Very Low (Olsen P 3.1 mg/Kg)
Soil pH	Good 5.3 ($CaCl_2$)	Good 5.3 ($CaCl_2$)
Potassium	Elevated (Colwell K 497 mg/Kg)	Elevated (Colwell K 450 mg/Kg)
Sulphur	Fair (5.8 mg/Kg)	Fair (6.9 mg/Kg)
Organic Carbon	Very good (4.5 %)	Very good (4.2 %)
Trace Elements	Copper, iron, and manganese are good. Boron and zinc are slightly low.	Copper, iron, and manganese are good. Boron and zinc are slightly low.
Cations / Soil Structure	High cation exchange capacity with poor cation balance. Exchangeable calcium is low, and exchangeable magnesium is high.	High cation exchange capacity with poor cation balance. Exchangeable calcium is low, and exchangeable magnesium is high.
Aluminium	Low	Low
Salinity / Sodicity	Low electrical conductivity / low sodicity in cations shows no salinity issues.	Low electrical conductivity / slightly elevated sodicity in cations shows no salinity issues.
Nitrogen (seasonally variable)	Low nitrogen levels at the time of testing.	Fair nitrogen levels at the time of testing.

Phosphorus levels are very low; phosphorus is important for grass development and rooting; improving those levels will increase grass production significantly.

The soil nitrogen is also low; there is no specific target for nitrogen as it is seasonally variable (and is different for plant types). Ammonium and nitrate nitrogen should total at least 30 mg/Kg/Ha in Spring. Soil bugs will do part of the work providing nitrogen, but the current dry conditions may have hampered their work. Nitrogen makes plants grow and produces protein, which makes stock grow. Molybdenum was not tested (soil molybdenum testing is notoriously unreliable) and is likely to be deficient; molybdenum is an important part of the nitrogen cycle and protein synthesis in plants. Molybdenum is a microtrace element, and 50 grams per hectare is all that is required. It can be dissolved in water and sprayed onto paddocks.

For stock, there are a couple of potential soil-type issues. Cations are positively charged ions and indicate both structure and nutrient issues. We want a good balanced ratio. Exchangeable calcium is low. The lack is why the soil will be soupy and weak when wet; calcium binds soils together. Low calcium is also problematic for the farming system. It is measured in tens of tonnes per hectare but can become poorly available to soil biology and plants (and therefore stock). Microbiology drives the system and is largely exoskeletons (calcium); earthworms also need good calcium, as well as the fungus in the soil. They get a bit limited when it isn't available. Good structure opens the soil to improve water infiltration as well (when not inundated).

The potassium is quite high (probably naturally), which can cause issues during pregnancy and lactation for mothers. If issues arise, calcium licks need to be available in stock during this period.

The exchangeable magnesium is also very high; this is also part of the soil structure weakness. It might also represent high in the grass, and high magnesium can create twitchy and badly behaved animals and ultimately limit stock growth.

Lime (calcium carbonate) can be spread to rebalance the soils, although I don't think there is much available down there. Otherwise, supplementary calcium might be needed for stock during spring and pregnancy. Ag Lime would be required at a rate of 5 tonnes per hectare.

Biosolids from Spectran may be available for soil fertility, and they are well-suited to correct phosphorus and nitrogen deficiency. It has potassium, which is not required, but it won't be alterable. The biosolids also contain zinc, which will be useful as well. Alternatively, a commercial fertiliser can be used, and even a farm-specific blend can be made up by a fertiliser supplier.

The soil has become hard and compacted and will require working to rejuvenate and re-open the structure to allow water and nutrients to infiltrate, which will also create channels for plant roots to push down deeper. Significant root matting and tussock establishment mean that soil cultivation will need to occur to allow pasture grasses to re-establish. Even after initial cultivation (by discing), the soil may still be blocky and root-bound and may need another working pass. Initial passes will be shallow with a narrow disc angle to cut soil rather than turn soil if there is insufficient seed bank (particularly under tussock areas), as grass seed will be required.

General Land Capability Assessment:

This assessment sensibly includes all the management and environmental factors. The property is split between classes 4, 5 and 6, indicating that only light agricultural use is suitable and not suitable for mechanisation and will require high labour inputs to succeed.

Class 4: Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops. Severe limitations of erosion, wetness, soils or climate constrain the length of the cropping phase and/or range of crops. Major conservation treatments and/or careful management are required to minimise degradation.

Class 5: This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal, and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices."

Class 6 Definition: Land marginally suitable for grazing because of severe limitations. This land has low productivity, high erosion risk, low natural fertility or other limitations that severely restrict agricultural use.

The land class increases from east to west, with the lower eastern area suitable for grazing and the western, elevated area more difficult to use and nearly impossible to improve. The centre cliff area would rate class 7 and is excluded from farming.

Soil Test Results:

Farmer: Paul Gregg **Sample Date:** 15/09/23

Sample Name		**Paddock 2**	**Paddock 3**	
Lab Sample No.		V1S23018	V1S23019	
Test Depth (cm)		0-10	0-10	
Soil Colour		Dark Grey	Dark Grey	
Gravel %		5%	5%	
	Unit	**Level Found**	**Level Found**	**Good Range**
pH Level (H_2O)	pH	6.3	6.4	5.6 - 6.4
pH Level ($CaCl_2$)	pH	5.3	5.3	5.0 - 6.0
Aluminium ($CaCl_2$)	mg/Kg	< 0.20	0.2	< 2.0
Conductivity	dS/m	0.08	0.10	< 4.0
Phosphorus Olsen	mg/Kg	4.1	3.1	10 - 18
Phosphorus Colwell	mg/Kg	13	10	30 - 50
Potassium Colwell	mg/Kg	497	450	140 - 250
Sulphur	mg/Kg	5.8	6.9	10 - 20
Organic Carbon	%	4.5	4.2	3 - 6
Ammonium Nitrogen	mg/Kg	4	8	
Nitrate Nitrogen	mg/Kg	5	2	
DTPA Copper	mg/Kg	2.15	1.88	> 1.5
DTPA Iron	mg/Kg	110	118	100 - 400
DTPA Manganese	mg/Kg	41	32	> 20
DTPA Zinc	mg/Kg	1.8	2.4	> 5
Boron (Hot $CaCl_2$)	mg/Kg	1.3	1.3	> 1.5
Cations	**Unit**	**Level Found**	**Level Found**	**Good Range**
Cation Exchange Capacity	meq/100g	35.02	28.70	10 - 20
Exchangeable Calcium	meq/100g	20.29	16.24	
	BSP %	57.95	56.59	70 - 85
Exchangeable Magnesium	meq/100g	13.01	10.60	
	BSP %	37.16	36.94	10 - 20
Exchangeable Potassium	meq/100g	1.14	0.96	
	BSP %	3.26	3.35	3 - 8
Exchangeable Sodium	meq/100g	0.55	0.86	
	BSP %	1.57	3.00	< 5
Exchangeable Aluminium	meq/100g	0.03	0.04	
	BSP %	0.07	0.13	< 2.0
MIR Particle Sizing	**Unit**	**Level Found**	**Level Found**	
Sand	%	27.69	34.87	
Silt	%	25.50	25.02	
Clay	%	46.81	40.11	
Classification		Clay	Clay	

The main corrections required are highlighted.

Pastoral Improvement:

The current pasture is to be retained, and soil conditioning is used to improve the productive capacity. The pasture has shown it can be highly productive under the right seasonal conditions. That improvement will include the improvement of phosphorus and nitrogen fertility and a pasture weed spray program to increase the overall grass cover.

The current yield and pasture digestibility of the paddocks (grass and weeds) is difficult to determine as yet but is estimated to be about 2 tonnes of dry matter per hectare (dry matter is the digestible part of the plant; the remainder is water). Assuming reasonable digestibility, the property capacity is indicated to be 40-50 ewes and lambs. Poor digestibility could make the site unsuitable for lactating ewes, though and old grass is more prone to poor digestibility.

In the longer term, improved agricultural grass varieties may be added to the site by oversowing. The mean rainfall of 450 mm means that the pasture variety needs to be chosen carefully. A mixture of grass species is often the best way forward for small lots of sheep grazing. A mixture of perennial ryegrass (e.g., Vic rye and AR150), fescue or phalaris (or similar) and clover is ideal (consult a local seed supplier for the most suitable local varieties).

Improving pasture production is important as it will allow for stock to grow quickly and allow fodder production for feedout in the drier months. Fodder production areas will need to be secured to exclude stock during spring. A summer crop could also be considered to supply fresh green in the dryer times.

Paddock Layout/ Rotational Grazing System:

There will be four main grazing paddocks, which will be improved; the accessway will also be used as a paddock with some improvement. The two western paddocks will not be suitable for improvement due to landform and will be used sparingly when season permits. This division will allow the introduction of rotational grazing, which allows stock to be moved more regularly. Rotational grazing will be adopted to improve pasture use efficiency and allow greater recovery time between grazings. Rotational grazing involves moving livestock through a series of paddocks, so when they have finished grazing the last paddock in the series, the first paddock has recovered to allow the rotation to recommence. Rotations are generally organised around the plant growth cycles and optimise pasture utilisation. Grasses reach the best growth rate at about 30 days after grazing. Higher yields are achieved by allowing paddocks to be ungrazed for more than 30 days. More paddocks mean an increased recovery period is possible in paddocks between grazing. Rotational grazing is typically 50 per cent more productive than open paddocks.

Livestock:

The main livestock on the site will be Wiltipoll, which are low-maintenance, self-shedding meat sheep that have been gaining popularity for ease of management. They have an excellent growth rate, good feed-to-growth conversion rate, quiet temperament, and good lambing and mothering. They have an average lambing rate of 130-160 % depending on local conditions, and lambs are born heavy, so ready for market early.

The main complication is the limited support in genetics and acquiring other suitable animals to add to the flock. They maintain a good sell price to other farmers for breeding and use.

A small number of chickens, pigs and Hereford cattle will be retained on the site but not for commercial production.

Infrastructure and Business Management:

Required Infrastructure:

There is limited infrastructure on the property for the proposed enterprise. There is an installed water and trough network for stock watering, which will need to be upgraded. The current access is fair but will need to be improved, and there will be new farm sheds and power supply. Formed tracks will be constructed to the paddocks, allowing all-season access. The dwelling, house access and water connection will need to be constructed.

The external fencing is mostly in good condition, and some new internal fencing will be required for the paddocks. The farming itself will require an investment in the paddocks to improve productivity and reduce weed establishment.

A new farm equipment shed will be constructed, and an additional farm shed will likely be required. A new set of stock handling yards will also be installed.

Staffing:

The proponents will develop, manage and do most of the work on their farm. They are experienced stock farmers and already have a breeding flock of Wiltipols. As with any livestock breeding and rearing, the requirement for someone to be nearby to monitor audible and visual signs of animal distress for animal health and welfare is very important.

These types of enterprises contribute to the local economy by utilising local contractors for construction work, farm maintenance, transport industries, and agricultural support industries.

Opportunity Cost / Farm Diversity:

The property has been used for sheep rearing and part of the site for orcharding, and it has been used for ad hoc grazing more recently. The proposed enterprise effectively brings the property back into high-value agricultural use. Due to landform, environmental sensitivities, size and value, the property is unsuitable for integration with the adjoining sites and those activities. The proposed layout makes excellent use of a complex landscape.

Agriculture is dynamic, and markets change and evolve; climate change is impacting agricultural suitability, and farm circumstances alter. As with any business, the farming method and type should be constantly evaluated and, if required, adjusted to meet new circumstances.

Allowance for possible future expansion:

The enterprise has limited opportunity for expansion due to the land size, and adjoining properties are mostly developed with housing.

Financial Projections:

The proposal calls for further investment in agricultural infrastructure and productivity improvements of $100,000 and the investment in a dwelling of over $500,000.

After the initial development period, the enterprise return is expected to be over $35,000 a year in livestock sales for breeders or for processing.

Indicative Farm Revenues (excluding land, buildings and machinery costs and not adjusted for CPI):

Income/Cost Item	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5+**
Ewe Sales (~$600)	0	6,000	12,000	12,000	12,000
Ram Sales (~$2500)	0	0	0	10,000	15,000
Processor Sales (~$250)	0	8,500	8,500	8,500	8,500
Total Indicated Revenues	**0**	**14,500**	**20,500**	**30,500**	**35,500**
Stock Maintenance (Vet, breeding, feed cost, etc.) ~5%	0	-725	-1,025	-1,525	-1,775
Pasture / Hay / Fertility Costs	-10,000	-10,000	-2,000	-2,000	-2,000
Apportioned Rates, Insurance, Utilities	-3,000	-3,000	-3,000	-3,000	-3,000
Infrastructure Investment	-50,000	-50,000	0	0	0
Variable Costs ~8%	0	-1,015	-1,435	-2,135	-2,485
Net Return	**-63,000**	**-50,240**	**13,040**	**21,840**	**26,240**

Notes:
Dwelling, buildings, land holding and equipment costs are excluded as they can be financed in many ways.

Environmental Factors:

Natural Resource Management:

The site has a part cover of Natural Assets Overlay on the western end, and given there is no land use change or development in that area. The landscape is typical of highly modified pastoral farming, having been cleared and entirely used for agricultural production. The western end of the site retains a good cover of endemic trees, and the understorey has been heavily grazed and is dominated by bracken and weeds.

The property has some good quality paddock trees, which are recognised and will be managed. The proponents are very interested in protecting these trees for the future and believe they are an important part of the character of the property and shelter for stock.

Landslip, Erosion and Compaction:

The property has several areas classified as landslip hazard overlay, which are currently vegetated, grassed and sound. There are no obvious signs of landslip or shear areas. The more pressing issue is the tunnel erosion occurring primarily within the Paddock 4. This has created tunnels that collapse and deep gullies, which have created risks for machinery and stock and are reducing the paddock area. The erosion heads are near the fence line, which coincides with rocks and vegetation and is not expected to climb too much further. To ensure that those heads will be reinforced with rock beaching, which will anchor soil and still allow drainage. The existing tunnels will also be filled in with rock to slow water and reduce erosive force. Ultimately, the establishment of quality pastures should provide additional resistance to erosion and reduce head creep.

The steeper parts of the site retain a good cover of deep-rooted bushes and trees, which will resist erosion in those areas and none of that vegetation is planned to be removed as part of the development. There are no designated waterlines on the main farm body, but part of the site has a Waterway and Coastal Protection Overlay. Those areas retain good quality vegetation cover to resist erosion and prevent water quality run-off issues.

Key recommendations for controlling erosion:

- Manage the land to maintain maximum vegetation cover.
- Disturbed surfaces should be revegetated as soon as possible.
- Hard surfaces that collect water need to be drained, and water must be managed to low water flow velocity—no uncontrolled water discharges.
- Hard surfaces around the house and shedding should have water collected in tanks and overflow drained to the dam.
- The proposed house and shedding have water tanks to collect roof water; overflow from those tanks should be managed.
- Soil working should be avoided or contained to the level of paddock areas and never during rainy periods.
- Soil quality can be improved to ensure better vegetation coverage.
- Rabbit controls should be in place.

The soil does have a high clay content and will be susceptible to compaction, particularly during wetter periods. Compaction of soils in the paddocks could occur in traffic areas such as gateways, troughs, fencelines and sheltered areas. Heavy vehicle traffic should be confined to constructed tracks, particularly during wetter seasons.

Fire Management:

The land is in a designated bushfire area, although not at greater risk than normal farmland. The land use is not seen to contribute any fire risk to the area, and grazed land lowers fire risk through management. Firewater supply will be available from tanks attached to the house and shed, and minimum water supply will be held as per any recommended conditions.

Groundwater:

Groundwater is at variable depths depending on which part of the site you stand. At the low end of the main farm body, groundwater is at a depth of about 20 metres and is at low risk from exposure to any form of nutrients infiltrating from the surface due to that depth and the sound vegetation cover. Maintaining plant coverage will manage soil nutrient levels lower to minimise any risk.

Drainage:

The property has no constructed drainage, relying on overland flows to the waterways and dams and soil infiltration for water clearance. Any existing water flows and waterways will not be altered as part of the development.

Adverse impacts on adjacent land:

There is not expected to be any change to the amenity of the adjacent land from the agricultural enterprise. Some animal odours or machinery noise may be generated occasionally, but the same as any similar agricultural enterprise. Truck transport may need to access the property from time to time, but this would be less than once a week.

Adverse impacts from adjacent land:

The properties within a 500-metre radius of the proposed dwelling are utilised for grazing animals, horticulture, lifestyle living, vacant land and similar-sized farming properties. The activity of the area is pasture production, cattle and horticulture and lifestyle living, which generates minimal dust, odour, noise and chemical spray activity; there are not expected to be issues.

Animal Welfare and Biosecurity:

Animal welfare, in this instance, is expected to be very good. The practice of sheep and cattle keeping is almost entirely about animal welfare in that it seeks to produce the best quality, best growth rates and the highest number of animals for sale and poorly cared for stock are not that.
A list of best practice animal welfare guidelines is available from http://animalwelfarestandards.net.au/. This is a comprehensive, common-sense approach to caring for farm animals driven largely by the buyer's expectations and contagious disease control and prevention.

Biosecurity is about preventing and containing any disease and negative issues that could impact the farm and agriculture. A separated quarantine paddock is available near the gate for any new stock brought on-site if required.

Recommended by Meat and Livestock Authority (not compulsory) Procedures for Biosecurity

- The farm should have a documented Farm Biosecurity Plan
- All livestock movements onto the farm have known health status (e.g. Livestock Health Statement/Declaration or equivalent)
- All introduced livestock are inspected for signs of ill health or disease on arrival at the property and kept in isolation for a period
- Livestock are inspected regularly for ill health and disease, and appropriate action is undertaken where necessary
- The risk of livestock straying onto or from the property is minimised
- There are systems in place to notify a veterinary practitioner or animal health officer if an unusual disease, illness or mortality is observed
- Where reasonable and practical, the movement of people, vehicles and equipment entering the property are controlled and, where possible, movements recorded
- Any other procedures or practices that contribute to minimising the risk or spread of disease

The property has the required Property Identification Code as required by AgVic.

Site Images:

Image 1: Looking east over the main farm body (house site and approximate boundary shown).

Image 2: Looking east to the site from Penna Road.

Image 3: Looking east over the centre of the farm to the Pontos Hill Ridge.

Image 4: Looking east over paddocks to the Pontos Hills and house site.

Image 5: Looking over the western half of the site.

Image 6: Looking west along the driveway, the main farm body is 1.3 kms from Penna Road.

Image 7: Cliff frontage on the property to be excluded from farming.

Image 8: Looking across the main paddock areas showing gradient and serrated tussock establishment

Image 9: The western end of the property is 260 meters higher than the entrance and is difficult to access (lots of serrated tussock to be controlled).

Image 10: Tunnel erosion collapse is dangerous and takes land; erosion management measures to be implemented to mitigate spread.

Image 11: Much of the site is rocky and can not be mechanically managed.

Image 12: Serrated tussock in paddock 4 to be sprayed and ripped and will need ongoing controls for several years.

JOSCON
TASMANIA

AP2024-2370 - PROPOSED GREGG RESIDENCE (1981)
433 Penna Road,
PENNA

SHEET		DRAWING TITLE
01		LOCATION PLAN
01a	B	LOCATION PLAN 2
01b	A	SITE PLAN
01c		DRAINAGE LOCATION PLAN
01d		DRAINAGE PLAN
01e		PERSPECTIVE VIEWS
01f		PERSPECTIVE VIEWS 2
02	A	HOUSE FLOOR PLAN
02a	A	HOUSE ELEVATIONS SHEET 1
02b		HOUSE ELEVATIONS SHEET 2
03	A	SHED PLAN (STAGE 2)
03a	A	SHED ELEVATIONS (STAGE 2)

No.	Amendment	Date	Drawn	Checked	Sheet
B	Show Bushfire Hazard Management Area as per FUTURA report.	11 Oct. 2024	RJ	SW	01a
A	Shed to be Stage 2, W04 changed from sliding door to awning window.	18 Sep. 2024	SW	CK	01b, 02, 02a, 03, 03a
	DA PLAN SET	16 Sep. 2024	SW	CK	01 - 03

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PO BOX 21
NEW TOWN
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
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PROPOSED GREGG RESIDENCE (1981)

433 Penna Road,
PENNA

Soil Classification:	M
Title Reference:	CT184766/105
Floor Areas:	Refer to plans
Porch / Deck Areas:	Refer to plans
Wind Speed:	N3
Climate Zone:	7
Alpine Zone:	N/A
Corrosion Environment:	LOW
Certified BAL:	TBC
Designed BAL:	TBC

(Refer to Standard Notes for Explanation)

COVER SHEET

AP2024-2370

Date 16 September 2024

Scale

Sheet 00/03

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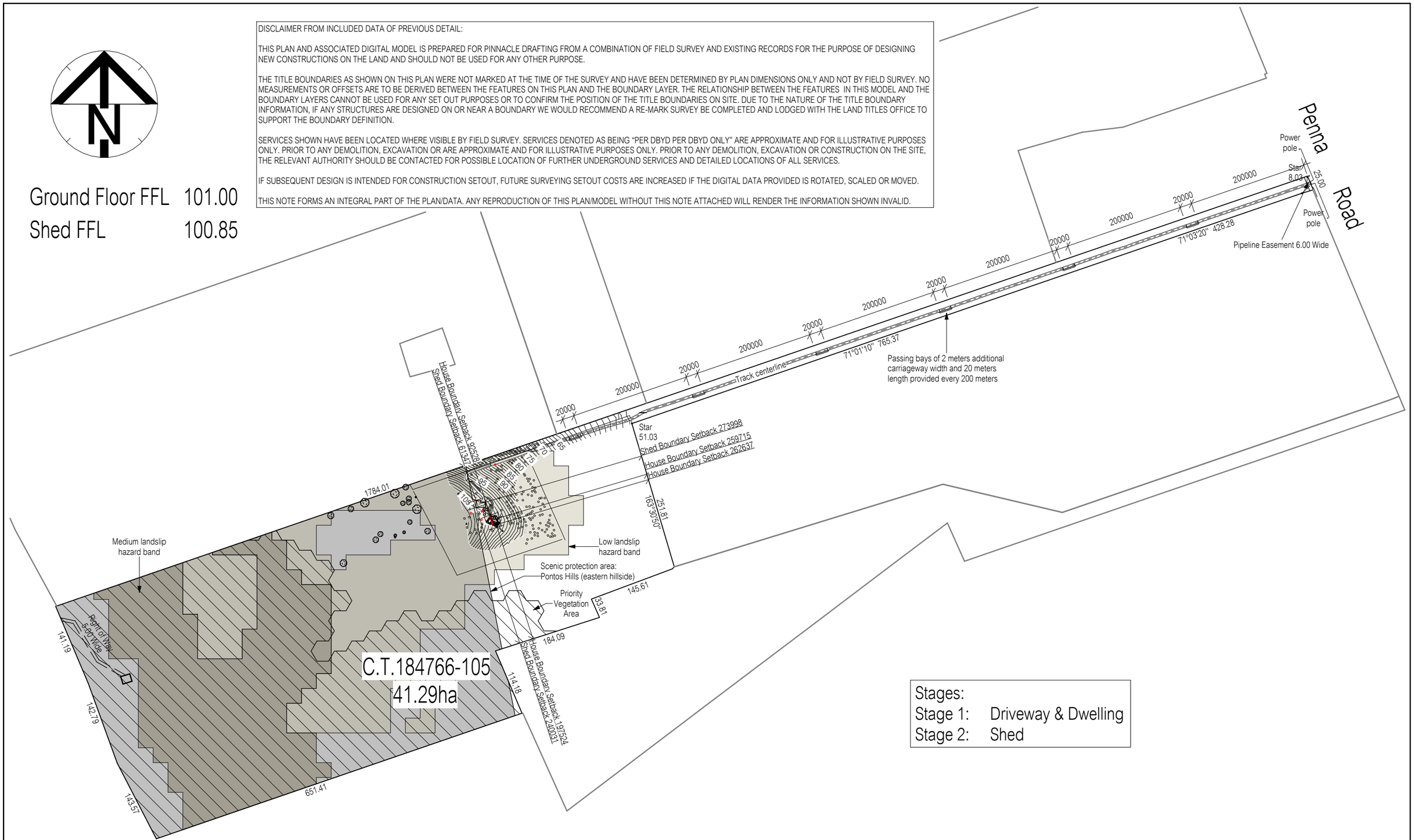
Ground Floor FFL 101.00

Shed FFL 100.85



Stages:

Stage 1: Driveway & Dwelling

Stage 2: Shed

No.	Date	Int.	Amendment changes as per cover sheet

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PROPOSED GREGG RESIDENCE (1981)

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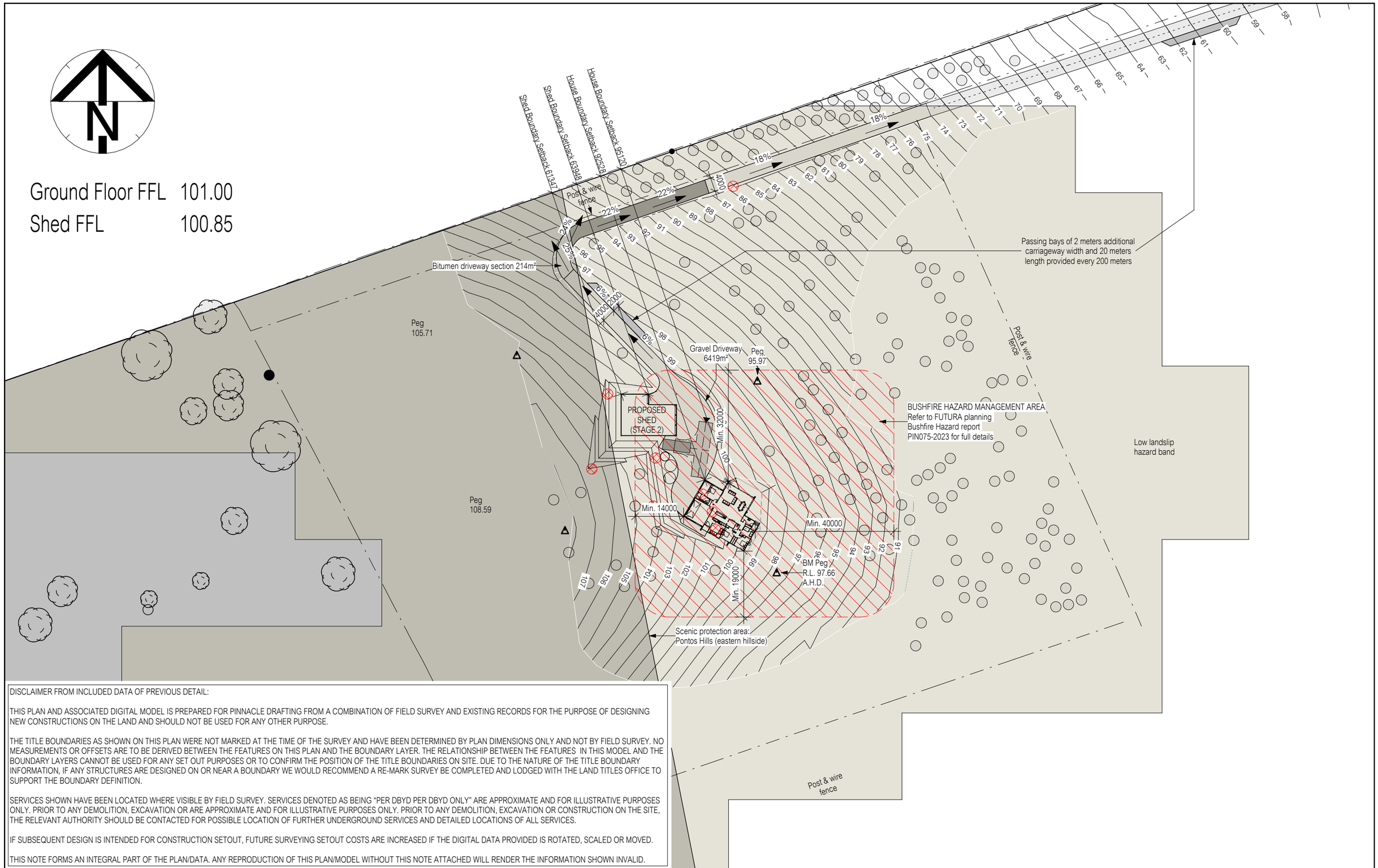
PENNA

JOSCON TASMANIA

LOCATION PLAN

Drawn	SW	AP2024-2370	
Date	19 July 2024	Sheet	01/03
Scale	1 : 6000		



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No.	Date	Int.	
B	11 Oct. 2024	RJ	Amendment changes as per cover sheet

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PROPOSED GREGG RESIDENCE (1981)

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JOSCON TASMANIA

LOCATION PLAN 2

Drawn	SW	AP2024-2370	
Date	19 July 2024	Sheet	01a/03
Scale	1 : 1000		

Ground Floor FFL 101.00
Shed FFL 100.85

4500
SHS Post
Gravel Driveway
6419m²
Entry Path
PROPOSED SHED (STAGE 2)
1500
1500
1500
4m
8m
4m
8m
4m
Hardstand area 8m x 3m
Shaded area depicts turning compliance with figure 8 of the T.F.S. document titled *'Building for bushfire - property access'*
Fill batter @ 1:2
C.T.184766-105
41.29ha
Cut @ 100.63
Fill @ 100.00
Min. 10,000L fire fighting tank
22,700 Ltr
22,700 Ltr
Cut @ 100.63
Cut @ 102.63
Cut batter @ 1:1
Cut @ 104.63
Trees/foliage to be removed
Trees/foliage
1500
1990
0 2 4 6 8m
1:200

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A	18 Sep. 2024	SW	

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PROPOSED GREGG RESIDENCE (1981)

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SITE PLAN

Drawn	SW	AP2024-2370
Date	19 July 2024	Sheet 01b/03
Scale	1 : 200	

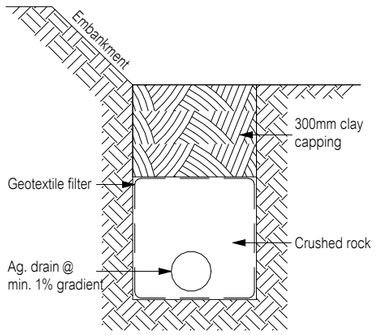
Where ag drain is < 1.5m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).

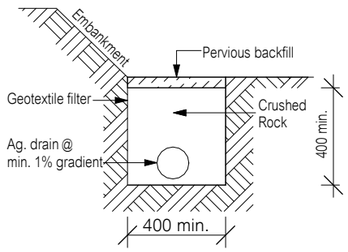
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.

3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).

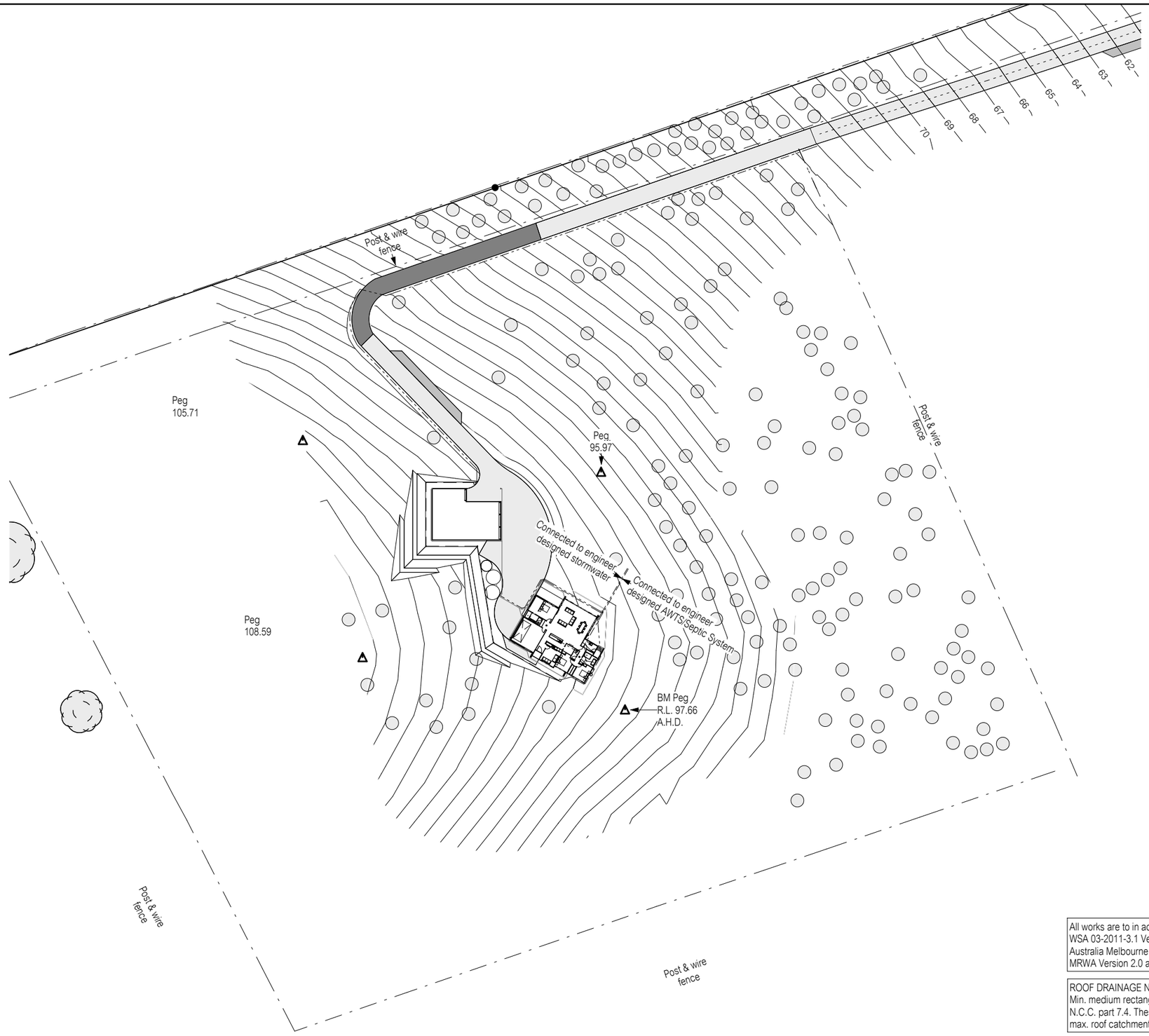
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)
Not to scale



TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale



DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø (incl. trap)
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
ORG	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)

Sewer Line (100Ø UPVC) (unless noted otherwise)

Stormwater Line (100Ø UPVC) (unless noted otherwise)

Stormwater Line (150Ø UPVC) (unless noted otherwise)

NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads.
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

Refer to Roof Plan for downpipe calculations

All works are to in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

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

Soil classification: M

Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3

- Wet areas to comply with NCC 10.2 and AS3740

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DRAINAGE LOCATION PLAN

Drawn	SW	AP2024-2370
Date	16 September 2024	Sheet 01c/03
Scale	1 : 1000	

Where ag drain is < 1.5m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).

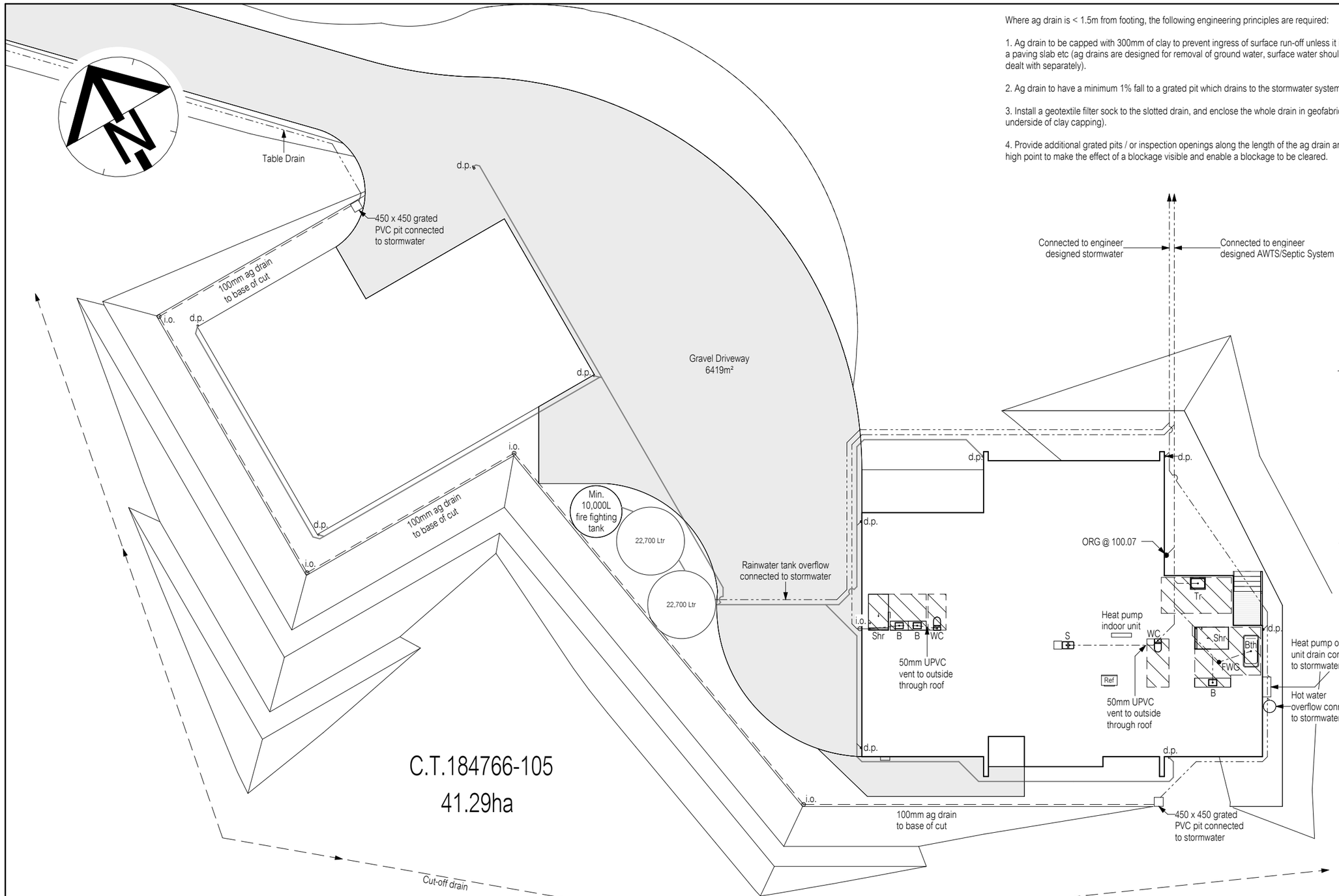
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.

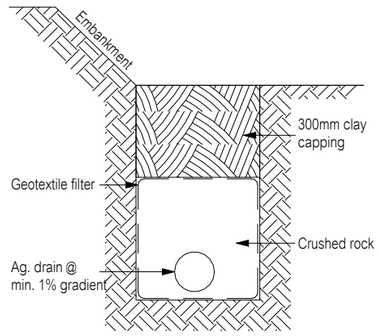
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).

4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.

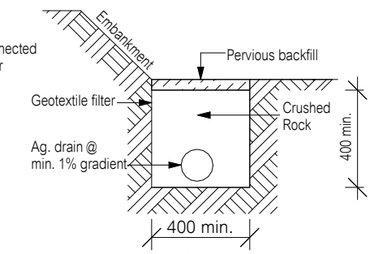
DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø (incl. trap)
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
ORG	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)
	Sewer Line (100Ø UPVC) (unless noted otherwise)	
	Stormwater Line (100Ø UPVC) (unless noted otherwise)	
	Stormwater Line (150Ø UPVC) (unless noted otherwise)	

NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads.
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50





TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)
Not to scale



TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale

Refer to Roof Plan for downpipe calculations

All works are to in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

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

0 2 4 6 8m
1:200

Soil classification: M

Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3

- Wet areas to comply with NCC 10.2 and AS3740

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.
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- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

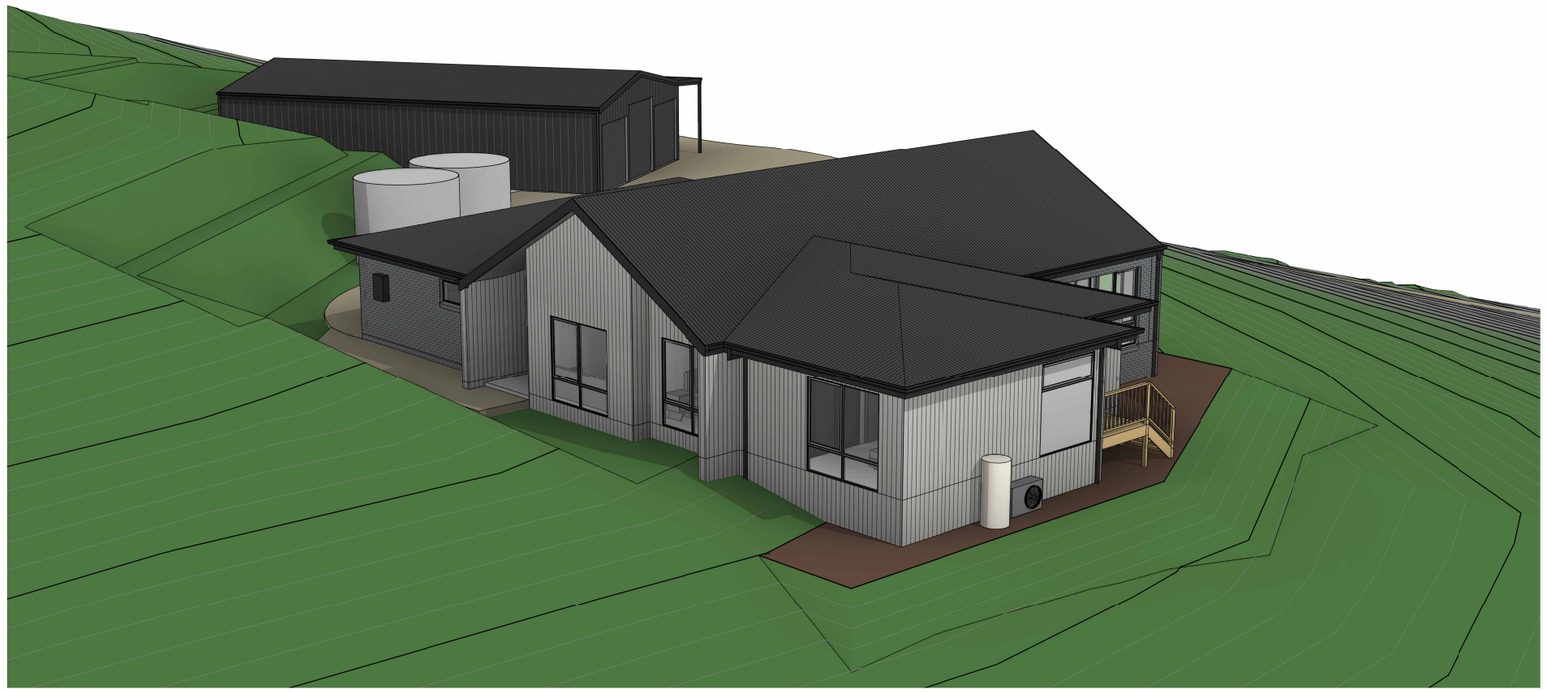
PROPOSED GREGG RESIDENCE (1981)

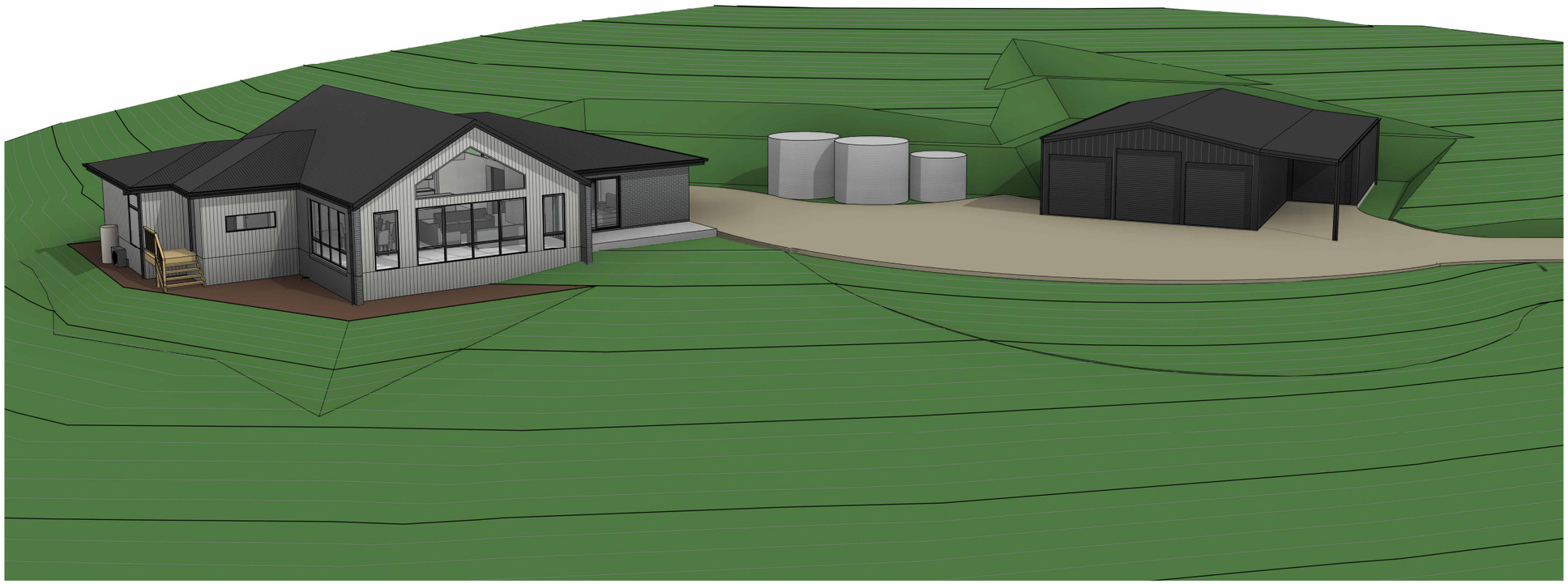
433 Penna Road,
PENNA

JOSCON TASMANIA

DRAINAGE PLAN

Drawn	SW	AP2024-2370	
Date	16 September 2024	Sheet	01d/03
Scale	1 : 200		





No.	Date	Int.	
			Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

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PROPOSED GREGG RESIDENCE (1981)

433 Penna Road,
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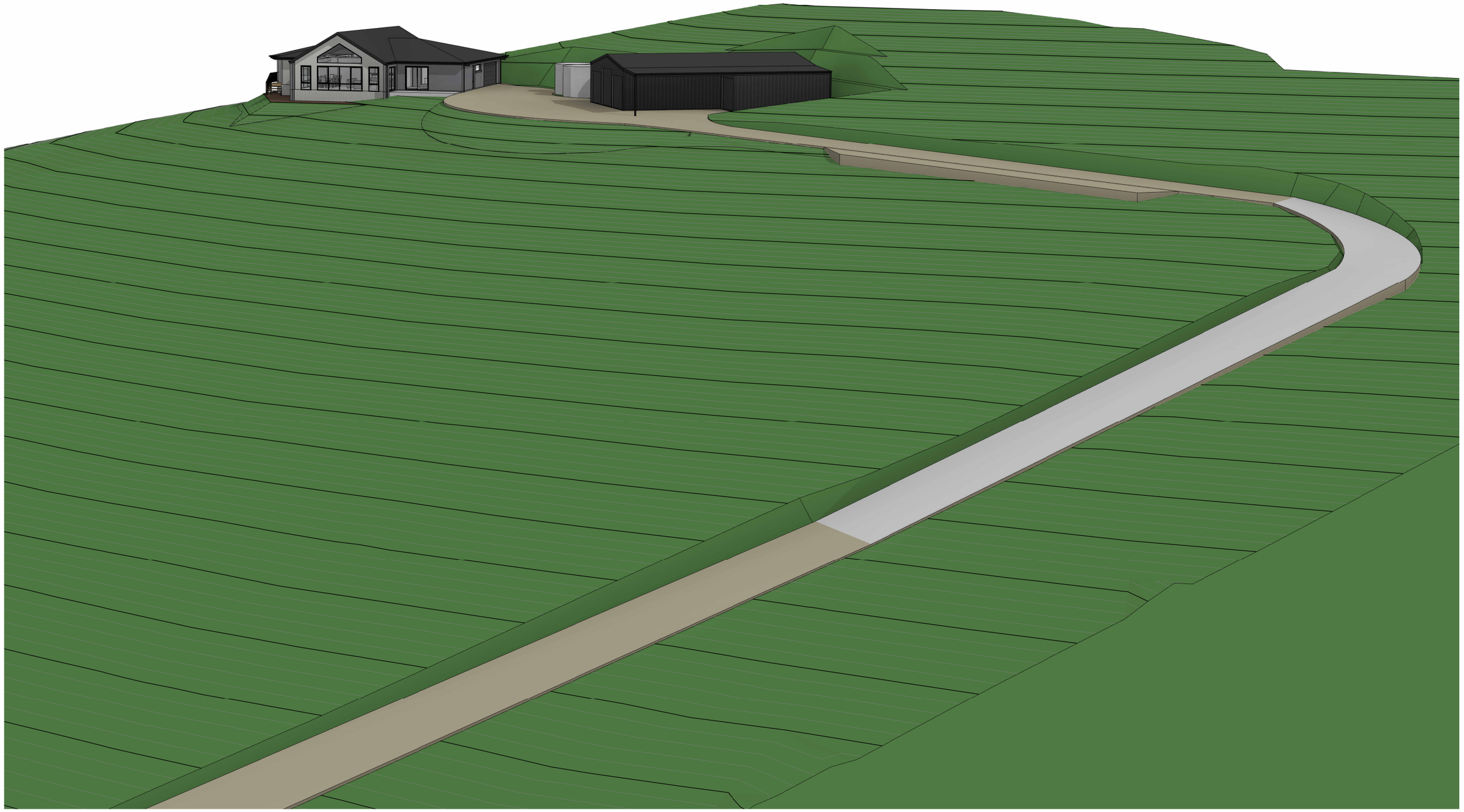
PERSPECTIVE VIEWS

Drawn	SW	AP2024-2370	
Date	19 July 2024	Sheet	01e/03
Scale			



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			Amendment changes as per cover sheet

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PROPOSED GREGG RESIDENCE (1981)

433 Penna Road,
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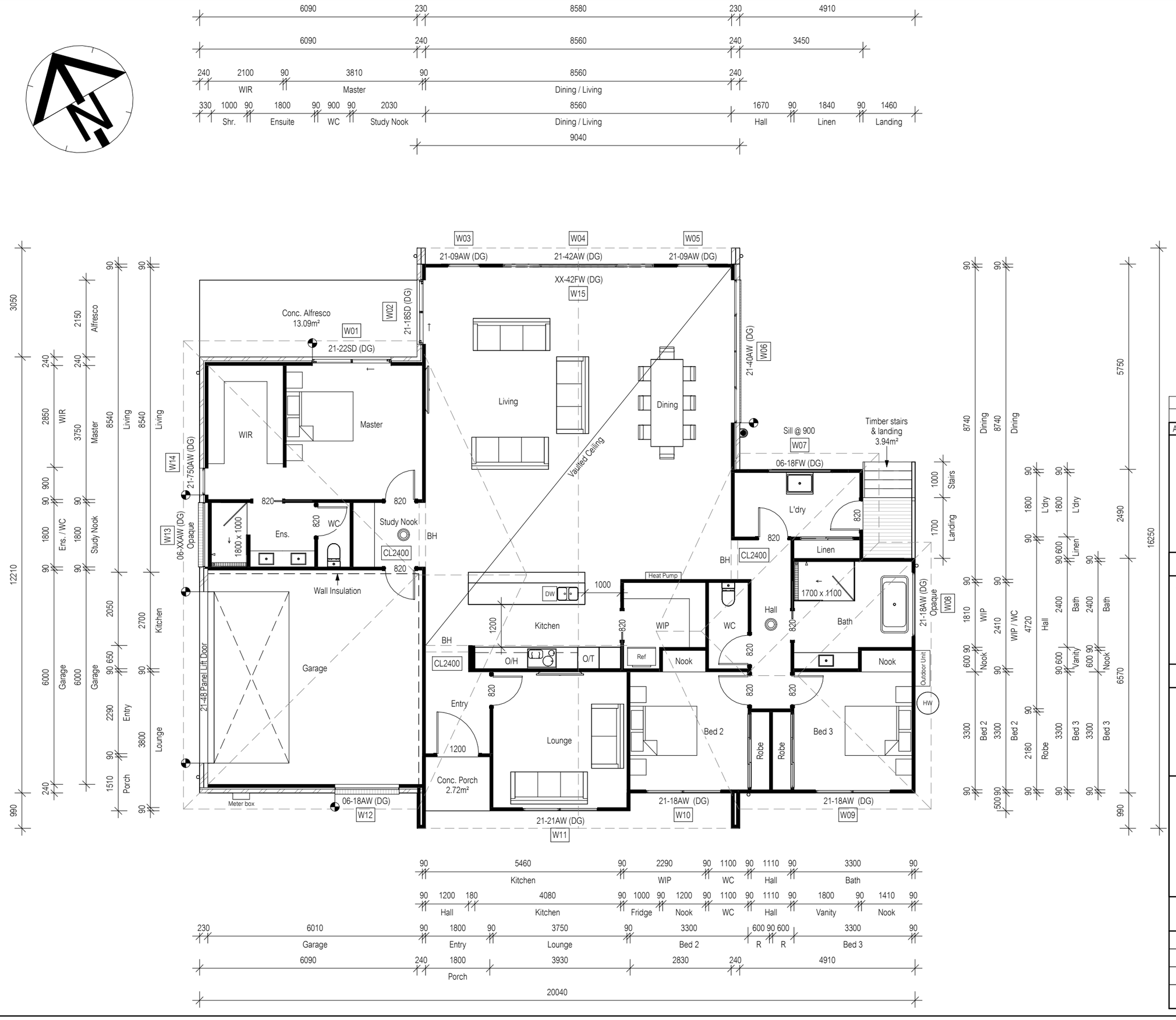
PERSPECTIVE VIEWS 2

Drawn	SW	AP2024-2370	
Date	19 July 2024	Sheet	
Scale		01f/03	



LEGEND
BH - BULKHEAD @ 2160 UNO
SSN - SINGLE STUD NICHE
DSN - DOUBLE STUD NICHE
TSN - TRIPLE STUD NICHE
SSO - SQUARE SET OPENING
O/H - OVERHEAD
O/T - OVEN TOWER

NOTE:
ALL WINDOWS & DOORS
HEAD HEIGHTS @ 2160 UNO
NICHES AS PER SPEC

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

Floor Area = 249.92m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

No.	Date	Int.
A	18 Sep. 2024	SW
Amendment changes as per cover sheet		

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PROPOSED GREGG RESIDENCE (1981)

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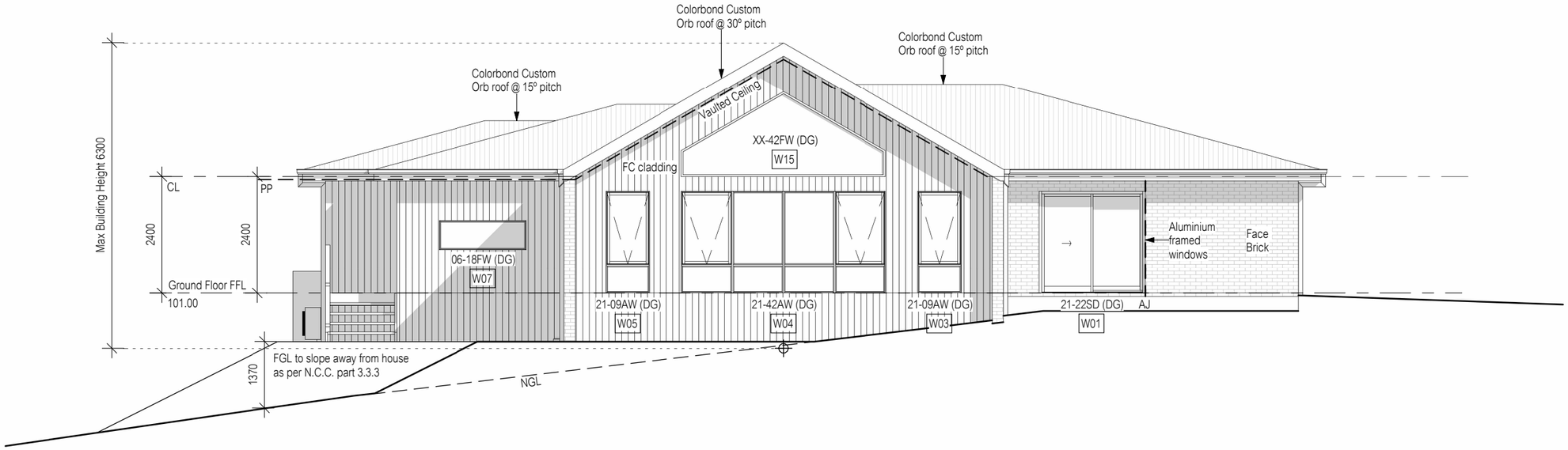
0 1 2 3 4m
1:100

HOUSE FLOOR PLAN

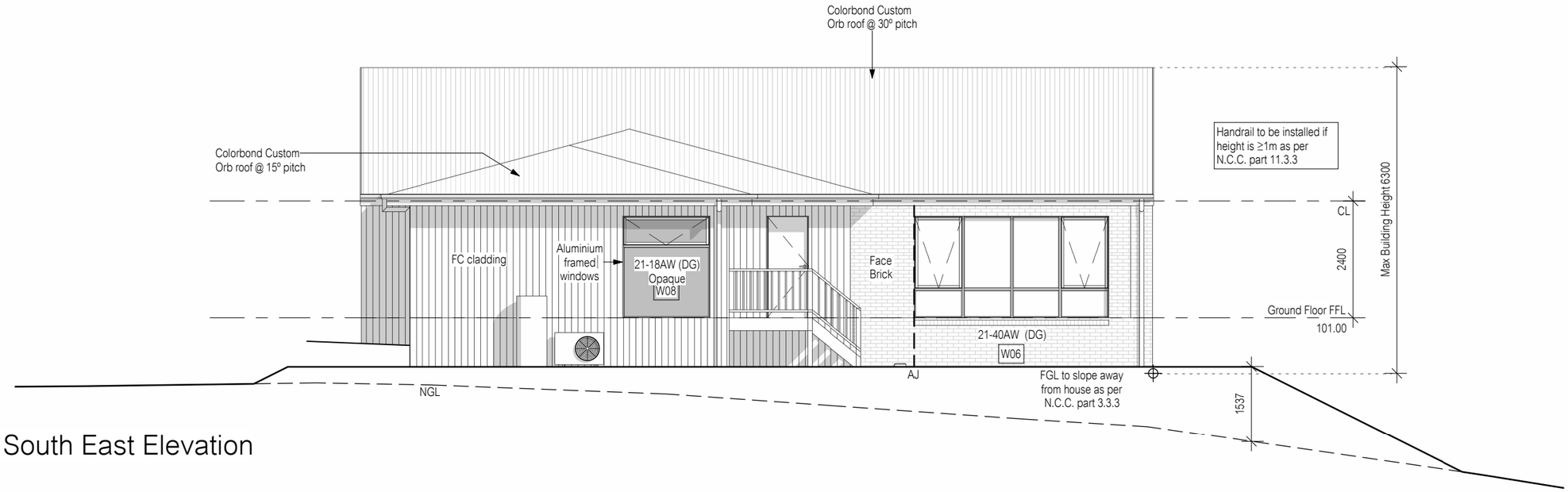
Drawn	SW	AP2024-2370	
Date	19 July 2024	Sheet	02/03
Scale	1 : 100		

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



House North East Elevation



House South East Elevation

No.	Date	Int.
A	18 Sep. 2024	SW

Amendment changes as per cover sheet

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

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

Notes
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PROPOSED GREGG RESIDENCE (1981)

433 Penna Road,
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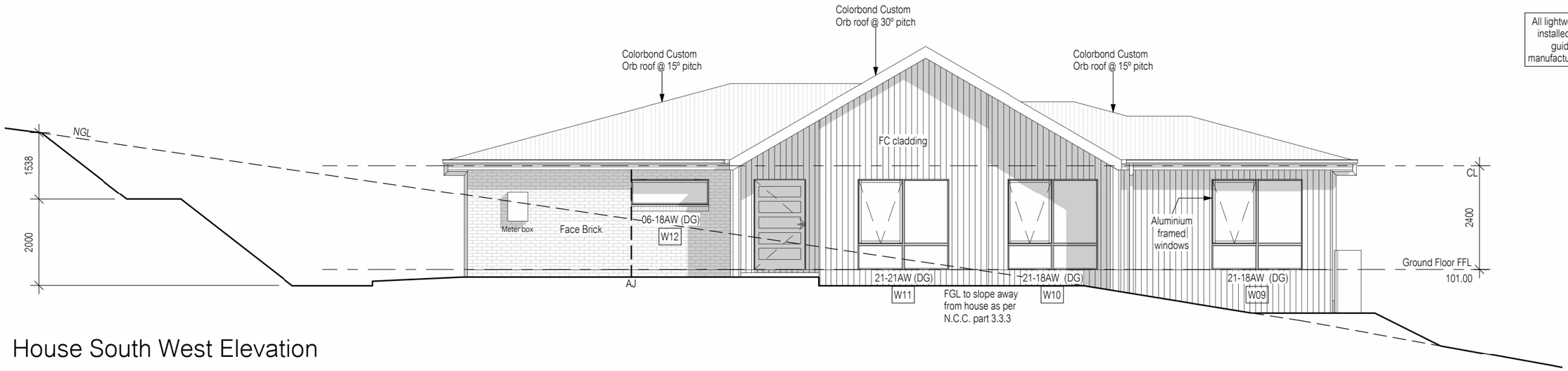
HOUSE ELEVATIONS SHEET 1

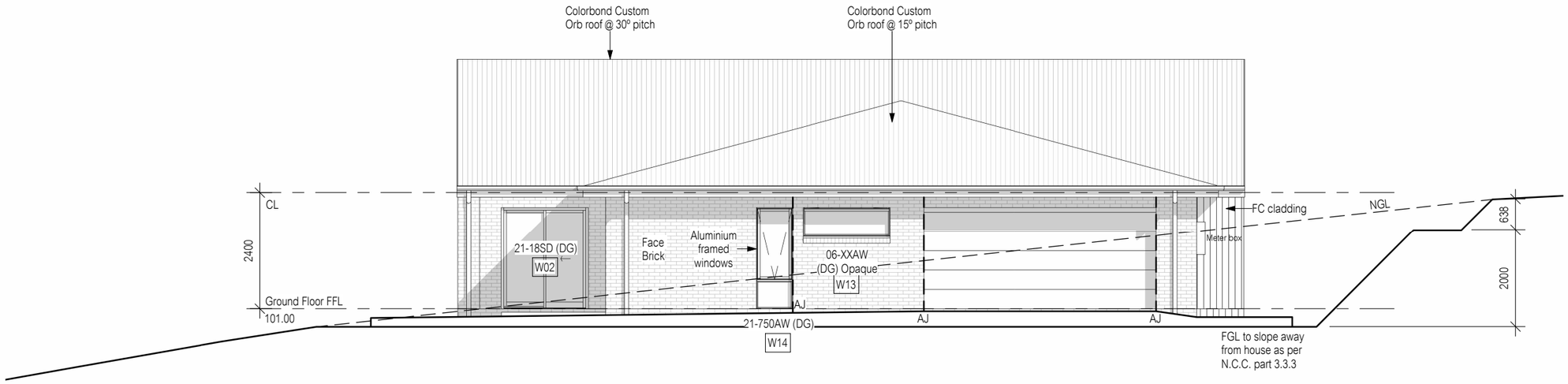
Drawn	SW	AP2024-2370
Date	16 September 2024	Sheet
Scale	1 : 100	02a/03

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



House South West Elevation



House North West Elevation

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

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

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PROPOSED GREGG RESIDENCE (1981)

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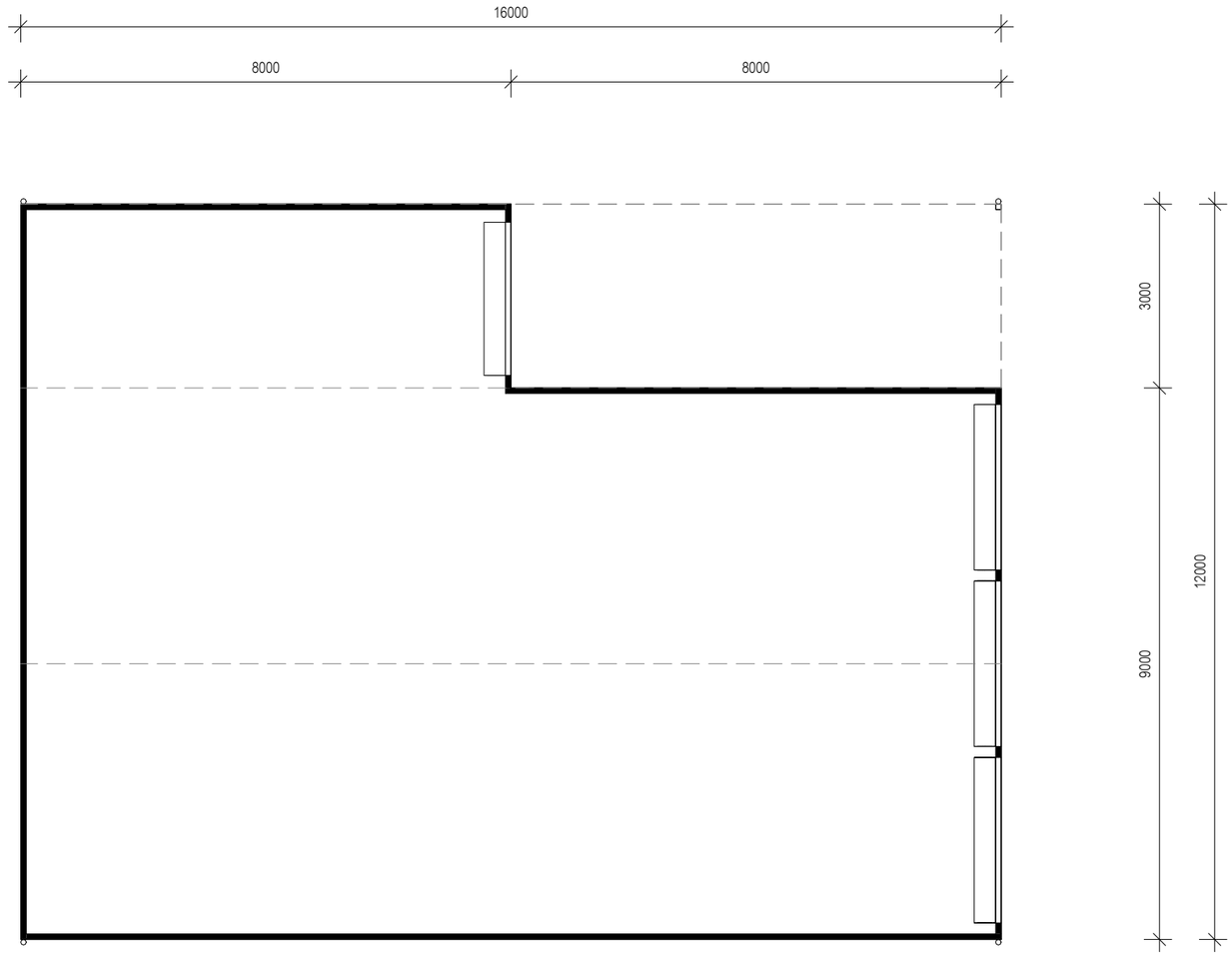
HOUSE ELEVATIONS SHEET 2

No.	Date	Int.	Amendment changes as per cover sheet

Drawn	SW
Date	16 September 2024
Scale	1 : 100
Copyright ©	
AP2024-2370	
Sheet	02b/03

NOTE:
Refer to shed manufacturers plans for full details.



0 1 2 3 4m
1:100

Floor Area = 168.00m²

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

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No.	Date	Int.
A	18 Sep. 2024	SW

Amendment changes as per cover sheet

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PROPOSED GREGG RESIDENCE (1981)

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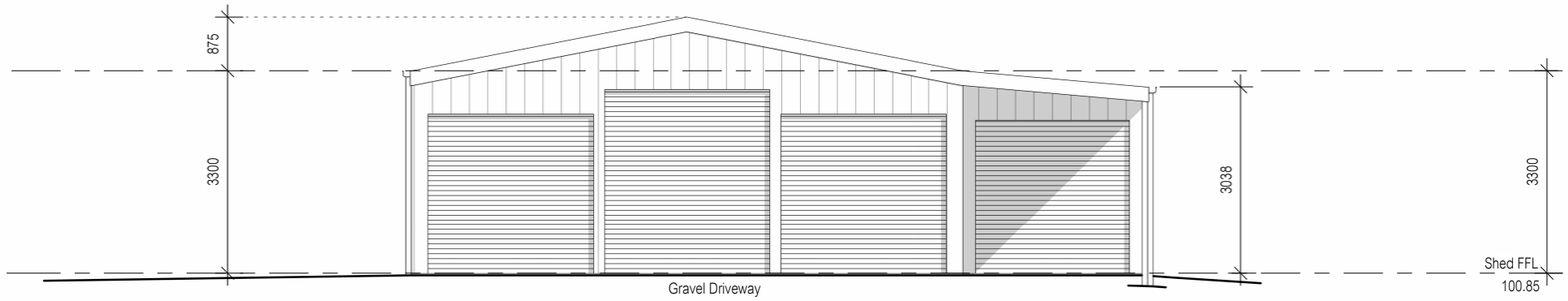
SHED PLAN (STAGE 2)

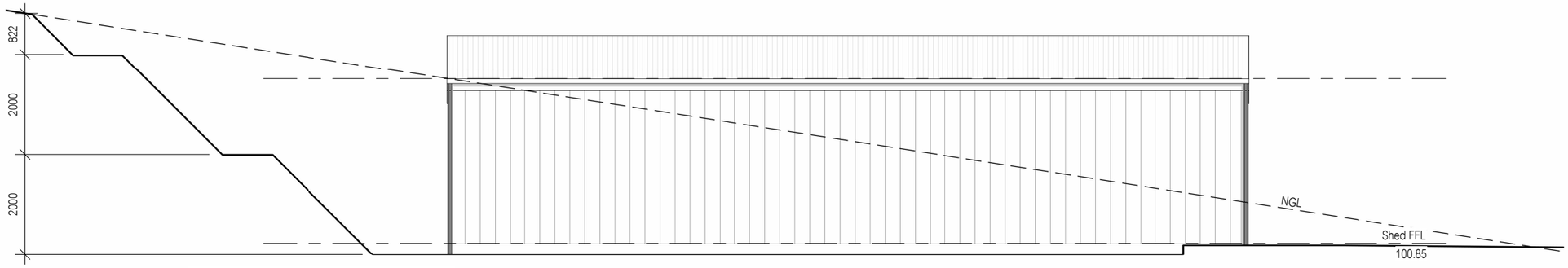
Drawn	SW	AP2024-2370	
Date	19 July 2024	Sheet	03/03
Scale	1 : 100		

NOTE:
Refer to shed manufacturers plans for full details.

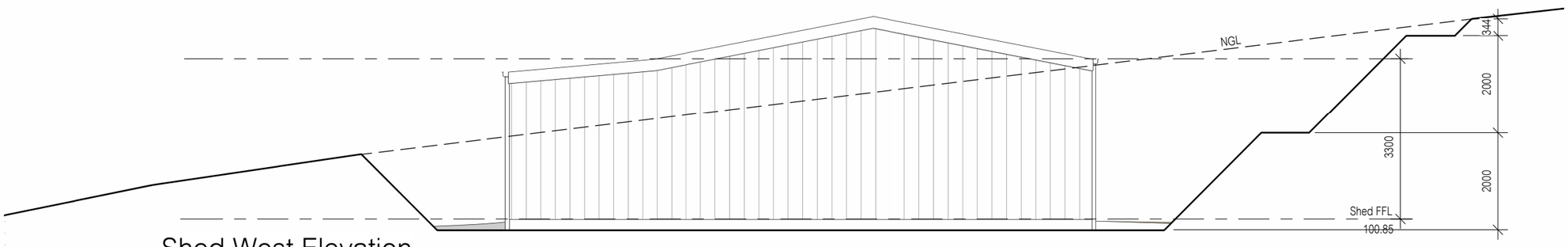
Shed North Elevation



Shed East Elevation



Shed South Elevation



Shed West Elevation

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

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

No.	Date	Int.
A	18 Sep. 2024	SW

Amendment changes as per cover sheet

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PROPOSED GREGG RESIDENCE (1981)

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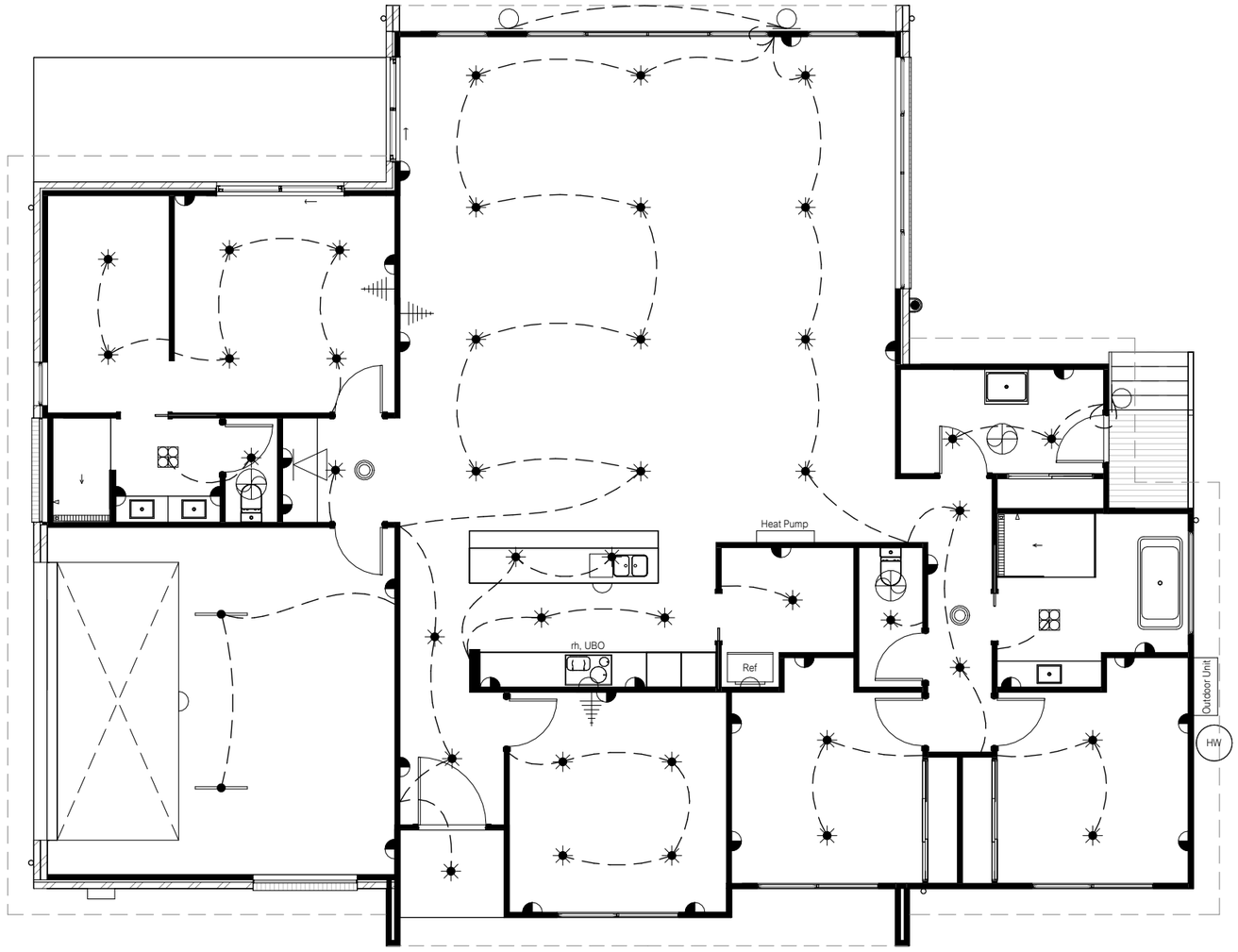
SHED ELEVATIONS (STAGE 2)

Drawn	SW	AP2024-2370	
Date	16 September 2024	Sheet	03a/03
Scale	1 : 100		



LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- SINGLE POWER POINT
- DOUBLE POWER POINT
- DOUBLE POWER POINT WITH USB
- WATER PROOF POWER POINT
- MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- TV CONNECTION POINT
- NBN/TELEPHONE CONNECTION POINT
- SENSOR LIGHT
- EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- FLOOD LIGHT
- CAT 6 CONNECTION POINT
- TREAD LIGHTS (2W)
- DUCTED VACUUM POINT
- SECURITY SYSTEM KEYPAD
- SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

No.	Date	Int.	Amendment changes as per cover sheet

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PROPOSED GREGG RESIDENCE (1981)

433 Penna Road,
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JOSCON TASMANIA

ELECTRICAL PLAN

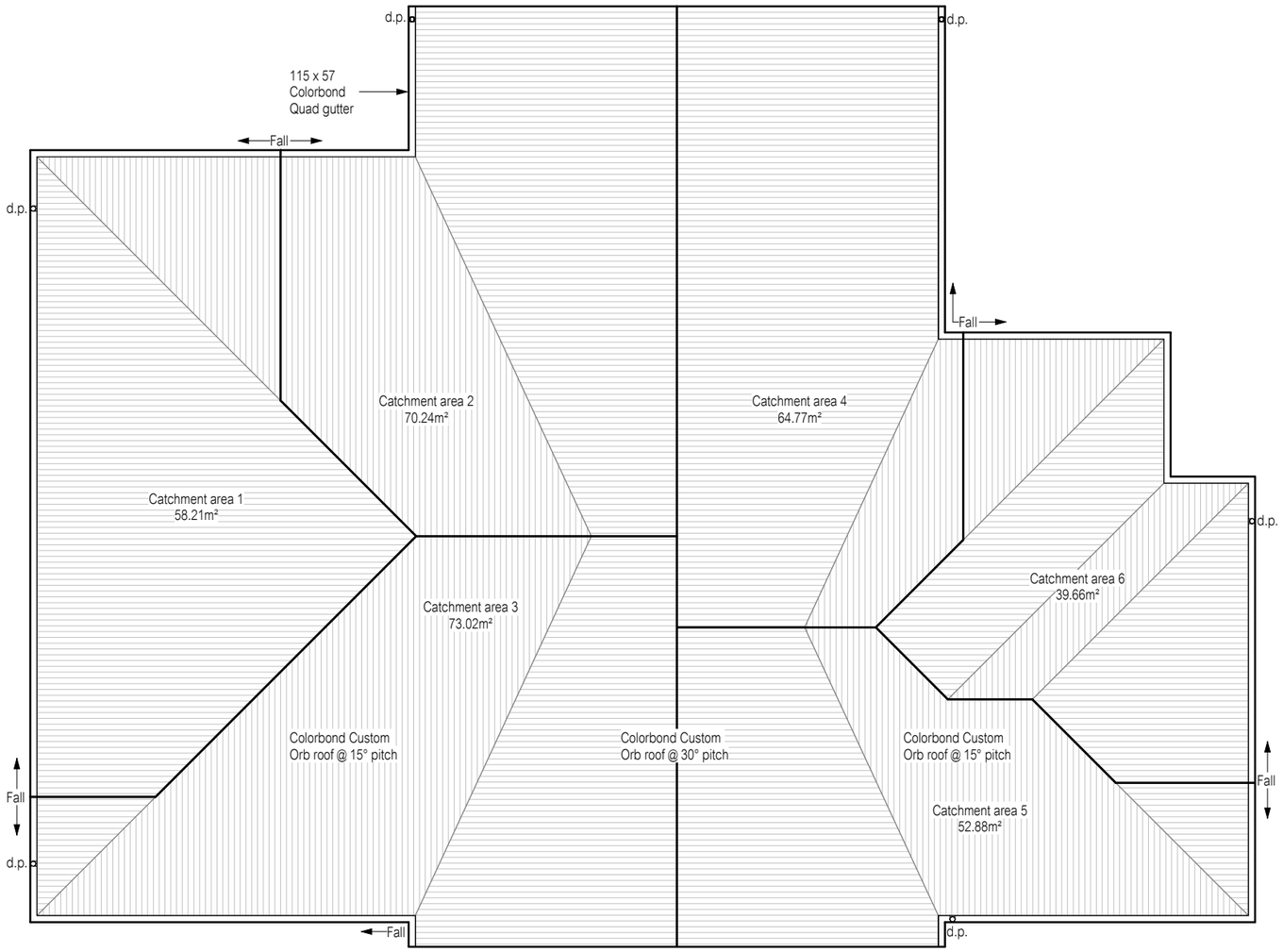
Drawn	SW	AP2024-2370	
Date	16 September 2024	Sheet	09/03
Scale	1 : 100		

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.



DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah¹	282.39	Area of Roof (excluding 115mm Quad gutter) (m²)
Ah²	288.86	Area of Roof (including 115mm Quad gutter) (m²)
Ac	372.63	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	86.9	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	76	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m²)
Required Downpipes	4.90	Ac ÷ Acdp
Downpipes Provided	6	

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.

ROOF VENTILATION GUIDE:
Ventilation calculations must be read in conjunction with *CBOS - Condensation in Buildings - Tasmanian Designers' Guide - Version 2 (published April 2019).*

Continuous gap:

Supply	Exhaust
Continuous gap at eaves is: 25mm for <16° pitch 10mm for >16° pitch	Continuous gap at ridge is at least 5mm for all roof pitches

OR

Roof vents:
The minimum vent area should be:
a) Ceiling area/150 for <16° pitch, or
b) Ceiling area/300 for >16° pitch

Supply	Exhaust
75% of ventilation should be supply	25% of ventilation should be exhaust

Vent at gable should be within 900mm of ridge.

ROOF VENTILATION CALCULATION	
Roof vents:	
Ceiling Area:	237.86m²
Roof Pitch:	15°
Supply area required (75%):	1.19m²
Exhaust area required (25%):	0.40m²
Example	
Vent Width	200mm
Vent Length	400mm
Vent area	0.08m²
Opening	50%
Supply number required	30 evenly spaced
Exhaust number required	Continuous 5mm gap to ridge
AS3959 compliant ember mesh and compressible blanket to ridge vents on jobs in BAL zones.	

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PROPOSED GREGG RESIDENCE (1981)

433 Penna Road,
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JOSCON TASMANIA

HOUSE ROOF PLAN

Drawn	SW	AP2024-2370
Date	16 September 2024	Sheet 11/03
Scale	1 : 100	

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.

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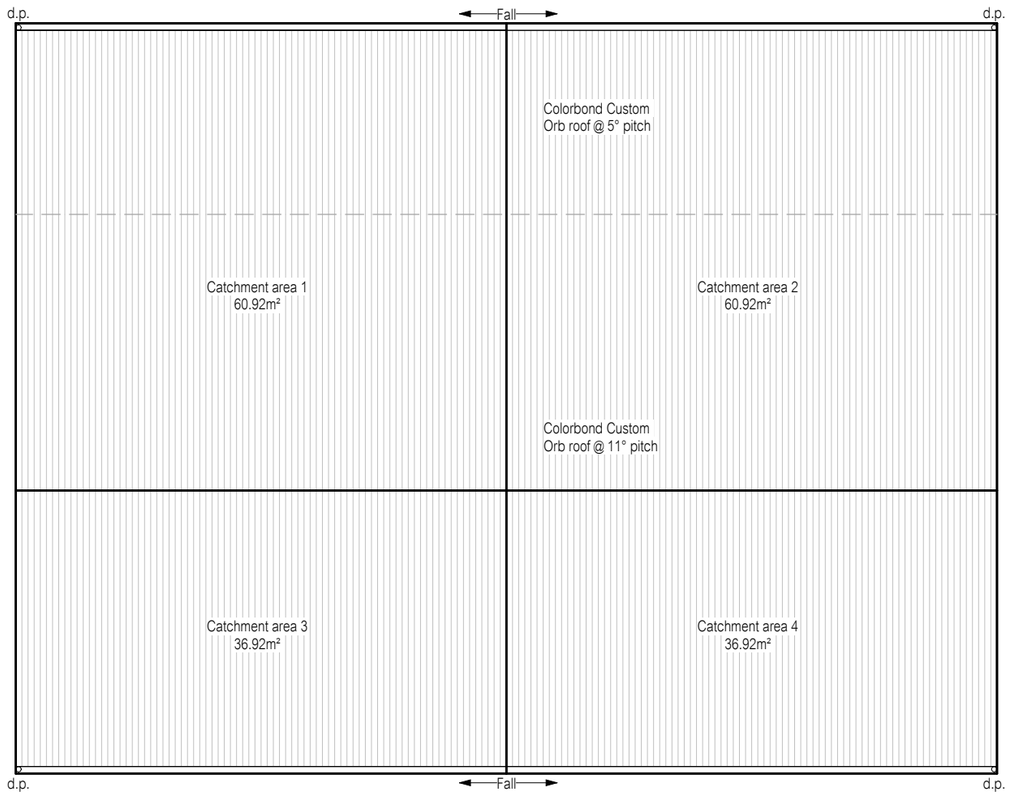
Batten spacing: 75 x 38 F8 @ 900 Centre

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

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.	
A	18 Sep. 2024	SW	Amendment changes as per cover sheet

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PROPOSED GREGG RESIDENCE (1981)

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SHED ROOF PLAN (STAGE 2)

Drawn	SW	AP2024-2370	
Date	16 September 2024	Sheet	11a/03
Scale	1 : 100		