NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 14 Pendell Drive, Forcett

PROPOSED DEVELOPMENT:
DWELLING

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 **Monday 28th April 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 **Monday 28th April 2025.**

APPLICANT: **Tassie Homes Pty Ltd**

APPLICATION NO: **DA 2025 / 66 1**
DATE: **04 April 2025**

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

Full description of Proposal:	*Use:* Proposed residential dwelling & change of use of existing building
	Development: Proposed primary dwelling and change of use of existing building to secondary residence
	Large or complex proposals should be described in a letter or planning report.
Design and construction cost of proposal:	$ 370,000.00

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

Location of proposed works:	Street address: 14 Pendell Drive Suburb: Forcett Postcode: 7173 Certificate of Title(s) Volume: 129783 Folio: 8

Current Use of Site	Residential dwelling

Current Owner/s:	Name(s) Rheen Crusius & Jessamy Anne Crusius

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/engineering/		

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: Kara Stewart Date: 20/03/2025

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 _____ Sorell Council Development Application: 5.2025.66.1 Development Application - New Dwelling - change of use of existing building to Secondary Dwelling.pdf Plans Reference: P2 Date Received: 20/03/2025

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

Unit 2, 1 Liverpool St
Hobart, Tas. 7000

P 03 6146 0334
E info@hed-consulting.com.au

BUSHFIRE HAZARD REPORT &

BUSHFIRE HAZARD MANAGEMENT PLAN

NEW RESIDENTIAL DWELLING

R & J CRUSIUS

14 PENDELL DRIVE
FORCETT 7173

7 MARCH 2025

VERSION 2.0

EXECUTIVE SUMMARY

The subject land is located at 14 Pendell Drive, Forcett (C.T. 129783/8). The development proposal includes the construction of a new residential dwelling (Class 1a). The site and proposed development are assessed to comply with the requirements of AS3959-2018 *Construction of Buildings in bushfire-prone areas,* Tasmanian Planning Scheme, Director's Determination – Bushfire Hazard Areas Version 1.2 (Determination), Building Regulations 2016.

If construction standards for the dwelling comply with the BAL – 12.5 of AS3959-2018 and provisions provided by the Bushfire Hazard Management Plan (BHMP) are implemented and maintained, the bushfire risk is reduced and the residual risk is deemed to be acceptable. The BHMP is certified as meeting the Deemed-to-Satisfy (DtS) requirements in the Determination.

LIMITATIONS

This report is based on findings concluded from a desktop and field investigation of the subject property. Classification of vegetation has been based on the site inspection and does not account for any further growth of existing or new vegetation.

The assessment is based on information provided at the time of the report. If the location of the proposed development differs from the location shown in the Bushfire Hazard Report and Bushfire Hazard Management Plan the author must be contacted otherwise both the report and plan is void.

The BAL assessment is based on the Fire Danger Index (FDI) of 50. The FDI will exceed 50 when the Australian Fire Danger Rating System is Extreme or Catastrophic.

The forward of AS3959 – 2018, *Construction of buildings in bushfire prone areas* states that "It should be borne in mind that the measures contained in this standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions."

Due to the unpredictable nature and behaviour of fire, compliance with AS359-2018 does not guarantee a dwelling will survive a bushfire event.

CONTENTS PAGE

1.0 INTRODUCTION

1.1 SCOPE

To determine a Bushfire Attack Level in accordance with *AS3959 – 2018 Construction of buildings in bushfire-prone areas* and assess the proposed development against the *Determination.*

1.2 PROPOSAL

New residential dwelling (Class 1a).

1.3 GENERAL INFORMATION

SITE ADDRESS

AGENT

A & BA Builders

TITLE REFERENCE

C.T. 129783/8

PROPERTY ID NUMBER

1852766

PROPERTY SIZE

3800m^2

PROPOSED DEVELOPMENT AREA SIZE

150m^2

MUNICPALITY

Sorell Council

ZONING

Low Density Residential, Tasmanian Planning Scheme

2.0 SITE DESCRIPTION

2.1 LOCALITY

The subject land is located at 14 Pendell Drive, Forcett. The site is situated in rural – residential surrounds with more exposed open grazing paddocks to the south.

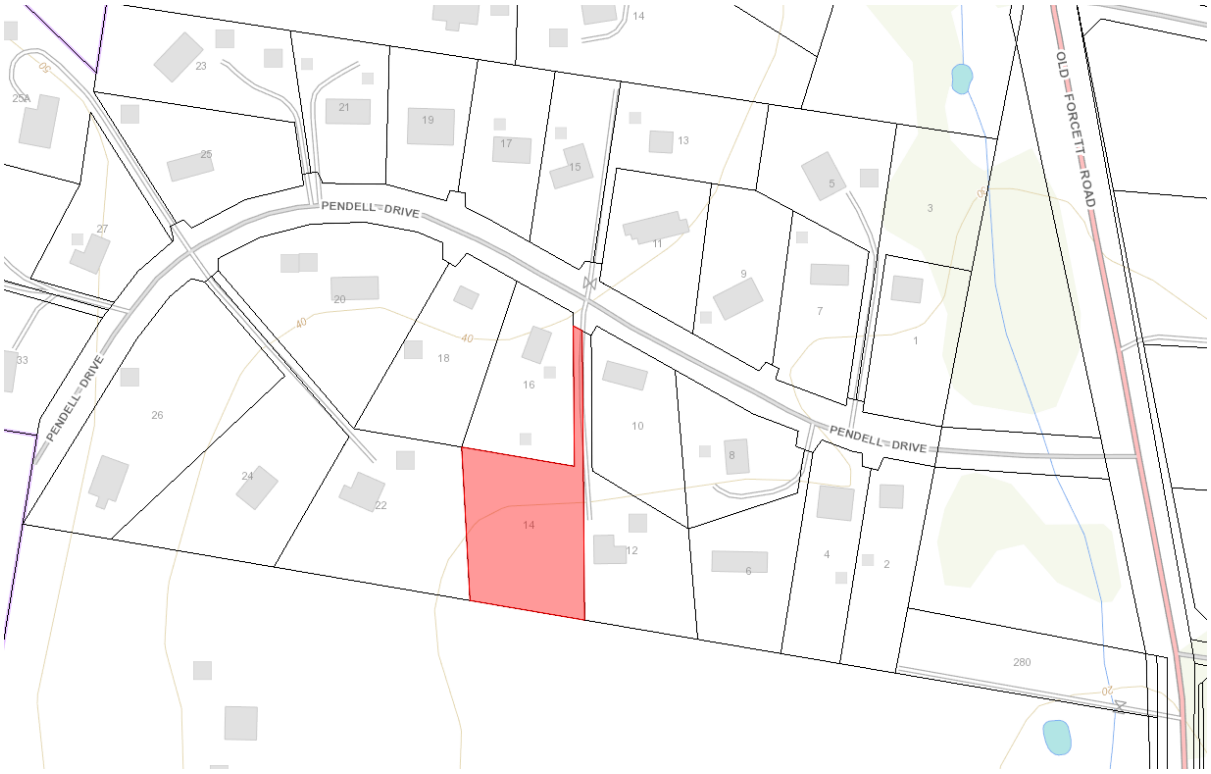


Figure 1: Locality map of the area with subject lot shown (red fill). Source: Land Information System Tasmania, http://www.thelist.tas.gov.au

The property is accessed from Pendell Drive, which is a dual lane, sealed and maintained road.

2.1.2 FIRE HISTORY

Recent bushfires or planned burns within 500m of the proposed development site are shown below.

Season	Fire Name	Location to site	Approximate Size
2017 - 2018	Lewisham Scenic Drive	430m	1.68Ha.

2.1.2 PLANNING – ZONING & TENURE

The lot is zoned as Low Density Residential and is privately owned. Zoning and tenure of surrounding lots is shown below (within 100m from property boundaries).

Direction	Zoning	Tenure
North	Low Density Residential	Private Freehold
East	Low Density Residential	Private Freehold
South	Rural Living	Private Freehold
West	Low Density Residential	Private Freehold

2.1.3 PLANNING – OVERLAYS

Overlay	Distance from site	Development Response
Bushfire Prone Areas	0m	The bushfire hazard management assessment report and Bushfire Hazard Management Plan (BHMP) satisfy the requirements of this code.

2.1.4 PLANNING – THREATENED FLORA AND FAUNA

A threatened flora and fauna search[1] revealed no threatened flora and fauna identified on the site.

[1] Threatened species search using Land Information Systems Tasmania. This is not a complete search and other information may be available from other agencies.

2.2 TOPOGRAPHY & VEGETATION

Slope angle and directions are shown below

Direction	Distance from site	Average slope angle	Upslope / Down slope
North	0-150m	Upslope	Upslope
East	0-150m	3 °	Down slope
South	0-150m	3 °	Down slope
West	0-100m	Upslope	Upslope

TAS Veg Live communities within 100m of the site are shown in the figure below.

Direction	Distance from site	TAS Veg Live Description
North	0m	FUR – Urban areas
East	0m	FUR – Urban areas
South	0m	FUR – Urban areas
West	0m	FUR – Urban areas

PROPOSED MAIN DWELLING

Figure 2: Aerial photo of the area with proposed building (main dwelling) location shown. The solid yellow circle is a minimum 100m from edge of the proposed development. The dashed circle is a minimum 50m from edge of the proposed development. Classified vegetation and exclusion shown. Source: Land Information System Tasmania, http://www.thelist.tas.gov.au.

Vegetation types shown below from proposed dwelling.

Direction	Existing Vegetation Description
North	0-100m: Residential lots, grassland, managed in 'minimal fuel condition', gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.**
East	0-100m: Residential lots, grassland, managed in 'minimal fuel condition', gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.**
South	0-100m: Residential lots, grassland, managed in 'minimal fuel condition', gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.**

	31.5-100m: Open grassland with no trees. Foliage cover is <10%. **Classified vegetation: G: Grassland**
West	0-100m: Residential lots, grassland, managed in 'minimal fuel condition', gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.**

3.0 BUSHFIRE SITE ASSESSMENT

3.1 EXISTING BUSHFIRE HAZARD ASSESSMENT

3.1.1 CONSTRUCTION The existing shed comprises of a shipping contained and metal framing for the roof. A deck has also been partially constructed.
3.1.2 PROPERTY ACCESS The property is accessed from Pendell Drive. The existing driveway has a length of 60m, carriageway width of 4m. The property access is shared with 12 Pendell Drive. The existing and proposed property access compliance to the DtS requirements of the Determination is shown in section 7.2.2 of the report.
3.1.3 WATER SUPPLY The site has a tank water supply only. No dams exist on the lot.
3.2.4 HAZARD MANAGEMENT AREA The lot is predominantly grass and little tree vegetation.
3.2.5 EMERGENCY PLAN No emergency plan exists for the subject lot.

3.2 BUSHFIRE ATTACK LEVEL ASSESSMENT

Proposed development: Residential dwelling

	North	East	South	West
Vegetation classification as per AS3959:2018	NA	NA	Grassland	NA
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)	(e) & (f)	(f)		(f)
Distance to classified vegetation (m) from proposed / existing edge of building.	>100	>100	31.5	>100
Classified vegetation	NA	NA	Grassland	NA
Effective slope under the classified vegetation			Down slope >0° to 5°	
Bushfire Attack Level	**LOW**	**LOW**	**12.5**	**LOW**
Minimum separation distance to achieve BAL – 12.5.	**To property boundary**	**To property boundary**	**16m**	**To property boundary**

If the distance between the edge of the building and the classified vegetation are maintained the bushfire attack level for the proposed building is assessed as BAL – 12.5. The assessment is based on a FDI of 50. The FDI will exceed 50 when the Fire Danger Rating is Extreme or Catastrophic.

4.0 BUSHFIRE HAZARD MANAGEMENT REQUIREMENTS

The following bushfire hazard management requirements are required comply with the DtS provisions of the Determination. A DtS solution which complies with the following DtS provisions is deemed to achieve compliance with the Performance Requirements in the Determination.

4.1 Design and Construction

4.1.1 DtS Provisions

(1) Building work (including additions or alterations to an existing building) in a bushfire-prone area must be designed and constructed in accordance with the relevant Deemed-to-Satisfy provisions of:

(a) NCC Volume 1, Part G5 for Class 2 or Class 3 Buildings or Certain Class 9 Buildings and a Class 10a Building or deck associated with a building to which this Division applies.

(b) NCC Volume 2, Part H7 for Class 1 building and Class 10a Building or deck associated with a building to which the Division applies.

(2) Despite subclause (1) is above, permissible variations are specified in Table 1 below for Class 1, Class 2 and Class 3 Buildings and an associated Class 10a Building or deck.

(3) Performance Requirements for buildings subject to BAL – 40 or BAL Flame Zone (BAL-FZ) cannot be satisfied by Deemed-to-Satisfy provisions and must be satisfied by means of a Performance Solutions

4.1.2 Proposed Development Solutions

(1) The proposed building work shall comply with DtS provisions of Part H7D4 of the NCC 2022. The building works shall comply with the construction requirements of BAL – 12.5. See section 3 and section 5 of AS3959 – 2018.

(2) Permissible variations (if any) are demonstrated in Table 1 within the appendix of this report.

(3) Not applicable – Site is not assessed as BAL 40 or BAL Flame Zone if the formal agreement as specified above is achieved. If a formal agreement cannot be completed, a Performance Solution is required.

4.2 Property Access

4.2.1 DtS Provisions

(1) The following building work must be provided with property access to the building and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4) below:

(a) a new habitable building g

(b) a new Class 10a Building to which this Division applies, if not accessible using an existing property access.

(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no property access available, property access must be provided to the building and the firefighting water point accessible by a carriageway as specified in subclause (4).

(3) An addition or alteration to an existing building in a bushfire-prone area must not restrict any existing property access to the building or the water supply for firefighting.

(4) Vehicular access from a public road to a building must:

(a) comply with the property access requirements specified in Table 2;

(b) include access from a public road to a hardstand within 90 metres of the furthest part of the building as measured by a hose lay;

(c) include access to the hardstand area for the firefighting water point.

(5) Certain Class 9 Buildings have additional property access requirements as specified in Table 2.

4.2.2 Proposed Development Solutions

(1) Property access for the habitable building shall comply with subclause (4). Property access requirements for Table 2 are shown in the appendix of this report.

(2) Not applicable – Proposed works are not for an addition to existing building.

(3) Not applicable – Proposed works are not for an addition to existing building.

(4) The proposed property access shall comply with subclause (4).

(5) Not applicable – Proposed works are for a not for a certain Class 9 building.

4.3 Water Supply for Fire Fighting

4.3.1 DtS Provisions

(1) The following building work must be provided with a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B:

(a) a new habitable building; or

(b) a new Class 10a Building to which this division applies; if not protected by an existing firefighting water supply.

(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no water supply for firefighting available, the building must be provided with a water supply for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B.

(3) Certain Class 9 Buildings have specific requirements for water supply for firefighting as specified in Table 3A or Table 3B.

4.3.2 Proposed Development Solutions

(1) A static water supply dedicated for firefighting purposes is required for the proposed building works and comply with Table 3B.

(2) Not applicable – Proposed building works is not for additions or alteration to an existing building.

(3) Not applicable – Proposed building works is not for a Class 9 building.

4.4 Hazard Management Areas

4.4.1 Deemed-to-Satisfy Provisions

(1) The following building work must be provided with a hazard management area of sufficient dimensions and which provides an area around the building which separates the building from the bushfire hazard and complies with subclause (2), (3), (4) and (5):

(a) a new habitable building;

(b) an existing building in the case of an addition or alteration to a building; or

(c) a new Class 10a Building to which this Determination applies unless fire separation is provided in accordance with clause 3.2.3 of AS3959.

(2) The hazard management area must comply with the requirements specified in Table 4.

(3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for the BAL in Table 2.6 of AS 3959 (Method 1)

(4) The hazard management area must be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.

(5) Certain Class 9 Buildings have additional requirements for hazard management areas as specified in Table 4.

4.4.2 Proposed Development Solutions

(1) The proposed new building must be provided with a hazard management area of sufficient dimensions and provides an area around the building that separates the building from the bushfire hazard. The hazard management area must comply with subclauses (2), (3), (4) and (5) below.

(2) The hazard management area shall comply with the requirements specified in Table 4.

(3) The hazard management area must have minimum dimensions required for the separation distances specified in Table 2.6 of AS 3959 (Method 1).

(4) The hazard management area shall be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuel s and other hazard do not significantly contribute to the bushfire attack. The hazard management area shall be installed as per the certified BHMP.

(5) Not applicable – Proposed building works are for Class 1a building.

4.5 Bushfire Emergency Plan

4.5.1 Deemed-to-Satisfy Provisions

(1) In a bushfire prone area, a bushfire emergency plan must be prepared for:

(a) a new building

(b) an existing building in the case of an addition or alteration to a building;

(c) an existing building in the case of a change of building class;

(d) a building associated with the use, handling, generation or storage of a hazardous chemical or explosive;

(i) clause (1) does not apply to following:

(a) Class 1a Buildings;
(b) Class 10a Buildings; or
(c) decks associated with another class of building.

(2) A bushfire emergency plan must comply with the requirements specified in Table 5.

4.5.2 Proposed Development Solutions

(1) Note applicable - Bushfire emergency plan is not required for a Class 1a building as per clause (d).

(2) Not applicable – Bushfire emergency plan not required.

5.0 CONCLUSIONS AND RECOMMENDATIONS

A bushfire hazard report and BHMP has been completed for 14 Pendell Drive, Forcett. The proposed development includes the construction of a residential dwelling.

The site is within 100m of bushfire-prone vegetation greater than 1Ha in area. The bushfire attack level has been assessed as BAL – 12.5 with HMA separation distances and maintenance installed.

The property access shall comply with the DtS requirements of the Determination.

A 10,000-litre static water supply shall be installed and comply with the DtS requirements of the Determination.

A Bushfire Hazard Management Plan is certified and meets the DtS requirements of the Determination.

This Bushfire Hazard Report and Bushfire Hazard Management Plan does not endorse the removal of any vegetation without the approval from the local government authority.

It is the owners' responsibility to ensure that the requirements of the bushfire assessment report and bushfire hazard management plan are implemented and maintained for the life of the development.

6.0 REFERENCES

AS3959 – 2018 - Construction of Buildings in Bushfire Prone Areas

Director's Determination – Bushfire Hazard Areas, version 1.2

Building regulations 2016

The LIST - Department of Primary Industries Parks Water & Environment

Tasmanian Planning Scheme

7.0 APPENDIX

7.1 FIELD PHOTOS

Photo 1: Field photo taken facing north from the proposed building area. Exclusion: Low threat vegetation (managed residential lots).

Photo 2: Field photo taken facing east from the proposed building area. Exclusion: Low threat vegetation (managed residential lots).

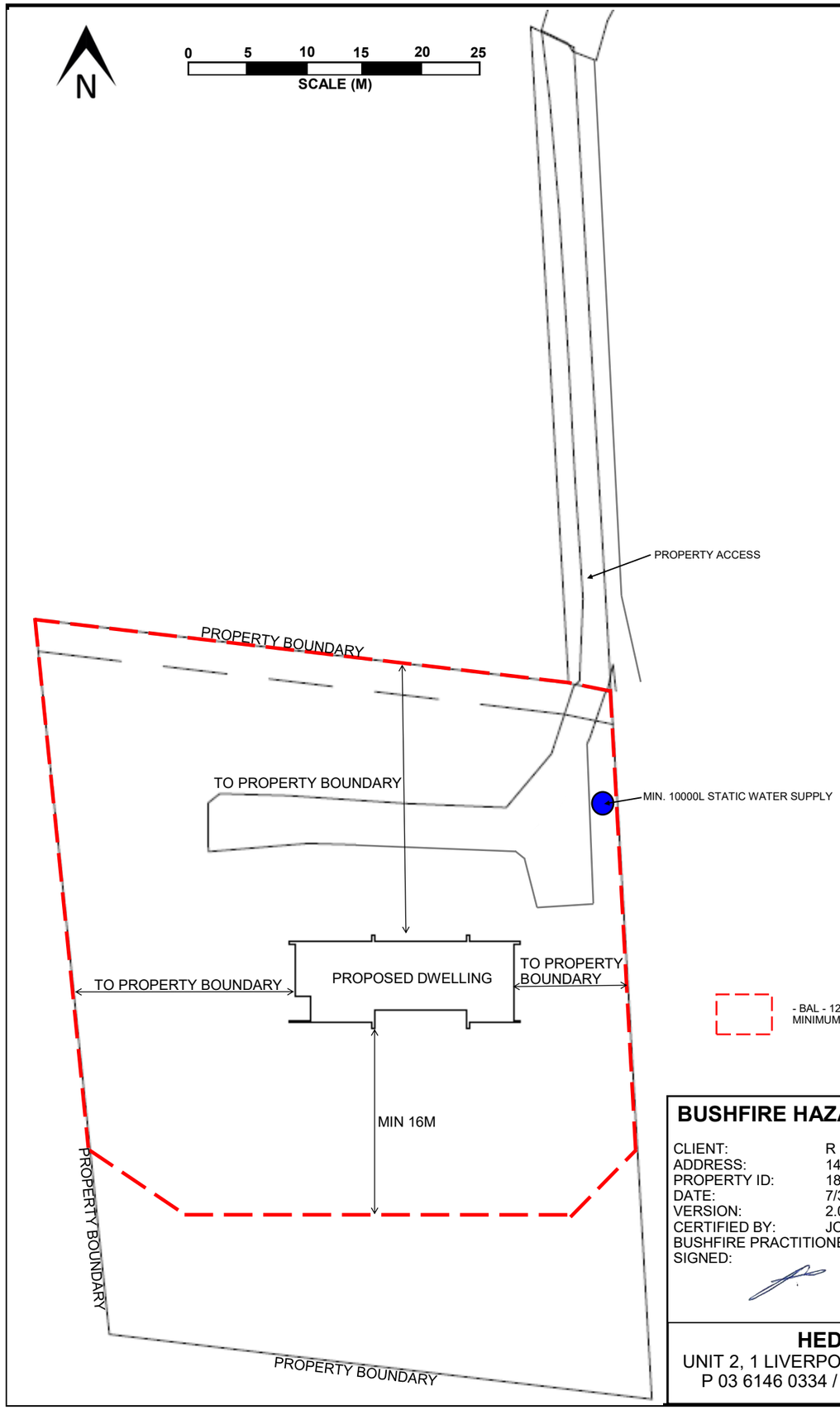
Photo 3: Field photo taken facing south from the proposed building area. Exclusion: Low threat vegetation (managed grassland) in the foreground and Classified vegetation: G: Grassland in the background.

Photo 4: Field photo taken facing east from the proposed building area. Exclusion: Low threat vegetation (managed residential lots).

Photo 5: Field photo taken showing existing shipping container to be converted into a Class 1a ancillary dwelling.

Photo 6: Field photo taken showing example of bushfire prone vegetation: G: Grassland.

Photo 7: Field photo taken showing existing property access that services number 12 and 14 Pendell Drive.



BUSHFIRE HAZARD MANAGEMENT PLAN

CLIENT:	R & J CRUSIUS
ADDRESS:	14 PENDELL DRIVE FORCETT 7173
PROPERTY ID:	1852766 CT: 12983/8
DATE:	7/3/2025
VERSION:	2.0
CERTIFIED BY:	JOE HEPPER

BUSHFIRE PRACTITIONER (BFP - 148, SCOPE 1, 2, 3A, 3B)
SIGNED:

HED CONSULTING
UNIT 2, 1 LIVERPOOL STREET HOBART TAS 7000
P 03 6146 0334 / E info@hed-consulting.com.au

BUSHFIRE HAZARD MANAGEMENT REQUIREMENTS

1. Building Design & Construction

- Minimum separation distances shown on this plan provide for a BAL - 12.5 solution.

- Habitable buildings and associated outbuildings (<6m to habitable building) must be designed and constructed to comply with AS3959:2018 - Section 3 for General Requirements and Section 5 for BAL - 12.5 requirements.

2. Property Access

- All weather property access with 4m wide carriageway from the public road to within <90m of the furthest part of the habitable building measured as a hose lay and to the hardstand located within <3m of the water connection point.

- Load capacity greater than 20 tonnes (inc. bridges and culverts). Cross falls less than 3°, dips less than 7°, curves min. 10m inner radius. 10° max. gradient for unsealed and 15° for sealed roads.

- Terminate with turning area with a 10m min. outer radius or alternatively in a hammer head “T” or “Y” turning area for fire appliances with turning heads 4m wide x 8m long.

- Keep clear of vegetation and other obstructions 0.5m either side and 4m above carriageway.

3. Static Water Supply For Firefighting

- Install steel or metal firefighting water tank with minimum 10,000 litre (each building) stored water dedicated to firefighting purpose. Tank fitted with a compliant Storz water connection point located within <90m of furthest element of the habitable building, measured as a hose lay & accessible within <3m of the hardstand, may have a remote offtake connected to the static water supply.

- Identify the firefighting water point with permanently fixed compliant signage complying with TFS guidelines. Keep clear of vegetation immediately above and around the connection point.

- Ensure hardstand is <3m of the water connection point and >6m from the buildings to be protected.

4. Hazard Management Area (HMA)

- The dimensioned HMA to be managed as defendable space from a bushfire flame, radiant heat and ember attack.

- Maintain in minimal fuel condition in perpetuity, ensuring all fuels are reduced significantly and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.

- Limited amounts of low flammability plants are acceptable within the HMA. This includes maintained lawn, low growing plants and ground covers, low flammability ornamental gardens, vegetable gardens and similar.

- Do not plant adjacent to walls & decks or directly below glazed elements.

- Ground fuels such as fallen branches, sticks, leaves, bark, lawn clippings etc. to be removed regularly.

- Maintain lawn height to less than 100mm.

- Non - combustible ground cover of small rock and pebbles to be used instead of pine bark or mulch.

- Thin-out understory vegetation and prune low-hanging tree branches. Prune canopies to maintain horizontal separation between canopies.

- Minimise storage of flammable materials such as firewood and building materials.

- Keep roof gutters clear of leaves and other debris.

7.3.1 DIRECTOR'S DETERMINATION – BUSHFIRE HAZARD AREAS V1.2

Table 1 – Construction Requirements and Construction Variations

Column 1		**Column 2**	**Proposed development can achieve compliance**	**Development response (BAL – 12.5)**
Element		**Requirement**		
A.	Straw Bale Construction	May be used in exposures up to and including BAL 19.	Yes	Straw Bale Construction is acceptable.
B.	Shielding provisions under Section 3.5 of AS3959-2018.	To reduce construction requirements due to shielding, building plans must include suitable detailed elevations or plans that demonstrate that the requirements of Section 3.5 of the Standard can be met. Comment: Application of Section 3.5 of the standard cannot result in an assessment of BAL – LOW.	No	Application of Section 3.5 of the standard cannot result in an assessment of BAL – LOW.
C.	Additional requirements for Certain Class 9 Buildings.	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.	NA	Not applicable. Proposed building works is not applicable Class 9 building.

7.3.2 DIRECTOR'S DETERMINATION – BUSHFIRE HAZARDS V1.2

Table 2 – Requirements for Property Access

Column 1		**Column 2**		
Element		**Requirement**	**Proposed property access compliance**	**Notes**
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.	The proposed property access is greater than 30m and access is required for a fire appliance to access a fire fighting point	See Element B.
B.	Property access length is 30 metres or greater, or access is required for a fire appliance to a firefighting water point	The following design and construction requirements apply to property access: (a) All – weather construction;	Yes	Property access shall comply.
		(b) Load capacity of at least 20 tonnes, including for bridges and culverts;	Yes	Property access shall comply.
		(c) Minimum carriageway width of 4m;	Yes	Property access shall comply.
		(d) Minimum vertical clearance of 4m;	Yes	Property access shall comply.

		(e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;	Yes	Property access shall comply.
		(f) Cross falls of less than 3° (1:20 or 5%);	Yes	Property access shall comply.
		(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;	Yes	Property access shall comply.
		(h) Curves with a minimum inner radius of 10m	Yes	Property access shall comply.
		(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed road, and 10° (1:5.5 or 18%) for unsealed roads;	Yes	Property access shall comply.
		(j) Terminate with a turning area for fire appliances provided by one of the following: (i) A turning circle with a minimum outer radius of 10m (ii) A property access encircling the building; or (iii) A hammerhead "T" or "Y" turning head 4m wide and 8m long	Yes	Property access shall comply.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access:		

		(a) The Requirements for B above; and (b) Passing bays of 2m additional carriageway width and 20m length provided every 200m	NA	Not applicable – Property access length is less than 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties	The following design and construction requirements apply to property access: (a) The Requirements for B above; and (b) Passing bays of 2m additional carriageway width and 20m length provided every 100m	NA	Not applicable – Access is provided to less than 3 properties.

7.3.3 DIRECTOR'S DETERMINATION – BUSHFIRE HAZARDS V1.2

Table 3B – Requirements for Static Water Supply for Firefighting

Column 1		**Column 2**	**Proposed static water supply for fire fighting compliance required**	**Development response**
Element		**Requirement**		
A.	Distance between building 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 fire fighting water point of a static water supply; and	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(b) The distance must be measured as a hose lay, between the fire fighting point and the furthest part of the building area.	Yes	The proposed static water supply for fire fighting purposes shall comply.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply.	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(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;	Yes	The proposed static water supply for fire fighting purposes shall comply.

		(c) Must be a minimum 10,000 litres per building to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(d) Must be metal, concrete or lagged by non – combustible materials if above ground; and	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS3959 – 2009, the tank may constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; (iii) fibre-cement a minimum of 6mm thickness	Yes	The proposed static water supply for fire fighting purposes shall comply.
C.	Fittings, pipework and accessories (including stands and tank)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(c) Be metal or lagged by non-combustible materials if above ground;	Yes	The proposed static water supply for fire fighting purposes shall comply.

		(d) Where buried, have a minimum depth of 300mm;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(f) Ensure coupling is accessible and available for connection at all times;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(g) Ensure coupling is fitted with a blank cap and securing chain (minimum 220mm length);	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(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	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage from vehicles.	Yes	The proposed static water supply for fire fighting purposes shall comply.

D.	Signage for static water connections	The fire fighting 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	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.	Yes	The proposed static water supply for fire fighting purposes shall comply.
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(b) No closer than six metres from the building area to be protected;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(c) With a minimum width of three metres constructed to the same standard as the carriageway; and	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(d) Connected to the property access by a carriageway equivalent to the standard of the property access.	Yes	The proposed static water supply for fire fighting purposes shall comply.

F.	Additional requirements for Certain Class 9 Buildings	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.	NA	Not applicable – Proposed building works is not applicable Class 9 building.

7.3.4 DIRECTOR'S DETERMINATION – BUSHFIRE HAZARDS V1.2

Table 4 – Requirements for Hazard Management Area

Column 1		**Column 2**	**Proposed HMA compliance required**	**Development response**
Element		**Requirement**		
A.	New buildings on lots provided with a BAL at the time of subdivision.	A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL – 19, except where a higher BAL was approved as part of the subdivision bushfire hazard management plan; and	NA	Not applicable.
		(b) have a HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable.
B.	New buildings on lots not provided with a BAL at the time of subdivision.	A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL – 29; and	Yes	A new building shall be provided with a HMA no smaller than the separation distances required for BAL 12.5.
		(b) Hve a HMA established in accordance with a certified bushfire hazard management plan.	Yes	HMA is established in accordance with a certified bushfire hazard management plan.

C.	Alterations and 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 distance 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.	NA	Not applicable.
		(c) Have an HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable.
D.	New buildings and additions and alterations to buildings classified as an accommodation building Class 1b, Class 2, or Class 3, other than communal residence for persons with a disability, a	A new building or an alteration or addition must: (a) be located on the lot so as to provided with HMA's no smaller than the separation distances required for BAL – 12.5; and	NA	Not applicable.

	respite centre or a residential aged care facility or similar.			
		(b) have an HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable.
E.	New buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the relevant planning scheme.	A new building or an alteration or addition, including change of use, for a building associated with the use, handling, generation or storage of a hazardous chemical 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	NA	Not applicable
		(b) have an HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable
F.	New buildings or additions and alterations to buildings associated with the use, handling, generation or storage of a hazardous chemical or explosive.	A new building or an alteration or addition, including change of use, for a building associated with the use, handling, generation or storage of a hazardous chemical 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	NA	Not applicable

		plan: and		
		(b) have a HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable
G.	Additional requirements for Certain Class 9 Buildings and associated Class 10a Buildings and decks.	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.	NA	Not applicable.

7.3.5 DIRECTOR'S DETERMINATION – BUSHFIRE HAZARDS V1.2

Table 5 – Requirements for Bushfire Emergency Planning

Column 1		**Column 2**	**Development response**
Element		**Requirement**	
A.	Bushfire emergency plans	A bushfire emergency plan must be developed for the site, which is: (a) consistent with the TFS Bushfire Emergency Planning Guideline; and	Not applicable.
		(b) endorsed by the TFS or a person accredited by the TFS.	Not applicable.

H1360 - Proposed Primary Dwelling, CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tasslehomes.com.au

Architectural Drawing No.	*Description*
01	Location Plan
01a	Site Plan
02	Drainage Plan
03	Floor Plan
04	Elevations
05	Section
06	Roof Plan
07	Electrical Plan
08	Flooring Layout Plan
09	Lighting Calculations, Insulation & Window Schedule
10	Compliance Notes
10a	Liveable Housing Specifications Sheet 1 of 3
10b	Liveable Housing Specifications Sheet 2 of 3
10c	Liveable Housing Specifications Sheet 3 of 3
11	Wet Area Specifications
11a	Stair Notes
12	Vegetation Overlay
13	BAL Construction Requirements

Climate Zone - 7
C.T. No. 129783/8
Wind Speed - N3
Corrosion Environment - MODERATE
Soil Classification - H2
Floor Area = 148.5m²
= 16.0 sq

PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING	
		General structural steel members	Lintels in masonry
MODERATE More than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or non-heavy industrial areas	INTERNAL	No protection required	
	EXTERNAL	Option 1 2 coats alkyd primer; or Option 2 2 coats alkyd gloss Option 3 Hot dip galvanise 300 g/m² min. Option 4 Hot dip galvanise 100 g/m² min. plus - (a) 1 coat solvent based vinyl primer; or (b) 1 coat vinyl gloss or alkyd	

NOTES:
1. Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
4. All zinc coatings (including inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
7. For applications outside the scope of this table, seek specialist advice.

REVISION	DATE	SHEETS	DESCRIPTION
A	6 February 2025	All prelim DA plans	Rotate house 180° on site, Amend floor plan to be in correct orientation, Amend elevations to reflect new ground lines, Change cladding to vertical.
B	4 March 2025	00, 01, 01a, 02 - 05, 07 & 12	Copy flood overlay from thelist.tas.gov.au, Move house on site to be outside flood zone, Amend cut, amend FFL, Add existing drainage information provided by client, Update elevations, Amend section, Make further electrical plan changes, Amend vegetation overlay to reflect changes to site plan.
C	20 March 2025	All architectural sheets	Provide additonal notation for existing dwelling to become secondary residence. Amend all sheets to reflect notation change.

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: COVER SHEET
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC
DWG No: COVER SHEET

11 FEBRUARY 2025 ● Preliminary drawings
20 MARCH 2025 ● Development application drawings (DA)

○ Preliminary construction drawings Engineer not to sign this copy, only provide notes, additions & amendments
○ Final construction drawings (BA)

○ Approved by Engineer
○ Approved by Building Surveyor

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

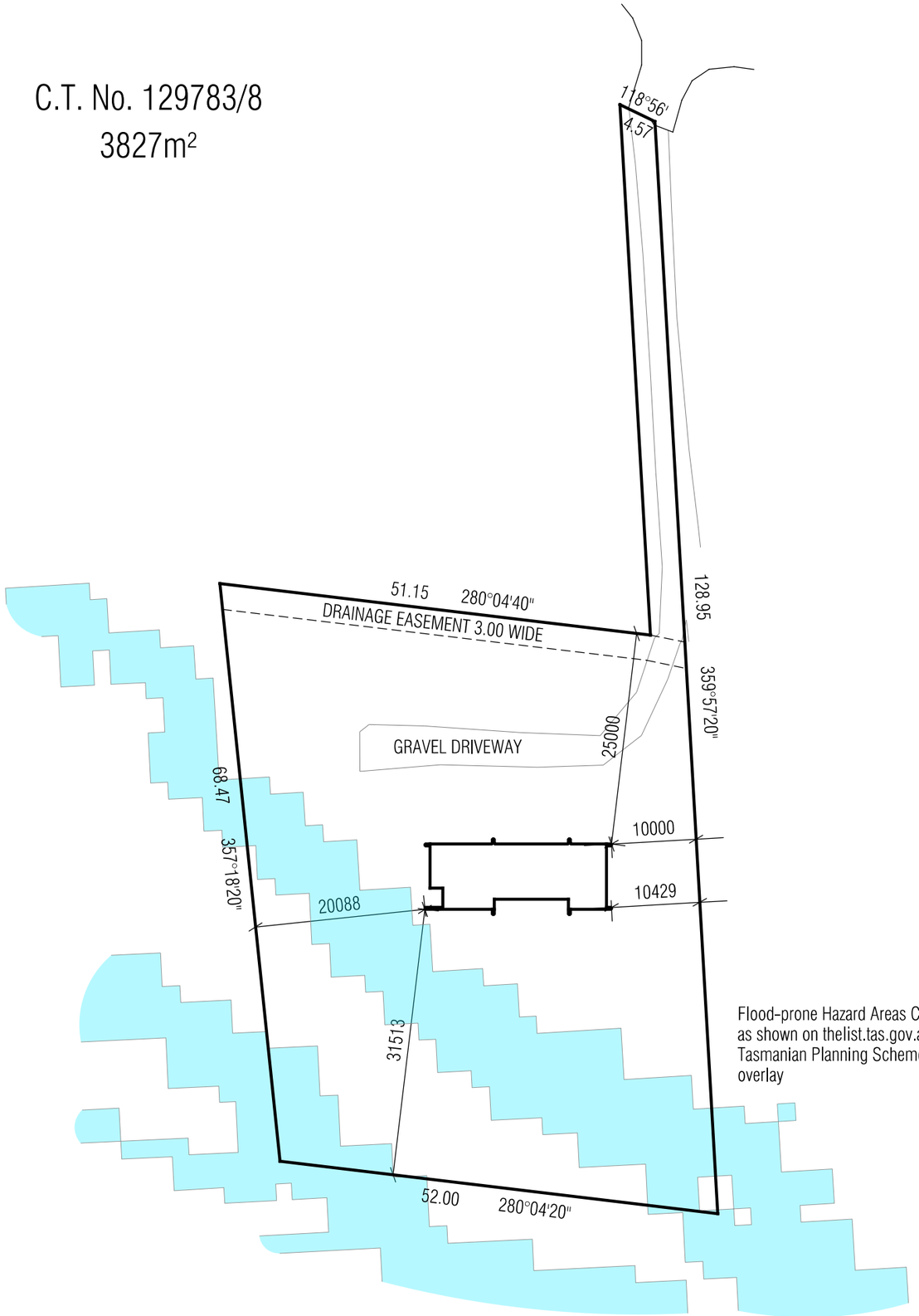
IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with NCC Table 3.2.1. Provide retaining walls as required to comply with NCC requirements.

C.T. No. 129783/8

3827m²



Flood-prone Hazard Areas Code as shown on thelist.tas.gov.au Tasmanian Planning Scheme overlay

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

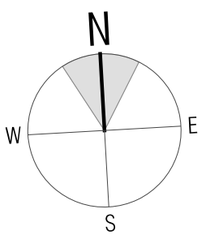
All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM-881 with reputed AHD level of 23.415 from SURCOM on 21/01/2025

Date of Survey : 21/01/2025

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS

REVISION	DATE	DESCRIPTION
A	6 February 2024	Changes as described on Cover Sheet
B	4 March 2025	Changes as described on Cover Sheet
C	20 March 2025	Changes as described on Cover Sheet



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PROPOSED PRIMARY DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: LOCATION PLAN
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 01

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

.....

IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with NCC Table 3.2.1. Provide retaining walls as required to comply with NCC requirements.

C.T. No. 129783/8

3827m²

NOTES:

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All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM-881 with reputed AHD level of 23.415 from SURCOM on 21/01/2025

Date of Survey : 21/01/2025

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS

Sorell Council
Development Application: 5.2025.66.1
Development Application - New Dwelling - change of use of existing building to Secondary Dwelling
Plans Reference: P2
Date Received: 20/03/2025

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Scale 1:300

REVISION	DATE	DESCRIPTION
A	6 February 2024	Changes as described on Cover Sheet
B	4 March 2025	Changes as described on Cover Sheet
C	20 March 2025	Changes as described on Cover Sheet

PROPOSED DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

- LOT BOUNDARY
- EASEMENT BOUNDARY
- BANK TOP
- BANK BOTTOM
- GRATED PIT
- BITUMEN EDGE
- ROAD EDGE
- CONCRETE SLAB
- HOUSE
- MINOR BUILDING
- VERANDAH
- WATER TANK ABOVE GROUND
- STEPS
- FENCE
- GATE
- TITLE PEG
- STAKES BY OWNER
- NAIL
- SPIKE
- GRATED PIT
- SEWER MANHOLE
- MANHOLE UNSPECIFIED

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: SITE PLAN
DATE: 20/02/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 01a

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SIGNATURE:

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DATE:

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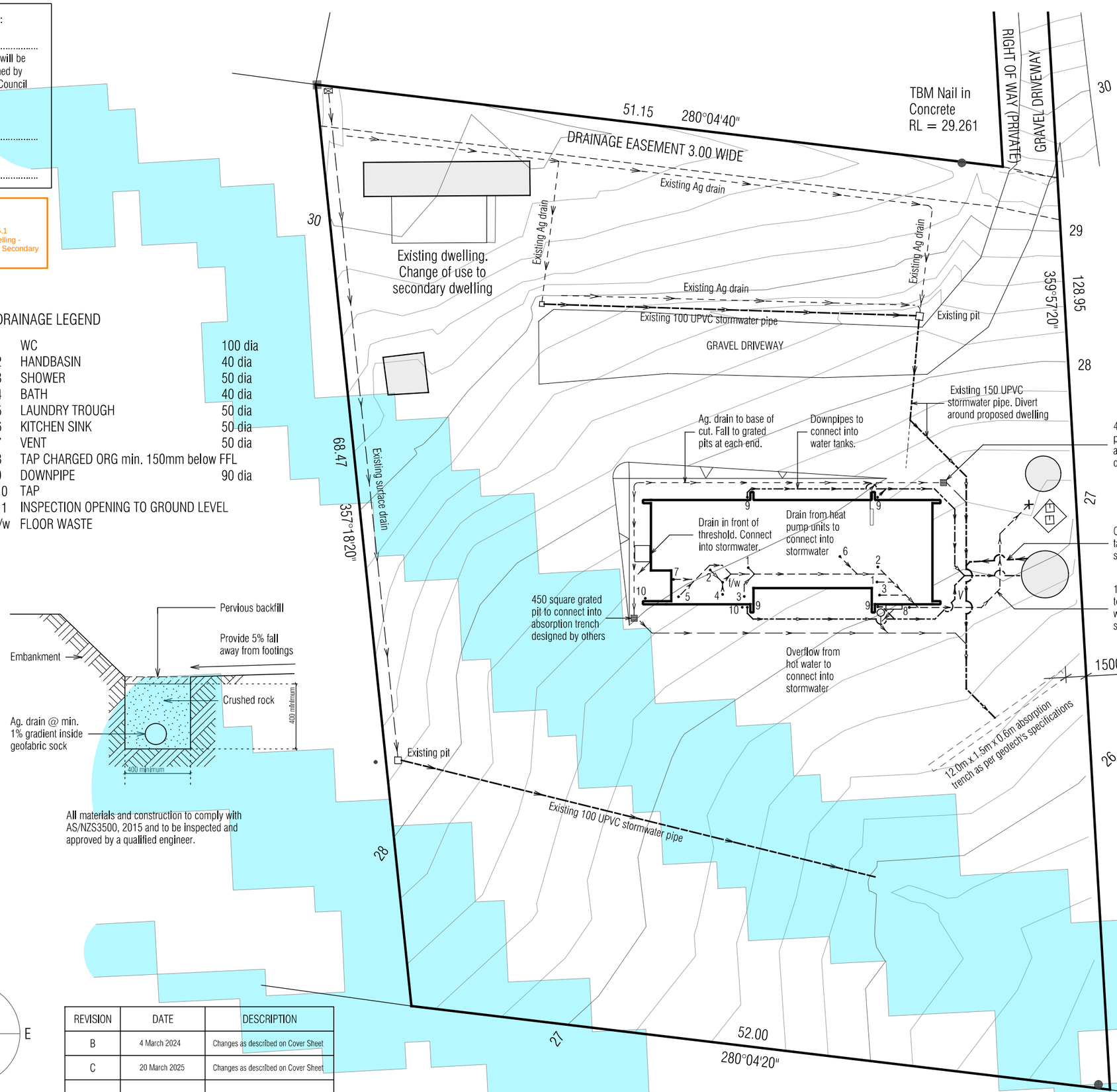
Sorell Council

Development Application: 5.2025.66.1
Development Application - New Dwelling - change of use of existing building to Secondary Dwelling
Plans Reference: P2
Date Received: 20/03/2025



DRAINAGE LEGEND

1	WC	100 dia
2	HANDBASIN	40 dia
3	SHOWER	50 dia
4	BATH	40 dia
5	LAUNDRY TROUGH	50 dia
6	KITCHEN SINK	50 dia
7	VENT	50 dia
8	TAP CHARGED ORG min. 150mm below FFL	
9	DOWNPIPE	90 dia
10	TAP	
11	INSPECTION OPENING TO GROUND LEVEL	
f/w	FLOOR WASTE	

All materials and construction to comply with AS/NZS3500, 2015 and to be inspected and approved by a qualified engineer.

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

- LOT BOUNDARY
- EASEMENT BOUNDARY
- BANK TOP
- BANK BOTTOM
- GRATED PIT
- BITUMEN EDGE
- ROAD EDGE
- CONCRETE SLAB
- HOUSE
- MINOR BUILDING
- VERANDAH
- WATER TANK ABOVE GROUND
- STEPS
- FENCE
- GATE
- TITLE PEG
- STAKES BY OWNER
- NAIL
- SPIKE
- GRATED PIT
- SEWER MANHOLE
- MANHOLE UNSPECIFIED

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

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Scale 1:300

REVISION	DATE	DESCRIPTION
B	4 March 2024	Changes as described on Cover Sheet
C	20 March 2025	Changes as described on Cover Sheet

PROPOSED DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

DRAWING: DRAINAGE PLAN
DATE: 20/03//25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 02

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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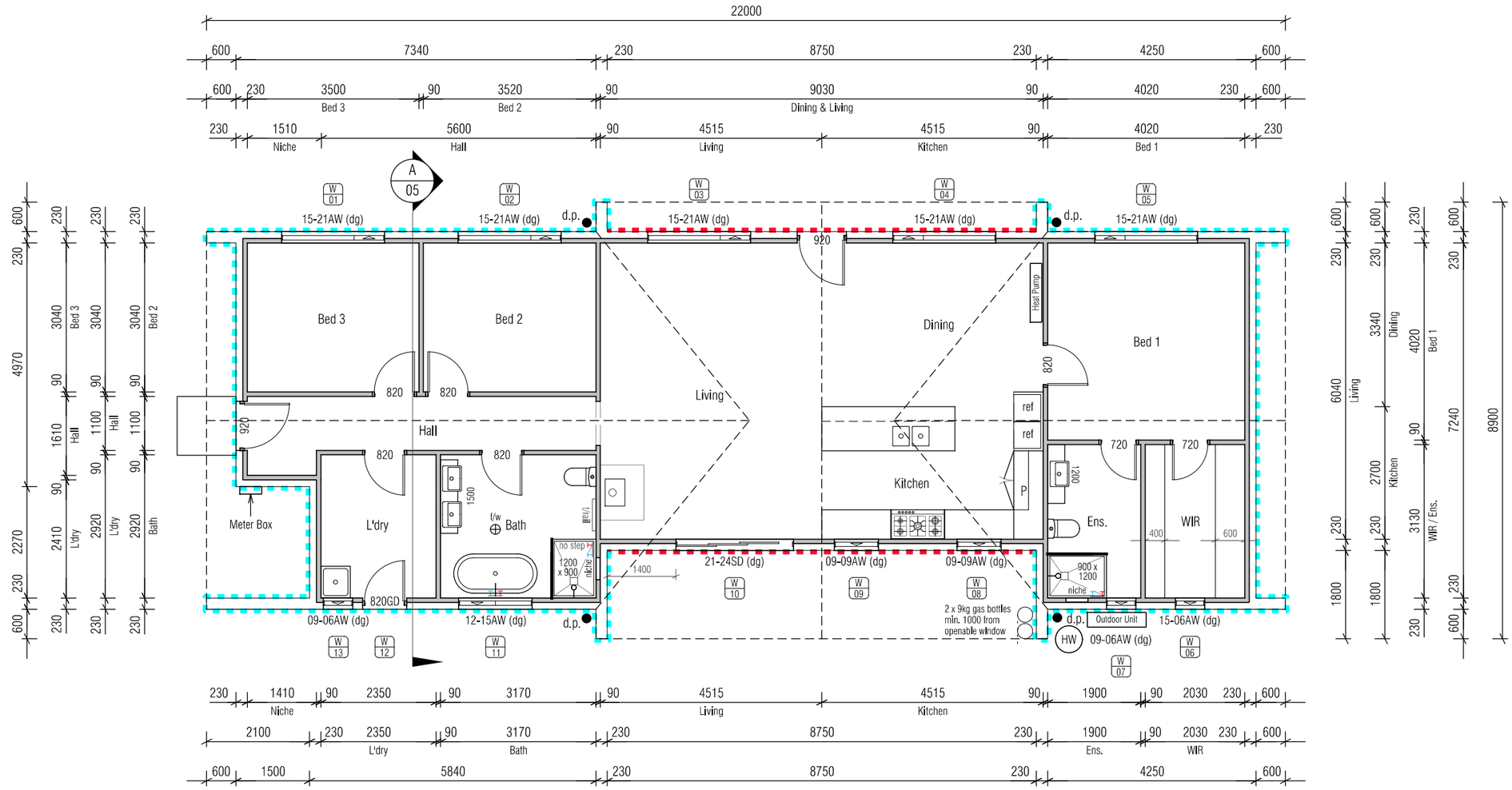
Sorell Council

Development Application: 5.2025.66.1
Development Application - New Dwelling - change of use of existing building to Secondary Dwelling 2nd
Plans Reference: P2
Date Received: 20/03/2025

Floor Area = 147.4m²

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION
A	6 February 2024	Changes as described on Cover Sheet
B	4 March 2025	Changes as described on Cover Sheet
C	20 March 2025	Changes as described on Cover Sheet

DRAWING: FLOOR PLAN
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 03

Scale 1:100

PROPOSED PRIMARY DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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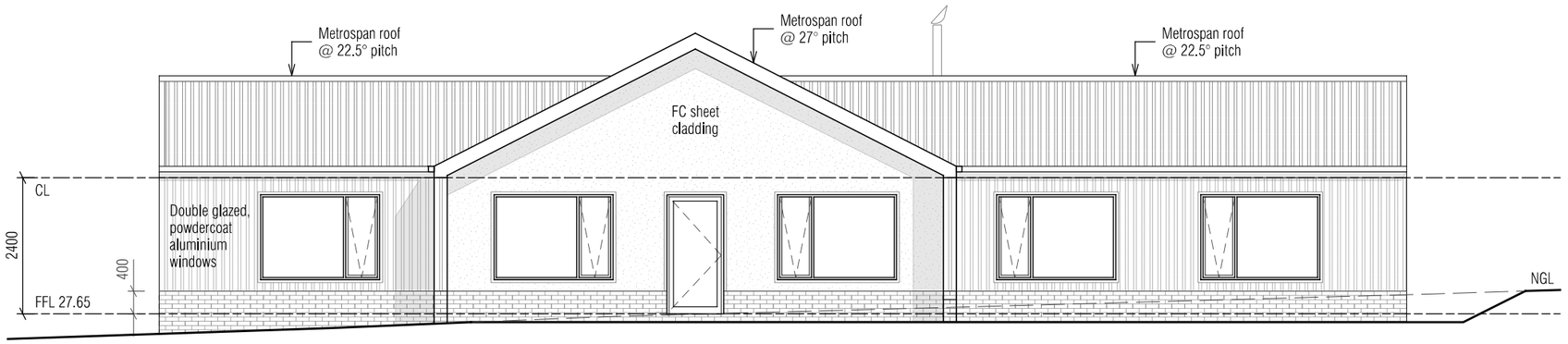
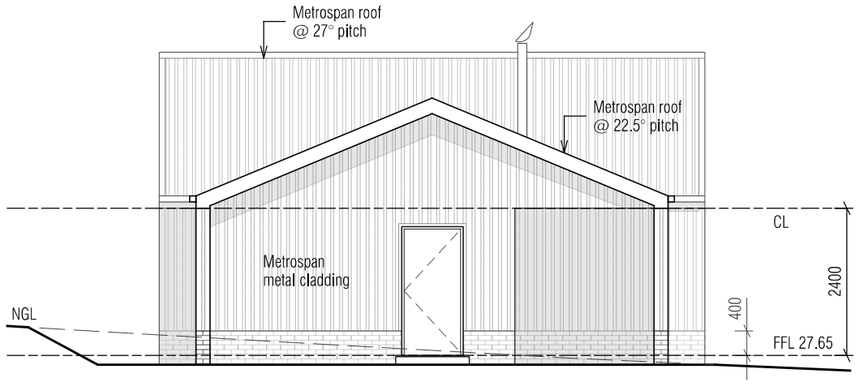
Sorell Council

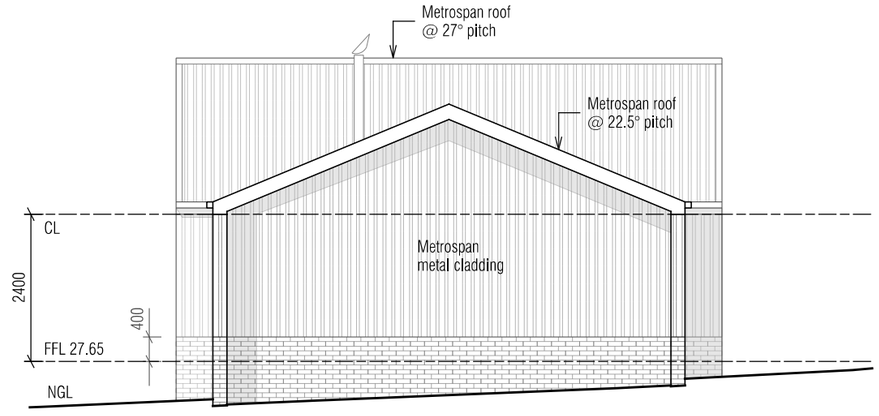
Development Application: 5.2025.66.1
Development Application - New Dwelling - change of use of existing building to Secondary Dwelling (P2)
Plans Reference: P2
Date Received: 20/03/2025



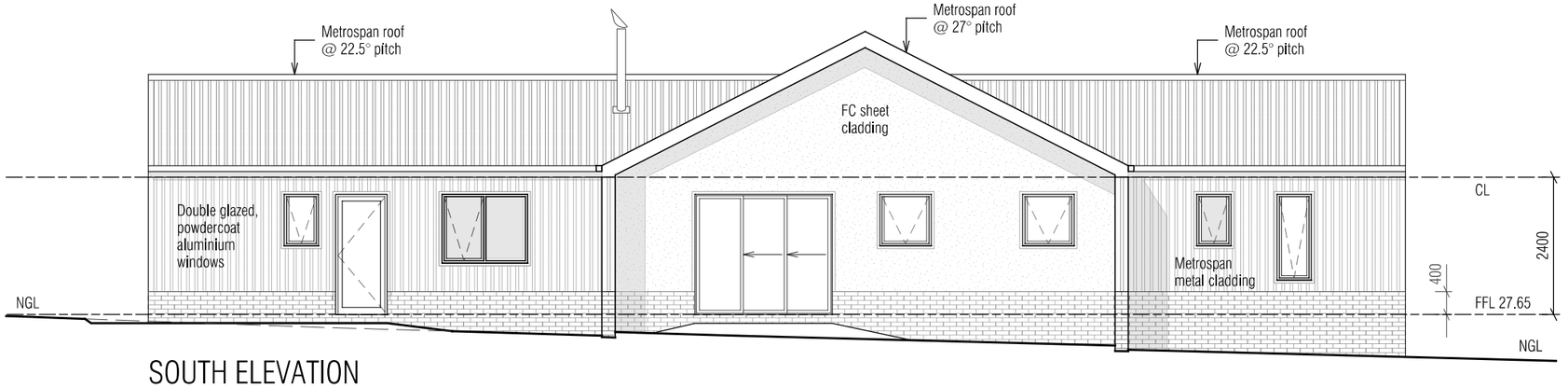
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

IMPORTANT NOTE:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION
A	6 February 2024	Changes as described on Cover Sheet
B	4 March 2025	Changes as described on Cover Sheet
C	20 March 2025	Changes as described on Cover Sheet

DRAWING: ELEVATIONS
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 04

Scale 1:100

PROPOSED PRIMARY DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

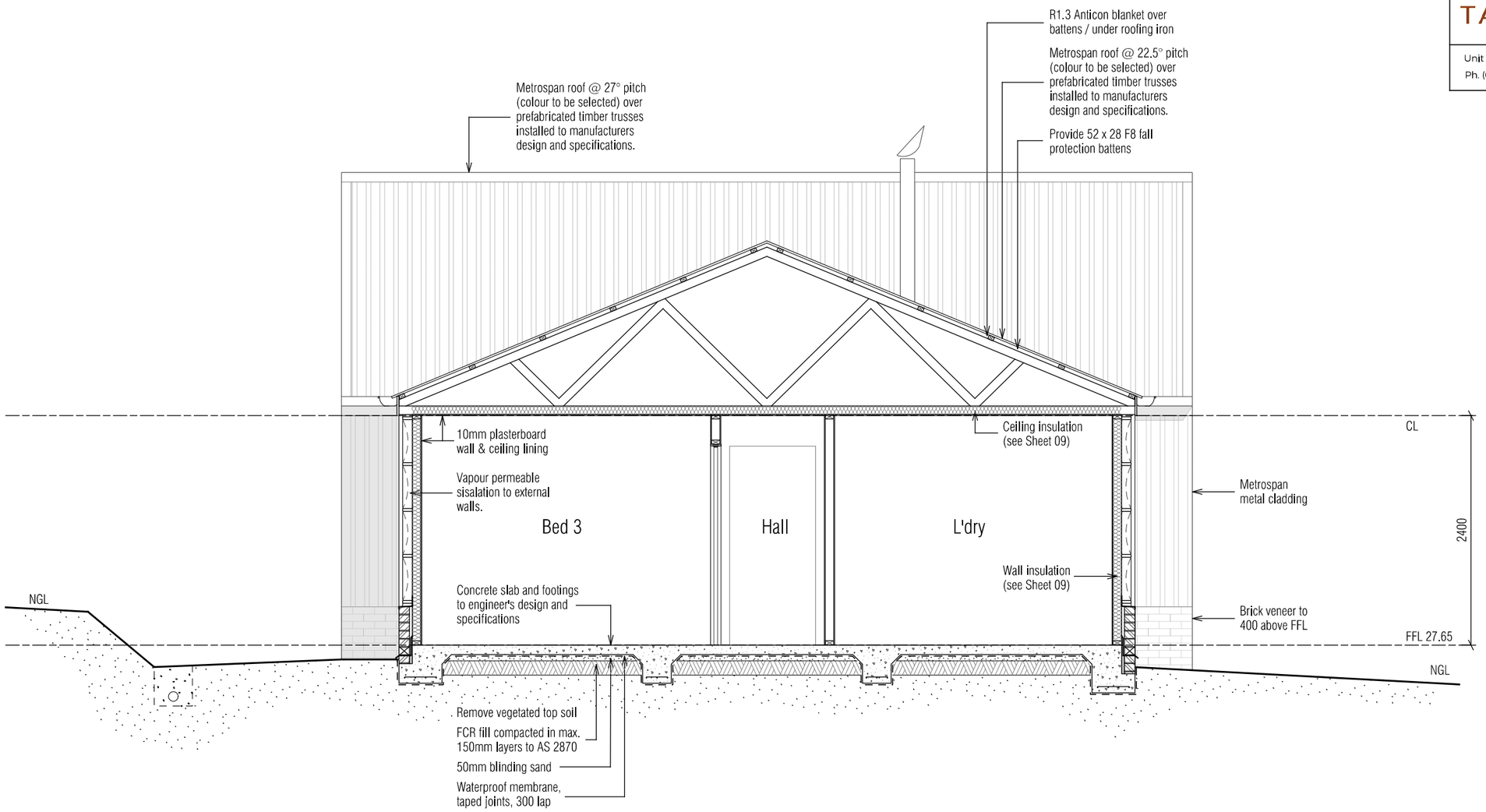
DATE:

.....

Sorell Council

Development Application: 5.2025.66.1
Development Application - New Dwelling - change of use of existing building to Secondary Dwelling Part
Plans Reference: P2
Date Received: 20/03/2025

IMPORTANT NOTE:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.



SECTION A 03

Scale 1:50

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION
B	4 March 2024	Changes as described on Cover Sheet
C	20 March 2025	Changes as described on Cover Sheet

DRAWING: SECTION
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 05

Scale 1:50

PROPOSED PRIMARY DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

Sorell Council

Development Application: 5.2025.66.1
Development Application - New Dwelling - change of use of existing building to Secondary Dwelling for
Plans Reference: P2
Date Received: 20/03/2025

TASSIE HOMES

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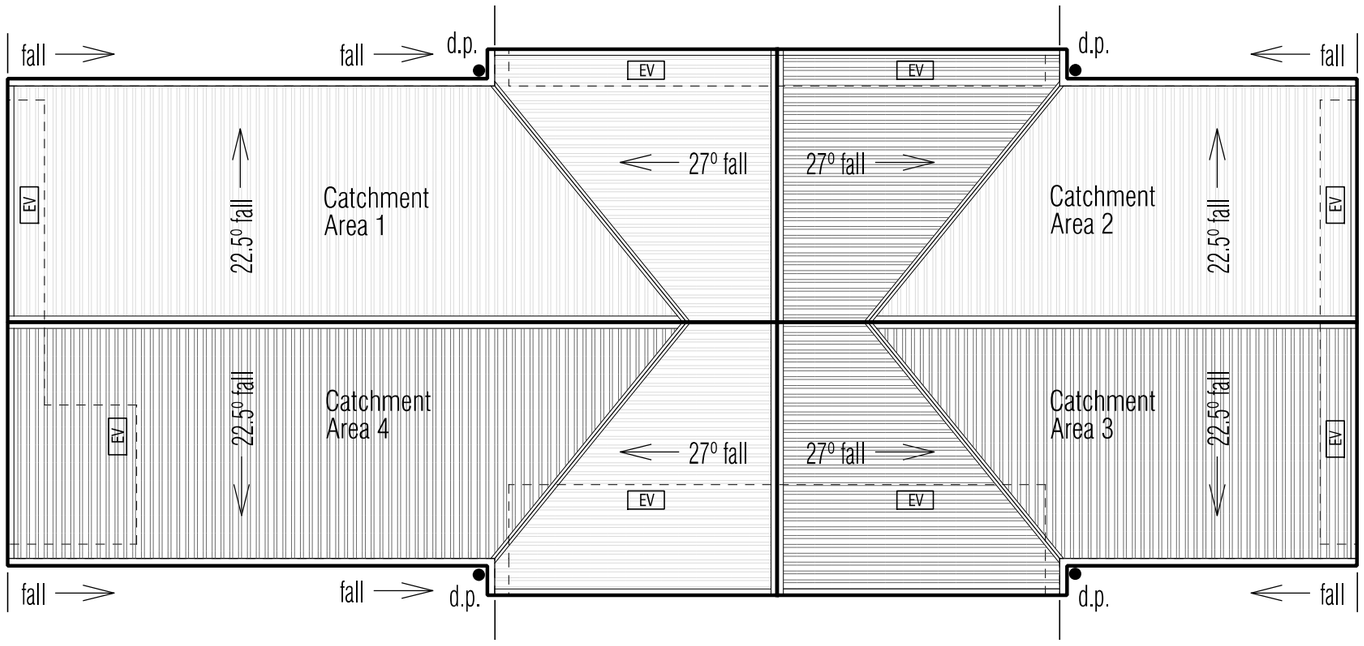
Ph. (03) 62 833 273 www.tassiehomes.com.au

Scale 1:100



CATCHMENT AREA NOTES:
Colorbond hip roof @ 27° pitch
CATCHMENT AREA 1 = 65.1m²
CATCHMENT AREA 2 = 49.8m²
CATCHMENT AREA 3 = 49.8m²
CATCHMENT AREA 4 = 65.1m²

denotes roof area
d.p. denotes downpipe
denotes direction of fall
RV denotes 200 x 400 ridge vent
EV denotes 200 x 400 eaves vent

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
All roof areas shown are indicative only and not to be used for any other purpose.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces' and AS 3959.

ROOF VENTILATION CALCULATIONS (23º hip roof)

200 x 400 eaves vents (0.08m²)
Ceiling area = 131.3m² / 300 = 0.438m²
30% of 0.438m² = 0.131m²
0.131m² / 0.08m² = 1.6 (x 2) = 4 ridge vents
70% of 0.438m² = 0.307m²
0.307m² / 0.08m² = 3.8 (x 2) = 8 eaves vents
RV 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

NOTE:
Ensure continuous gap in sarking at ridge to provide for ridge ventilation.

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	183.8	**Area of roof** (including 115mm Quad Gutter) (m²)
Ac	229.8	**Ah x slope factor** (determined from Table 3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	**Cross sectional area** 6500mm² (determined from NCC Table 3.5.2.2)
DRI	85	**Design Rainfall Intensity** Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	**Catchment area per 90mm downpipe** (determined from NCC Table 3.5.2.2)
Downpipes Required	4	$\frac{Ac}{Acdp}$
Downpipes Provided	4	

PROPOSED PRIMARY DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

REVISION	DATE	DESCRIPTION
C	20 March 2025	Changes as described on Cover Sheet

BAL-12.5
See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: ROOF PLAN
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 06

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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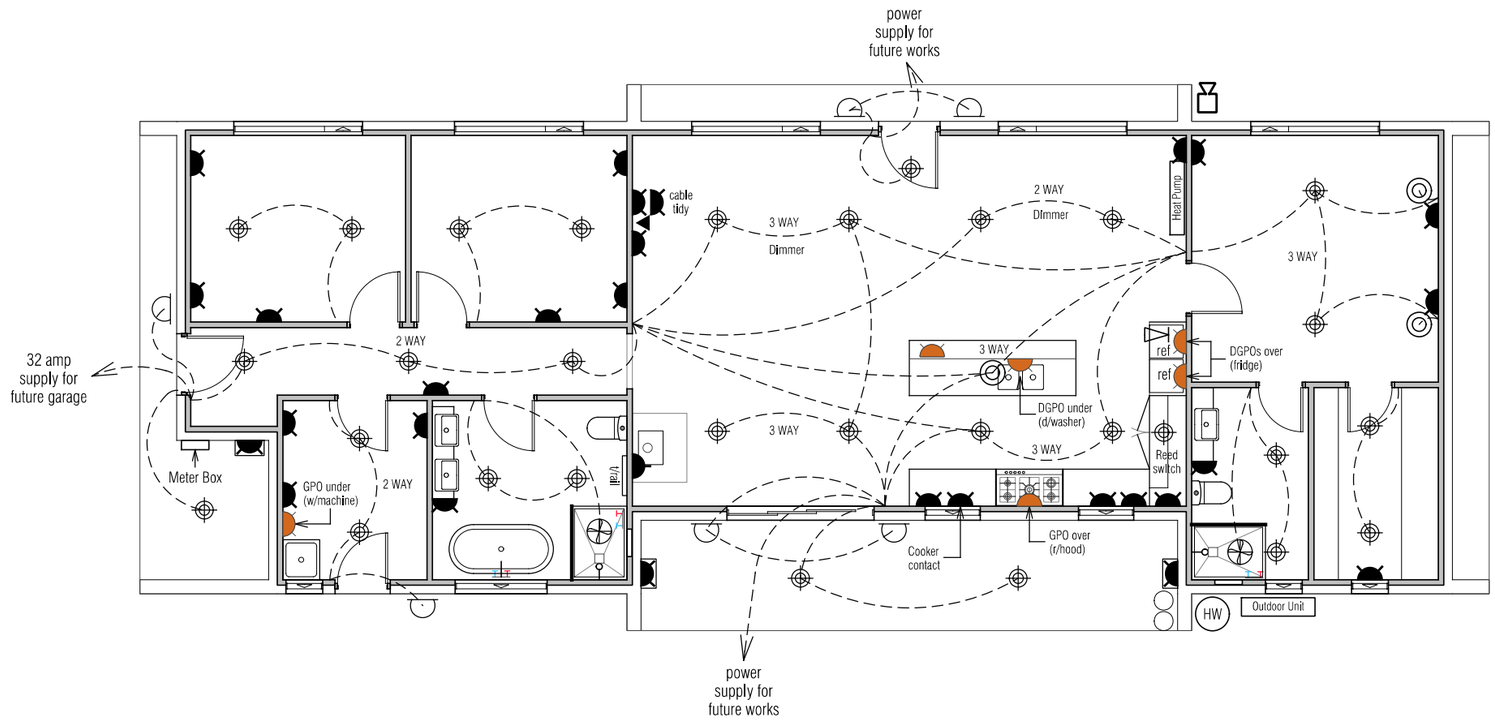
Sorell Council

Development Application: 5.2025.66.1
Development Application - New Dwelling - change of use of existing building to Secondary Dwelling(2)
Plans Reference: P2
Date Received: 20/03/2025

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



- Ducted exhaust fan
- LED spotlight (sensor)
- Pendant light (28W)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (exterior)
- Smoke alarm
- Phone / NBN point
- TV point
- Data point
- Security camera

IMPORTANT NOTES:
Smoke alarms are to be installed in accordance with the NCC 9.5. Smoke alarms are to be interconnected where more than one alarm is installed.
Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.
All downlights are to be sealed and IC-F rated.

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION
B	4 March 2024	Changes as described on Cover Sheet
C	4 March 2025	Changes as described on Cover Sheet

DRAWING: ELECTRICAL PLAN
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 07

Scale 1:100

PROPOSED PRIMARY DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

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Sorell Council

Development Application: 5.2025.66.1
Development Application - New Dwelling - change of use of existing building to Secondary Dwelling.rdf
Plans Reference: P2
Date Received: 20/03/2025

TASSIE HOMES

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FLOORING LEGEND

Floating Flooring

Carpet

Tiles

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION
C	20 March 2025	Changes as described on Cover Sheet

DRAWING: FLOORING LAYOUT PLAN
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 08

Scale 1:100

PROPOSED PRIMARY DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

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Sorell Council

Development Application: 5.2025.66.1
Development Application - New Dwelling - change of use of existing building to Secondary Dwelling.pdf
Plans Reference: P2
Date Received: 20/03/2025

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LIGHTING CALCULATIONS

ABCB — National Construction Code

Lighting

Class 1 & 10a buildings

Calculator

Building name/description	Classification
14 Pendell Drive, FORCETT	Class 1

Number of rows preferred in table below: 10 *(as currently displayed)*

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The '% of allowance used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor: Adjustment factor (Adjustment factors)	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
1	Bed 3	Bedroom	10.6 m²	24 W	Class 1 building					5.0 W/m²	2.3 W/m²	**8% of 60%**
2	Bed 2	Bedroom	10.7 m²	24 W	Class 1 building					5.0 W/m²	2.2 W/m²	**8% of 60%**
3	Hall	Corridor	8.5 m²	36 W	Class 1 building					5.0 W/m²	4.2 W/m²	**14% of 60%**
4	L'dry	Laundry	6.9 m²	24 W	Class 1 building					5.0 W/m²	3.5 W/m²	**12% of 60%**
5	Bath	Bathroom	9.3 m²	24 W	Class 1 building					5.0 W/m²	2.6 W/m²	**9% of 60%**
6	Living, Dining & Kitchen	Living Room	54.5 m²	148 W	Class 1 building					5.0 W/m²	2.7 W/m²	**9% of 60%**
7	Bed 1	Bedroom	16.2 m²	60 W	Class 1 building					5.0 W/m²	3.7 W/m²	**13% of 60%**
8	WIR	Other	6.4 m²	24 W	Class 1 building					5.0 W/m²	3.8 W/m²	**13% of 60%**
9	Ens.	Bathroom	5.9 m²	24 W	Class 1 building					5.0 W/m²	4.1 W/m²	**14% of 60%**
10	Verandah	Verandah or balcony	15.8 m²	60 W	Verandah or balcony					4.0 W/m²	3.8 W/m²	**100% of 95%**

		Allowance	Design average
144.8 m²	448 W	Class 1 building	5.0 W/m²	3.0 W/m²
		Verandah or balcony	4.0 W/m²	3.8 W/m²

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

WINDOW SCHEDULE

WINDOW MANUFACTURER: *GLASS SUPPLIES*

Window Number	Type	ID	Size	Glass	Uw	SHGC
W01	AW	AWS-008-01	15-21	Clear	4.30	0.55
W02	AW	AWS-008-01	15-21	Clear	4.30	0.55
W03	AW	AWS-008-01	15-21	Clear	4.30	0.55
W04	AW	AWS-008-01	15-21	Clear	4.30	0.55
W05	AW	AWS-008-01	15-21	Clear	4.30	0.55
W06	AW	AWS-008-01	15-06	Clear	4.30	0.55
W07	AW	AWS-008-01	09-06	Opaque	4.30	0.55
W08	AW	AWS-008-01	09-09	Clear	4.30	0.55
W09	AW	AWS-008-01	09-09	Clear	4.30	0.55
W10	SD	AWS-013-01	21-24	Clear	4.00	0.61
W11	AW	AWS-008-01	12-15	Opaque	4.30	0.55
W12	FD	AWS-019-01	21-09	Clear	4.10	0.50
W13	AW	AWS-008-01	09-06	Clear	4.30	0.55

LEGEND:
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, FD = French door, TW = Transom Window

NOTE:
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements (Refer to sheet 13)

INSULATION

INSULATION SCHEDULE

AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.0 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaces below.

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly;
210mm for R4.0 bulk insulation;
240mm for R4.0 bulk insulation;
260mm for R4.0 bulk insulation.
These dimensions are nominal and may vary depending on the type of insulation to be installed.

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

NOTES:
3.12.5.5 - ARTIFICIAL LIGHTING
* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:
(i) 5W per m² in Class 1 building;
(ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);
(iii) 3W per m² in a Class 10a building associated with a Class 1 building.

* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2014 Table 3.12.5.3.

PROPOSED PRIMARY DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

REVISION	DATE	DESCRIPTION
C	20 March 2025	Changes as described on Cover Sheet

DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 09

NCC VOLUME 2, CLASS 1 & 1a COMPLIANCE NOTES

SITE PREPARATION
Excavation and filling of site to be in accordance with NCC Part 3.1 and AS 2870.
Drainage works to be in accordance with NCC Part 3.1 & AS 3500.3.2.
Suface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be;
- Minimum 150 above finished ground;
- Minimum 50 above paved surfaces;

Prevent ponding of water under suspended floors.
All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
All unprotected embankments must comply with the slope ratios for soil type in NCC Table 3.2.1.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Cut	Compacted Fill
STABLE ROCK (A)	8:1	3:3
SAND (A)	1:2	1:2
FIRM CLAY (M-E)	1:1	1:2
SOFT CLAY (M-E)	2:3	Not Suitable

FOOTINGS AND SLABS
Generally to be in accordance with NCC Part 4.2 (H1D4) and AS 2870.
Preparation for placement of concrete and reinforcement to be to AS 2870.
Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.
The site classification to be in accordance with AS 2879.
Alternatively, footings & slabs to be in accordance with structural engineers design & specifications.

MASONRY
Generally masonry walls to be constructed in accordance with NCC Part 5 & AS 3700.
Un-reinforced masonry to NCC 5.2 & 5.3;
Reinforced masonry to NCC 5.4;
Masonry accessories to NCC 5.6;
Vertical articulation joints to NCC 5.6.8;
Weatherproofing of to NCC 5.7.

FRAMING
Timber framing to be in accordance with AS 1684.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub-floor ventilation in accordance with NCC 6.2.
Sub-floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of not less than 6000mm^{2}per meter of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
Structural steel framing to be in accordance with NCC 6.3, AS 1250, AS 4100 & structural engineers design & specifications.

ROOF AND WALL CLADDING
Generally to be in accordance with NCC 3.5.
Roof cladding to be in accordance with NCC 3.5.1 and;
Roof tiles to AS 2049 & AS 2050;
Metal sheet roofing to AS 1562.1;
Plastic sheet roofing to AS 4256.1, .2, .3 & .5 and AS 1562.3;
Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS 3500.3.2 and The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm^2.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC 10.8.3 'Ventilation of Roof Spaces' and AS 3959.
Wall cladding to be installed in accordance with NCC 7.5 and manufacturer's specification. Flashings and cappings to NCC 7.2.7.

GLAZING
Generally glazing to be in accordance with NCC Part 8 and AS 1288.
Refer to window legend for sizes and type.
Windows to comply with NCC 8.4 'Protection of Openable Windows'.
Glazing to comply with NCC (H1D8) 8.2, 8.3 & 8.4.
BAL REQUIREMENTS:
Glazing to comply with AS 3959 - 2009 Section 3.9 'Construction of Buildings in Bushfire-prone Areas' where applicable. Window weatherproofing to AS 2047.

FIRE SAFETY
Generally to be in accordance with NCC Part 9.
Fire separation to be in accordance with NCC 9.2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing / eaves and are to be constructed of a masonry skin 90 thick with FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights not to be placed closer than 900 from boundary.
Smoke alarm installations to be in accordance with NCC 9.5. Locations indicated on the floor plan.
Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.
Installation locations;
CEILINGS - 300 away from wall junction;
CATHEDRAL CEILINGS - 500 down from apex;
WALLS - 300 down from ceiling junction.
Heating appliances generally to NCC 12.4 and to be in compliance with AS 2918, Also refer to manufacturer's details and specifications for setbacks to adjacent combustible surfaces, flue installation and required hearth dimensions.
Construction in Bush Fire Area to be in accordance with AS 3959.

HEALTH AND AMENITY
Generally wet area waterproofing to be in accordance with NCC 10.2 and AS 3740.
Ceiling heights to be in accordance with NCC 10.3.
Construction of sanitary compartments to NCC 10.4.2.
Required facilities to NCC 10.4.1.
Provision of natural light to be in accordance with NCC 10.5.1. Windows / roof lights to provide light transmission area equal to 10% of the floor area of the room
Artificial lighting to NCC 10.5.2.
Ventilation generally to NCC Part 10.6. Exhaust fan from kitchen, laundry, bathroom & WC to be vented to outside for steel roof and to roof space for tile roof.Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 10.6.2.
Mechanical ventilation to be in accordance with NCC 10.6.3 (b) & 10.8.2 or AS 1668.2
Sound insulation requirements generally to NCC Part 10.7.

SAFE MOVEMENT AND ACCESS
Stair and ramp construction to be in accordance with NCC 11.2.
Maximum of 18 risers to each flight;Riser opening to be less than 125;
Treads to have non-slip surface or nosing;
- RISERS - min. 115, max. 190;
- TREADS min. 240, max. 355.

Balustrade is generally in accordance with NCC 11.3.
Balustrade is required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level. 865 high on stairs, measured from line of stair nosing.1000 high above floor or landing. Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.
Protection from openable windows for rooms other than bedrooms to NCC 11.3.8.

ANCILLARY PROVISIONS
Generally in accordance with NCC Part 12.
Heating appliances, fireplaces, chimneys and flues to NCC Part 12.4.
OPEN FIREPLACE CONSTRUCTION to NCC 12.4.2;
CHIMNEY CONSTRUCTION to NCC 12.4.3;
INSERT FIREPLACES AND FLUES to NCC 12.4.4;
FREESTANDING HEATING APPLICANCES to NCC 12.4.5

ENERGY EFFICIENCY
Generally in accordance with BCA 2019 Part 3.12
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)
BUILDING FABRIC INSULATION-
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE-
To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining/ cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.
BULK INSULATION-
To maintain thickness and position after installation.Continuous cover without voids except around services/fittings.
ROOF INSULATION-
Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.Roof lights to comply with 3.12.1.3.
EXTERNAL WALLS-
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise.Wall surface density minimum - 220kg/m^2
FLOORS-
Generally in accordance with 3.12.1.5.Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING-
External wall or separating wall between Class 1 building is required to achieve minimum Total R-Value of R1.9.
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services.
Thermal insulation for central heating piping to NCC 13.7.2 and 13.7.3.
Heating and cooling ductwork to NCC 13.7.4
Chimneys or flues to be fitted with sealing damper or flap.Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations.Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filter.Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.Windows and external door weatherproofing to AS 2047.

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

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DATE:
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REVISION	DATE	DESCRIPTION
C	20 March 2025	Changes as described on Cover Sheet

BAL-12.5
See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: COMPLIANCE NOTES
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC
DWG No: 10

PROPOSED PRIMARY DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

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STEP-FREE ACCESS PATH
A continuous path to a dwelling entrance door must be provided from -

(1) The pedestrian entry at the allotment boundary from the ground level of the adjoining land; or
  (a) an appurtenant Class 10a garage or carport; or
  (b) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.
  (c) Access for the purposes of (1) must be -
(2) via a pathway that -
  (a) has no steps; and
    (i) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel; and
    (ii) if crossfall is provided, has a crossfall not more than 1:40; and
    (iii) has a minimum width of 1000mm; and
    (iv) if it incorporates a section suspended above finished ground level, is able to take loading forces in accordance with AS/NZS 1170.1; and
    (vi) connects to a dwelling entrance door that complies with Section 2; or
    (vi) provided directly from an attached Class 10a garage or carport, via a door complying with the requirements of Section 2, other than Clause 2.3.
(3) For the purposes of (2), the following applies:
  (a) Any gates along the access path must have a minimum clear opening width of 820mm, measured as if the gate were an entrance door.
  (b) A deck or boardwalk-style path constructed in accordance with AS 1684 or NASH Standard – Residential and Low-rise Steel Framing would satisfy the requirements of (2)(a)(v).
(4) Where one or more ramps are used, the following applies:
  (a) The aggregate length of ramping (excluding landings) must not be more than—
    (i) 9 m for a 1:14 gradient; or
    (ii) 15 m for a 1:20 gradient; or
    (iii) a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20.
  (b) The minimum width of the ramp must be maintained at 1000mm between any handrails and/or kerbs (if provided) at each side of the ramp.
  (c) At each end of a ramp there must be a landing that is -
    (i) not less than 1200mm long; and
    (ii) at least as wide as the ramp to which it connects; and
    (iii) level, or has a gradient not more than 1:40 if a gradient is necessary for drainage.
  (d) A landing area required by Clause 2.3 may also be counted as a landing for the purposes of (c).
(5) The access path may incorporate one step ramp having a -
  (a) height of not more than 190mm; and
  (b) gradient not more than 1:10; and
  (c) width of at least 1000mm or equivalent to that of the access path, whichever is the greater; and
  (d) maximum length of 1900mm.

THRESHOLD NOTES:
The threshold of an entrance door must -

(a) be level; or
(b) have a sill height of not more than 5mm if the lip is rounded or bevelled: or
(c) have a ramped threshold that -
  (i) does not extend beyond the depth of the door jamb; and
  (ii) has a gradient not steeper than 1:8; and
  (iii) is at least as wide as the minimum clear opening width of the entrance door; and
  (iv) does not intrude into the minimum dimensions of the required landing area; or
(d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC for external entrance doors containing a raised door sill -
  (i) have no lip or upstand greater than 15mm within the sill profile; and
  (ii) have no more than 5mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

LANDING AREA NOTES:
An entrance door must have a space of at least 1200mm x 1200mm on the external (arrival) side of the door that is -

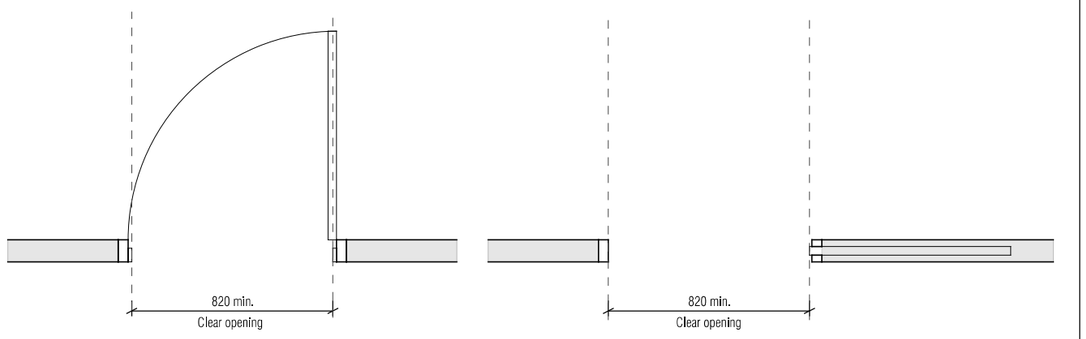
(a) unobstructed (other than by a gate or a screen door); and
(b) level, or has a gradient of not more than 1:40 if a gradient is necessary to allow for drainage.

WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE
Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:

(a) where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for within the entrance.
(b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is provided that meets the requirements of Volume T20 H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are no greater than -
  (i) 8mm; or
  (ii) in a 'designated bushfire prone area' that is permitted by AS 3959.
(c) A roof covering an area no smaller than 1200mm by 1200mm, where the area is provided with a fall away from the building not greater than 1:40.

LIVEABLE HOUSING NOTES
Internal doorways must provide a minimum clear opening width of 820mm,
At least one shower must have a hobless and step-free entry. A lip not more than 5mm in height may be provided for water retention purposes.
Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000mm, measured between the finished surfaces of opposing walls.

MEASUREMENT OF CLEAR OPENING WIDTH



OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES

OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

BAL-12.5
See sheet 13 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION
C	20 March 2025	Changes as described on Cover Sheet

DRAWING: LIVEABLE HOUSING NOTES 1 of 3
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 10a

PROPOSED PRIMARY DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

THIS PLAN IS ACCEPTED BY:

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TASSIE HOMES
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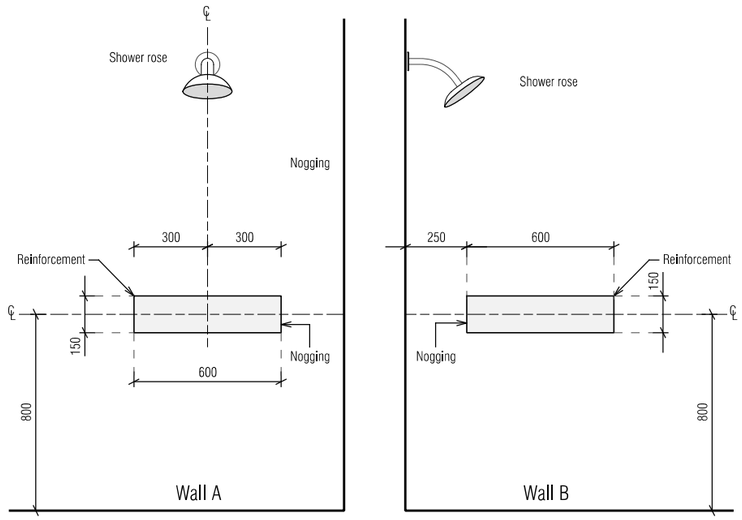
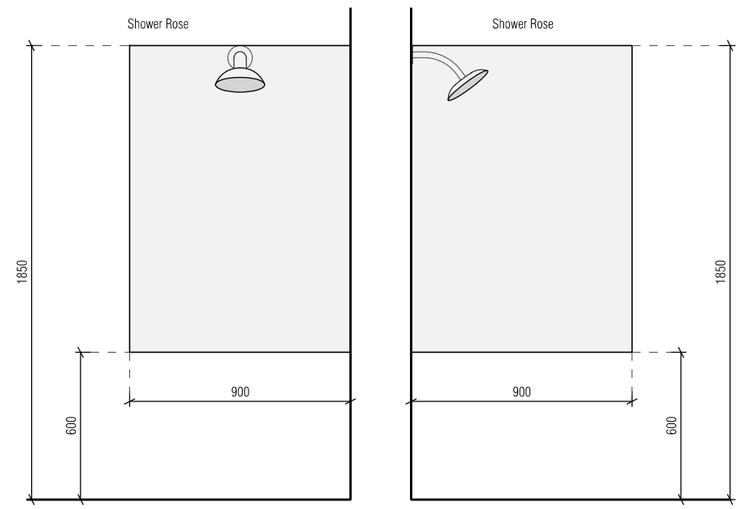
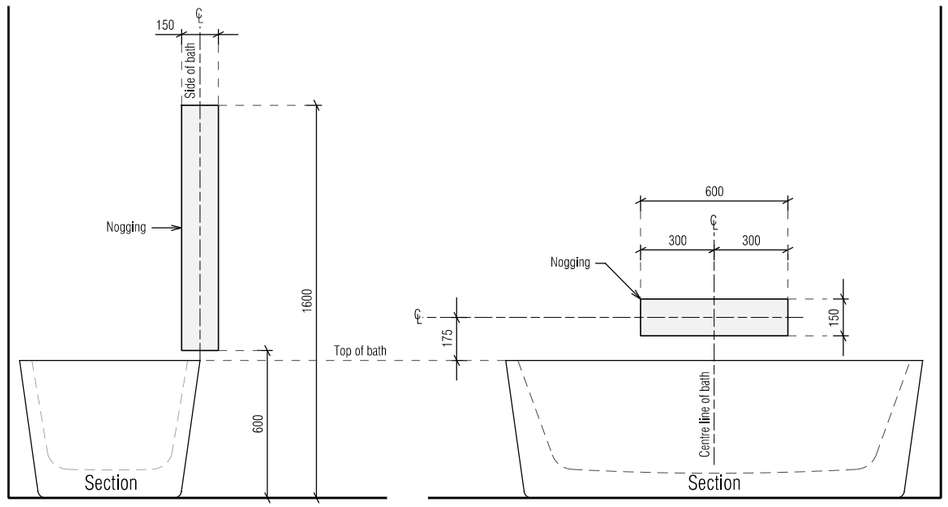


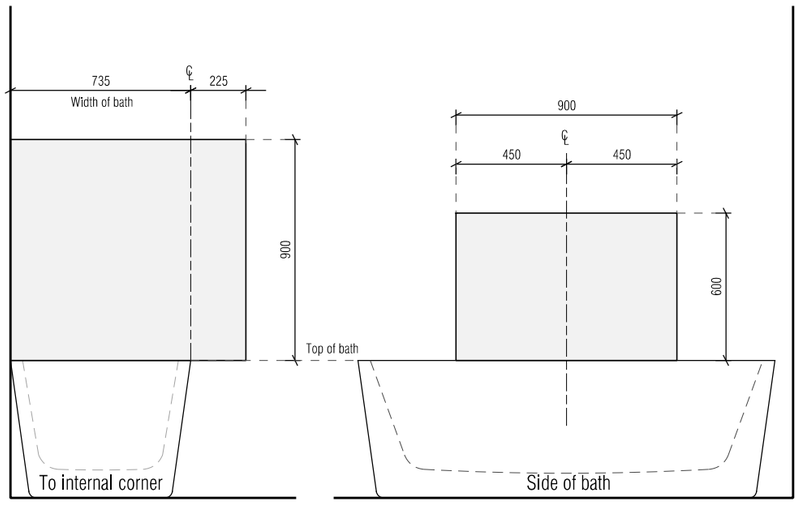
LOCATION OF NOGGINGS FOR SHOWER WALLS



LOCATION OF SHEETING FOR SHOWER WALLS



LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH



LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION
C	20 March 2025	Changes as described on Cover Sheet

DRAWING: LIVEABLE HOUSING NOTES 2 of 3
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 10b

PROPOSED PRIMARY DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

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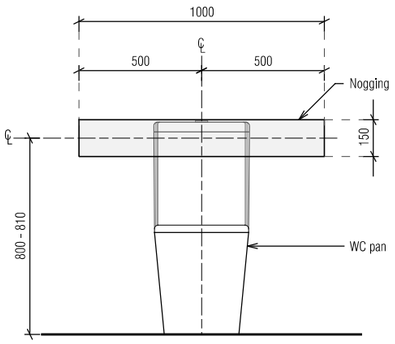
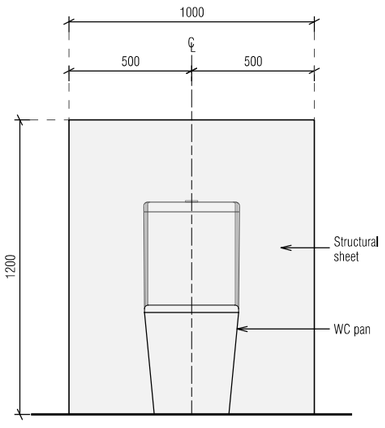
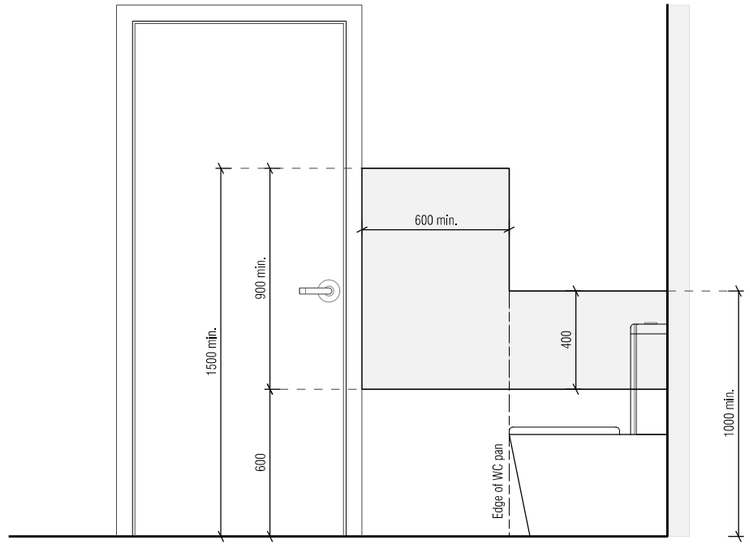
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



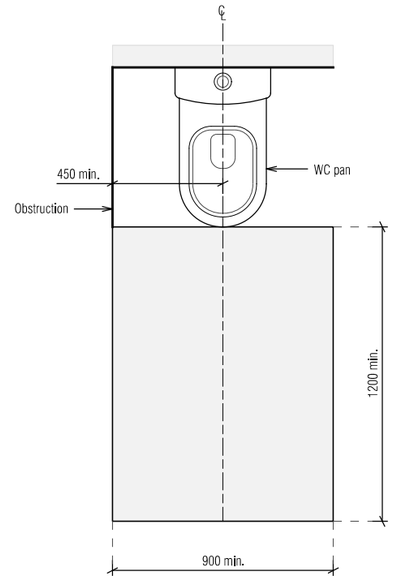
LOCATION OF NOGGINGS FOR
A WALL BEHIND TOILET PAN



LOCATION OF SHEETING
BEHIND TOILET PAN



MINIMUM EXTENT OF SHEETING FOR
A WALL ADJACENT TO A TOILET PAN



CIRCULATION SPACE
FOR A TOILET PAN

BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

REVISION	DATE	DESCRIPTION
C	20 March 2025	Changes as described on Cover Sheet

DRAWING: LIVEABLE HOUSING NOTES 3 of 3
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 10c

PROPOSED PRIMARY DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

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REVISION	DATE	DESCRIPTION
C	20 March 2025	Changes as described on Cover Sheet

Sorell Council
Development Application: 5.2025.66.1
Development Application - New Dwelling - change of use of existing building to Secondary Dwelling(s)
Plans Reference: P2
Date Received: 20/03/2025

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
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Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop.	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Unenclosed showers	Waterproof entire enclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring.	Water resistant to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath.	N/A for wall under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other vessels (eg. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall.	Where the vessel is fixed to a wall, waterproof edges for extent of vessel.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	Water resistant to entire floor.	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

IMPORTANT NOTES:
1. If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
2. N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
3. Certification to be provided to the Building Surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
5. The above information is for general guidance and is indicative only.
   Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

NOTES TO THE OCCUPANT
Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:
1. Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;
2. Ensure extractor fans are used every time when bathing;
3. Ensure extractor fans are ducted to the outside; *
4. Ensure non-condensing clothes dryers are ducted to the outside; **
5. Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;
6. Avoid the use of unflued gas heaters;
7. Do not store large quantities of firewood inside the home in unventilated spaces;
8. Avoid plants and water features in unventilated spaces;
9. Ensure covers are kept on aquariums;
10. Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;

* these details are also noted on the plans for the builders.
** or install separate air extractor on ceiling. However, direct ducting is recommended.

PROPOSED PRIMARY DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: WET AREA SPECIFICATIONS
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 11

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

BOLTS FOR BEARER TO STUMP/POST CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m²) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm		Treated Pine (F5) Minimum timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
M10	1.0	1.7	0.8	1.3
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
	RECOMMENDED THICKNESS OF TREAD (mm)				
Treated Pine, Cypress	45	50	55	65	80
Jarrah, other hardwoods	45	45	45	55	60
	SCREW TYPE / NUMBER				
	3#10	3#10	3#10	3#12	3#12

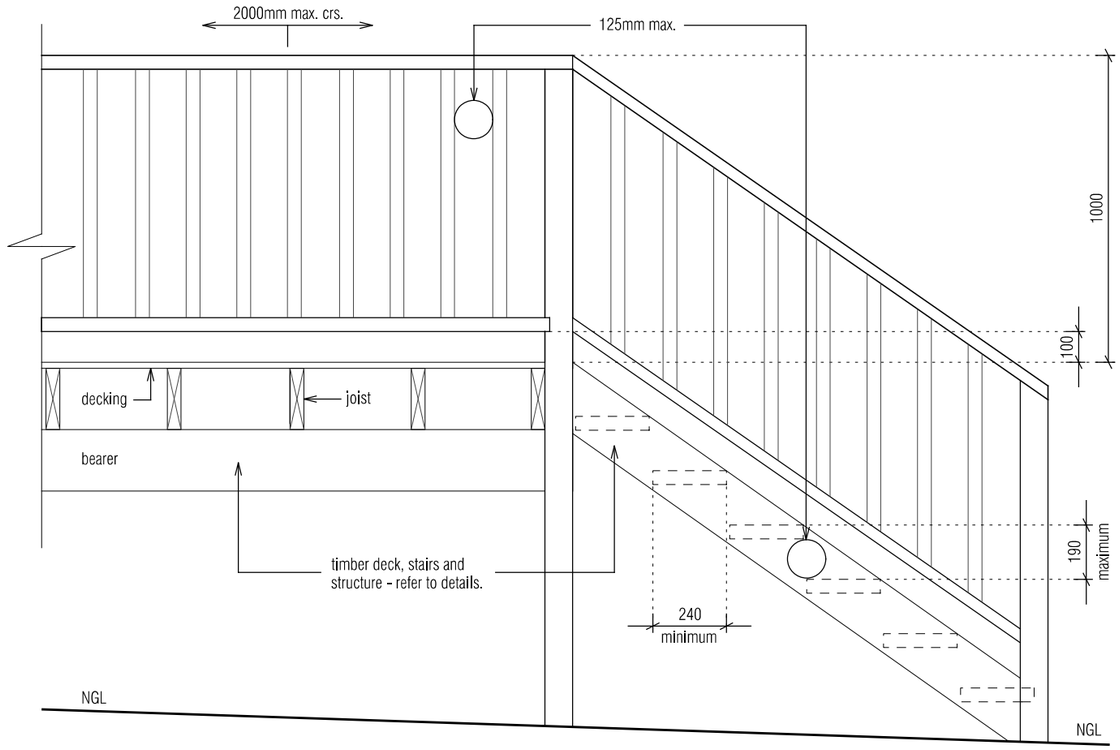
STRINGER TO WALL FIXING

INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

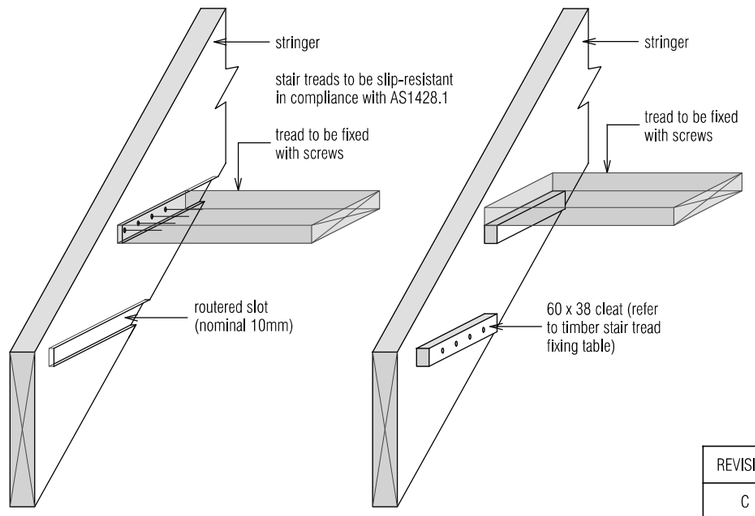
19mm THICK DECKING BOARD FIXING REQUIREMENTS

DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

NOTES:
DS - Deformed shank
1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
3. Dome head nails may be used in lieu of flat head nails.



TREAD TO STRINGER FIXING OPTIONS



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PROPOSED PRIMARY DWELLING FOR CRUSIUS AT 14 PENDELL DRIVE, FORCETT

REVISION	DATE	DESCRIPTION
C	20 March 2025	Changes as described on Cover Sheet

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: STAIR NOTES
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 11a

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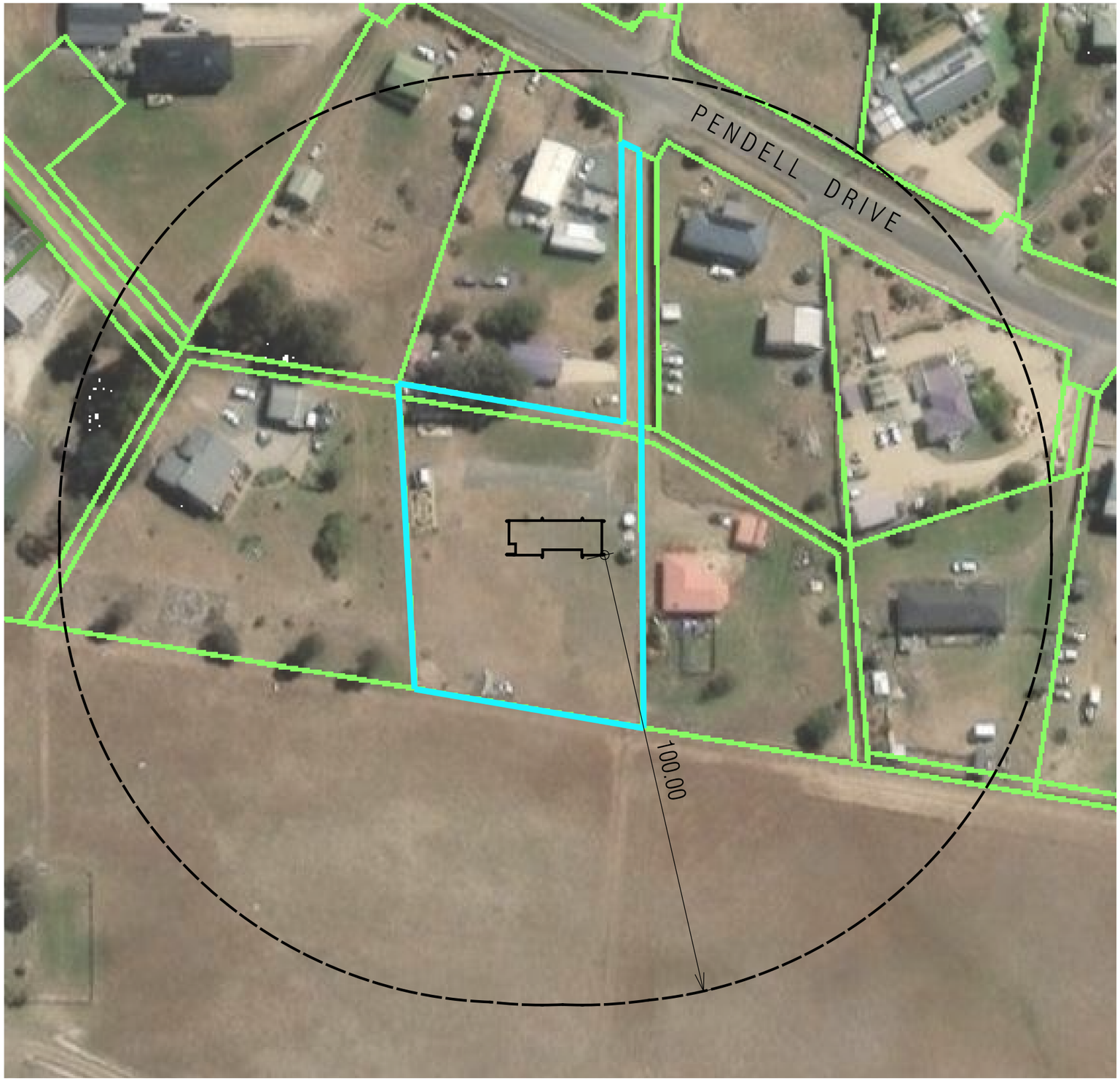

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PROPOSED PRIMARY DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

TH

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

Sorell Council

Development Application: 5.2025.66.1
Development Application - New Dwelling - change of use of existing building to Secondary Dwelling.pdf
Plans Reference: P2
Date Received: 20/03/2025

REVISION	DATE	DESCRIPTION
B	4 March 2024	Changes as described on Cover Sheet
C	20 March 2025	Changes as described on Cover Sheet

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: VEGETATION OVERLAY
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 12

CONSTRUCTION SCHEDULE BAL-12.5

Construction shall be in accordance with Bushfire Attack Level 12.5 (BAL-12.5) as specified in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas, Sections 3 and 5.

SUBFLOOR shall be either slab-on-ground or timber on isolated piers with brick perimeter. The standard does not provide construction requirements for either of these subfloor construction methods. Refer section 5.3.1 for detail.

EXTERNAL WALLS shall be timber framing, externally lined with sarking and clad with brick veneer or Weathertex cladding respectively. (Weathertex is stated as having a density of 990kg/m3. Any exposed timber shall bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant). Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density is 750 kg/m3 or greater. Refer section 5.4.1 for detail.

JOINTS IN EXTERNAL WALLS are to be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm. Refer section 5.4.2 for detail.

VENTS, WEEPHOLES AND GAPS IN EXTERNAL WALLS greater than 3mm are to be fitted with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. Refer section 5.4.3 for detail.

BUSHFIRE SHUTTERS when used, shall protect the whole window/door assembly and shall be fixed to the building and be non-removable with gaps no greater than 3mm between the shutter and the wall, sill or head. They must be manually openable from either inside or outside. They shall be made of non-combustible material or bushfire resistant timber (AS 3959-2018 Appendix F compliant). Perforations must have an area no greater than 20% of the shutter and be uniformly distributed with gaps no greater than 3mm (or no greater than 2mm when the openable portion of the window is not screened).

SCREENS shall be fitted internally or externally to openable portions of windows.Screens shall be aluminium framed with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. No gaps between the perimeter of the screen assembly and the building are to be greater than 3mm. Refer section 5.5.1A for detail. Alternatively, compliant bushfire shutters may be installed.

WINDOWS AND GLAZED SLIDING DOORS and their frames, joinery and architraves can be aluminium framed but can also be PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m3 or greater.

Windows less than 400mm from the ground or less than 400mm above decks, carport roofs, veranda roofs and awnings which have an angle less than 18 degrees shall be a minimum of 4mm Grade A safety glass. When using double glazing this requirement applies to the external face only. Windows above 400mm (when specific glazing is not required by other relevant Standards) may use annealed glass. Sliding doors shall be glazed with a minimum of Grade A safety glass. Refer section 5.5.2 for detail. Alternatively, compliant bushfire shutters may be installed. Care should be taken to ensure that the energy assessor for this project is aware of the minimum glazing requirements for this BAL classification so as to avoid conflict with glazing specifications.

SIDE HUNG EXTERNAL DOORS can be either non-combustible or solid timber with a minimum thickness of 35mm, or hollow core with a non-combustible kick plate on the outside for the first 400mm above the threshold. Glazed doors including French doors and bi-fold must have glazing that complies with the glazing requirements for windows and the frame can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m3 or greater. Refer section 5.5.3 for detail.

DOOR JAMBS AND ARCHITRAVES can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650kg/m3 or greater. Doors must be tight-fitting to the door jamb (and to the abutting door where applicable). Weather strips or draught excluders shall be installed to all side-hung external doors.

GARAGE DOORS must be fully non-combustible or have the lower portion of the door which is within 400mm of the ground be non-combustible. Panel lift, tilt or side hung doors shall be fitted with weather strips, draught excluders or guide tracks as appropriate to the door type with gaps no greater than 3mm. Roller doors shall have guide tracks with gaps no greater than 3mm or fitted with a nylon brush that is in contact with the door. Refer section 5.5.5 for detail.

ROOF shall be timber framing, lined with sarking on the outside of the frame and clad with corrugated colorbond cladding. Any gaps under ribs or roof components such as roof eave, fascia and wall junctions are to be sealed with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh, or filled with mineral wool to prevent openings greater than 3mm. Refer section 5.6.1, 5.6.2 & 5.6.3 for detail.

VERANDAH, CARPORT OR AWNING ROOFS forming part of the main roof shall meet the requirements of the main roof. Refer section 5.6.4 for detail.

ROOF PENETRATIONS such as skylights, vent pipes and aerials that penetrate the roof shall be sealed to prevent openings greater than 3mm. Openable and vented skylights or vent pipes shall be fitted with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh ember guards. All overhead glazing shall be Grade A safety glass. PVC vent pipes are permitted. Refer section 5.6.5 for detail.

EAVES LINING, FASCIA AND GABLES shall be cement sheet or equivalent non-combustible material and sealed to prevent openings greater than 3mm. Refer section 5.6.6 for detail.

GUTTERS AND DOWNPIPE materials and requirements are not specified in the standard for BAL-12.5 with the exception of box gutters which shall be non-combustible. Gutter and valley leaf guards are not a requirement of the standard but they are strongly recommended. If installed, they must be non-combustible. Refer section 5.6.7 for detail.

VERANDAH AND DECK SUPPORTS AND FRAMING can be timber construction as there are no construction requirements in the standard for BAL-12.5. Decking may be spaced or un-spaced and the sub-floor either enclosed or unenclosed. If the decking is spaced it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck sub-floor is enclosed, then all materials less than 400mm from the ground shall be non-combustible. Refer section 5.7.1, 5.7.2 & 5.7.3 for detail.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements can be timber construction as there are no construction requirements for BAL-12.5 except for elements less than 300mm horizontally and 400mm vertically from glazed elements which must be bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant) or equivalent non-combustible material. Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density of 750kg/m3 or greater. An acceptable solution would be to line the area with cement sheet with ceramic tiles over. Refer section 5.7.2.4 for detail.

BALUSTRADES AND HANDRAILS can be timber construction as there are no construction requirements in the standard for BAL 12.5. Refer section 5.7.4 for detail.

WATER AND GAS SUPPLY PIPING where it is above ground and exposed shall be metal. Refer section 5.8 for detail.

TH
TASSIE HOMES
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PROPOSED PRIMARY DWELLING FOR CRUSIUS
AT 14 PENDELL DRIVE, FORCETT

REVISION	DATE	DESCRIPTION
C	20 March 2025	Changes as described on Cover Sheet

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: BUSHFIRE ATTACK LEVEL CONSTRUCTION REQUIREMENTS
DATE: 20/03/25
FILE NAME: H1360 DA 210125.dgn
DRAWN BY: PC

DWG No: 13