



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/055140**

**PROPOSAL:** Demolition & Three Multiple Dwellings

**LOCATION:** 85 Gordons Hill Road, Lindisfarne

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 10/03/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 10/03/2026. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 10/03/2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

## Application for Development / Use or Subdivision

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Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **3 Unit Development**

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Location: **85 Gordons Hill Road, Lindisfarne**

**Personal Information Removed**



Is the property on the Tasmanian Heritage Register? Yes  No

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

N/A

Current use of site: **Single Dwelling**

Does the proposal involve land administered or owned by the Crown or Council? Yes  No

#### Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

#### Acknowledgement

- I 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 consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application

**Personal Information Removed**

Date: **8/26/25**

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



## Development/use or subdivision checklist

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### Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

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- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

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### Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

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- Site analysis and site plan, including where relevant:
    - Existing and proposed use(s) on site.
    - Boundaries and dimensions of the site.
    - Topography, including contours showing AHD levels and major site features.
    - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
    - Soil type.
    - Vegetation types and distribution, and trees and vegetation to be removed.
- 



- Location and capacity of any existing services or easements on/to the site.
  - Existing pedestrian and vehicle access to the site.
  - Location of existing and proposed buildings on the site.
  - Location of existing adjoining properties, adjacent buildings and their uses.
  - Any natural hazards that may affect use or development on the site.
  - Proposed roads, driveways, car parking areas and footpaths within the site.
  - Any proposed open space, communal space, or facilities on the site.
  - Main utility service connection points and easements.
  - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
  - Private open space for each dwelling.
  - External storage spaces.
  - Car parking space location and layout.
  - Major elevations of every building to be erected.
  - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
  - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
  - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
  - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
  - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.

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This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 20875	FOLIO 6
EDITION 5	DATE OF ISSUE 19-Oct-2021

SEARCH DATE : 21-Jan-2025

SEARCH TIME : 10.36 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 6 on Diagram 20875

Derivation : Part of 200 Acres Location to J. Saunderson

Prior CT 4747/34

SCHEDULE 1

M400603 TRANSFER to CRAIG ANDREW STRUTHERS Registered

04-Jan-2013 at 12.01 PM

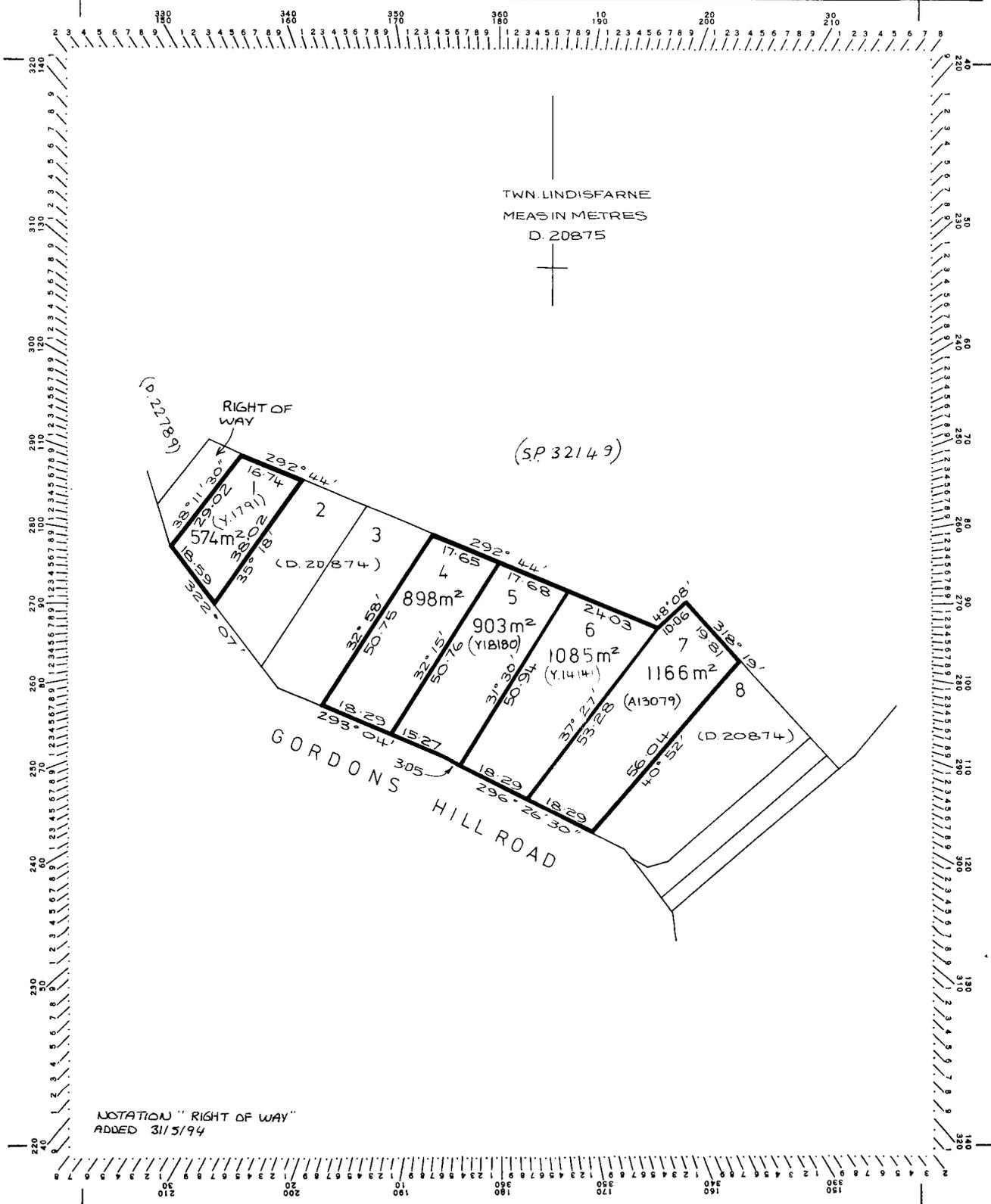
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<b>Owner:</b> L. T. ACT 1980	<b>PLAN OF SURVEY</b> by Surveyor _____ of land situated in the	<b>Registered Number:</b> D 20875
<b>Title Reference:</b> RE.Y 1011	TOWN OF LINDISFARNE CITY OF CLARENCE	APPROVED - 6 JUL 1983 Effective from: _____ <i>J. Srouder</i> Acting Deputy Recorder of titles
<b>Grantee:</b> PART OF 200 <sup>A</sup> -0 <sup>B</sup> -0 <sup>P</sup> LOC. TO J. SAUNDERSON	SCALE 1: 1000 MEASUREMENTS IN METRES	



# PLANNING DRAWINGS

# 3 UNIT DEVELOPMENT 85 GORDONS HILL ROAD, LINDISFARNE

C.A. STRUTHERS

TITLE REFERENCE: CT 20875/6

SITE AREA: 1,085m<sup>2</sup>

FOOTPRINT: 301.68m<sup>2</sup>

ZONING: GENERAL RESIDENTIAL

PLANNING OVERLAYS: BUSHFIRE PRONE AREA,  
AIRPORT OBTACLE LIMITATION AREA

BUILDING CLASS: 1A + 10A

CLIMATE ZONE: 7

SOIL CLASSIFICATION: TBA

WIND SPEED: TBA

CORROSIVE RATING: TBA

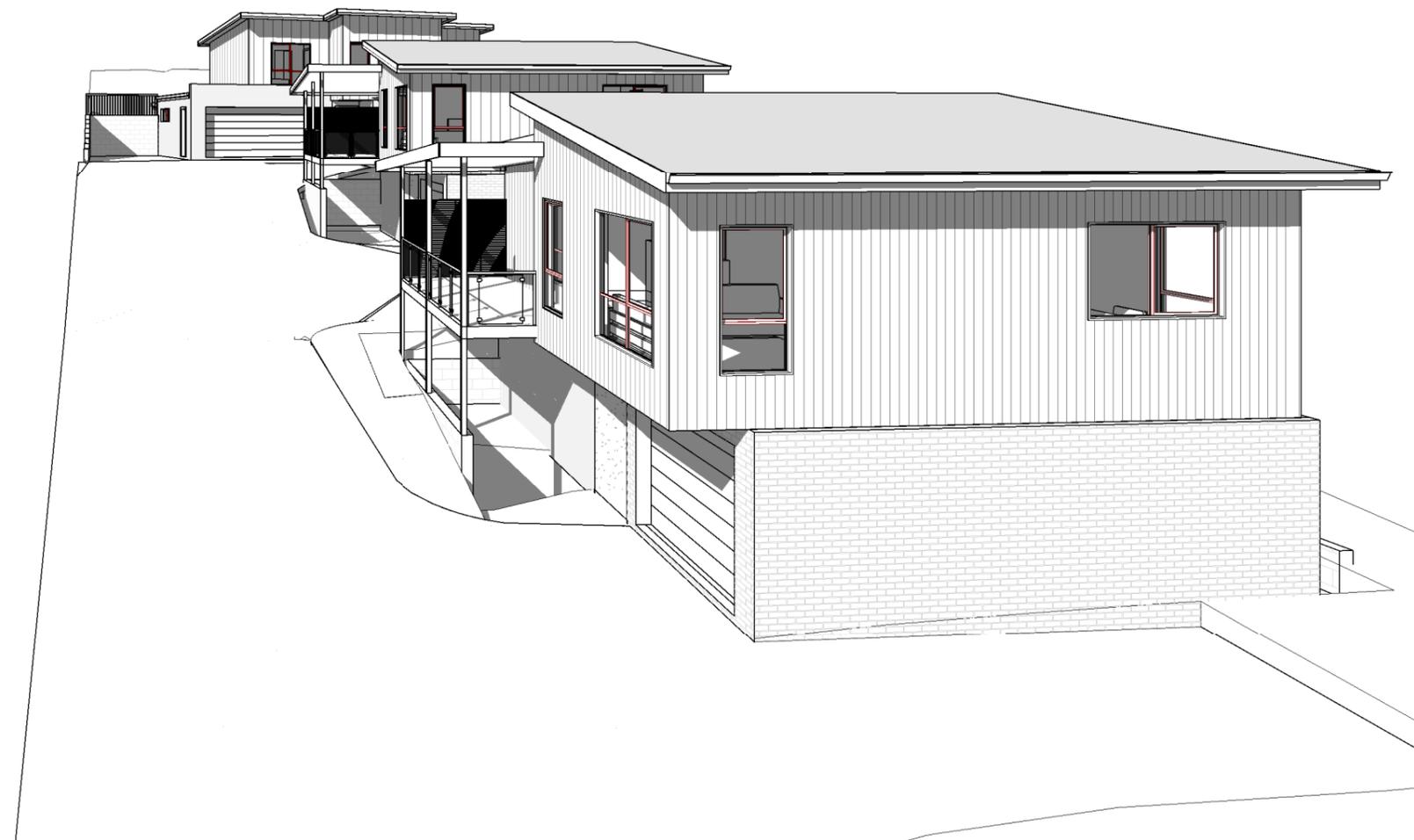
BAL RATING: 12.5

LI25001

FEBRUARY 2026

## DRAWING SCHEDULE

- 01 EXISTING SITE PLAN
- 02 SITE PLAN
- 03 STAGING PLAN
- 04 SUN SHADOW DIAGRAMS
- 05 SUN SHADOW DIAGRAMS 02
- 06 SUN SHADOW DIAGRAMS 03
- 07 UNIT 01 FLOOR PLANS
- 08 UNIT 01 ELEVATIONS
- 09 UNIT 01 ELEVATIONS
- 10 UNIT 02 FLOOR PLANS
- 11 UNIT 02 ELEVATIONS
- 12 UNIT 02 ELEVATIONS
- 13 UNIT 03 FLOOR PLANS
- 14 UNIT 03 ELEVATIONS
- 15 UNIT 03 ELEVATIONS
- 16 3D VIEWS



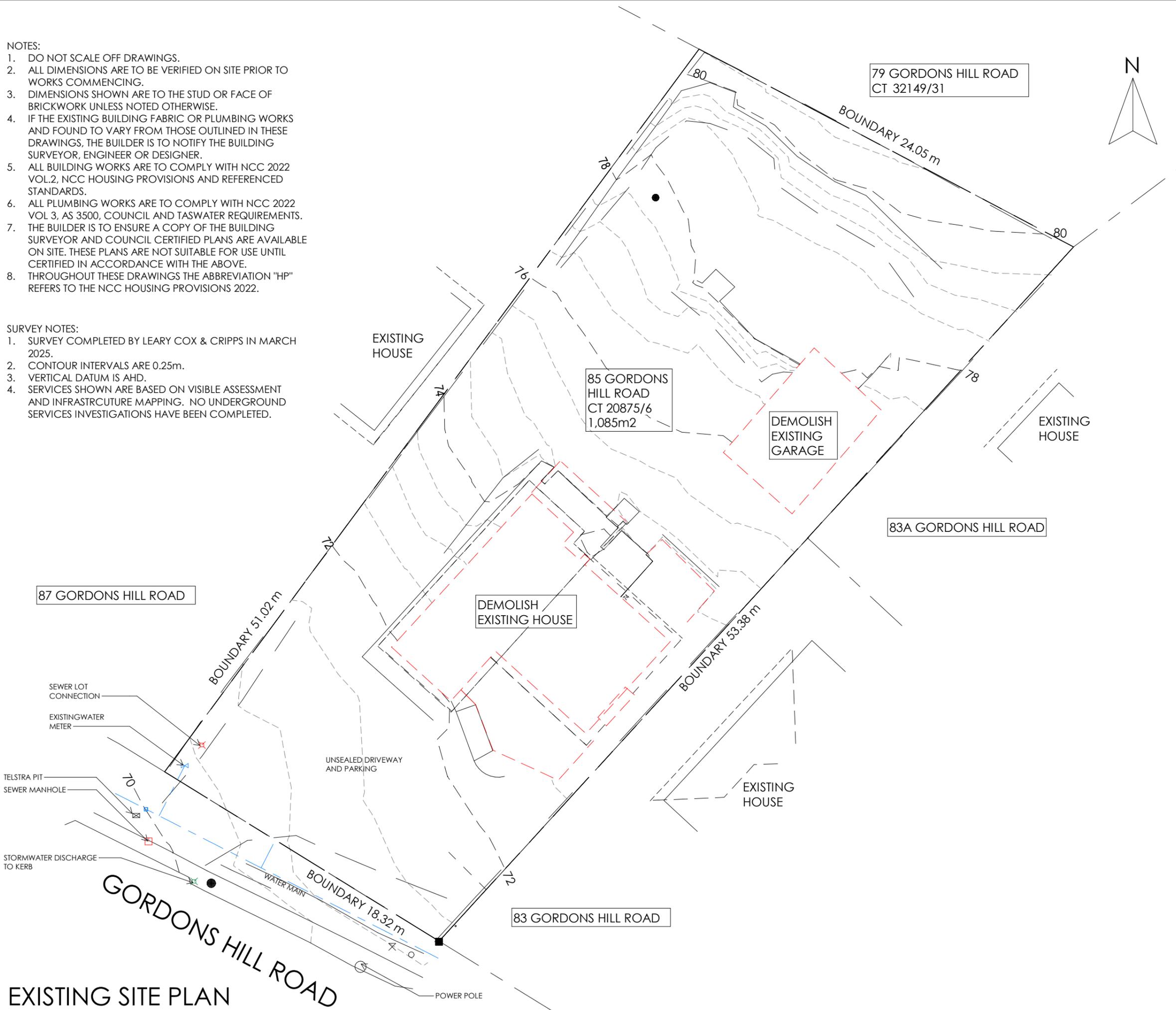
LITTLE ISLAND BUILDING DESIGN  
ph: 0408 316 564  
e: info@libd.com.au  
www.libd.com.au  
PO Box 60 Claremont TAS 7011  
Accredited Designer:  
Alycia Mcconalogue CC6943

NOTES:

1. DO NOT SCALE OFF DRAWINGS.
2. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO WORKS COMMENCING.
3. DIMENSIONS SHOWN ARE TO THE STUD OR FACE OF BRICKWORK UNLESS NOTED OTHERWISE.
4. IF THE EXISTING BUILDING FABRIC OR PLUMBING WORKS AND FOUND TO VARY FROM THOSE OUTLINED IN THESE DRAWINGS, THE BUILDER IS TO NOTIFY THE BUILDING SURVEYOR, ENGINEER OR DESIGNER.
5. ALL BUILDING WORKS ARE TO COMPLY WITH NCC 2022 VOL.2, NCC HOUSING PROVISIONS AND REFERENCED STANDARDS.
6. ALL PLUMBING WORKS ARE TO COMPLY WITH NCC 2022 VOL 3, AS 3500, COUNCIL AND TASWATER REQUIREMENTS.
7. THE BUILDER IS TO ENSURE A COPY OF THE BUILDING SURVEYOR AND COUNCIL CERTIFIED PLANS ARE AVAILABLE ON SITE. THESE PLANS ARE NOT SUITABLE FOR USE UNTIL CERTIFIED IN ACCORDANCE WITH THE ABOVE.
8. THROUGHOUT THESE DRAWINGS THE ABBREVIATION "HP" REFERS TO THE NCC HOUSING PROVISIONS 2022.

SURVEY NOTES:

1. SURVEY COMPLETED BY LEARY COX & CRIPPS IN MARCH 2025.
2. CONTOUR INTERVALS ARE 0.25m.
3. VERTICAL DATUM IS AHD.
4. SERVICES SHOWN ARE BASED ON VISIBLE ASSESSMENT AND INFRASTRUCTURE MAPPING. NO UNDERGROUND SERVICES INVESTIGATIONS HAVE BEEN COMPLETED.



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 www.libd.com.au

**PLANNING DRAWINGS**

3 UNIT DEVELOPMENT  
 85 GORDONS HILL ROAD,  
 LINDISFARNE

FOR:  
 C.A. STRUTHERS

Date:  
 18.02.2026

Project no/ Drawing no: Revision:  
 LI25001 -01 05

**EXISTING SITE PLAN**

1 : 200

NOTES:

- DO NOT SCALE OFF DRAWINGS.
- ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO WORKS COMMENCING.
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- IF THE EXISTING BUILDING FABRIC OR PLUMBING WORKS AND FOUND TO VARY FROM THOSE OUTLINED IN THESE DRAWINGS, THE BUILDER IS TO NOTIFY THE BUILDING SURVEYOR, ENGINEER OR DESIGNER.
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SITE PLAN

1 : 200



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 85 GORDONS HILL ROAD,  
 LINDISFARNE

FOR:  
 C.A. STRUTHERS

Date:  
 18.02.2026

Project no/ Drawing no: Revision:  
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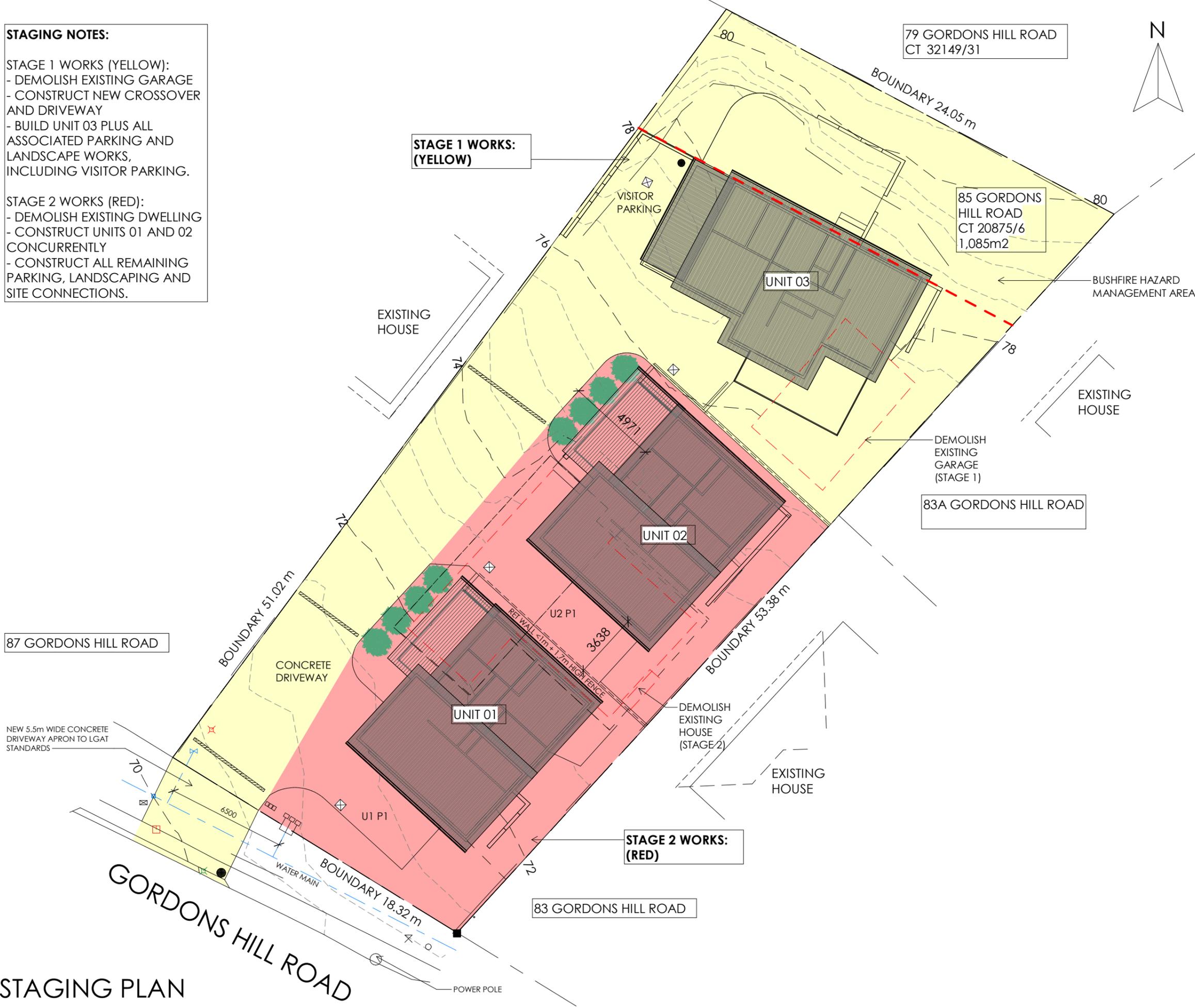
**STAGING NOTES:**

**STAGE 1 WORKS (YELLOW):**

- DEMOLISH EXISTING GARAGE
- CONSTRUCT NEW CROSSOVER AND DRIVEWAY
- BUILD UNIT 03 PLUS ALL ASSOCIATED PARKING AND LANDSCAPE WORKS, INCLUDING VISITOR PARKING.

**STAGE 2 WORKS (RED):**

- DEMOLISH EXISTING DWELLING
- CONSTRUCT UNITS 01 AND 02 CONCURRENTLY
- CONSTRUCT ALL REMAINING PARKING, LANDSCAPING AND SITE CONNECTIONS.



79 GORDONS HILL ROAD  
CT 32149/31

85 GORDONS HILL ROAD  
CT 20875/6  
1,085m<sup>2</sup>

83A GORDONS HILL ROAD

87 GORDONS HILL ROAD

83 GORDONS HILL ROAD



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**STAGING PLAN**

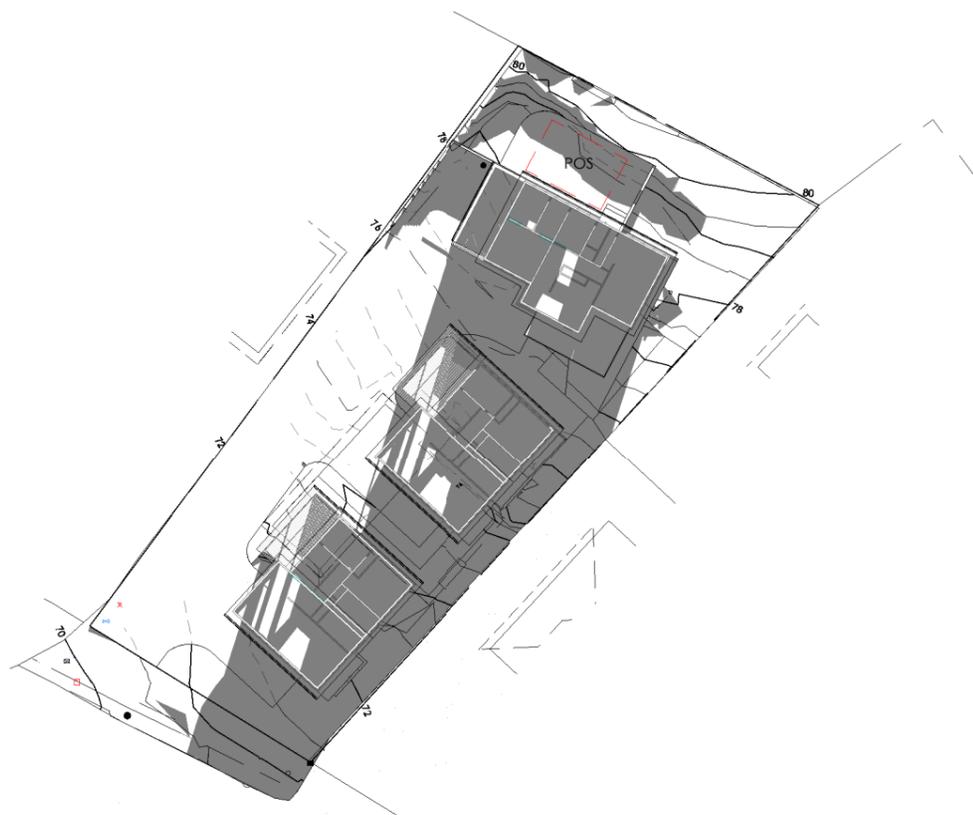
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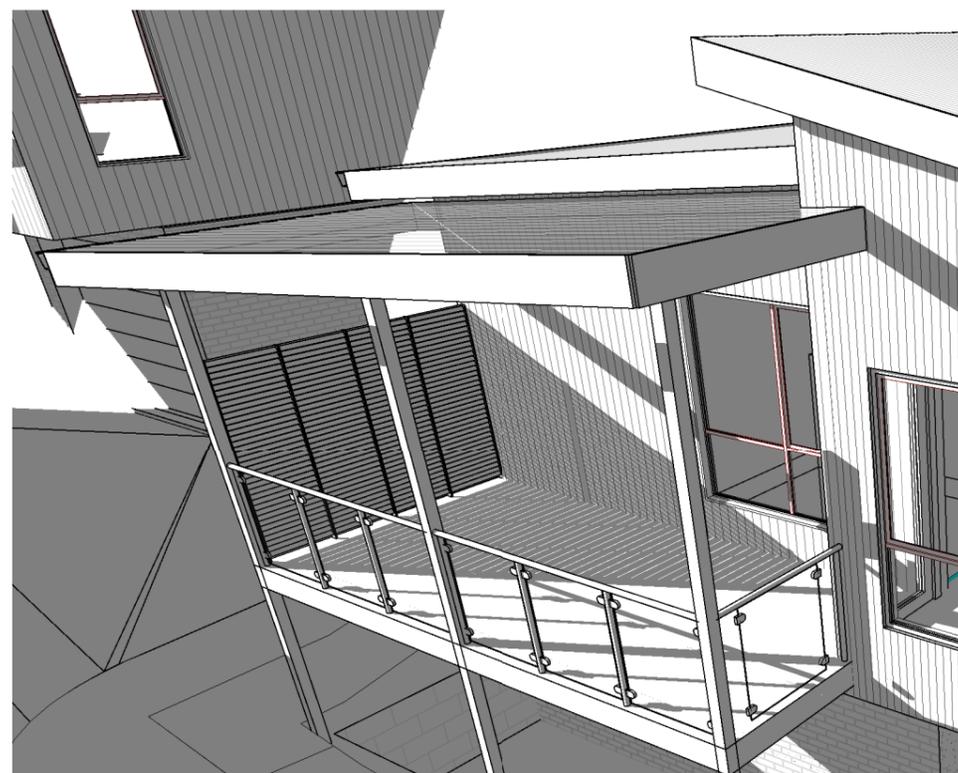
SUN SHADOWS 9am JUNE 21  
 1 : 500



SUN SHADOWS 10am JUNE 21  
 1 : 500



SUN SHADOWS 11am JUNE 21  
 1 : 500



UNIT 1 JUNE 21 11am

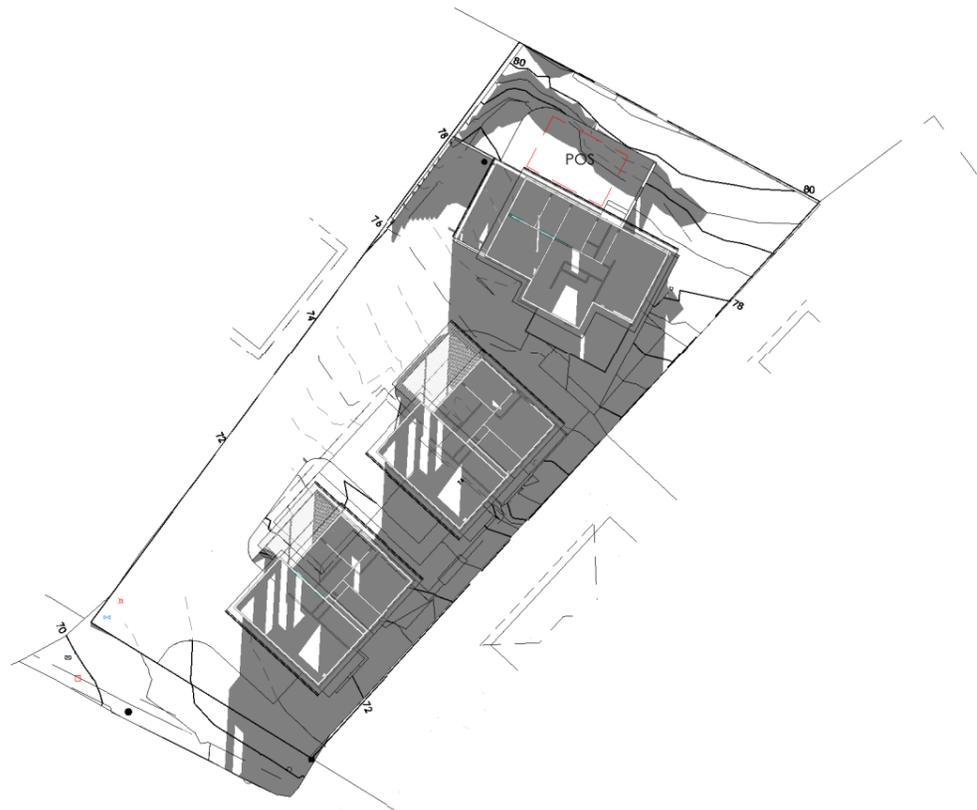
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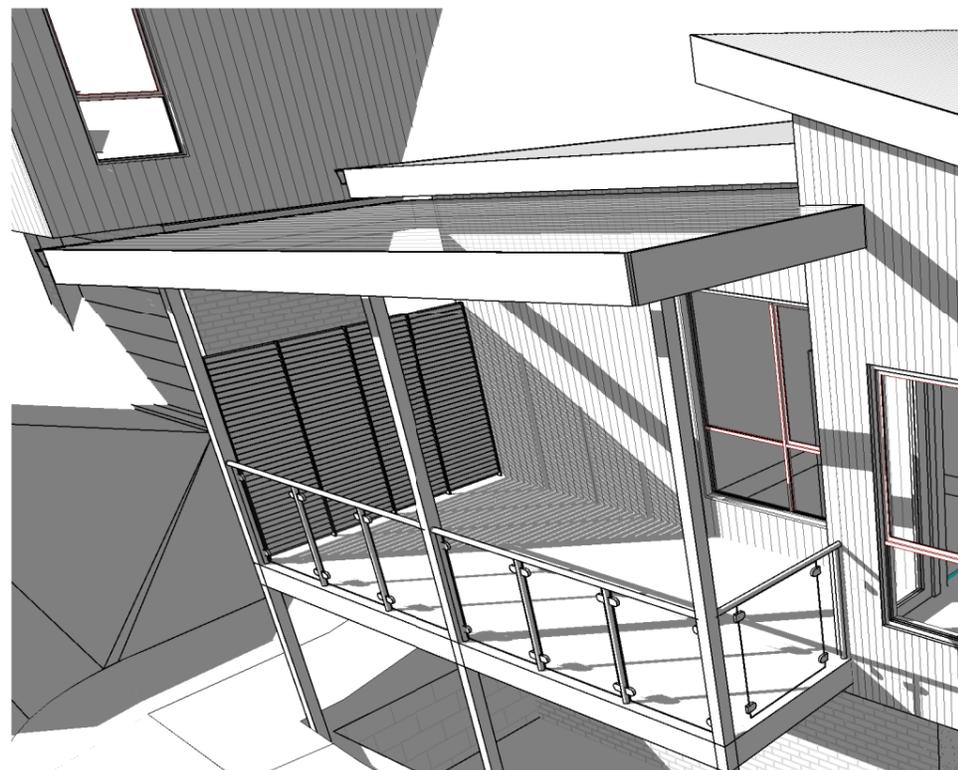
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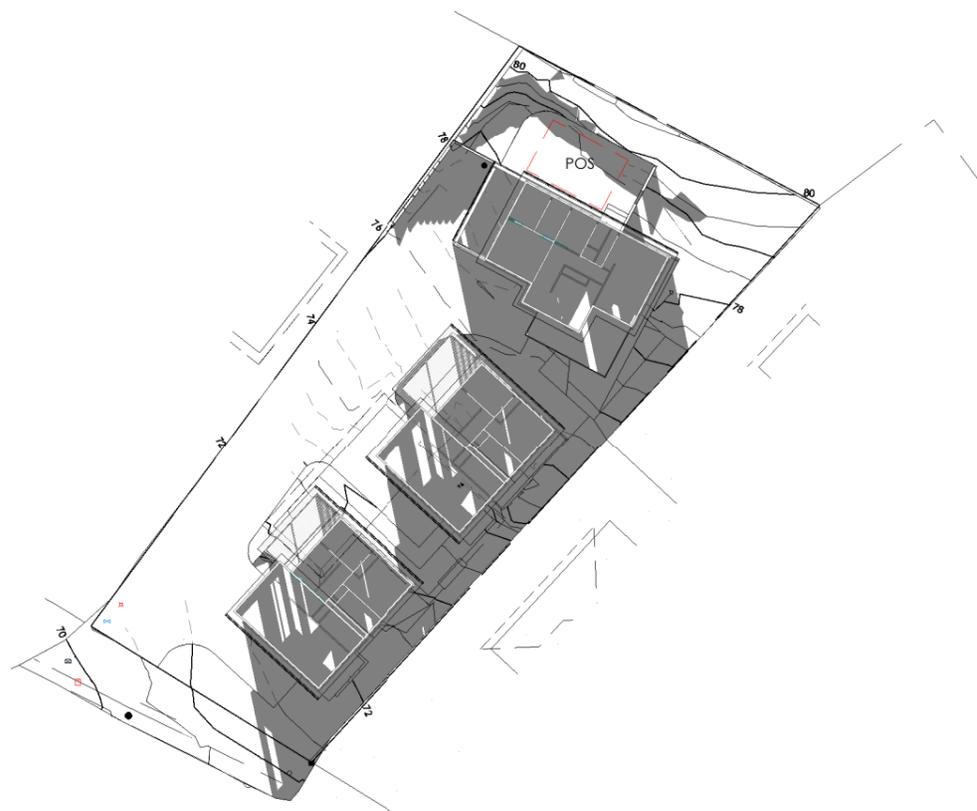


SUN SHADOWS 12 NOON JUNE 21

1 : 500

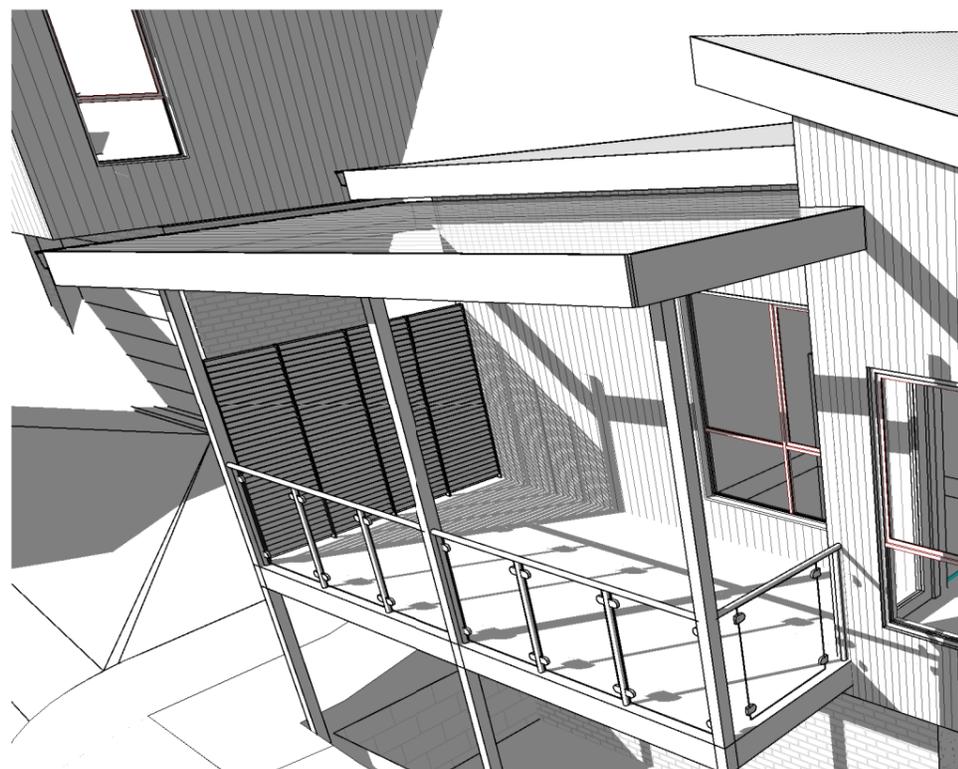


UNIT 1 JUNE 21 12 NOON



SUN SHADOWS 1pm JUNE 21

1 : 500



UNIT 1 JUNE 21 1pm

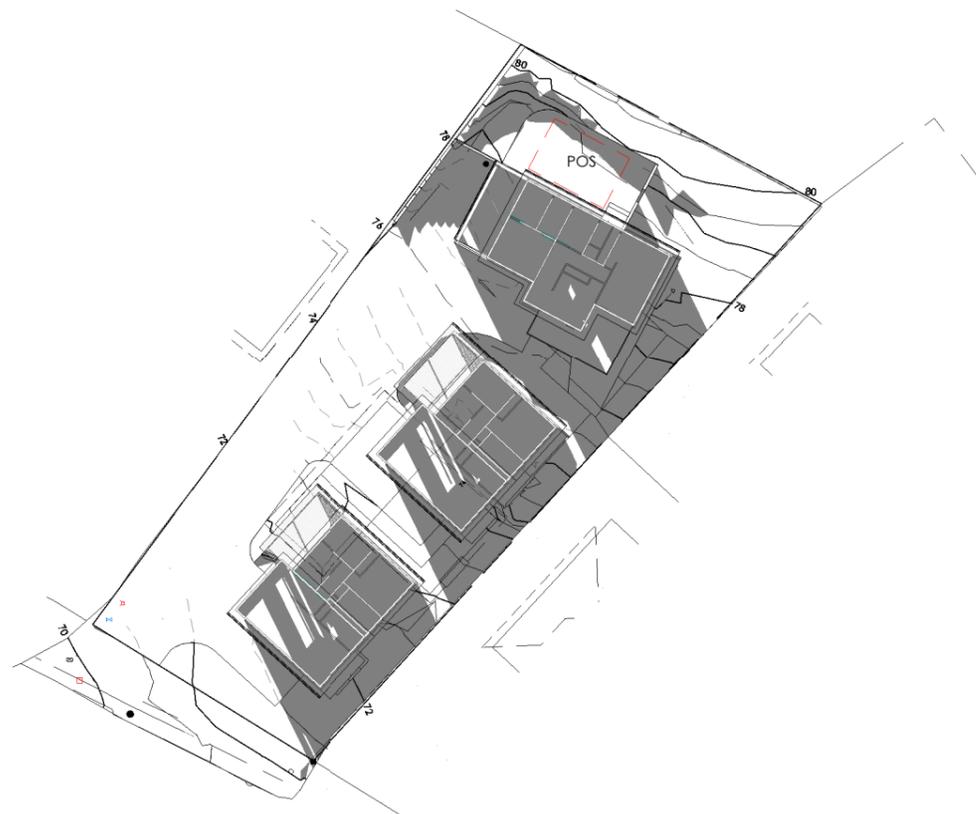
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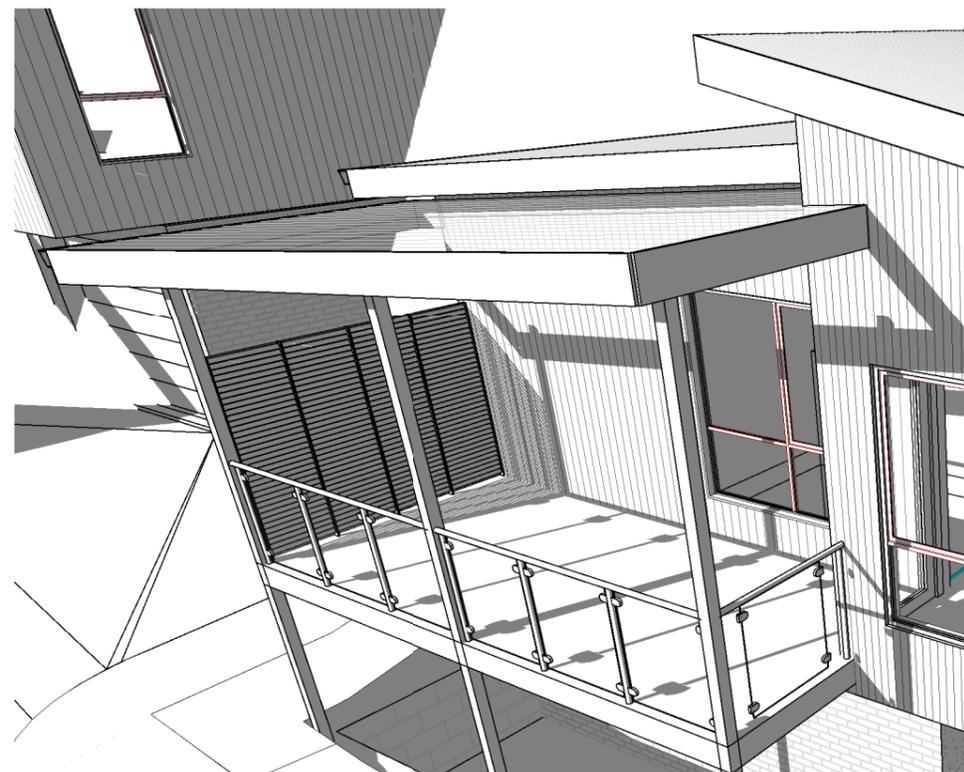
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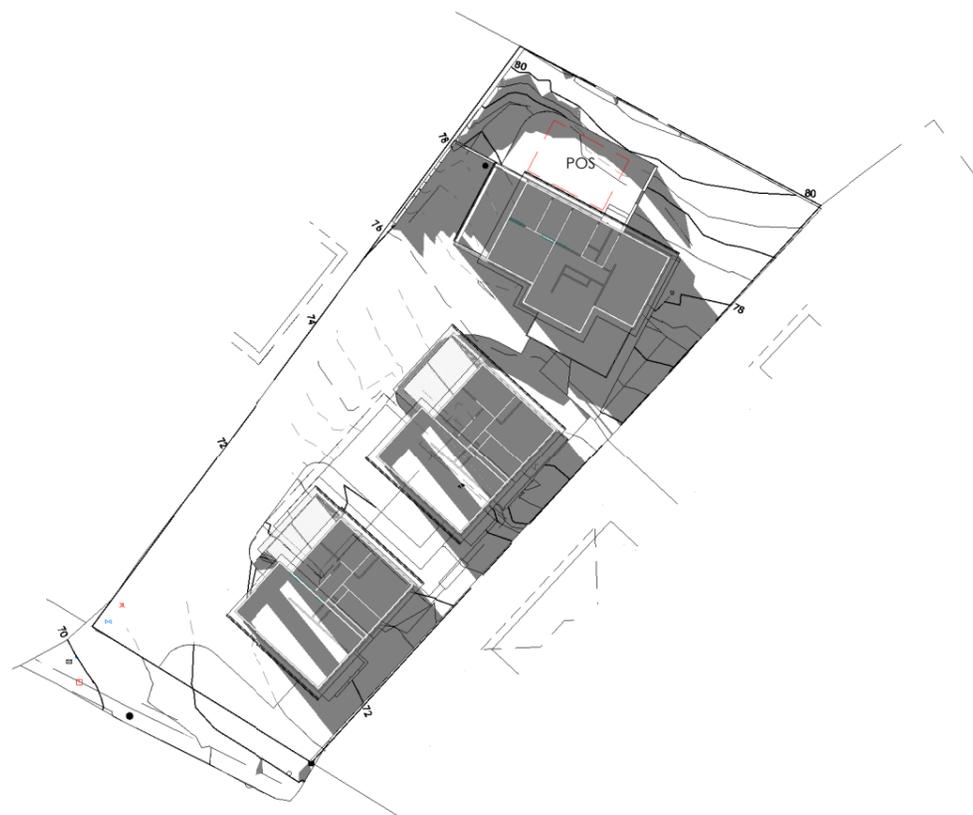


SUN SHADOWS 2pm JUNE 21

1 : 500

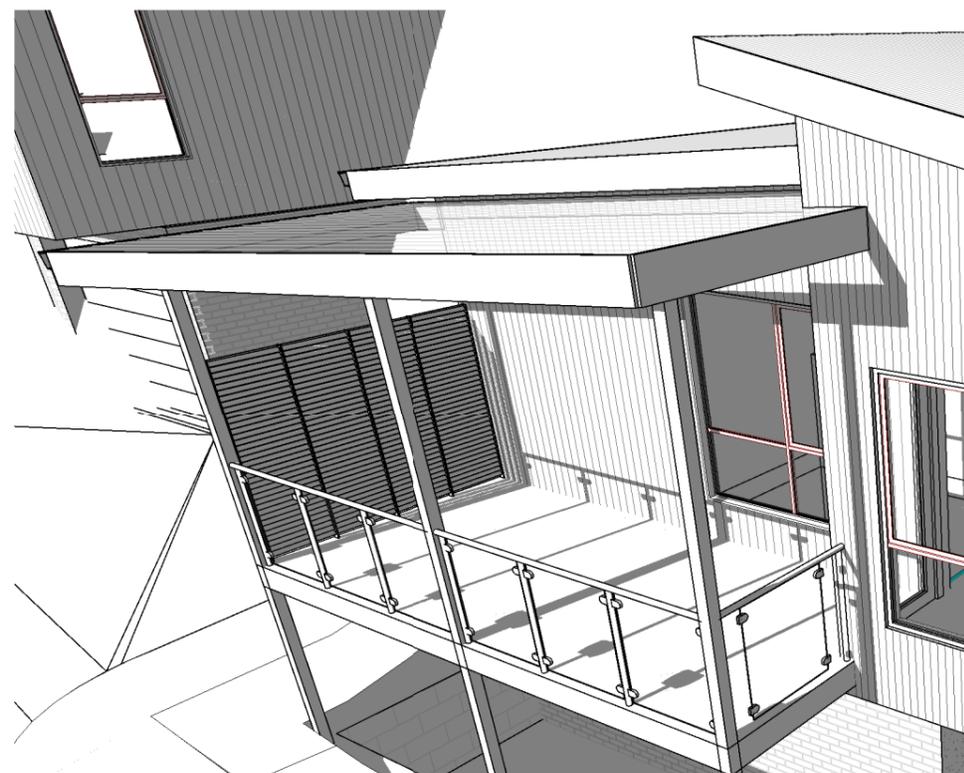


UNIT 1 JUNE 21 2PM



SUN SHADOWS 3pm JUNE 21

1 : 500



UNIT 1 JUNE 21 3PM

**PLANNING DRAWINGS**

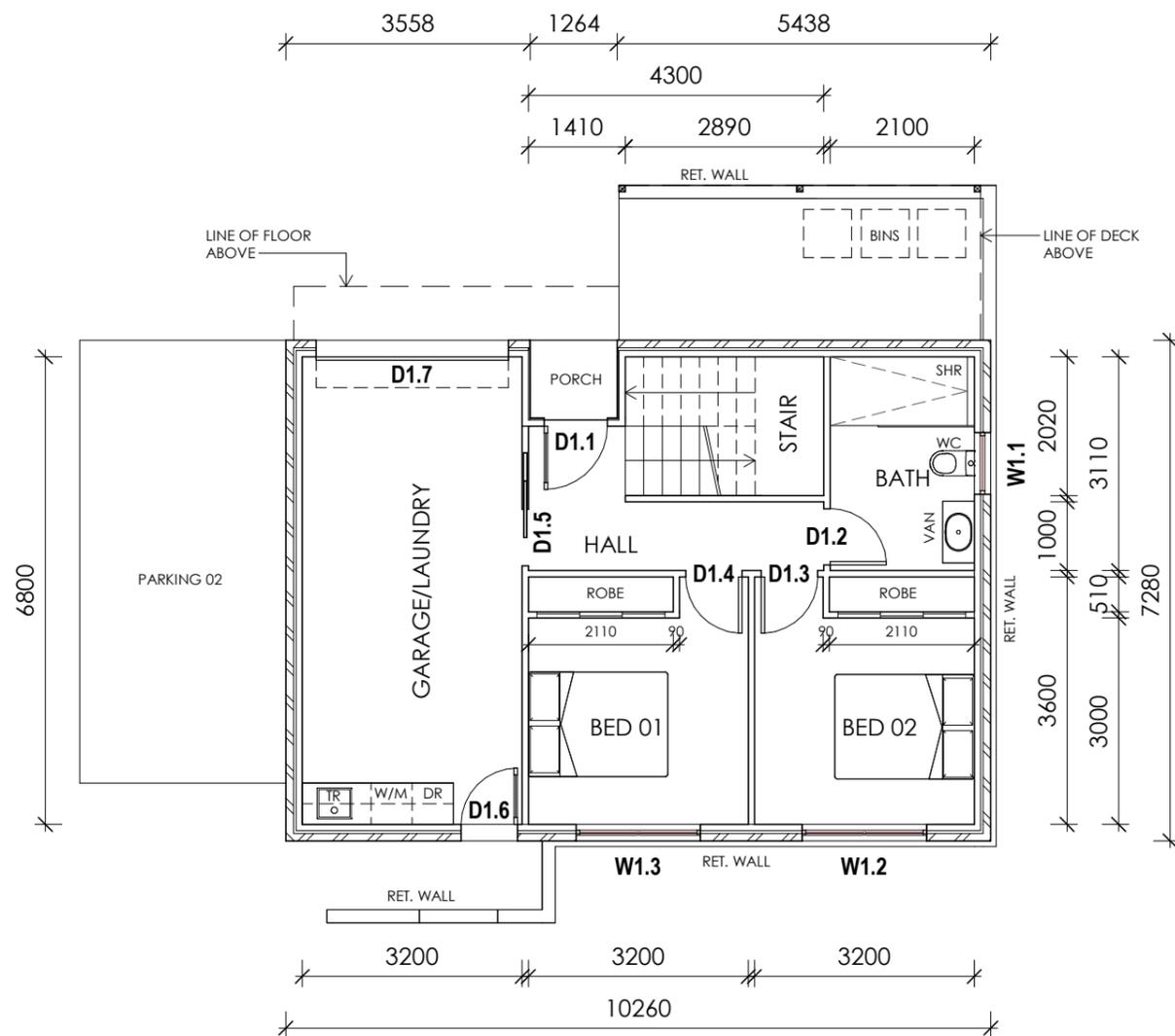
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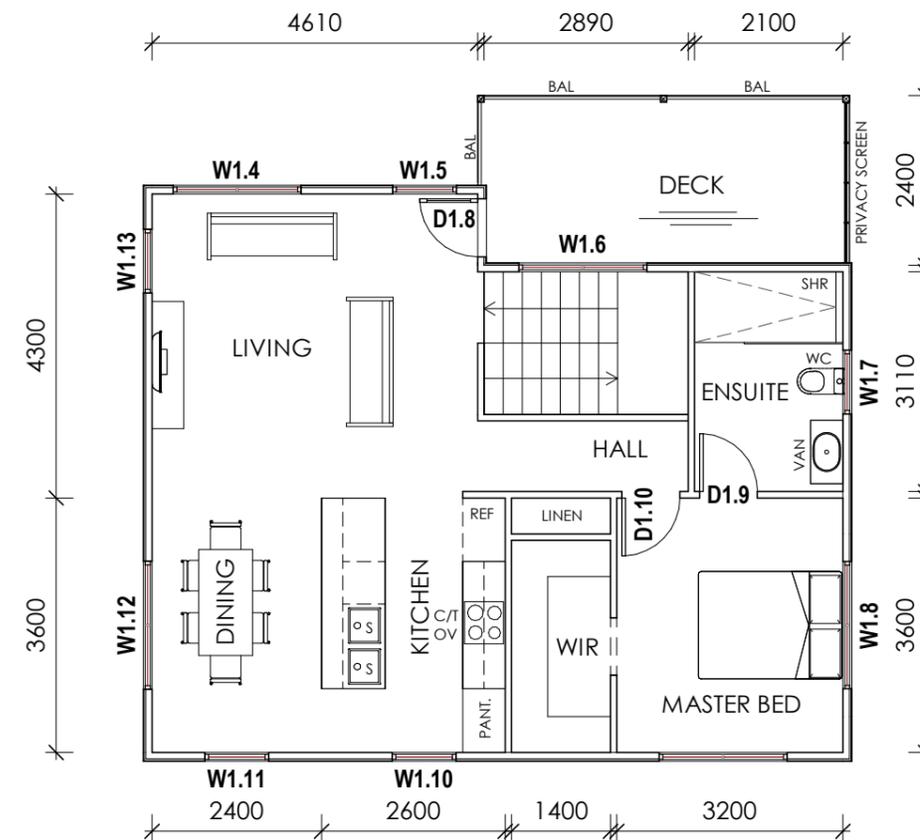


PROPOSED UNIT 01 GROUND FLOOR PLAN

1 : 100

WINDOW SCHEDULE				
	HEIGHT	WIDTH	WINDOW TYPE	NOTES
W1.1	1200	900	Awning Window	OBSCURE GLASS
W1.2	1200	1810	Awning Window	
W1.3	1200	1810	Awning Window	
W1.4	1800	1810	Awning Window	
W1.5	1800	900	Awning Window	
W1.6	1800	1810	Awning Window	
W1.7	1200	900	Awning Window	OBSCURE GLASS
W1.8	600	1800	Awning Window	OBSCURE GLASS
W1.9	1800	1810	Awning Window	
W1.10	1800	900	Awning Window	
W1.11	1800	900	Awning Window	
W1.12	1200	1810	Awning Window	
W1.13	1800	900	Awning Window	

DOOR SCHEDULE			
MARK	WIDTH	DOOR TYPE	NOTES
D1.1	920		
D1.2	820		
D1.3	820		
D1.4	820		
D1.5	820	CAVITY SLIDING DOOR	
D1.6	820		
D1.7	2800		
D1.8	820		
D1.9	820		
D1.10	820		



PROPOSED UNIT 01 FIRST FLOOR PLAN

1 : 100

DRAWING KEY

- BAL BALUSTRADE
- COL COLUMN
- C/T COOKTOP + RANGEHOOD
- D/W DISHWASHER
- G.S. GLASS SCREEN
- F EXHAUST FAN VENTED TO OUTSIDE AIR.
- OHC OVERHEAD CUPBOARDS
- OV OVEN
- REF REFRIGERATOR
- S SINK
- S/D SLIDING DOOR
- SHR SHOWER
- TR TROUGH
- VAN VANITY
- W/C WATER CLOSET
- W/M WASHING MACHINE
- STUD WALLS
- BRICK VENEER WALLS
- LIGHTWEIGHT CLADDING WALLS

U1 GROUND FLOOR	73.05	m2
U1 PORCH	1.65	m2
U1 FIRST FLOOR	75.63	m2
U1 DECK	12.70	m2
TOTAL AREA	163.02	

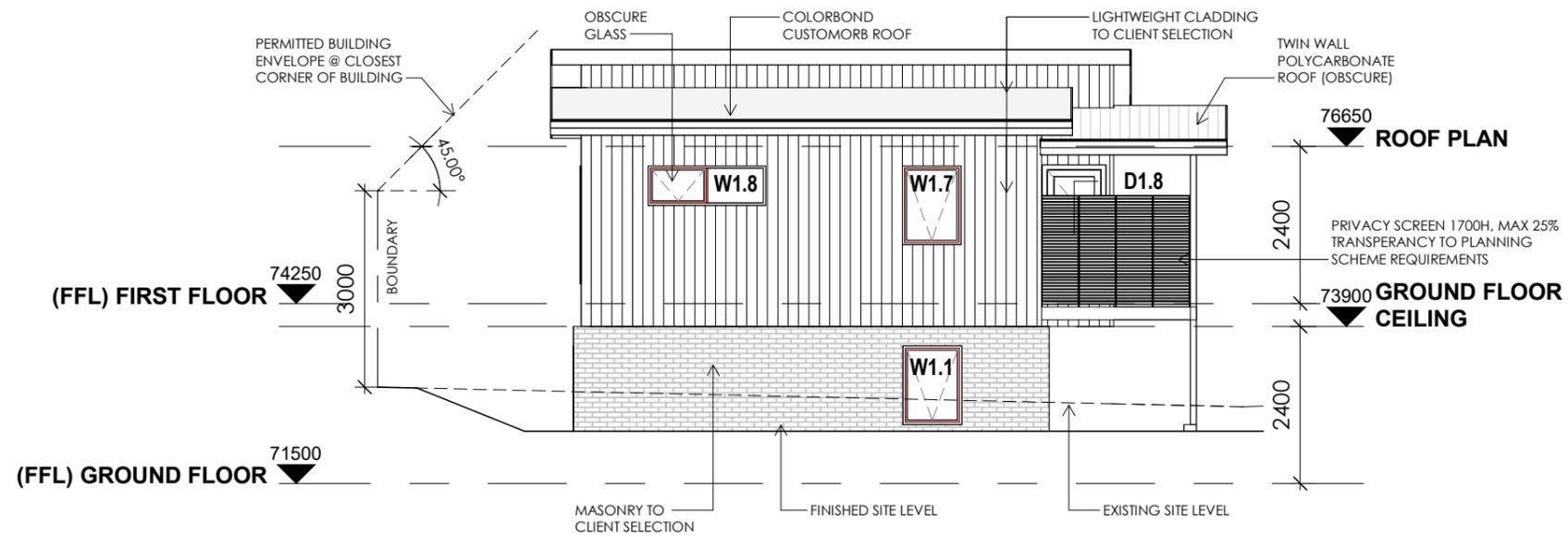
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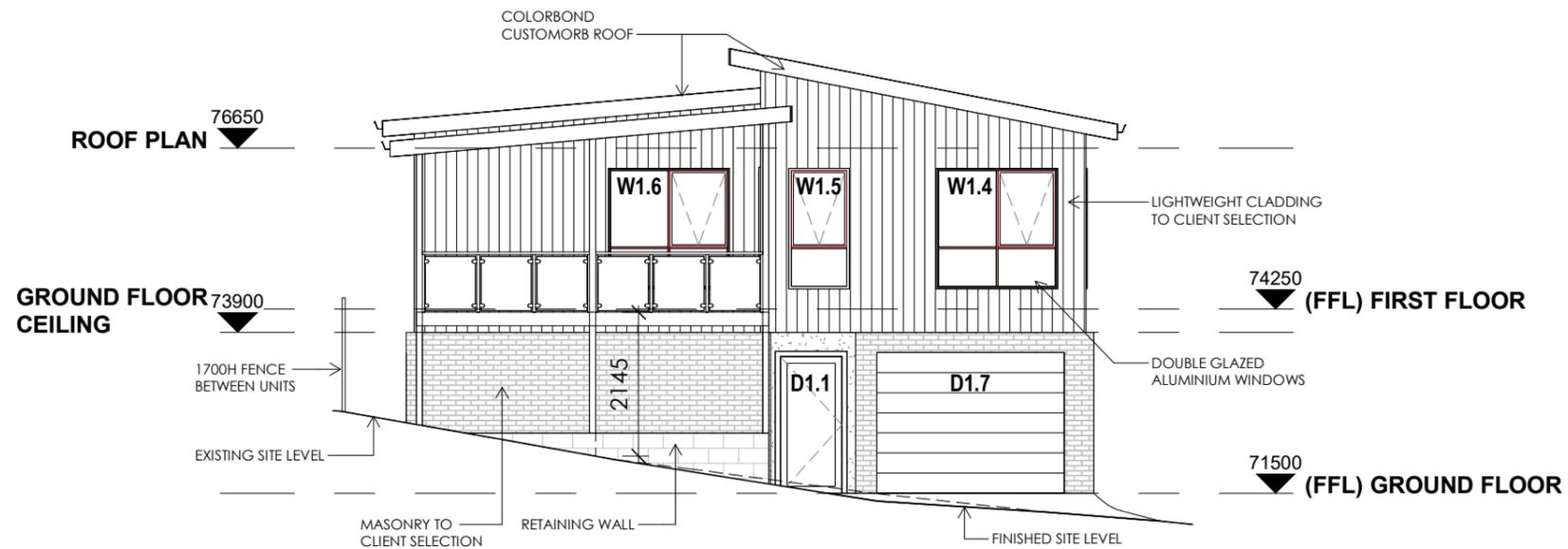
Date:  
 14.01.2026

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 LI25001 -07 04



**NORTH EAST ELEVATION**

1 : 100



**NORTH WEST ELEVATION**

1 : 100

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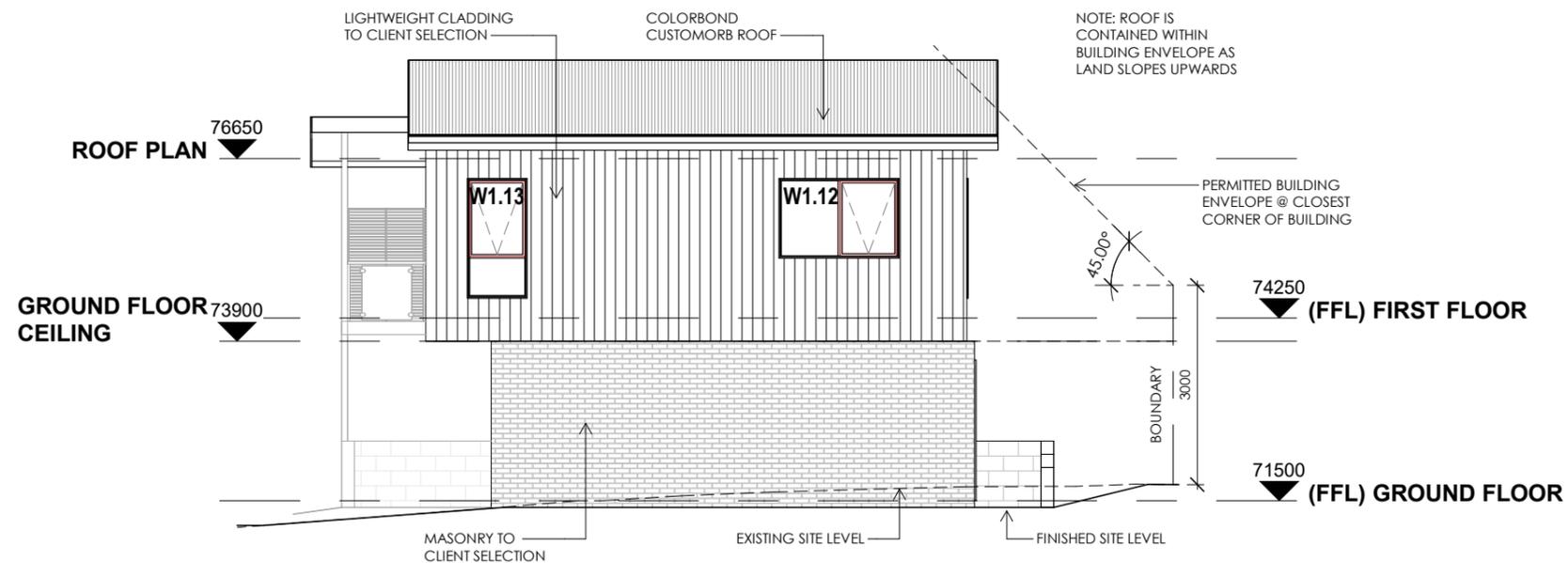
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 C.A. STRUTHERS

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**SOUTH WEST ELEVATION**

1 : 100



**SOUTH EAST ELEVATION**

1 : 100

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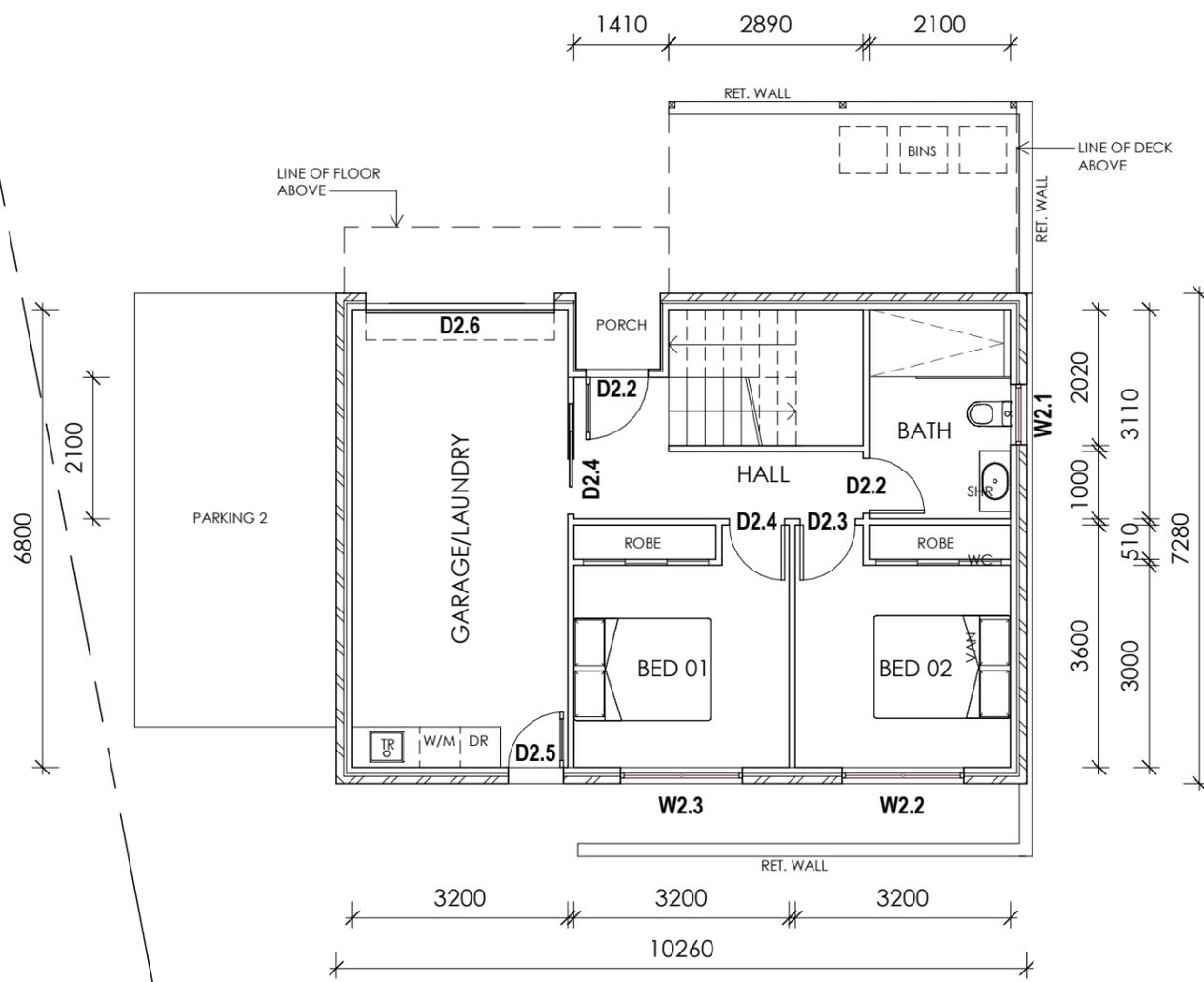
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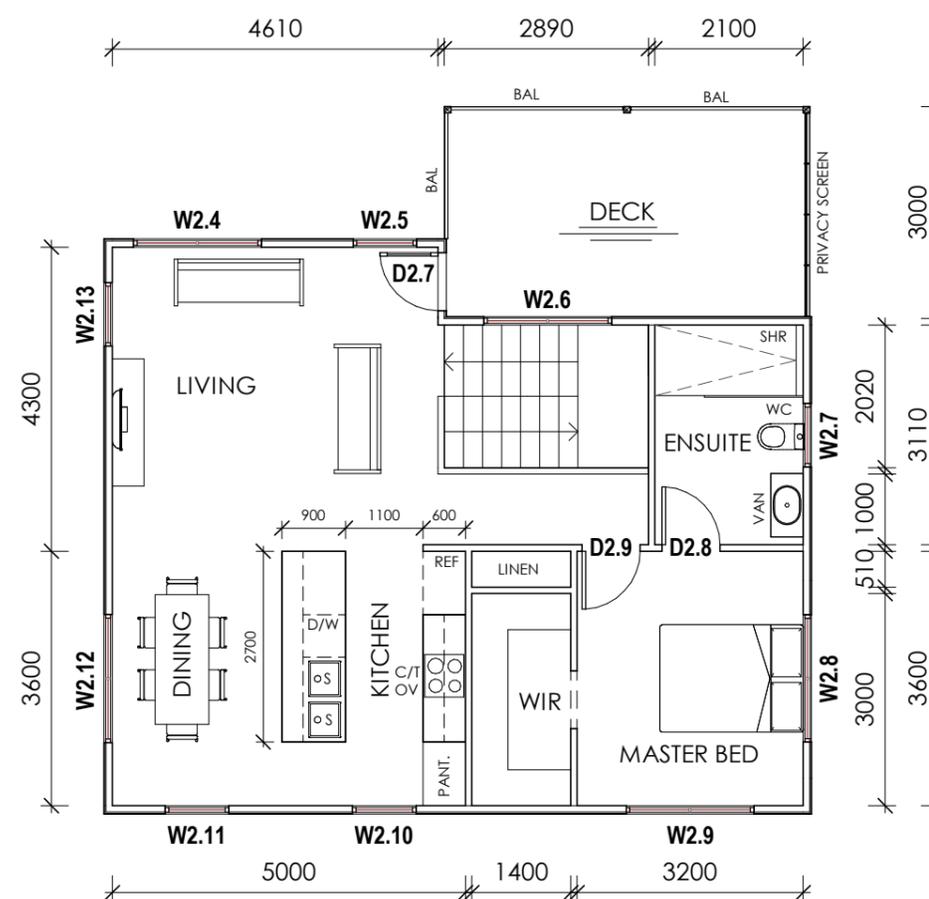
**DRAWING KEY**

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- TR TROUGH
- VAN VANITY
- W/C WATER CLOSET
- W/M WASHING MACHINE
- STUD WALLS
- BRICK VENEER WALLS
- LIGHTWEIGHT CLADDING WALLS



**PROPOSED UNIT 02 GROUND FLOOR PLAN**

1 : 100



**PROPOSED UNIT 02 FIRST FLOOR PLAN**

1 : 100

U2 GROUND FLOOR	73.06	m2
U2 PORCH	1.63	m2
U2 DECK	15.70	m2
U2 FIRST FLOOR	75.43	m2
<b>TOTAL AREA</b>	<b>165.83</b>	

WINDOW SCHEDULE				
	HEIGHT	WIDTH	WINDOW TYPE	NOTES
W2.1	1200	900	Awning Window	OBSCURE GLASS
W2.2	1200	1810	Awning Window	
W2.3	1200	1810	Awning Window	
W2.4	1800	1810	Awning Window	
W2.5	1800	900	Awning Window	
W2.6	1800	1810	Awning Window	
W2.7	1200	900	Awning Window	OBSCURE GLASS
W2.8	600	1800	Awning Window	OBSCURE GLASS
W2.9	1800	1810	Awning Window	
W2.10	1800	900	Awning Window	
W2.11	1800	900	Awning Window	
W2.12	1200	1810	Awning Window	
W2.13	1800	900	Awning Window	

DOOR SCHEDULE			
MARK	WIDTH	DOOR TYPE	NOTES
D2.2	920		
D2.2	820		
D2.3	820		
D2.4	820	CAVITY SLIDING DOOR	
D2.4	820		
D2.5	820		
D2.6	2800		
D2.7	820		
D2.8	820		
D2.9	820		

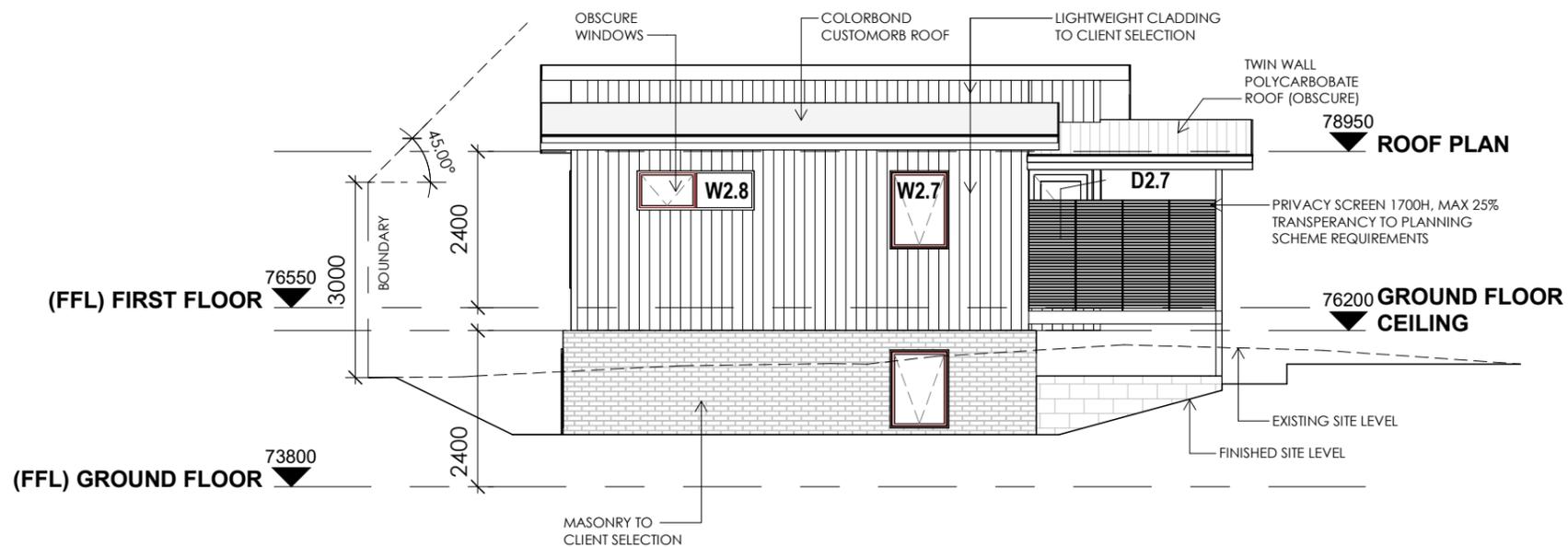
**PLANNING DRAWINGS**

3 UNIT DEVELOPMENT  
 85 GORDONS HILL ROAD,  
 LINDISFARNE

FOR:  
**C.A. STRUTHERS**

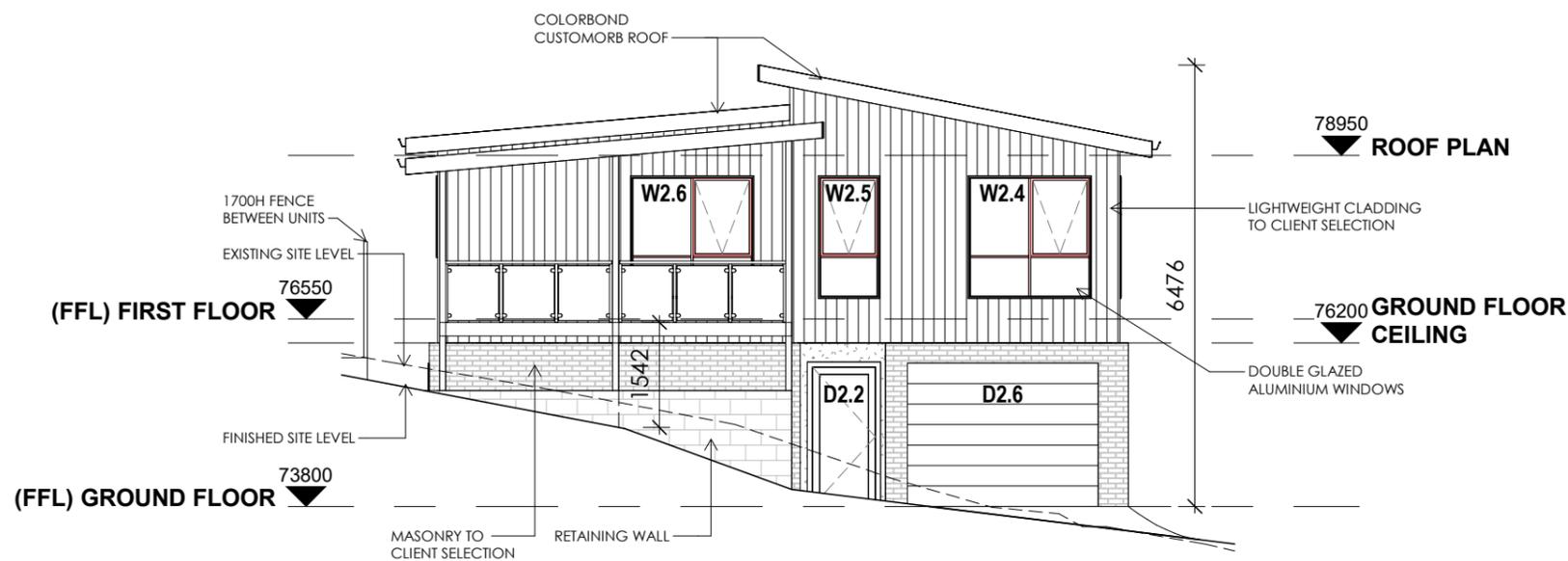
Date:  
**03.02.2026**

Project no/ Drawing no: Revision:  
**LI25001 -10 04**



**NORTH EAST ELEVATION**

1 : 100



**NORTH WEST ELEVATION**

1 : 100

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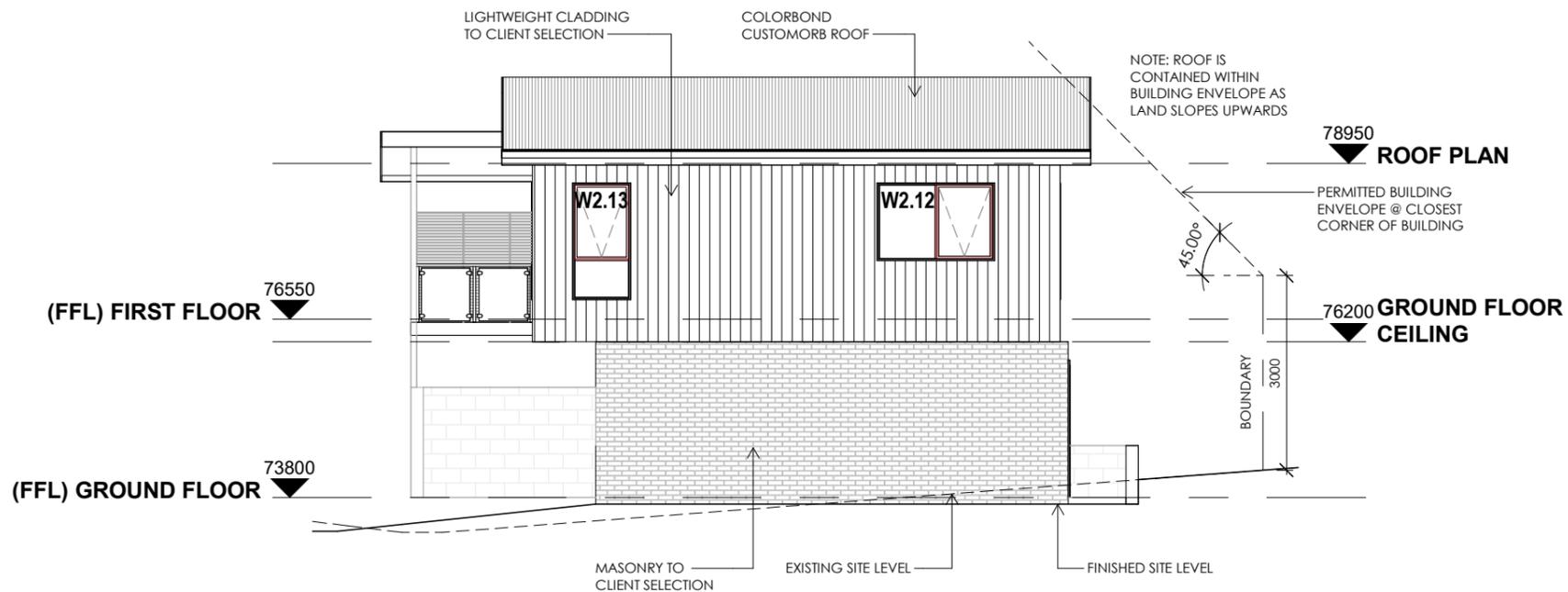
**PLANNING DRAWINGS**

3 UNIT DEVELOPMENT  
 85 GORDONS HILL ROAD,  
 LINDISFARNE

FOR:  
 C.A. STRUTHERS

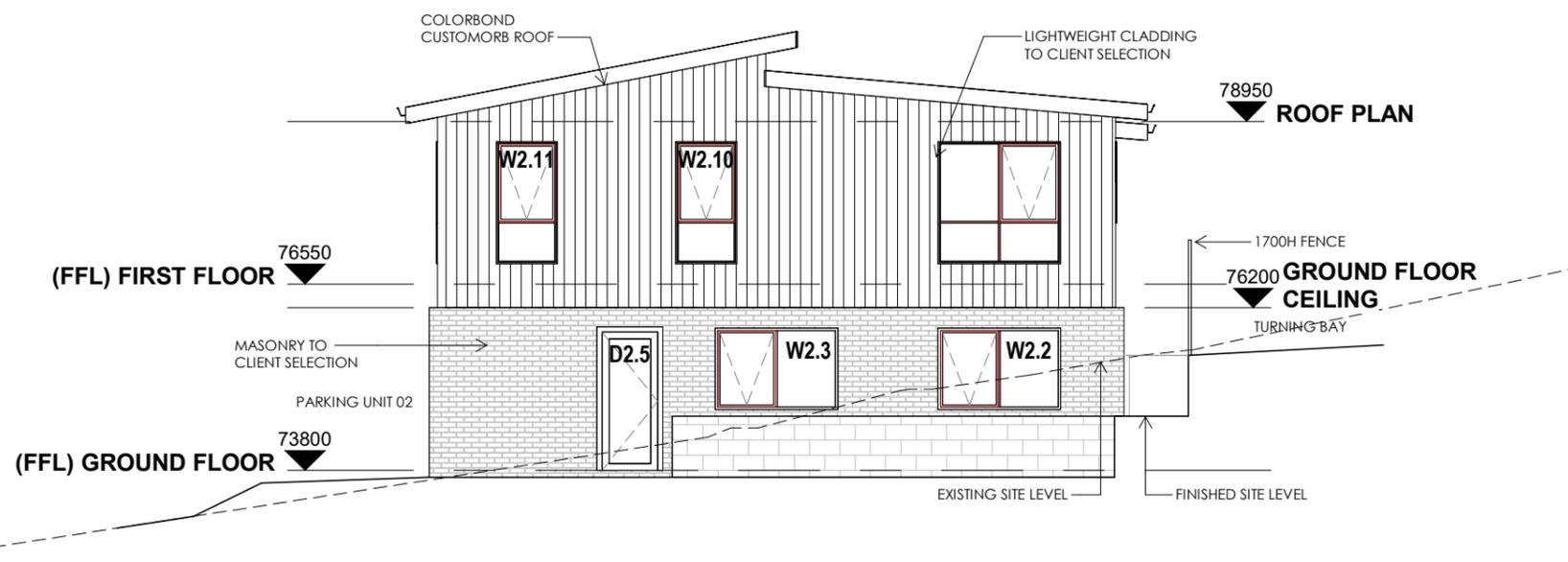
Date:  
 03.02.2026

Project no/ Drawing no: Revision:  
 LI25001 -11 04



**SOUTH WEST ELEVATION**

1 : 100



**SOUTH EAST ELEVATION**

1 : 100

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**PLANNING DRAWINGS**

3 UNIT DEVELOPMENT  
 85 GORDONS HILL ROAD,  
 LINDISFARNE

FOR:  
 C.A. STRUTHERS

Date:  
 03.02.2026

Project no/ Drawing no: Revision:  
 LI25001 -12 04

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**DRAWING KEY**

- BAL BALUSTRADE
- COL COLUMN
- C/T COOKTOP + RANGEHOOD
- D/W DISHWASHER
- G.S. GLASS SCREEN
- F EXHAUST FAN VENTED TO OUTSIDE AIR.
- OHC OVERHEAD CUPBOARDS
- OV OVEN
- REF REFRIGERATOR
- S SINK
- S/D SLIDING DOOR
- SHR SHOWER
- TR TROUGH
- VAN VANITY
- W/C WATER CLOSET
- W/M WASHING MACHINE
- STUD WALLS
- BRICK VENEER WALLS
- LIGHTWEIGHT CLADDING WALLS

U3 GROUND FLOOR	100.09 m2
U3 PORCH	2.38 m2
U3 DECK	14.85 m2
U3 FIRST FLOOR	82.79 m2
<b>TOTAL AREA</b>	<b>200.11</b>

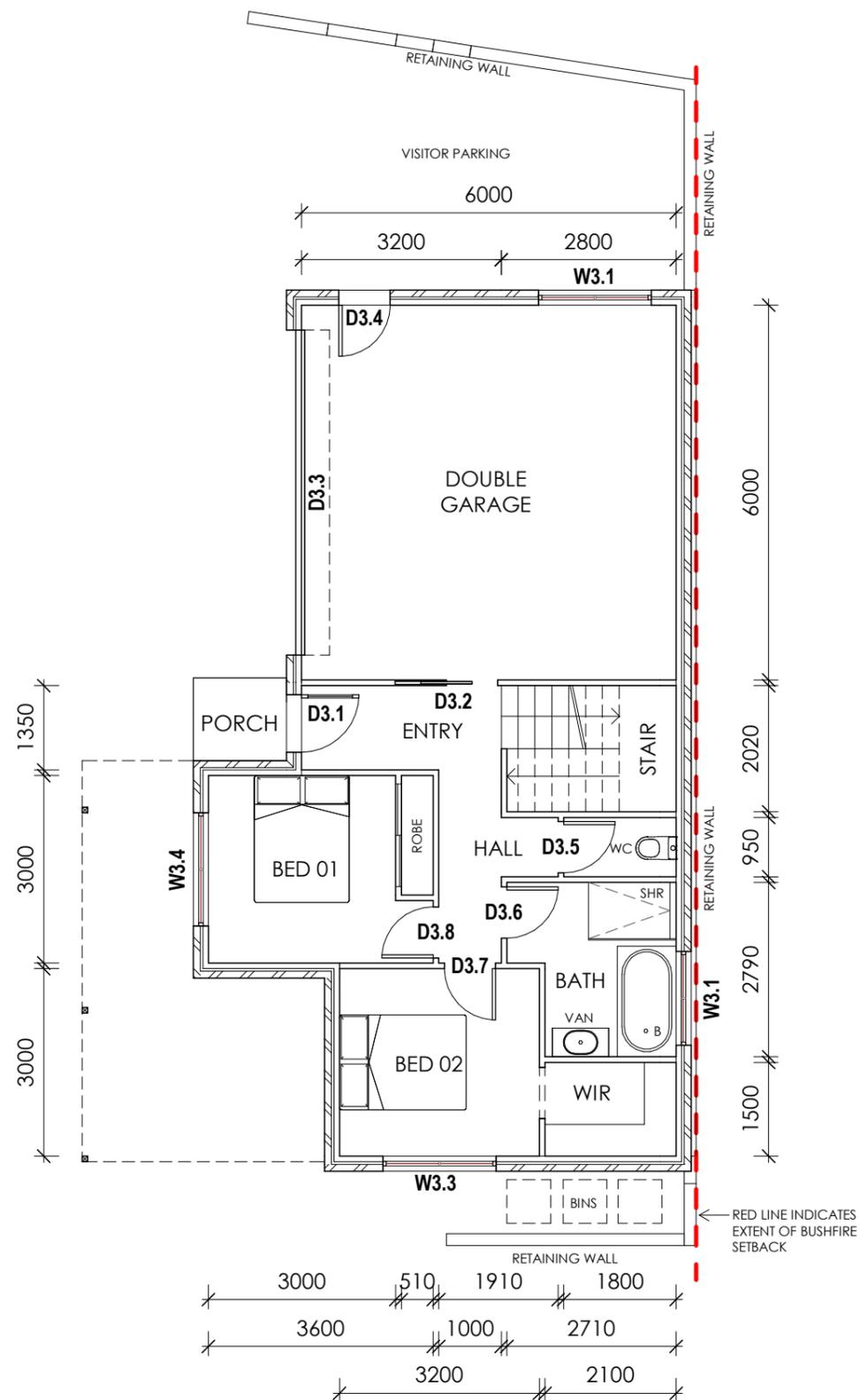
**PLANNING DRAWINGS**

3 UNIT DEVELOPMENT  
85 GORDONS HILL ROAD,  
LINDISFARNE

FOR:  
C.A. STRUTHERS

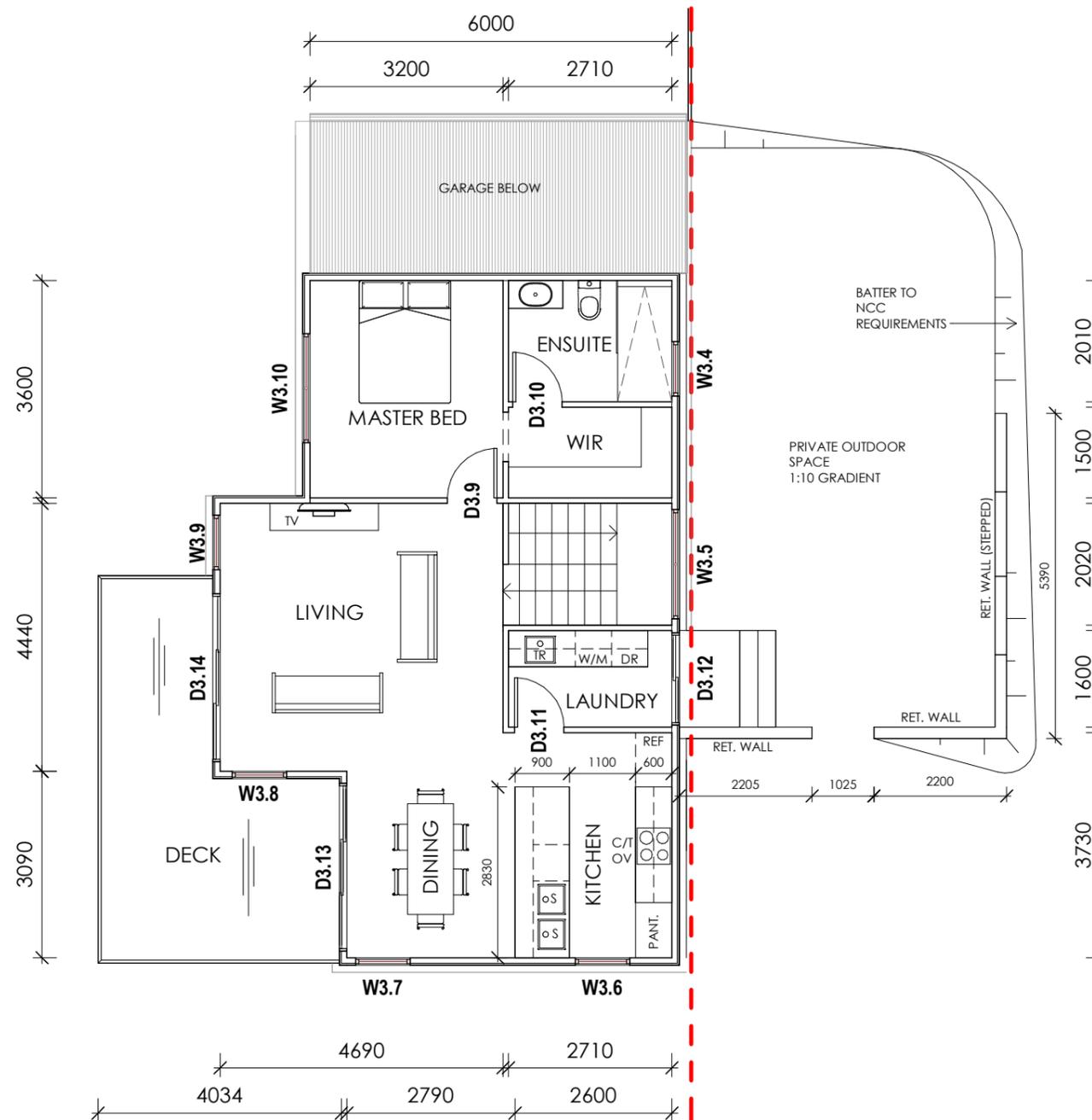
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Project no/ Drawing no: Revision:  
LI25001 -13 05



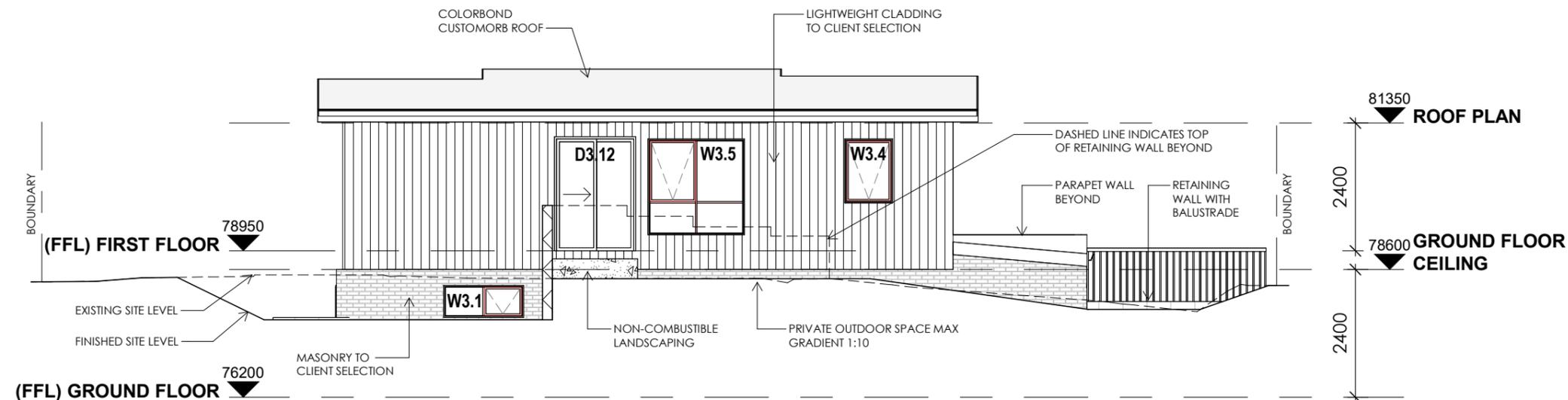
**PROPOSED UNIT 03 GROUND FLOOR PLAN**

1 : 100



**PROPOSED UNIT 03 FIRST FLOOR PLAN**

1 : 100

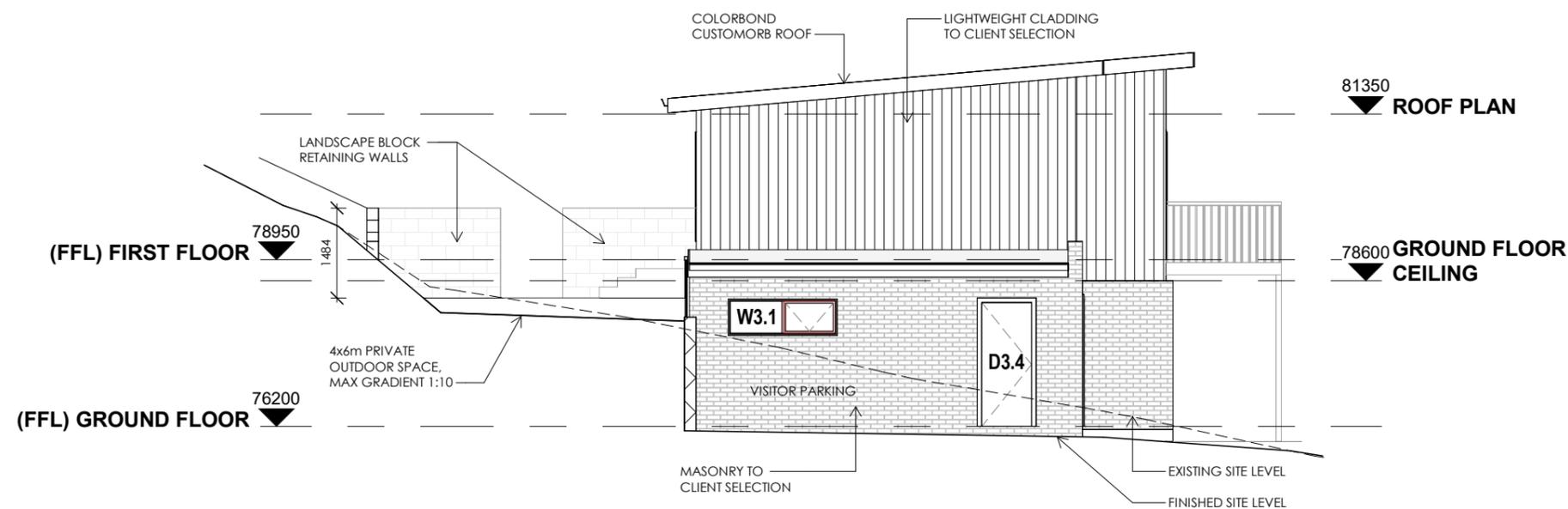


### NORTH EAST ELEVATION

1 : 100

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	WINDOW TYPE	NOTES
W3.1	600	1500	Awning Window	OBSCURE GLASS
W3.1	600	1800	Awning Window	
W3.3	1200	1810	Awning Window	
W3.4	1200	1810	Awning Window	
W3.4	1200	900	Awning Window	OBSCURE GLASS
W3.5	1800	1810	Awning Window	
W3.6	2100	900	Awning Window	
W3.7	2100	900	Awning Window	
W3.8	2100	900	Awning Window	
W3.9	2100	900	Awning Window	
W3.10	1800	1810	Awning Window	

DOOR SCHEDULE			
MARK	WIDTH	DOOR TYPE	NOTES
D3.1	920		
D3.2	820	CAVITY SLIDING DOOR	
D3.3	5200		
D3.4	820		
D3.5	820		
D3.6	820		
D3.7	820		
D3.8	820		
D3.9	820		
D3.10	820		
D3.11	820		
D3.12	1450		
D3.13	2700		
D3.14	2700		



### NORTH WEST ELEVATION

1 : 100

### PLANNING DRAWINGS

3 UNIT DEVELOPMENT  
 85 GORDONS HILL ROAD,  
 LINDISFARNE

FOR:  
 C.A. STRUTHERS

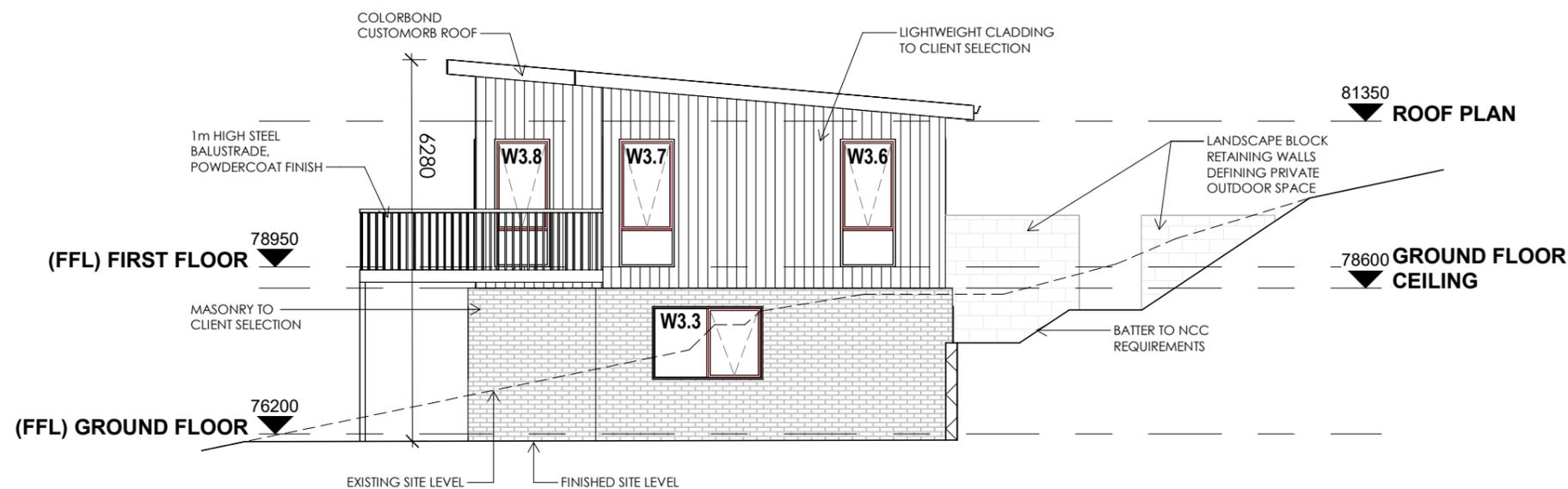
Date:  
 18.02.2026

Project no/ Drawing no: Revision:  
 LI25001 -14 05



### SOUTH WEST ELEVATION

1 : 100



### SOUTH EAST ELEVATION

1 : 100

### PLANNING DRAWINGS

3 UNIT DEVELOPMENT  
85 GORDONS HILL ROAD,  
LINDISFARNE

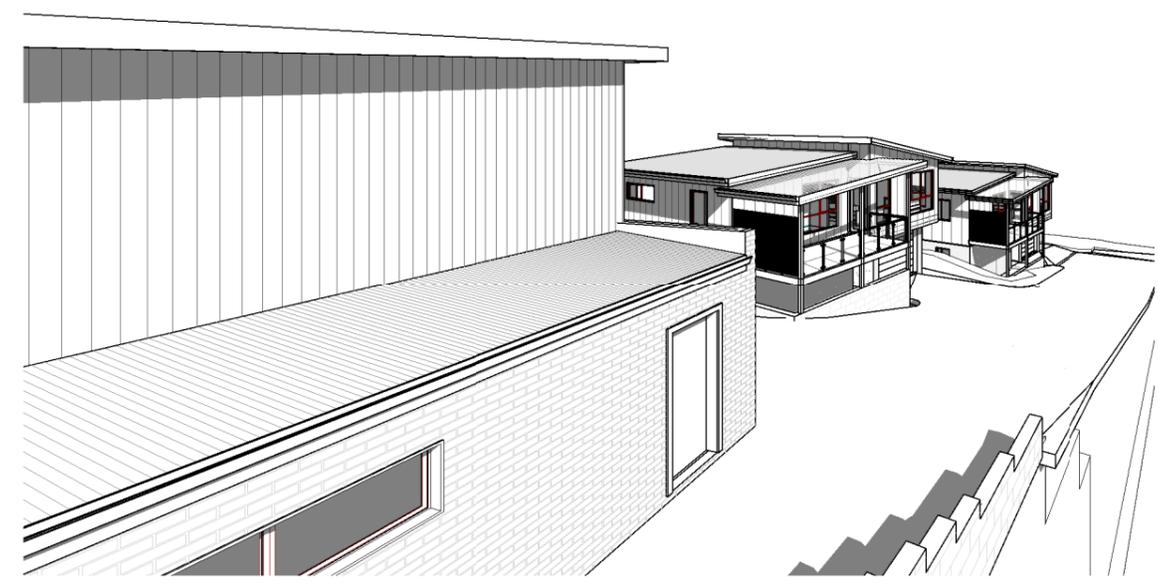
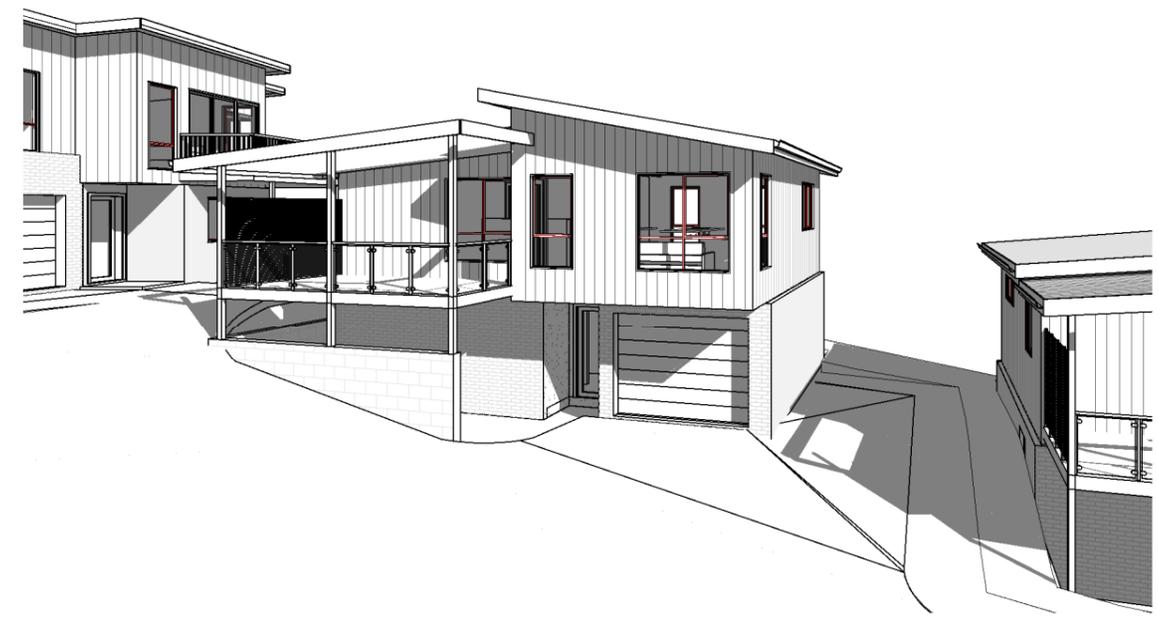
FOR:  
C.A. STRUTHERS

Date:  
18.02.2026

Project no/ Drawing no: Revision:  
LI25001 -15 05



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**PLANNING DRAWINGS**

3 UNIT DEVELOPMENT  
85 GORDONS HILL ROAD,  
LINDISFARNE

FOR:  
C.A. STRUTHERS

Date:  
18.02.2026

Project no/ Drawing no:    Revision:  
LI25001 -16                    05



# Bushfire Hazard Report



Location: 85 Gordons Hill Road, Lindisfarne

Applicant: C. Struthers

Date: June 2025

Certification number: BW054v1

Author: Mark Van den Berg – BFP-108

BushfireWise – Development Planning

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## Disclaimer:

The measures contained in Australian Standard 3959-2009 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions. Reasonable steps have been taken to ensure that the information contained within this report is accurate and reflects the conditions on and around the proposal at the time of assessment. The assessment has been based on the information provided by you or your designer.

## Authorship:

This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of BushfireWise. Base data for mapping including digital and aerial photography: TasMap, LIST, GoogleEarth, Mark Van den Berg.

## 1.0 Purpose

This bushfire hazard report addresses the construction of three new class 1a dwellings, it considers them in the context of surrounding bushfire environment. It demonstrates compliance with the *Director’s Determination – Bushfire Hazard Areas* Version 1.2, dated 16 July 2024, and includes a Certificate of Qualified Person (Form 55) as required by the Director of Building Control for bushfire hazards. The report also provides guidance on bushfire mitigation through a certified Bushfire Hazard Management Plan, outlining approved protection measures in accordance with the Chief Fire Officer of the Tasmania Fire Service.

## 2.0 Site Details

Title reference:	20875/6
Address:	85 Gordons Hill Road, Lindisfarne
Applicant:	C. Struthers
Municipality:	Clarence
Planning Scheme:	Tasmanian Planning Scheme - Clarence
Zoning:	Residential
Land size:	~0.1 Ha
Bushfire Attack Level:	Units 1, 2 and 3 – BAL-12.5
Certificate of others (form 55):	Complete and attached
Bushfire Hazard Management Plan:	Certified & attached
Compliance pathway:	Deemed to Satisfy

## 3.0 Introduction

New building work is proposed within a bushfire-prone area defined by the Tasmanian Planning Scheme - Clarence. This report will form part of supporting documentation for a building permit application for the construction of three new dwellings. A site-specific bushfire hazard management plan which includes measures to reduce the impact of bushfire attack on the buildings is provided for practical application and compliance purposes.

## 4.0 Proposal

Construction of three new class 1a buildings is proposed, generally in accordance with the plans located at appendix C. The specifications required by this report will achieve compliance with the Deemed to Satisfy requirements of the Determination if implemented in accordance with this report and the bushfire hazard management plan.

## 5.0 Site Description

The proposal is located at 85 Gordons Hill Road, Lindisfarne, in the municipality of Clarence and is zoned Residential under the Tasmanian Planning Scheme - Clarence. The site is ~0.1 Ha, is broadly rectangular in shape and is located approximately 0.6 km east of Gordons Hill (Figure 1). The lot is serviced by a two-way sealed road (Gordons Hill Road) and is provided with access to a reticulated water supply system which includes fire hydrants. Access to the site from Gordons Hill Road will be achieved via a new concrete crossover. The proposal involves the construction of three new class 1a buildings and associated property access.

The lot is developed for residential purposes and has an existing dwelling and outbuildings, managed gardens and gravel property access. Adjacent lands to the east, south and west of the site carry residential development with managed gardens on relatively small lots, generally less than 1000m<sup>2</sup>. Lands to the north carry residential development on larger lots (>5000m<sup>2</sup>) within a mosaic of modified native vegetation which constitutes the bushfire risk to the proposal. Vegetation to the north of the site, while fragmented to varying extents, has linkages with landscape scale bushfire-prone vegetation units within the Meehan Range (figure 2). Adjacent lands are zoned General Residential and Rural Living. The lot has moderate slopes, with a south-westerly aspect.

Vegetation within and adjacent to the site was assessed in accordance with the vegetation classification system of AS3959-2018 and was classified as grassland and forest vegetation. The classified vegetation with the potential to cause the greatest impact on the site occurs to the north north-east and north north-west of the site.

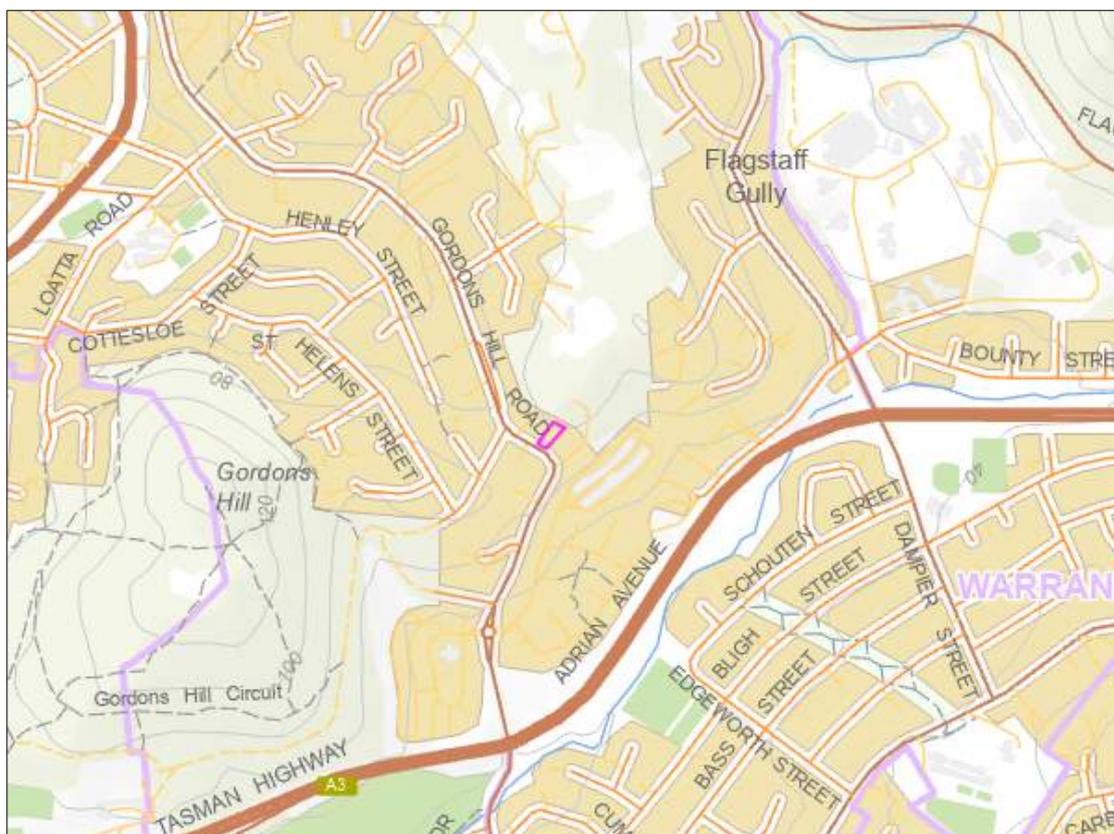


Figure 1. The location of the lot in a topographical context, the lot is outlined in pink.

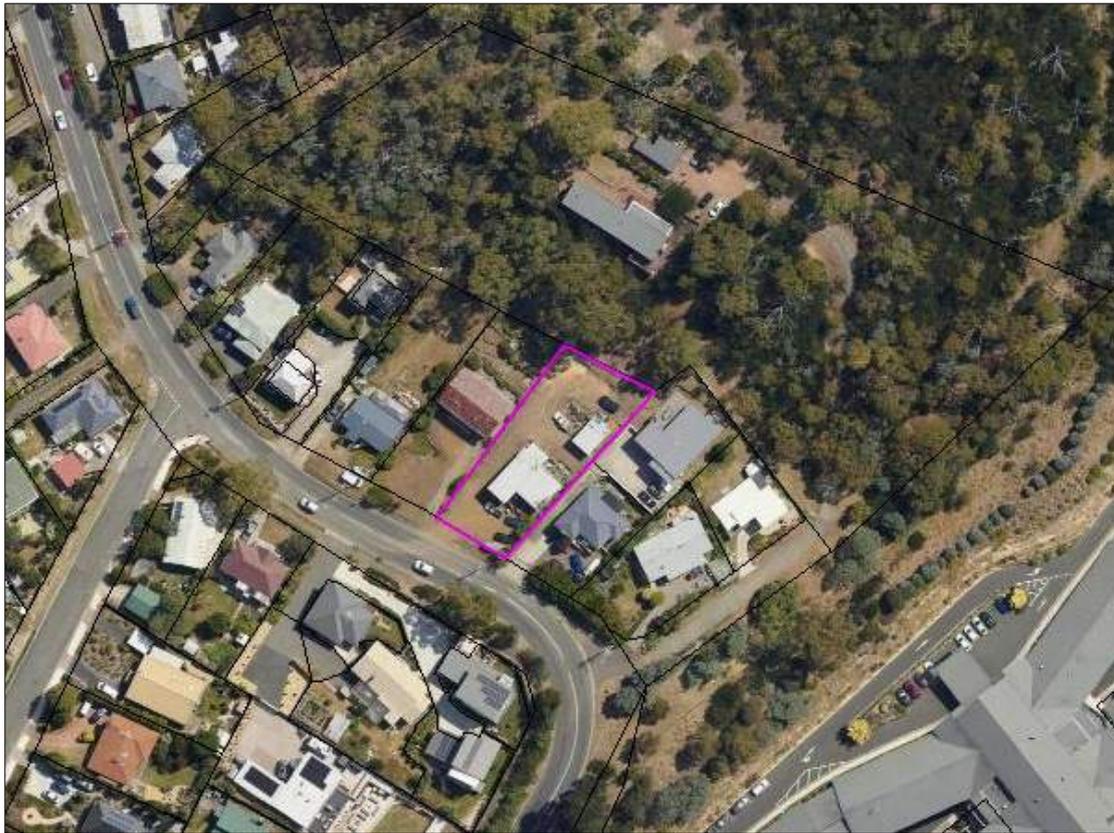


Figure 2. Aerial image of the lot (pink line) showing grassland and forest vegetation within and adjacent to the site.

## 6.0 Bushfire Attack Level assessment

The Bushfire Attack Level (BAL) has been assessed in accordance with Section 2 of AS 3959-2018: *'Simplified Procedure'*. Vegetation has been classified using a combination of on-site observations and remotely sensed data, ensuring consistency with Table 2.3 of AS 3959-2018. Slope and distance measurements have been obtained through field surveys and/or the analysis of remotely sensed data, including aerial and satellite imagery and other publicly available data sources and processed using proprietary software. Where applicable the vegetation assessment has taken into account edge effects and the potential for changes in vegetation classification through natural processes. A detailed bushfire attack level assessment is located at appendix A. The bushfire attack level for the new Units is BAL-12.5.

## 7.0 Bushfire Protection Measures

The bushfire attack level for the units has been determined as BAL-12.5. Structures exposed to bushfire attack can expect low to moderate levels of radiant heat exposure up to  $12.5\text{kW/m}^2$ . While the risk of direct flame contact is low, embers may ignite vegetation, debris, or vulnerable parts of buildings. Smoke will reduce air quality and visibility.

Following, are requirements that will not only achieve administrative compliance if implemented but also provide practical measures which will enhance the survivability of buildings, structures and occupants in the event of bushfire attack.

## 7.1 Construction Standards

In accordance with the National Construction Code and the Directors Determination s2.3.1, the proposed new dwellings are to be constructed in accordance with AS3959 specifications for BAL-12.5.

## 7.2 Property Access

Property access will not be required to access a firefighting water connection point. In this circumstance there are no minimum design or construction standards required to achieve compliance with the Determination.

## 7.3 Firefighting Water Supplies

The site is serviced by an existing reticulated water supply system which includes fire hydrants. Dedicated water supplies for firefighting are provided by fire hydrants connected to a reticulated water supply system managed by TasWater. The hydrants conform with the following specifications;

- The building areas to be protected are located within 120 metres of a fire hydrant; and
- The distance has been measured as a hose lay, between the firefighting water connection point and the furthest part of the building area.

In this circumstance there are no further requirements for the provision of firefighting water supplies, the existing firefighting water supplies are compliant with s2.3.3 and table 3A of the Determination.

## 7.4 Hazard Management Areas

The size and management of the Hazard Management Area (HMA) directly influences the Bushfire Attack Level (BAL). The dimensions of the HMA are shown on the Bushfire Hazard Management Plan associated with this report to ensure appropriate protection. By reducing flammable material around a building, the HMA enhances the ability to defend the building, protects occupants, and supports firefighters. Combined with construction standards, firefighting water supplies and safe property access, the HMA forms part of an integrated approach to reducing the impact of bushfires.

A hazard management area will need to be established and maintained for the life of the development and is shown on the BHMP. Guidance for the establishment and maintenance of the hazard management area is given below and on the BHMP.

An effective hazard management area can be achieved through but is not limited to the following strategies.

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Avoid the use of flammable mulches (especially against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;

- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Remove/thin and or prune larger trees to create and maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access;
- Use low-flammability plant species for landscaping purposes where possible;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

## 8.0 Compliance

The bushfire hazard management plan associated with this report demonstrates how the proposal will comply with the Determination. The following table details how compliance with the Determination is achieved and provides the administrative pathway. The proposal is for the construction of a new class 1a buildings.

Table 3. Compliance with the Directors Determination – Bushfire Hazard Areas. 16<sup>th</sup> July, 2024. Version 1.2. A Deemed-to-Satisfy solution which complies with the following Deemed-to-Satisfy provisions is deemed to achieve compliance with the Performance Requirements in the Determination. The proposal is for the construction of one new class 1a buildings, requirements for alterations and additions and class 9 buildings are not considered in this table.

Requirement	Approach	Evidence
<p><u>2.3.1 – Construction Requirements</u></p> <p>1. Building work in bushfire-prone areas must be designed &amp; constructed per:            (a) NCC Volume 1, Part G5 for Class 2, 3, certain 9 buildings, and associated Class 10a or deck,            (b) NCC Volume 2, Part H7 for Class 1, and associated Class 10a or deck.            2. Variations for Class 1, 2, 3 &amp; associated 10a are in Table 4.1.            3. If BAL-40 or BAL-FZ, a Performance Solution is required (not DtS).</p>	<p>The proposal is for the construction of class 1a buildings.            All buildings need to comply with NCC Vol. 2, part H7 to achieve the Deemed to Satisfy Solution.            No variations are proposed.</p>	<p>Building classification is Class 1a. BAL-12.5 has been determined for each building. Buildings to be constructed in accordance with AS3959.            BAL is not greater than BAL-29, no performance solution required, proposal meets the Deemed to Satisfy provisions.            No variations are proposed.            The proposal is compliant with s2.3.1</p>
<p><u>2.3.2 – Property Access</u></p> <p>1. New habitable buildings or new Class 10a if not otherwise accessible must have property access designed &amp; constructed per subclause (4).            4. Vehicular access from a public road must comply with Table 2, include a hardstand ≤ 90 m hose lay of the furthest building, and provide access to the firefighting water point.</p>	<p>New property access is proposed for new habitable buildings to be provided in compliance with Table 4.2.            Hardstand provided adjacent to proposed water connection point which is within 120 metres of furthest part of building areas.</p>	<p>The BHMP shows the location property access and a hardstand adjacent to the water connection point.            The proposal is complaint with table 2. and s2.3.2.</p>
<p><u>2.3.3 – Water Supply for Firefighting</u></p> <p>1. New habitable buildings or Class 10a (if not otherwise protected) must have a dedicated firefighting water</p>	<p>New firefighting water supplies are provided in accordance with table 3A of the Determination.</p>	<p>Reticulated water supply and connection point shown on the BHMP which is consistent with table 3A of the Determination.</p>

Requirement	Approach	Evidence
<p>supply per subclauses (4) &amp; (5). 4. Water supply must meet Tables 4.3A or 4.3B.</p>		<p>The proposal is compliant with s2.3.3.</p>
<p><u>2.3.4 – Hazard Management Areas (HMA)</u></p> <p>1. New habitable building (or new Class 10a unless separated per AS 3959 clause 3.2.3) must have an HMA per subclauses (4) - (7). 4. The HMA must meet Table 4.4. 5. Must meet minimum separation distances in Table 2.6 of AS 3959 for the relevant BAL. 6. Fuels and hazards are reduced so they do not contribute significantly to bushfire attack.</p>	<p>BAL-12.5 has been determined for all sites. Hazard management areas are sized to provide adequate separation from bushfire-prone vegetation, meeting or exceeding the distances specified in Table 2.6 of AS 3959.</p> <p>The Hazard management areas are shown on the bushfire hazard management plan and are suitable for BAL-12.5 construction.</p> <p>BHMP provides direction for the management of vegetation and bushfire fuels.</p>	<p>The Bushfire Hazard management plan shows hazard management areas and provides standards for their establishment and ongoing maintenance consistent with the separation required for BAL-12.5.</p> <p>The proposal is compliant with s2.3.4.</p>
<p><u>2.3.5 – Bushfire Emergency Plan</u></p> <p>1. Must prepare a bushfire emergency plan for: (a) new or altered accommodation buildings (Class 1b, Class 2, or Class 3 except group homes, respite centres, or aged care; (b) any new or altered building classified as a vulnerable use under regulation 11A. 2. The plan must meet requirements in Table 5.</p>	<p>Construction of class 1a buildings is proposed. No requirement for bushfire emergency plans to achieve compliance with the Determination.</p>	<p>Bushfire Emergency Plans not provided in this circumstance. Not required for compliance.</p>

## 9.0 References

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

Building Amendment (Bushfire-Prone Areas) Regulations 2016

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

Tasmanian Planning Scheme - Clarence. Tasmanian Planning Commission, Hobart.

The Bushfire Planning Group 2005, Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania, Tasmania Fire Service, Hobart, Tasmania.

Directors Determination – Bushfire Hazard Areas. 16<sup>th</sup> July, 2024. Version 1.2. Consumer, Building and Occupational Services, Hobart, Tasmania 2024.

## Appendix A – bushfire attack level assessment

### Bushfire attack level assessment – Unit 1

<b>Azimuth</b>	<b>Vegetation Classification</b>	<b>Effective Slope</b>	<b>Distance to Bushfire-prone vegetation</b>	<b>Hazard management area width</b>	<b>Bushfire Attack Level</b>
<b>North-east</b>	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	upslope	0 to 61 metres	35 metres	BAL-12.5
	Forest <sup>^</sup>	upslope	61 to 85 metres		
	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	upslope	85 to 100 metres		
	--	--	--		
<b>South-east</b>	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	flat 0°	0 to 20 metres	Lot boundary	BAL-LOW
	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	>5° to 10° downslope	20 to 100 metres		
	--	--	--		
	--	--	--		
<b>South-west</b>	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	>0 to 5° downslope	0 to 10 metres	Lot boundary	BAL-LOW
	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	flat 0°	10 to 100 metres		
	--	--	--		
	--	--	--		
<b>North-west</b>	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	upslope	0 to 48 metres	Lot boundary	BAL-12.5
	Forest <sup>^</sup>	upslope	48 to 100 metres		
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<sup>^</sup> Vegetation classification as per AS3959-2018 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).

<sup>^^</sup> Exclusions as per AS3959.

Bushfire attack level assessment – Unit 2

<b>Azimuth</b>	<b>Vegetation Classification</b>	<b>Effective Slope</b>	<b>Distance to Bushfire-prone vegetation</b>	<b>Hazard management area width</b>	<b>Bushfire Attack Level</b>
<b>North-east</b>	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	upslope	0 to 46 metres	20 metres	BAL-12.5
	Forest <sup>^</sup>	upslope	46 to 68 metres		
	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	upslope	68 to 83 metres		
	Forest <sup>^</sup>	>0 to 5° downslope	83 to 100 metres		
<b>South-east</b>	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	flat 0°	0 to 20 metres	Lot boundary	BAL-LOW
	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	>5° to 10° downslope	20 to 100 metres		
	--	--	--		
	--	--	--		
<b>South-west</b>	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	>5° to 10° downslope	0 to 25 metres	Lot boundary	BAL-LOW
	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	flat 0°	25 to 100 metres		
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	--	--	--		
<b>North-west</b>	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	upslope	0 to 37 metres	Lot boundary	BAL-12.5
	Forest <sup>^</sup>	upslope	37 to 100 metres		
	--	--	--		
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<sup>^</sup> Vegetation classification as per AS3959-2018 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).

<sup>^^</sup> Exclusions as per AS3959.

Bushfire attack level assessment – Unit 3

<b>Azimuth</b>	<b>Vegetation Classification</b>	<b>Effective Slope</b>	<b>Distance to Bushfire-prone vegetation</b>	<b>Hazard management area width</b>	<b>Bushfire Attack Level</b>
<b>North-east</b>	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	upslope	0 to 34 metres	8 metres	BAL-12.5
	Forest <sup>^</sup>	upslope	34 to 56 metres		
	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	upslope	56 to 69 metres		
	Forest <sup>^</sup>	>0 to 5° downslope	69 to 100 metres		
<b>South-east</b>	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	flat 0°	0 to 20 metres	Lot boundary	BAL-LOW
	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	>5° to 10° downslope	20 to 100 metres		
	--	--	--		
	--	--	--		
<b>South-west</b>	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	>5° to 10° downslope	0 to 25 metres	Lot boundary	BAL-LOW
	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	flat 0°	25 to 100 metres		
	--	--	--		
	--	--	--		
<b>North-west</b>	Exclusion 2.2.3.2 (e, f) <sup>^^</sup>	upslope	0 to 37 metres	Lot boundary	BAL-12.5
	Forest <sup>^</sup>	upslope	37 to 100 metres		
	--	--	--		
	--	--	--		

<sup>^</sup> Vegetation classification as per AS3959-2018 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).

<sup>^^</sup> Exclusions as per AS3959.

Vegetation plan 85 Gordons Hill Road, Lindisfarne.



## Appendix B – site images



Figure 1. Low threat vegetation to the north of Unit 3.

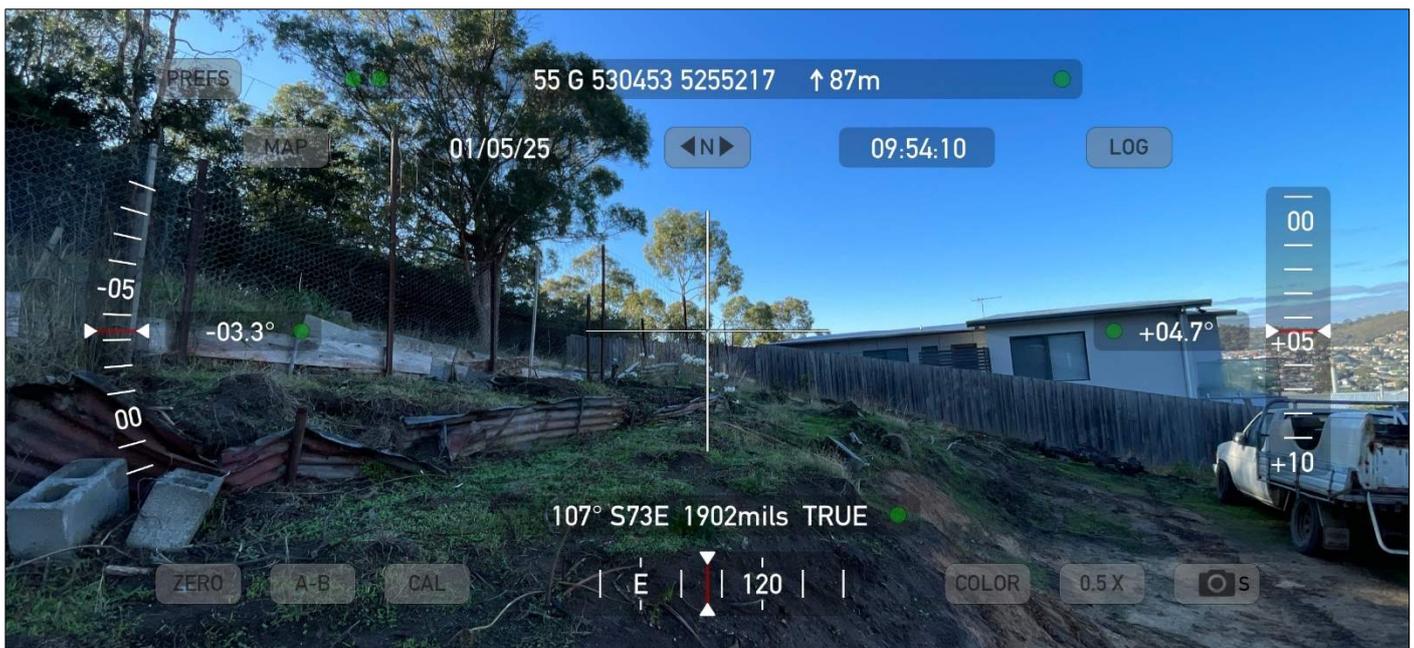


Figure 2. Low threat and forest vegetation to the east of unit 3.

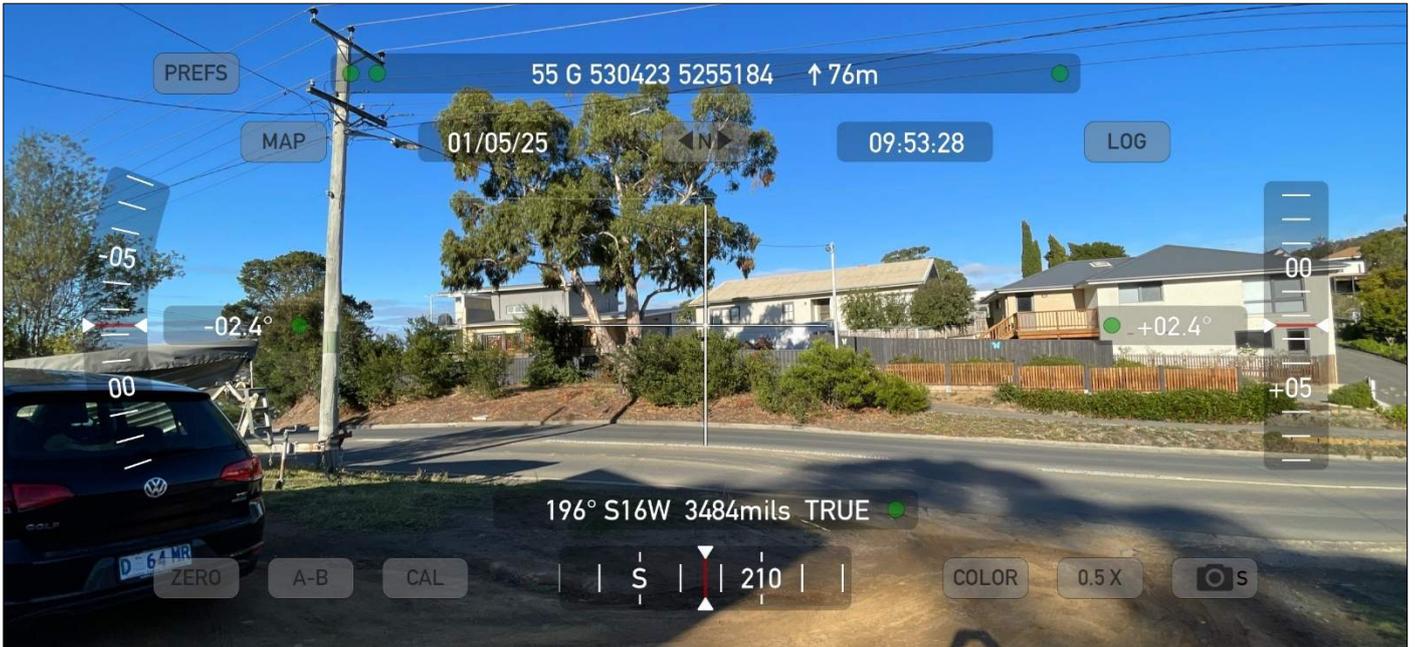
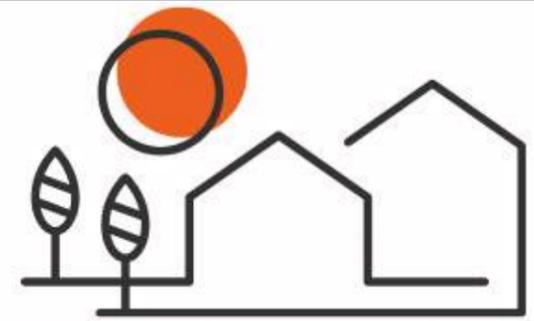


Figure 3. low threat vegetation to the south of unit 1.



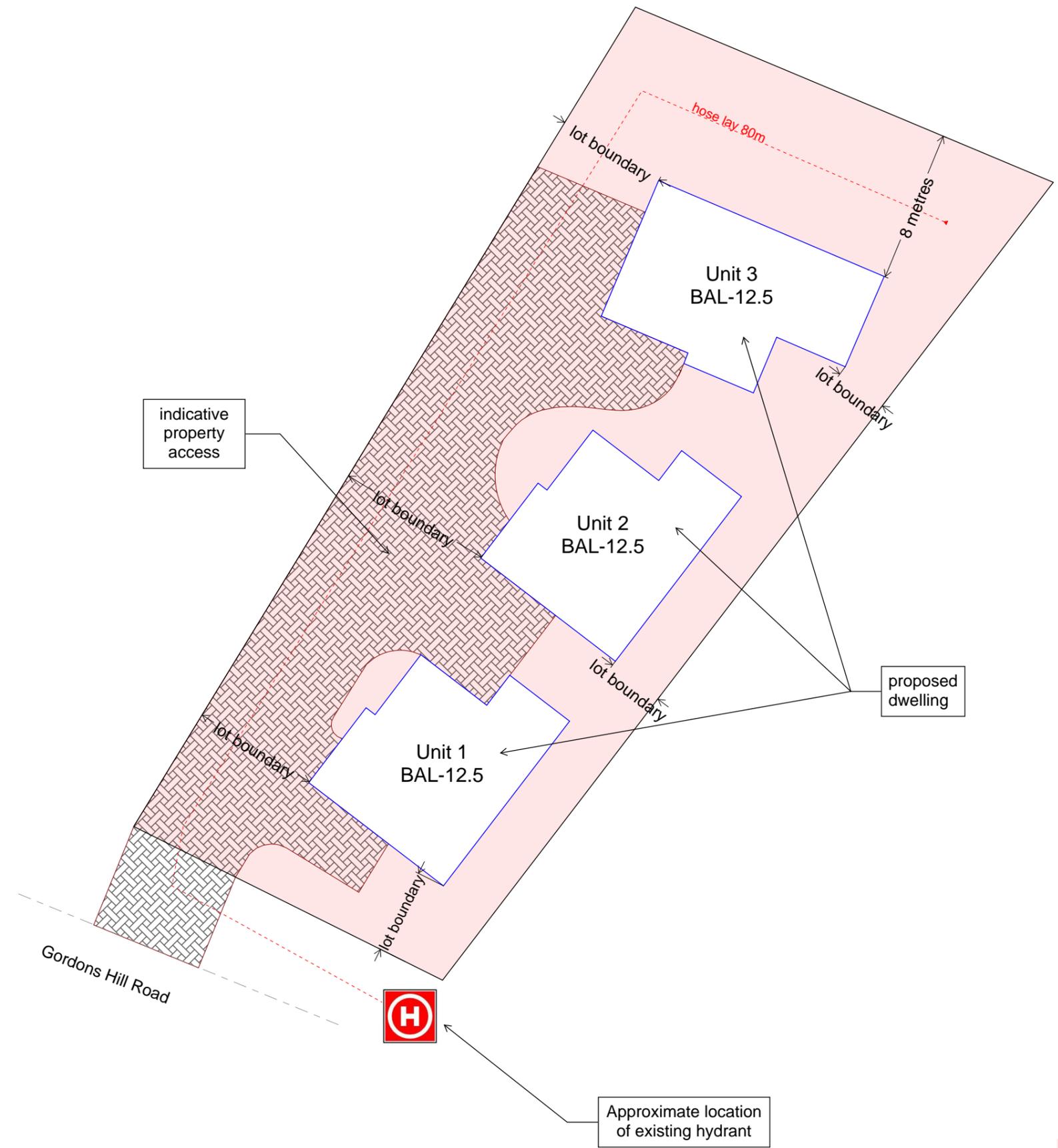
Figure 4. Low threat vegetation to the west of Unit 1.





**BushfireWise**  
DEVELOPMENT PLANNING

Mark Van den Berg BFP-108 0407 294 240  
mark@bushfirewise.com.au



 Reticulated

 Approx. existing hydrant location

 Hazard Management Area

**Compliance Requirements**

**Property Access**

There is existing property access to the site and the proposed alterations and additions do not restrict the existing property to the building or the firefighting water supply. In this circumstance there are no minimum design or construction standards required to achieve compliance with s2.3.2 of the Determination.

**Water Supplies for Firefighting**

There is an existing firefighting water supply available to the site which is shown on the BHMP. In this circumstance there are no additional requirements for the provision of firefighting water supplies to achieve compliance with s2.3.3 of the Determination.

**Hazard Management Area**

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers;
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

**Do not scale from this drawing, use dimensions only. Written specifications to take precedence over diagrammatic representations. To be read in conjunction with the Bushfire Hazard Report.**  
Doc no: SA10/5675487  
Version: 1, Version Date: 28/08/2025

Date : 10/06/2025  
C. Struthers  
C/O 85 Gordons Hill Road,  
Lindisfarne, Tas., 7015  
CT: 20875/6

**Bushfire Hazard Management Plan**  
85 Gordons Hill Road, Lindisfarne. June 2025. BW054v1  
Tasmanian Planning Scheme - Clarence

Building Specifications to  
BAL-12.5  
of AS3959-2018

Certification No. BW054v1  
Mark Van den Berg  
Acc. No. BFP-108  
Scope 1, 2, 3A, 3B, 3C.

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:  Owner /Agent  
 Address  
  Suburb/postcode

Form **55**

## Qualified person details:

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

Qualifications and Insurance details:  *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise:  *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

## Details of work:

Address:  Lot No:   
  Certificate of title No:

The assessable item related to this certificate:  *(description of the assessable item being certified)*  
Assessable item includes –  
- a material;  
- a design  
- a form of construction  
- a document  
- testing of a component, building system or plumbing system  
- an inspection, or assessment, performed

## Certificate details:

Certificate type:  *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

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

building work, plumbing work or plumbing installation or demolition work

OR

a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Hazard Management Plan 85 Gordons Hill Road, Lindisfarne. June 2025. BW054.v1.

Bushfire Hazard Report 85 Gordons Hill Road, Lindisfarne. June 2025. BW054.v1.

Relevant calculations:

AS 3959:2018 - Method 1 BAL assessment.

References:

AS 3959:2018.

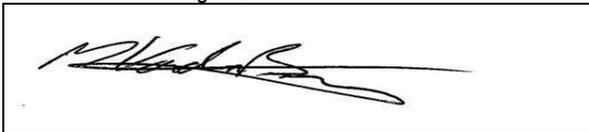
*Substance of Certificate: (what it is that is being certified)*

1. The proposed building work – if designed and constructed in accordance with the bushfire hazard management plan referred to in this certificate, will comply with the applicable Deemed-to-Satisfy requirements of the Director's Determination – Bushfire Hazard Areas. v1.2. 2024.
2. The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design and construction is BAL-12.5 for Units 1, 2 and 3.

*Scope and/or Limitations*

1. The scope of this certification is limited to compliance with the requirements of the Director's Determination – Bushfire Hazard Areas. v1.2. 2024
2. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.
3. No guarantee can be provided that the building work will survive every bushfire event.

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

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		BW054.v1.	10/06/2025