



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062517

PROPOSAL: Dwelling

LOCATION: 11 Bottlebrush Way, Risdon Vale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 31/08/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 31/08/2026. In addition to legislative requirements, plans and documents can also be viewed at 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. Representations must be received by Council on or before 31/08/2026.

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 or at the Council offices.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **New Residential Dwelling**

Location: **11 Bottlebrush Way, Risdon Vale**

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:

Current use of site: **Vacant**

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 in electronic format only.

Personal Information Removed



Planning Application checklist

Mandatory Documents

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

- ☐ 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.

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.

- ☐ 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.
-

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 187066	FOLIO 70
EDITION 3	DATE OF ISSUE 02-June-2026

SEARCH DATE : 05-June-2026

SEARCH TIME : 03.24 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 70 on Sealed Plan [187066](#)

Derivation : Part of Lot 31801, 248A-1R-0P Gtd. to Fane Claude Campbell Cox

Prior CT [185980/200](#)

SCHEDULE 1

[N163781](#) TRANSFER to LISA JANE EASTWOOD Registered
02-June-2026 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP187066](#) EASEMENTS in Schedule of Easements

[SP187066](#) COVENANTS in Schedule of Easements

[SP187066](#) FENCING COVENANT in Schedule of Easements

[SP185980](#) COVENANTS in Schedule of Easements

[SP185980](#) FENCING COVENANT in Schedule of Easements

[E176986](#) AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered
23-June-2021 at noon

[E346931](#) AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered
23-May-2023 at noon

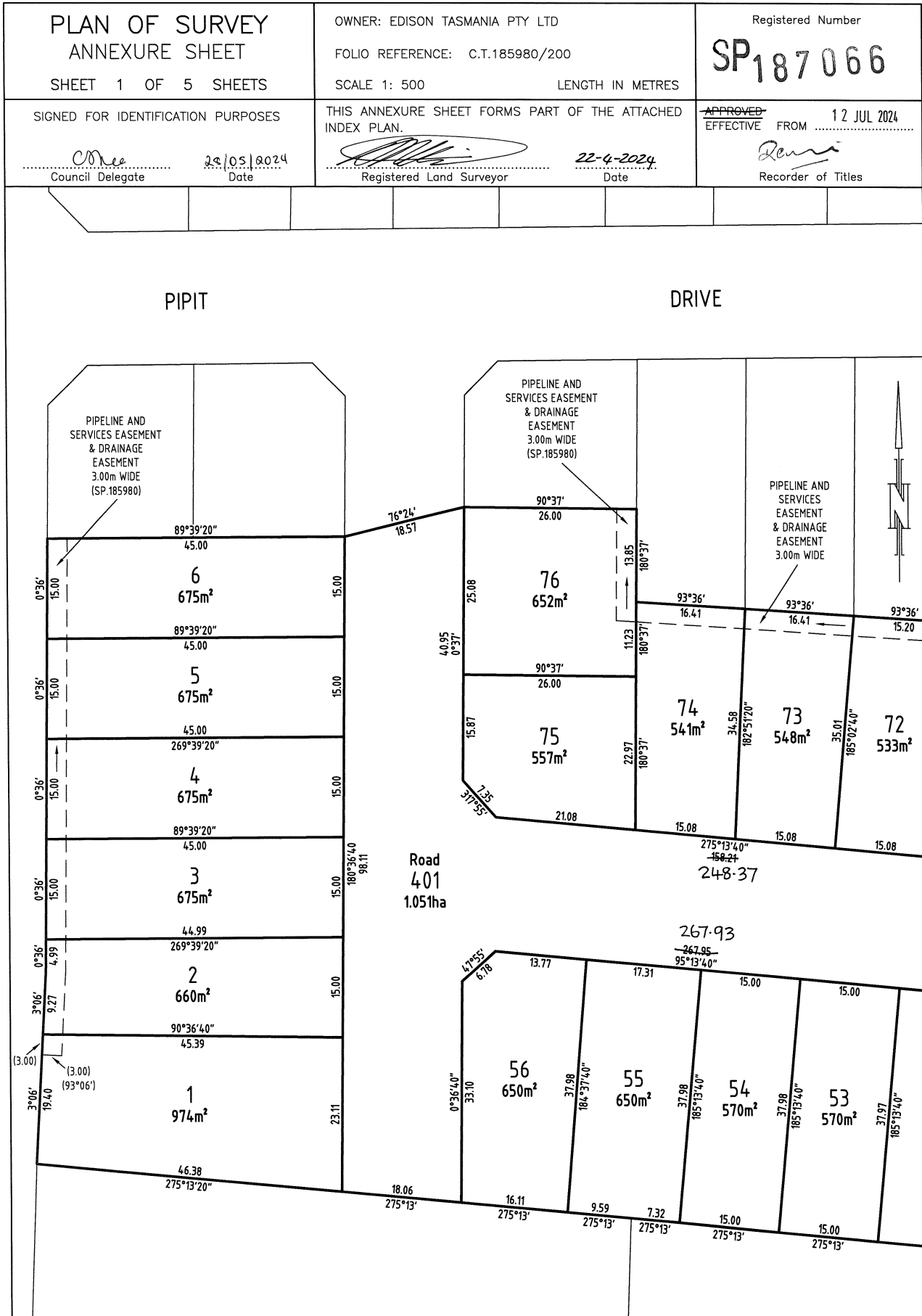
[E315521](#) AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered
19-Dec-2023 at noon

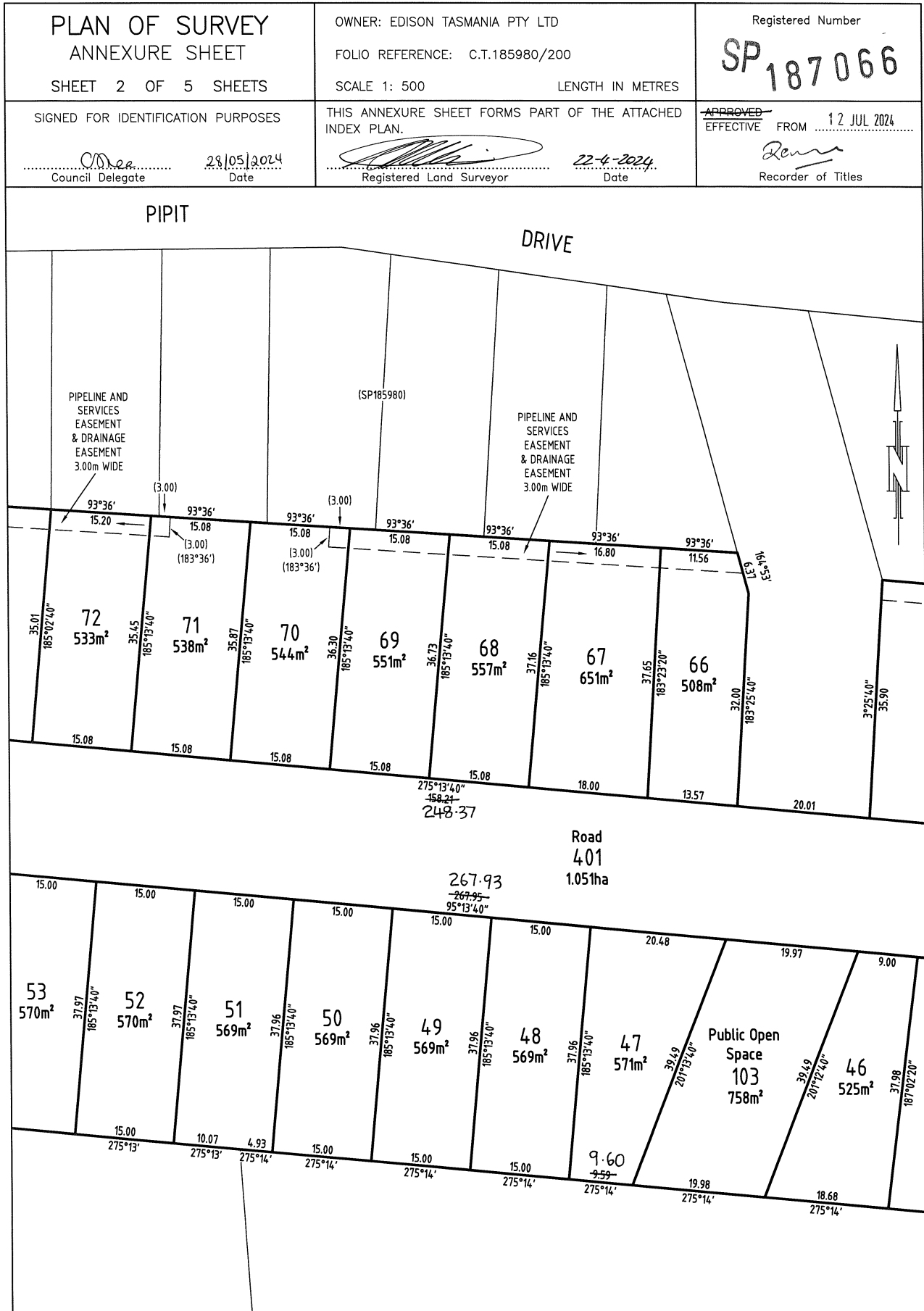
[E371524](#) AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered
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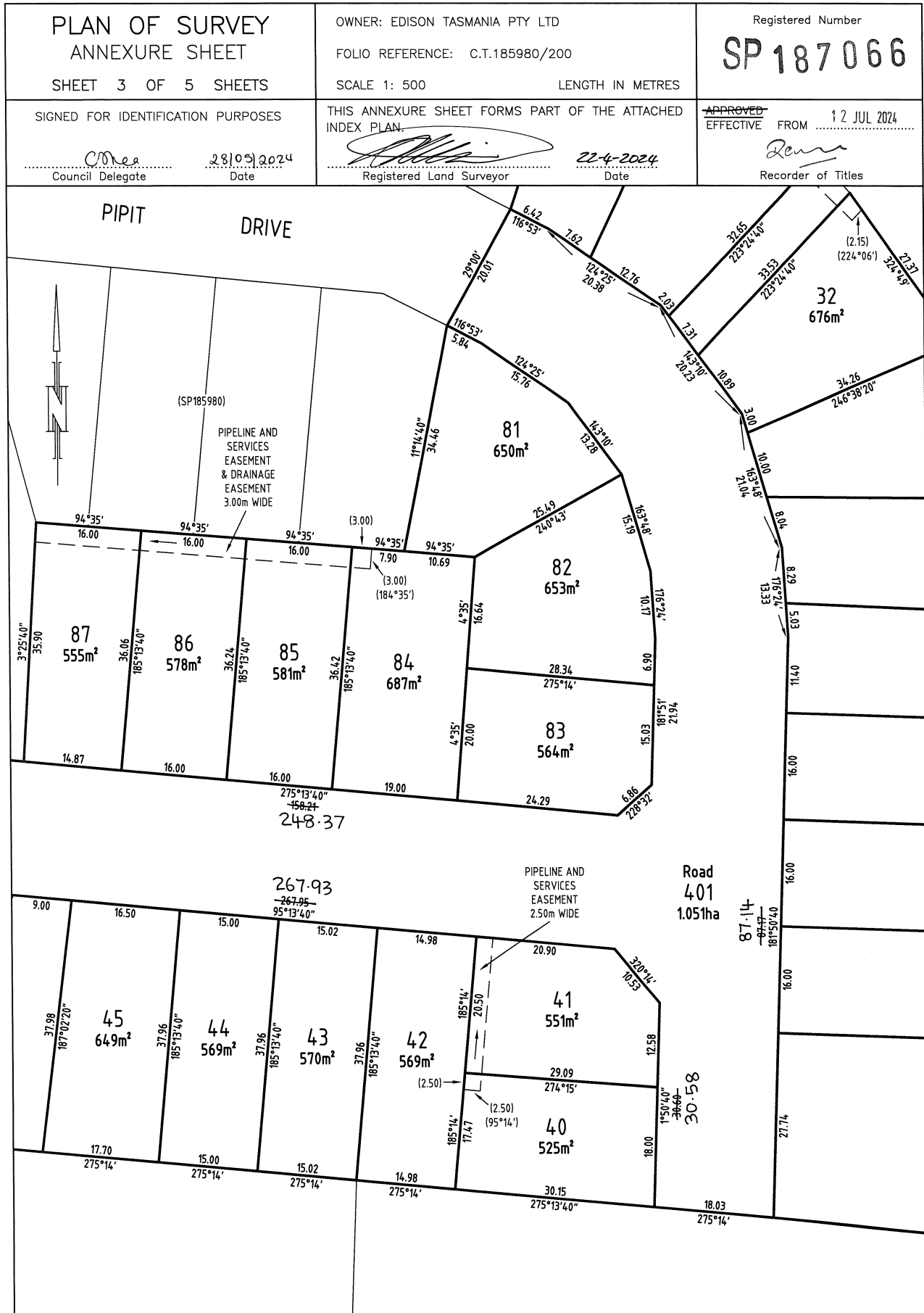
UNREGISTERED DEALINGS AND NOTATIONS

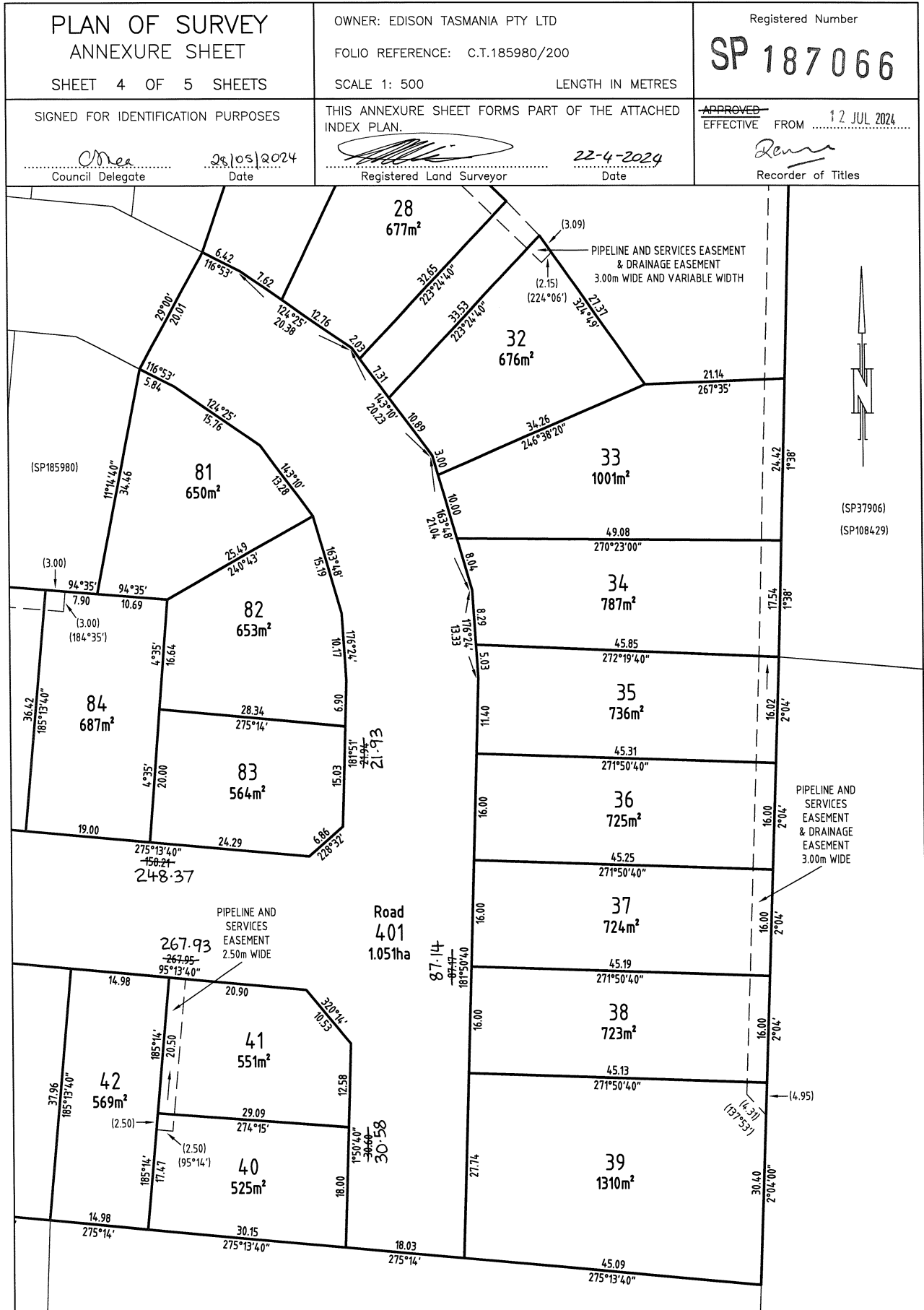
No unregistered dealings or other notations

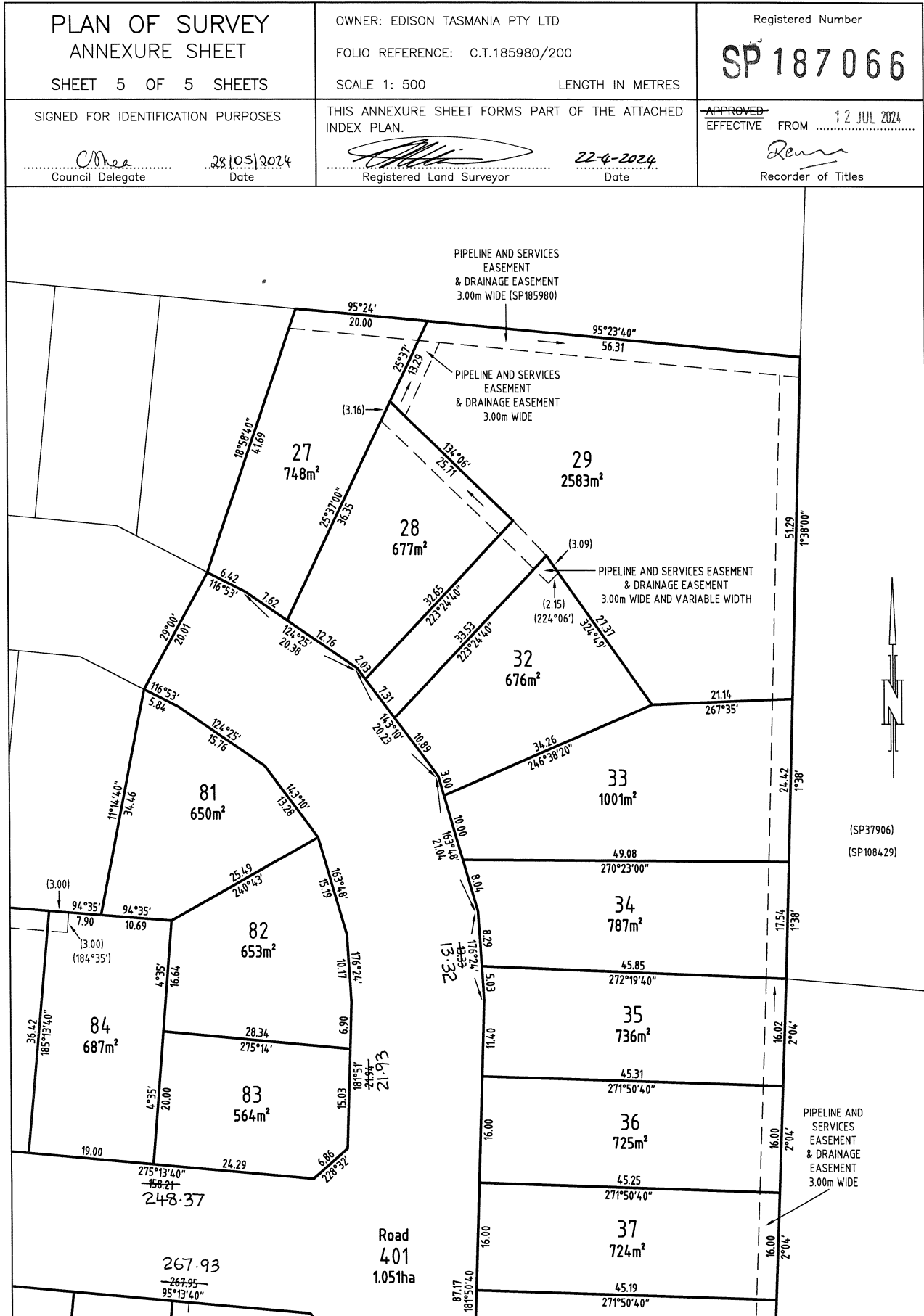
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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP187066

PAGE 1 OF 3 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 1-6 (inclusive), 27, 29 and 76 on the Plan are subject to a right of drainage in gross in favour of Clarence City Council over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE (SP. 185980)' shown passing through such Lots.

Lots 29, 33-39 (inclusive) 66-74 (inclusive) and 84-87 (inclusive) are subject to a right of drainage in gross in favour of Clarence City Council over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE' shown passing through such Lots.

Lots 28, 29 and 32 are subject to a right of drainage in gross in favour of Clarence City Council over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE AND VARIABLE WIDTH' shown passing through such Lots.

Lots 40 and 41 are subject to a Pipeline and Services Easement in gross in favour of Taswater over the land marked 'PIPELINE AND SERVICES EASEMENT 2.50m WIDE' shown passing through such Lots.

Lots 1-6 (inclusive), 27, 29 and 76 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE (SP. 185980)' shown passing through such Lots ("the Easement Land").

Lots 29, 33-39 (inclusive) 66-74 (inclusive) and 84-87 (inclusive) are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE' shown passing through such Lots ("the Easement Land").

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: EDISON TASMANIA PTY LTD (ACN 629 704 294) FOLIO REF: 185980/200 SOLICITOR: BUTLER McINTYRE & BUTLER (CKT211963)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 28 th May 2024 SD-2019/1 Ref No. Stage 3-6 Council Delegate <i>Clare Shea</i>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 187 066
SUBDIVIDER: EDISON TASMANIA PTY LTD (ACN 629 704 294) FOLIO REFERENCE: C/T 185980/200	

Lots 28, 29 and 32 are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE AND VARIABLE WIDTH' shown passing through such Lots ("the Easement Land").

CKT 12/7/24
~~Lots 40 and 41 are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 2.50m WIDE' shown passing through such Lots.~~

FENCING COVENANT

The owner of each Lot on the Plan covenants with Edison Tasmania Pty Ltd (the Vendor) that the Vendor shall not be required to fence.

COVENANTS

Each Lot on the Plan is subject to the covenants created by and more fully set forth in SP185980.

DEFINITIONS

'Pipeline and Services Easement' means:

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities, TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Land from the highway at any vehicle entry and cross the Land to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, with TasWater reinstating any damage that it causes in doing so to any boundary fence of the Land.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

[Handwritten signature]

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 187 066
SUBDIVIDER: EDISON TASMANIA PTY LTD (ACN 629 704 294) FOLIO REFERENCE: C/T 185980/200	

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

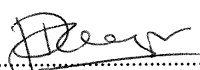
Interpretation:

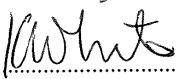
"Infrastructure" means:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure, or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

EXECUTED by EDISON TASMANIA PTY LTD)
 (ACN 629 704 294) as trustee of the Edison)
 Tasmania Unit Trust by their Attorney JENNIFER)
 DIANE COOPER Under Power of Attorney dated)
 26 July 2021 No. PA131640 who hereby declares)
 that no notice of alteration or revocation of the)
 said Power of Attorney has been received in the)
 presence of:)


 JENNIFER DIANE COOPER

Witness(Signature): 
 (Print Full Name): KRISTY WHITE
 (Full Postal Address): LEVEL 6, 111 MACQUARIE ST.
 HOBART TAS 7000

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

PROPOSED NEW RESIDENCE

11 BOTTLEBRUSH WAY,

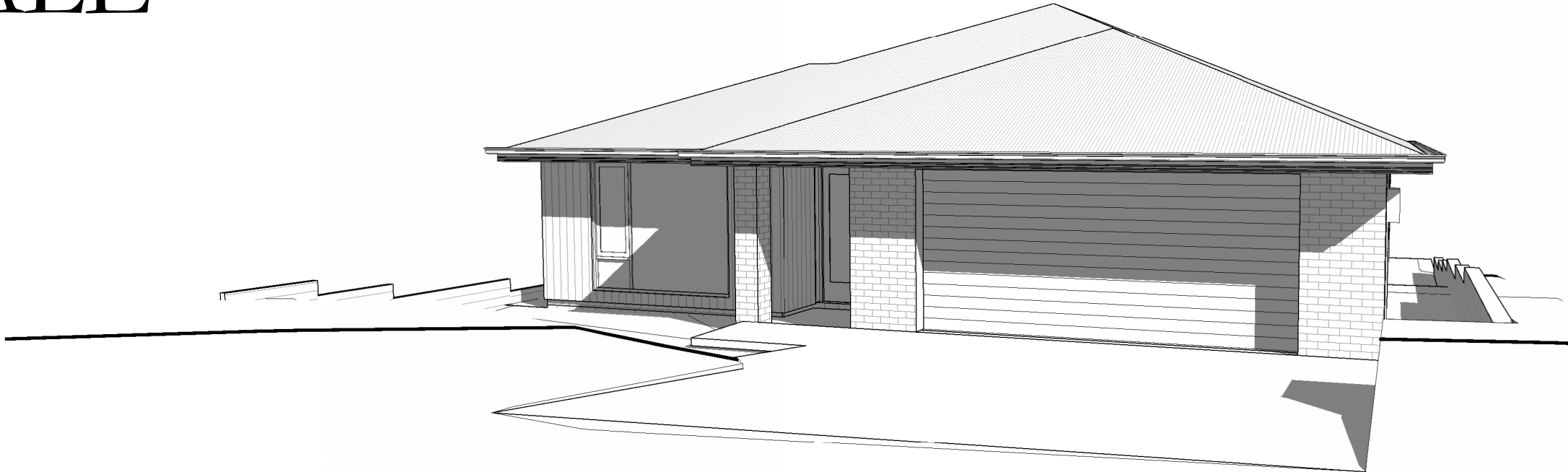
RISDON VALE

JOSCON TAS

PD26213

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	DOOR AND WINDOW SCHEDULES
06	LIVABLE HOUSING DESIGN
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	PERSPECTIVES
11	ELECTRICAL/REFLECTED CEILING PLAN



GENERAL PROJECT INFORMATION

TITLE REFERENCE: 187066/70
SITE AREA: 544m²
DESIGN WIND SPEED: N3
SOIL CLASSIFICATION: S
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: N/A
BAL RATING: 12.5
OTHER KNOWN HAZARDS: BUSHFIRE-PRONE AREAS,
AIRPORT OBSTACLE LIMITATION AREA

FLOOR AREA	188.98	m2	(20.34 SQUARES)
PORCH AREA	3.41	m2	(0.37 SQUARES)
DECK AREA	22.94	m2	(2.47 SQUARES)
TOTAL AREA	215.33		23.18

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PTY Ltd + JOSCON Tas PTY Ltd



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H: Shop 9, 105-111 Main Road, Moonah, 7009
p(h)+03 6228 4575
info@primedesigntas.com.au
Accredited Building Practitioner:



primedesigntas.com.au
Frank Geskus -No CC246A

REV. DATE DESCRIPTION

JULY 2026
PLANNING

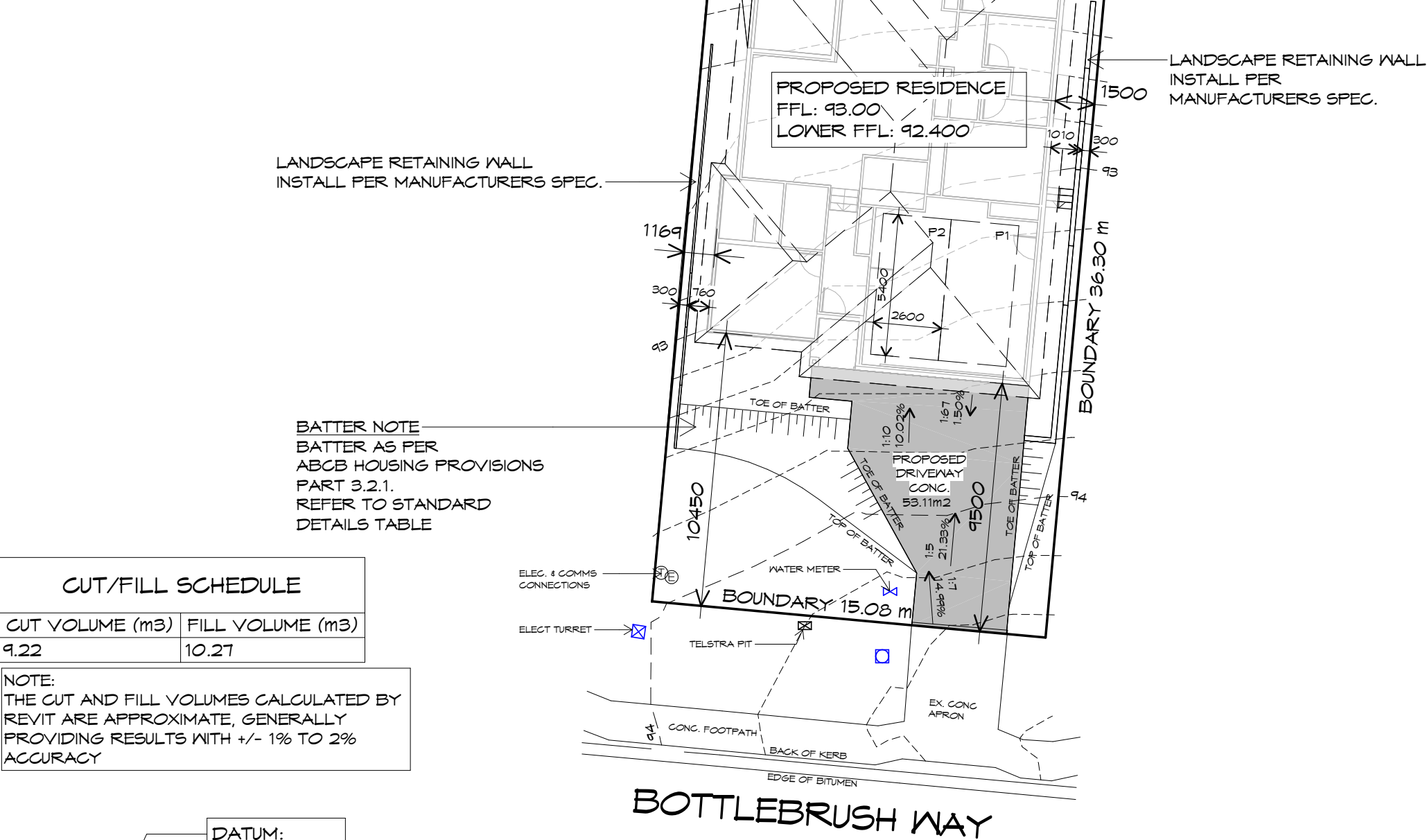


SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

GARAGE IS LOCATED WITHIN 12m OF THE PRIMARY FRONTAGE, OPENING WIDTH IS 4.8m

SITE COVERAGE
BUILDING FOOTPRINT 217.58 /SITE AREA 544.16 = 0.40
TOTAL SITE COVERAGE 40%

PRIVATE OPEN SPACE
24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10



CUT/FILL SCHEDULE	
CUT VOLUME (m3)	FILL VOLUME (m3)
9.22	10.27

NOTE:
THE CUT AND FILL VOLUMES CALCULATED BY REVIT ARE APPROXIMATE, GENERALLY PROVIDING RESULTS WITH +/- 1% TO 2% ACCURACY

DATUM:
NAIL IN KERB
RL: 92.89

SITE PLAN
1 : 200

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

- GENERAL NOTES
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
 - WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
 - ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
 - ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
 - CONFIRM ALL FLOOR AREAS
 - ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
 - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
 - ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
 - ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
 - IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
 - BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
 - BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
 - CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
 - DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

SURVEYOR'S 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 SFM9926 WITH REPUTED AHD LEVEL OF 50.049 FROM SURCOM ON 30/03/26

AT THE TIME OF THIS SURVEY, CT.187066/70 WAS OWNED BY DAVID LEITH HARPER DANAE HARPER
DATE OF SURVEY : 30/03/26



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Date: 31.07.2026
Drafted by: M.C
Approved by: M.R.

Project/Drawing no: PD26213 - 01
Scale: 1 : 200
Revision: 05

Accredited building practitioner: Frank Geskus - No CC246A
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Document Set ID: 6091808
Version: 1, Version Date: 03/08/2026

Client name:
JOSCON TAS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
11 BOTTLEBRUSH WAY,
RISDON VALE

Drawing:
SITE PLAN



PROPOSED NEW RESIDENCE
11 BOTTLEBRUSH WAY,
RISDON VALE

LOCALITY PLAN

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND FALLS WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE **REQUIRES** A BUSHFIRE ASSESSMENT.

1 : 2000

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **BAL TBC**
ALL CONSTRUCTION MUST COMPLY WITH 3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



REV. DATE DESCRIPTION

Client name:
JOSCON TAS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
11 BOTTLEBRUSH WAY,
RISDON VALE

Drawing:
LOCALITY PLAN

Date: 31.07.2026
Drafted by: M.C
Approved by: Approver

Project/Drawing no: PD26213 - 03
Scale: 1 : 2000
Revision: 05

Accredited building practitioner: Frank Gekus - No CC246A
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THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 12.5
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

FLOOR PLAN

1 : 100

FLOOR AREA	188.98	m2	(20.34 SQUARES)
PORCH AREA	3.41	m2	(0.37 SQUARES)
DECK AREA	22.94	m2	(2.47 SQUARES)
TOTAL AREA	215.33		23.18

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



REV.	DATE	DESCRIPTION
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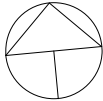
Client name:
JOSCON TAS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
11 BOTTLEBRUSH WAY,
RISDON VALE

Drawing:
FLOOR PLAN



Date: 31.07.2026
Drafted by: M.C
Approved by: M.R.

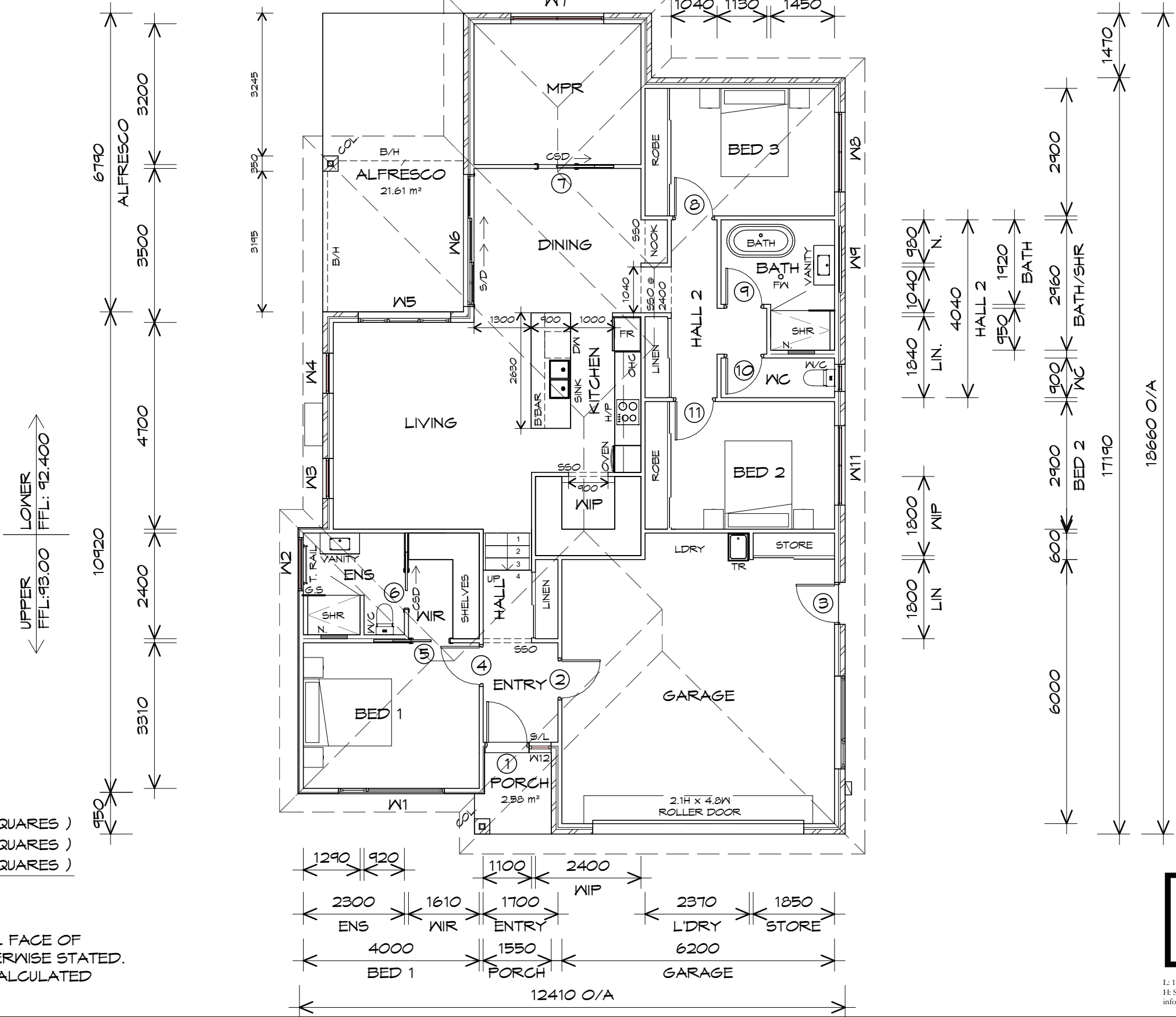
Project/Drawing no: PD26213 - 04
Scale: 1 : 100
Revision: 05

Accredited building practitioner: Frank Geskus - No CC246A
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LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- SSO SQUARE STOP OPENING
- N 600X300 SHR NICHE
- B/H BULKHEAD @ 2400H



DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	COUPLED WITH W14
2	870	INTERNAL TIMBER DOOR	
3	870	EXTERNAL SOLID DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	CAVITY SLIDING DOOR	
6	870	CAVITY SLIDING DOOR	
7	870	CAVITY SLIDING DOOR	
8	870	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	LIFT OFF HINGES OR CAVITY SLIDER
11	870	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2000	2410	AWNING WINDOW	
W2	900	1210	AWNING WINDOW	OPAQUE
W3	1800	910	AWNING WINDOW	
W4	1800	910	AWNING WINDOW	
W5	1800	2100	AWNING WINDOW	
W6	2100	3000	STACKING SLIDING DOOR	
W7	1500	2110	AWNING WINDOW	
W8	1500	1810	AWNING WINDOW	
W9	600	1510	AWNING WINDOW	OPAQUE
W11	1500	1810	AWNING WINDOW	
W12	900	610	AWNING WINDOW	OPAQUE
W12	2100	500	FIXED WINDOW	SIDELIGHT COUPLED WITH D1
W13	1800	2110	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **BAL 12.5** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

ALL EXTERNAL WINDOW AND DOOR HEAD HEIGHTS TO BE SET @2160mm
ABOVE FFL.



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REV.	DATE	DESCRIPTION
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Client name:
JOSCON TAS



Project:
PROPOSED NEW RESIDENCE
11 BOTTLEBRUSH WAY,
RISDON VALE

Drawing:
DOOR AND WINDOW SCHEDULES

Date: 31.07.2026	Drafted by: M.C	Approved by: Approver
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Project/Drawing no: PD26213 - 05	Scale:	Revision: 05
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Accredited building practitioner: Frank Geskus -No CC246A
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LEGEND

- 1820 CLEAR OPENING WIDTH TO MAIN POINT OF ENTRY
- 2CURBLESS SHOWER
- 3A DOOR AS REQUIRED FOR LHDS PART 3 MIN 820 CLEAR OPENING WIDTH TO INTERNAL DOORWAYS

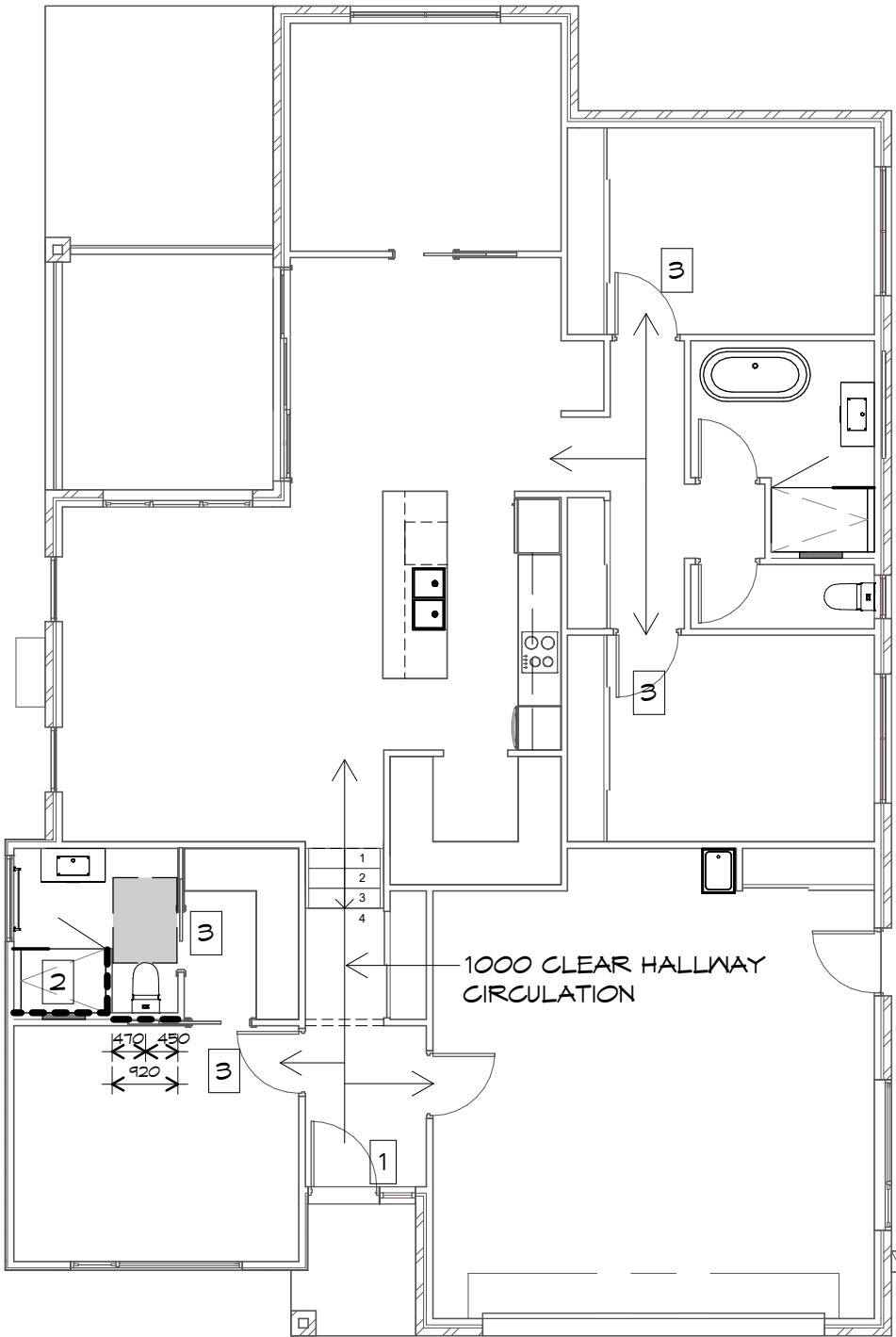
NOTE: THRESHOLDS OF AN INTERNAL DOORWAY SUBJECT TO PART 3, TO BE;

- LEVEL OR;
- HAVE A HEIGHT OF NOT MORE THAN 5mm IF LIP IS ROUNDED OR BEVELLED OR;
- RAMPED THRESHOLD IN ACCORDANCE WITH ABCB PART H8, & LHDS PART 3.2

-----LINE WALL WITH MIN 12mm STRUCTURAL PLYWOOD BEHIND PLASTER

900x1200 W/C CIRCULATION

1000 CLEAR HALLWAY CIRCULATION



LHDS PLAN
1 : 100



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Date: 31.07.2026
Drafted by: M.C
Approved by: Approver

Project/Drawing no: PD26213 - 06
Scale: 1 : 100
Revision: 05

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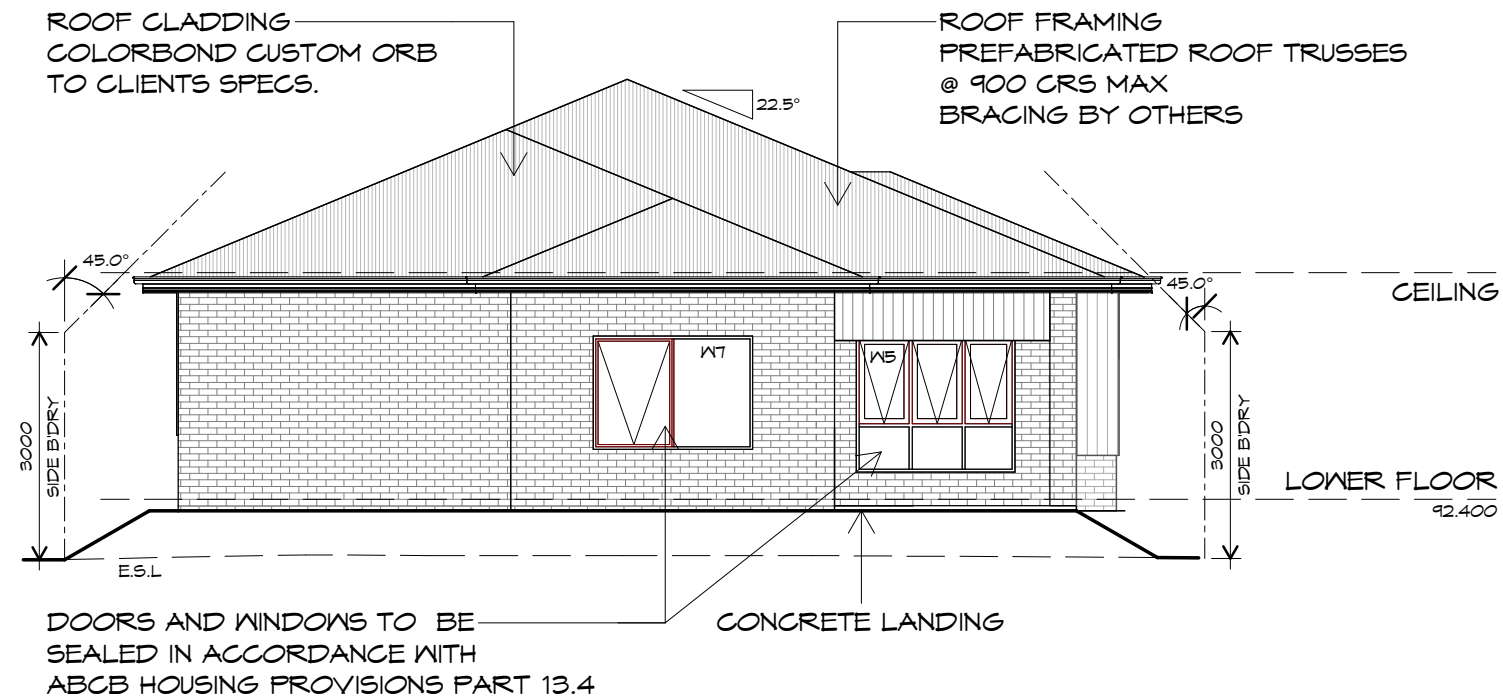
REV.	DATE	DESCRIPTION
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Client name:
JOSCON TAS

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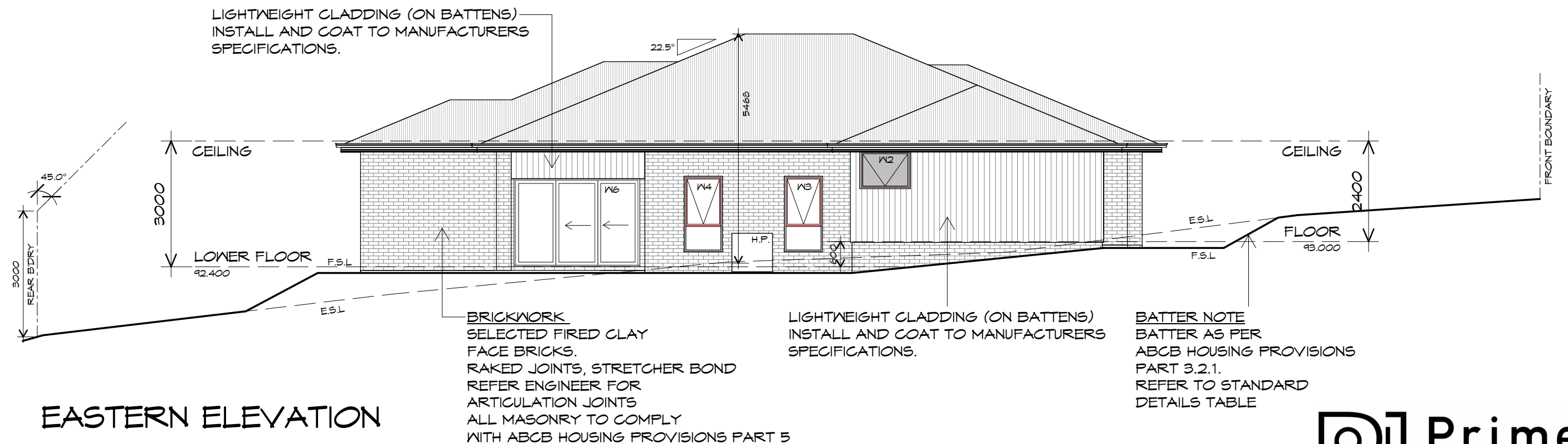
Project:
PROPOSED NEW RESIDENCE
11 BOTTLEBRUSH WAY,
RISDON VALE

Drawing:
LIVABLE HOUSING DESIGN



NORTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

THIS PROJECT HAS BEEN DETERMINED TO HAVE A
BUSHFIRE ATTACK LEVEL (BAL) OF - 12.5
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

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REV. DATE DESCRIPTION

Client name:
JOSCON TAS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
11 BOTTLEBRUSH WAY,
RISDON VALE

Drawing:
ELEVATIONS

Date:
31.07.2026

Drafted by:
M.C

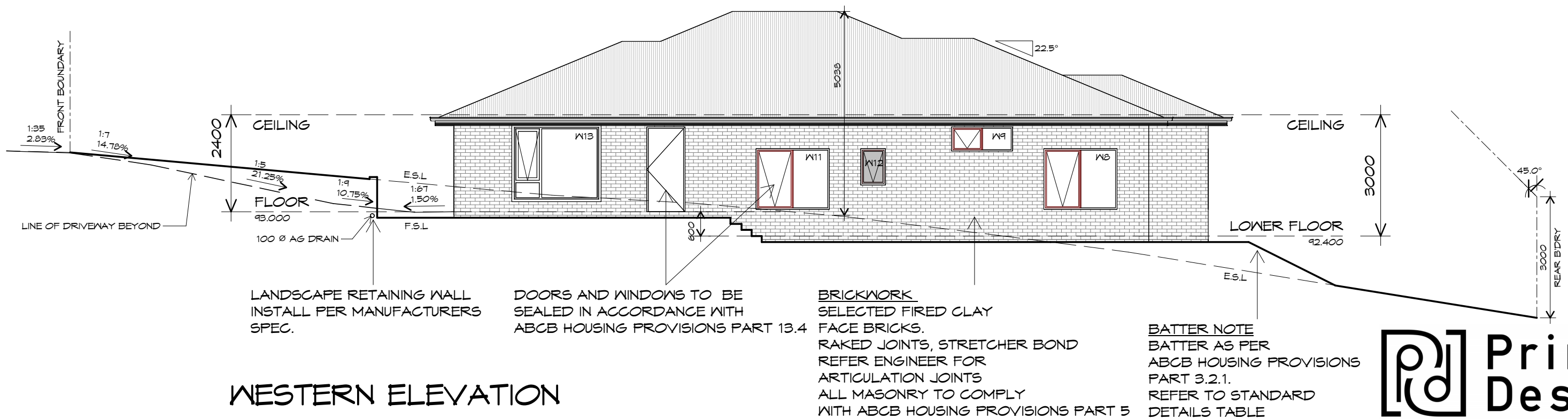
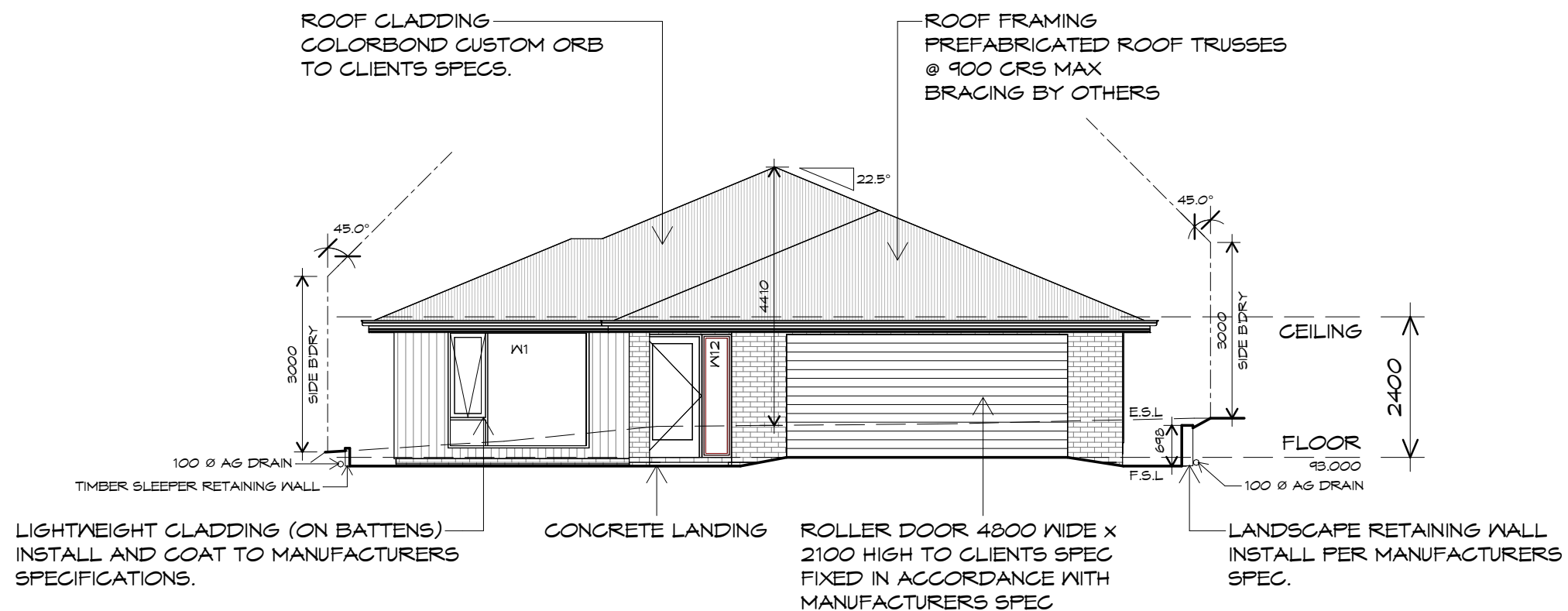
Approved by:
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JOSCON
TASMANIA

REV.	DATE	DESCRIPTION
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Client name:
JOSCON TAS

Project:
PROPOSED NEW RESIDENCE
11 BOTTLEBRUSH WAY,
RISDON VALE

Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
31.07.2026	M.C	Approver

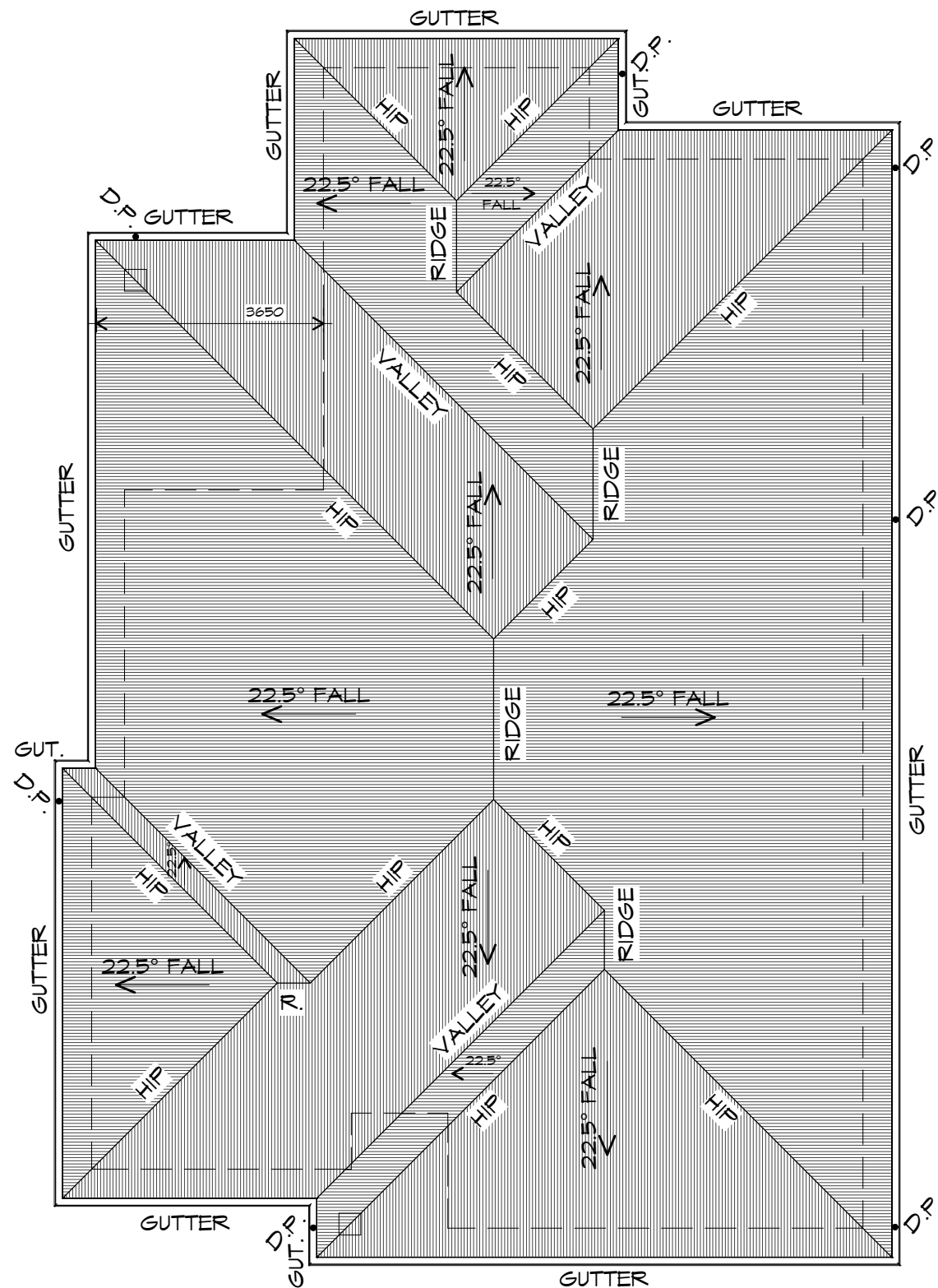
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PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Document Set ID: 60917608
Version: 1, Version Date: 03/08/2026



ROOF PLAN
1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH
AS33500.3:2021

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P.'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

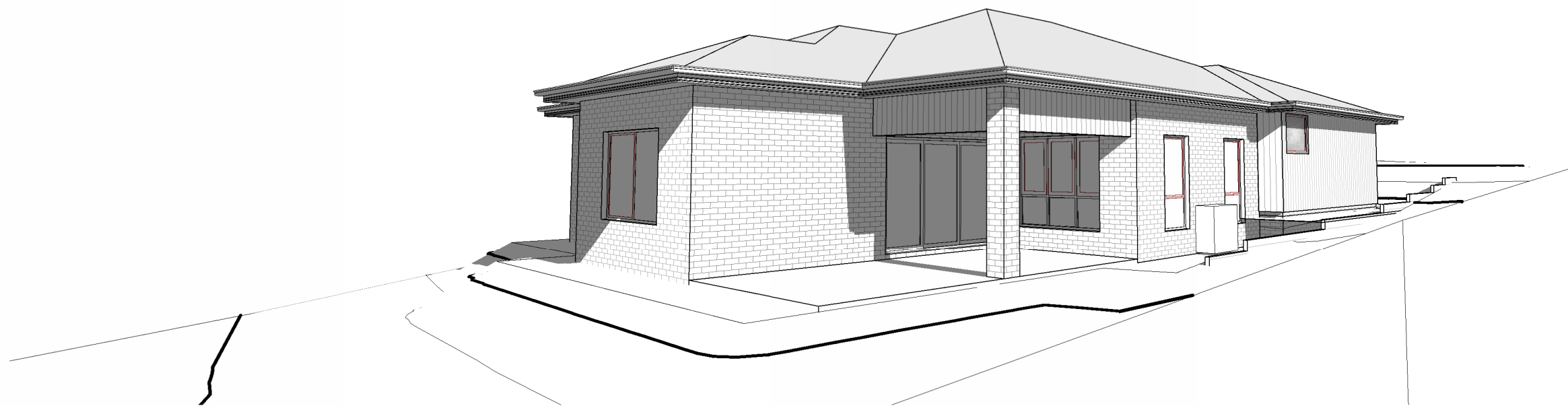
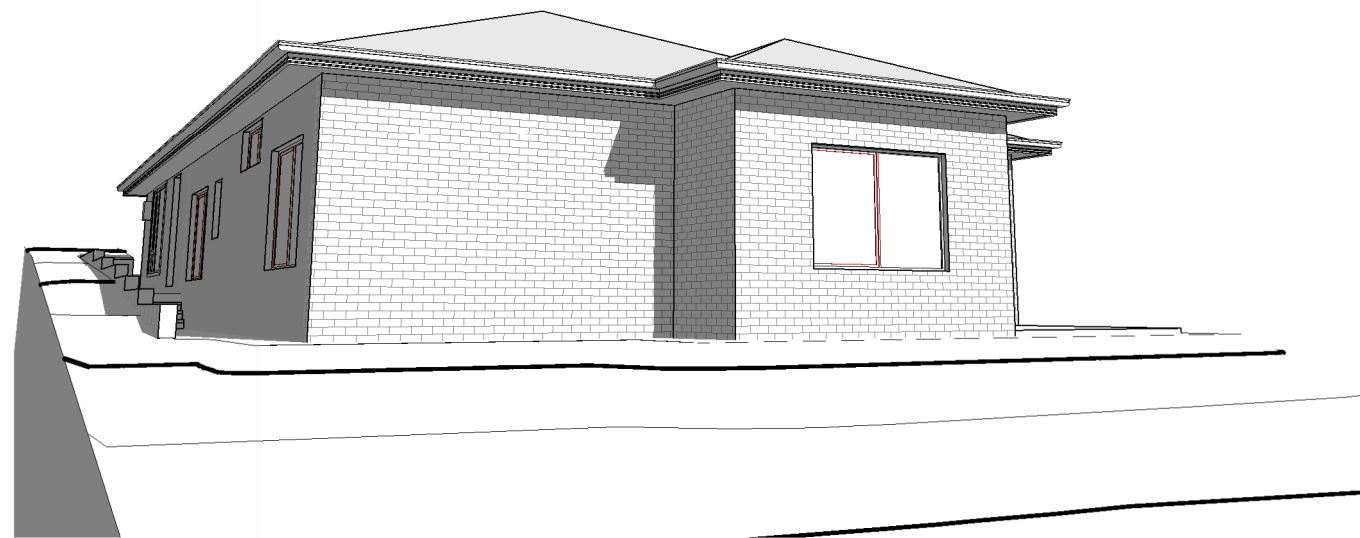
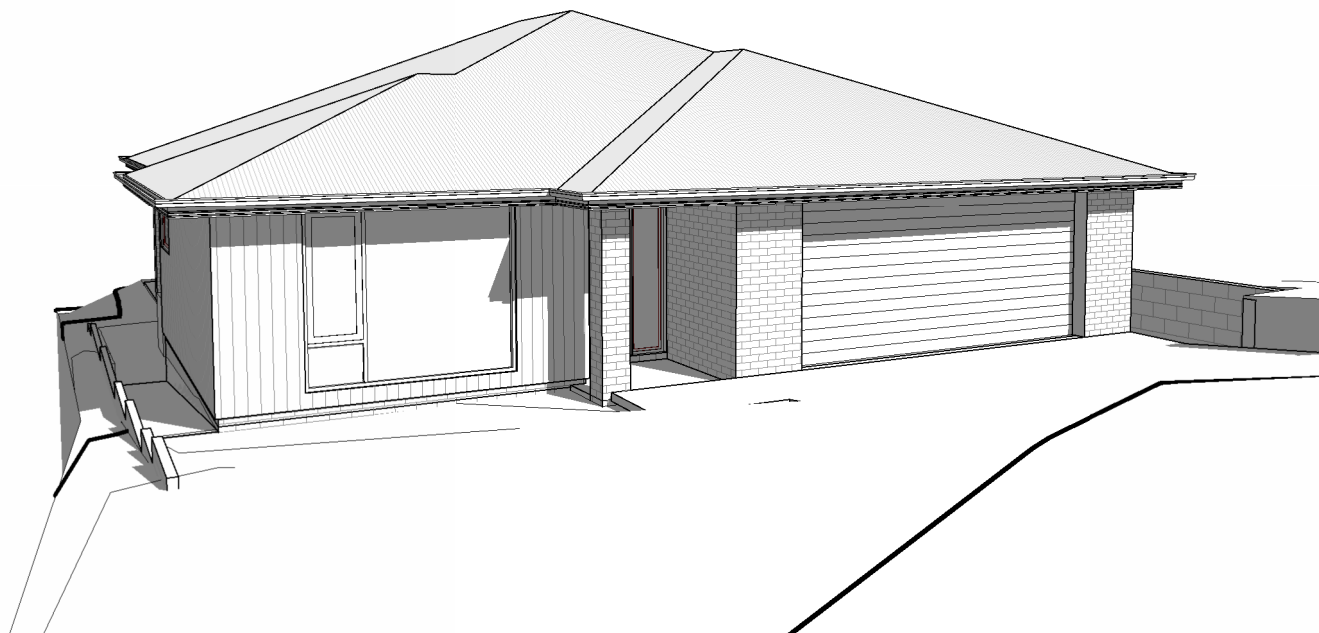
OVERFLOW MEASURES

INSTALL FRONT FACE SLOTTED GUTTER OR
10mm CONTROLLED BACK GAP, STAND OFF
BRACKET WITH SPACER.
BACK OF GUTTER INSTALLED A MINIMUM OF
10mm BELOW THE TOP OF FASCIA
INSTALL IN ACCORDANCE WITH ABCB HOUSING
PROVISIONS PART 7.4.6

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REV.	DATE	DESCRIPTION
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Client name:
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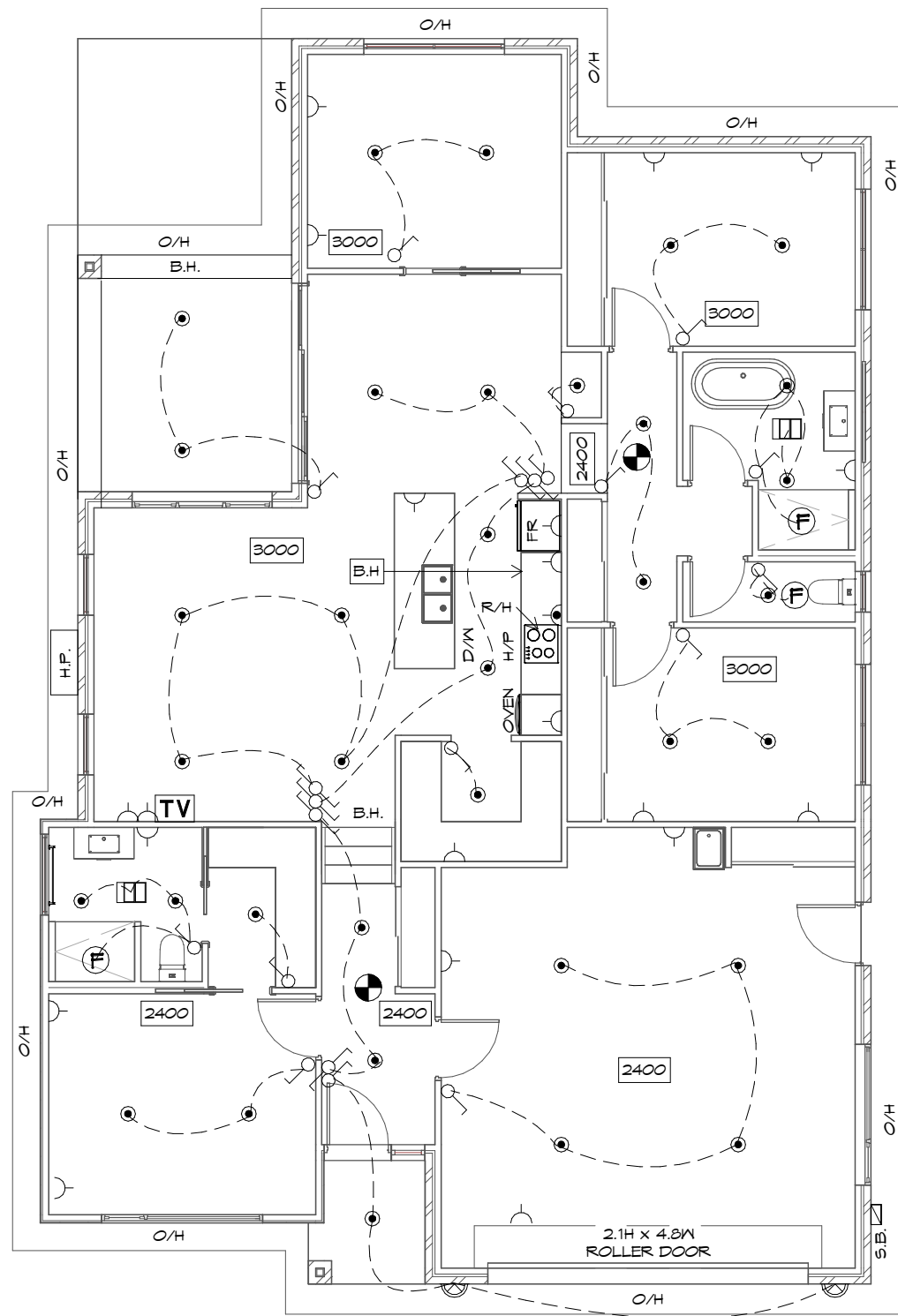
Project:
PROPOSED NEW RESIDENCE
11 BOTTLEBRUSH WAY,
RISDON VALE

Drawing:
PERSPECTIVES

Date:	Drafted by:	Approved by:
31.07.2026	M.C	M.R.

Project/Drawing no:	Scale:	Revision:
PD26213 - 10		05

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ELECTRICAL/RCP
1 : 100

ELECTRICAL INDEX

LIGHTING

- L.E.D. - SEALED DOWN LIGHT *
- ⌘ IXL 3 IN 1 BATHROOM LIGHT
C/W DAMPER, EXHAUST TO OUTSIDE*
- ☒ WEATHERPROOF WALL LIGHT
- *INSTALL AS PER MANUFACTURERS
SPECIFICATION

OTHER

- ⦿ 240V SMOKE ALARM
- ☑ SWITCH BOX
- Ⓢ EXHAUST FAN, VENT TO
OUTSIDE AIR, PROVIDE
POWER
- R/H RANGE HOOD,
VENT TO OUTSIDE AIR,
PROVIDE POWER

CEILING

- XXXX DENOTES CEILING HEIGHT
- B.H. BULK HEAD
- O/H ROOF OVERHANG/EAVES

SWITCH TYPE

- ⏻ ONE-WAY SWITCH
- ⏻ TWO-WAY SWITCH

HEATING

- H.P. HEAT PUMP
- H.P. HEAT PUMP, OUTDOOR UNIT

WALL OUTLETS

- ⌘ GENERAL PURPOSE OUTLET (DOUBLE)
- ⌘ HOTPLATE SAFETY CUT-OFF
- TV T.V. OUTLET

NOTE:
POWER POINT TO BE 300mm AWAY
FROM EDGE OF WATER SOURCE

IMPORTANT:

PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS.
ENERGY ASSESSMENT IS BASED ON THE ABOVE ELECTRICAL LAYOUT AND TYPES AS
NOTED IN THE REPORT.
IF MORE PENETRATIONS ARE INCLUDED OR ANY OTHER ASPECT OF THE BUILDING IS
MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

SMOKE ALARMS

- ALL ALARMS TO BE
INTERCONNECTED WHERE MORE
THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED
ON ALL FLOORS IN ACCORDANCE
WITH THE ABCB HOUSING
PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

ARTIFICIAL LIGHTING

RESIDENCES TO BE IN COMPLIANCE WITH
NCC 2019 PART 3.12.5.5.

ARTIFICIAL LIGHTING MUST NOT EXCEED:

- 5W/m² FOR CLASS 1 BUILDING
- 4W/m² FOR VERANDAH & BALCONIES
- 3W/m² FOR CLASS 10A ASSOCIATED WITH
CLASS 1 BUILDING

REFER TO LIGHTING CALCULATOR FOR FURTHER
DETAILS.

ELECTRICAL

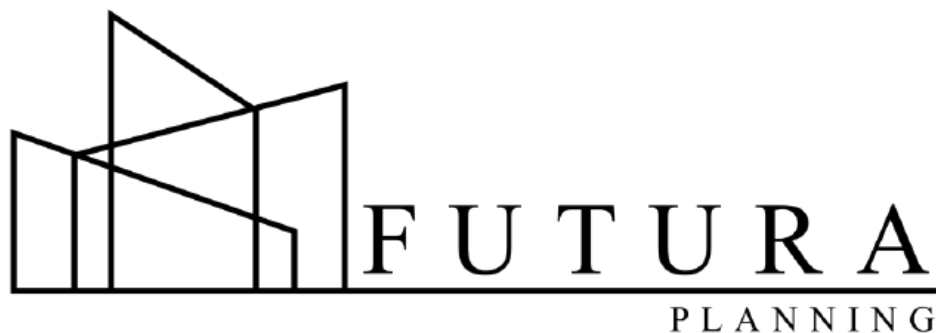
ALL ELECTRICAL WORKS TO BE
CARRIED OUT BY A GRADE
ELECTRICAL CONTRACTOR. ALL WORKS
TO COMPLY WITH LOCAL AUTHORITIES
AND AS3000

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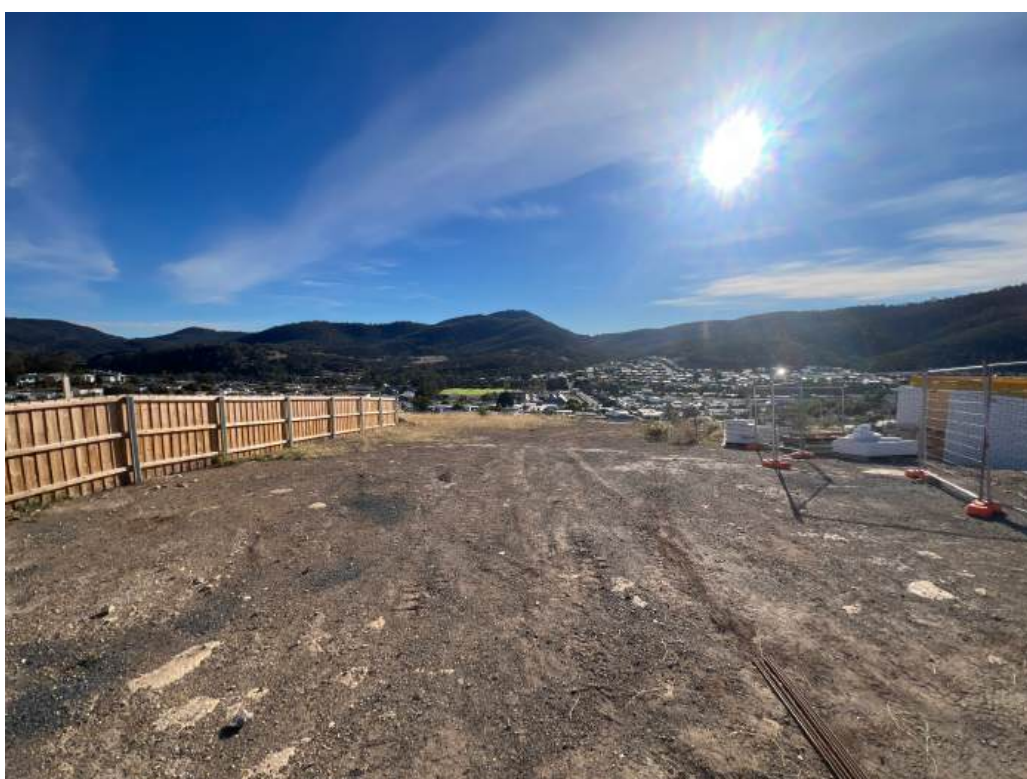


Bushfire Hazard Report

Proposed Development: Residential Dwelling

Address: 11 Bottlebrush Way, Risdon Vale 7016

Applicant: JOSCON Tasmania PTY LTD



Prepared by: J S Mayne

Bushfire Practitioner BFP-172

Report Date: May 2026

Job Reference: FP019-2026

www.futuraplanning.com.au

5 Boatta Road, Lindisfarne TAS 7015

ABN 19 248 759 296

J S Mayne BFP-172 – Job Ref: FP019-2026 – Date: May 2026

5 Boatta Road, Lindisfarne TAS 7015



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Image 1: Location of Site

Image 2: 100m Vegetation Radius & Effective Slope

Attachment 1: Site Photos

Attachment 2: Bushfire Hazard Management Plan

Attachment 3: Form 55 Certificate

Limitations of this report

The viability of this report's efficacy hinges on the implementation and sustained upkeep of the prescribed measures and recommendations throughout the development's lifespan. Any alterations in site conditions could potentially lead to variations in the Bushfire Attack Level (BAL) classification, rendering this report null and void. It is important to note that the extent of this report's coverage does not ensure the complete prevention of property or life loss in the event of a bushfire. This is primarily due to the intricate nature of vegetation management, the inherently unpredictable behaviour of fires, and the influence of severe weather conditions. It is crucial to clarify that this report does not offer legal counsel, and no responsibility can be assumed for actions taken by property owners, the local council, or any other parties that might undermine the efficacy of this report.

1.0 Summary

The following is a Bushfire Assessment for an existing lot located 11 Bottlebrush Way, Risdon Vale. The development proposal is for a single Class 1a dwelling on a single lot. The client is JOSCON Tasmania PTY LTD.

The development is located in a Bushfire Prone Area. The report is based on a site assessment completed on the 22/5/2026 and additional information obtained from various electronic data bases.

The assessments contained in this report have been undertaken in accordance with the Australian Standard 3959:2018 Construction of buildings in bushfire-prone areas and Director's Determination- Bushfire Hazard Areas, Building Act 2016, Version: 1.2, Date: 16th July 2024.

Based on the Bushfire Attack Level (BAL) Assessment undertaken, the overall development has been assigned a BAL rating of BAL 12.5, which indicates a low to moderate risk of ember attack, radiant heat exposure and direct flame contact during a bushfire event. The assessment takes into account the Forest Fire Danger Index (FDI) of 50, but it should be noted that on days with an Extreme or Catastrophic Fire Danger Rating, the building's built resistance may be exceeded if directly impacted by bushfire. It is therefore recommended that appropriate measures are taken to enhance the building's bushfire resilience, such as installing ember screens on windows, sealing gaps and openings, and ensuring adequate access for firefighting vehicles.

2.0 Location

Site Address: 11 Bottlebrush Way, Risdon Vale 7016

Title Reference: 187066 / 70

Property ID: 9308122

Applicant: JOSCON Tasmania PTY LTD

Municipality: Clarence City Council

Planning Scheme: Tasmanian Planning Scheme

Zoning: General Residential

Overlays: Airport obstacle limitation area, Bushfire-prone areas

Bushfire Attack Level: BAL 12.5



Image 1: Location of Site (Source: LISTMap 2026)

J S Mayne BFP-172 – Job Ref: FP019-2026 – Date: May 2026

5 Boatta Road, Lindisfarne TAS 7015

3.0 Site Characteristics

3.1 Topography and aspect

11 Bottlebrush Way, Risdon Vale is located within an established residential subdivision characterised by sealed road access, formed lots, and surrounding residential development. The subject lot is serviced by existing infrastructure and is surrounded by a combination of residential lots, managed open space, and road reserves, limiting the extent of unmanaged vegetation within the immediate vicinity

As shown on Image 2 (100m Vegetation and Effective Slope Radius), the proposed residential dwelling is centrally located within the lot. The landform within the 100m assessment area is generally gentle, with effective slope conditions predominantly classified as flat to downslope. Minor downslope conditions of 5-10° to the north and 0-5° to the west of the proposed dwelling, while flat to upslope conditions occur to the south and east. There are no significant topographical features or steep slopes within the assessment area that would be expected to increase bushfire behaviour or flame impact on the proposed dwelling.

The surrounding vegetation is predominantly low threat in nature, comprising managed grassland, maintained residential allotments, and other exclusions permitted under Clause C.2.2.3.2 of AS3959:2018. A small area of woodland vegetation is present within the broader assessment area and forms the primary classified vegetation relevant to this assessment.

3.2 Vegetation Description

The vegetation within the proposed development site and broader 100m assessment radius at 11 Bottlebrush Way, Risdon Vale is dominated by low threat and exempt vegetation, reflective of the established residential character of the surrounding subdivision. The vegetation present within the assessment area can be categorised into a limited number of classifications, the majority of which are exempt from BAL consideration under Exclusions under Clause 2.2.3.2 of AS3959:2018, and Bushfire Hazard Area Notice No.1–2014 (Version 3) issued by the Tasmanian Fire Service

The predominant land cover within the 100m assessment radius comprises established residential allotments, sealed roadways, driveways, and maintained open space associated with surrounding dwellings. These areas have been classified as Low Threat Vegetation in accordance with AS3959:2018 Section 2.2.3.2, as they consist of non-vegetated areas and managed land permanently modified through urban development.

In addition to the low threat vegetation described above, the surrounding residential allotments within the assessment area have been classified as Low Threat Vegetation in accordance with Bushfire Hazard Area Notice No.1–2014 (Version 3) issued by the Tasmanian Fire Service. These areas form part of an established residential environment and are exempt from BAL consideration due to the absence of hazardous vegetation and the ongoing level of maintenance.

A small area of woodland vegetation is present within the southern portion of the 100m assessment radius. This vegetation has been identified as Woodland (Classification B – Woodland, AS3959:2018 Table 2.3) and represents the primary source of potential bushfire hazard to the proposed development. While relatively limited in extent, the woodland remains classified vegetation within the assessment area and therefore forms the basis of the BAL assessment for the proposed dwelling.

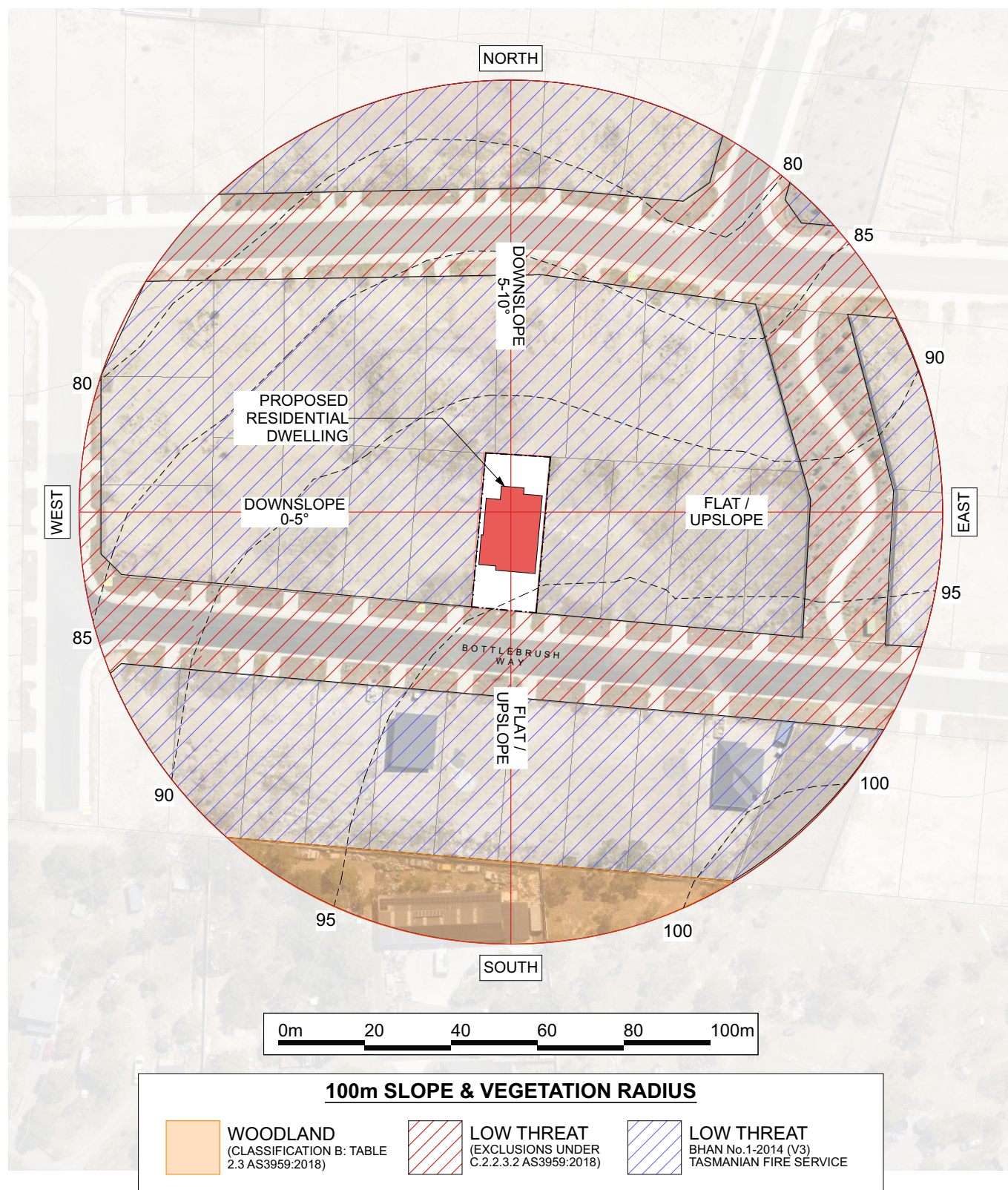


Image 2: 100m Vegetation & Effective Slope Radius – 11 Bottlebrush Way, Risdon Vale
(Source: LISTMap 2026) Topography, Vegetation, and directions of bushfire threat.

4.0 Proposed Development

The proposed development at 11 Bottlebrush Way, Risdon Vale comprises the construction of a single residential dwelling and associated driveway within an established residential allotment. Based on the plans provided, the proposed dwelling is centrally located within the site and accessed directly from Bottlebrush Way via a formed driveway. The development consists of a single storey dwelling with associated garage, alfresco area and typical residential landscaping.

The proposed siting provides appropriate separation from surrounding boundaries and is consistent with the established residential character of the surrounding area. The site is surrounded by existing residential development, formed road infrastructure, and managed private open space, with no significant bushfire constraints identified beyond the BAL 12.5 construction requirements applicable to the site. Accordingly, the proposed development is considered capable of achieving compliance with the relevant bushfire protection measures and applicable construction requirements.

5.0 Bushfire Attack Level Assessment

The Bushfire attack level has been determined through the application of section 2 of AS3959:2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with table 2.3 of AS3959:2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

Table 1. Determination of Bushfire Attack Level (BAL) – FDI 50

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire Prone Vegetation	Hazard management area width	Bushfire Attack Level
North	Low Threat Vegetation ^{1,2}	Downslope 5-10°	0-100m	To Property Boundary	BAL LOW
East	Low Threat Vegetation ^{1,2}	Flat / Upslope	0-100m	To Property Boundary	BAL LOW
South	Low Threat Vegetation ^{1,2} Woodland	Flat / Upslope	0-70m 70-100m	To Property Boundary	BAL 12.5
West	Low Threat Vegetation ^{1,2}	Downslope 0-5°	0-100m	To Property Boundary	BAL LOW

Low Threat Vegetation / Exclusions Notes:

1. Low Threat Vegetation has been excluded under AS3959:2018 Section 2.2.3.2 (e) & (f), as they are non-vegetated areas that are permanently cleared, additionally the vegetation has been classified as low threat due to the factors such as flammability, moisture content or fuel load (refer to AS3959:2018 for details)

2. Residential dwellings are exempt under *Bushfire-Prone Areas Advisory Note (BHAN) No. 1-2014, Version 3 (dated 8/11/2017)* issued by the Tasmania Fire Service, which recognises such features as Low Threat Vegetation.

6.0 Compliance

All building work within a designated bushfire-prone area must be undertaken in accordance with the applicable standards and determinations governing bushfire protection. For this development, the requirements are set out in *AS 3959:2018 – Construction of Buildings in Bushfire-Prone Areas* and the *Director's Determination – Bushfire Hazard Areas* (Building Act 2016, Version 1.2, dated 16 July 2024).

6.1 Construction requirements

In accordance with the *National Construction Code* (NCC), construction in bushfire-prone areas must follow an Acceptable Construction Manual. For 11 Bottlebrush Way, the site assessment has determined a Bushfire Attack Level (BAL) of **BAL 12.5**. This rating requires construction measures addressing ember attack, radiant heat exposure up to 12.5 kW/m² and the potential for windborne debris. All external building elements, including walls, glazing, roofs, subfloor supports, decks and service penetrations, must therefore be designed and constructed in accordance with the requirements of *AS3959:2018* for **BAL 12.5**.

Compliance with these provisions will be confirmed through the Certificate of Likely Compliance (CLC) process at design stage and verified again prior to occupancy to ensure the dwelling meets all relevant bushfire construction standards.

6.2 Property Access

Property access will be provided directly from Bottlebrush Way via a new driveway constructed in accordance with the approved civil and/or site documentation. The proposed driveway extends from Bottlebrush Way to the proposed dwelling, providing practical and unobstructed vehicular access to the house.

The internal driveway length is less than 30m. In accordance with Table 2 of the *Director's Determination – Bushfire Hazard Areas*, only **Element A** is applicable. As such, no additional access design or construction requirements are triggered under the Determination for this development.

A firefighting water supply is available from an existing fire hydrant located directly adjacent to the existing crossover on Bottlebrush Way. Fire appliances are able to park on Bottlebrush Way to access this hydrant without requiring entry onto the site. Accordingly, no additional on-site firefighting water infrastructure or access upgrades are required as part of this proposal.

Table 2. (From Table 2, Requirements for Property Access)

Column 1		Column 2
Element		Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access is for a fire appliance to a water connection point.	The following design and construction requirements apply to property access: (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3° (1:20 or 5%); (7) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and

		10) Terminate with a turning area for fire appliances provided by one of the following: (a) A turning circle with a minimum inner radius of 10 metres; (b) A property access encircling the building; or (c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 m or greater.	The following design and construction requirements apply to property access: (1) The requirement for B above; (2) Passing bays of 2 metres additional carriageway and 20 metres length provided every 200 metres.
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) Complies with Requirements for B above; and (b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

6.3 Reticulated Water Supply for Fire Fighting

Firefighting water supply for the proposed development will be provided via an existing TasWater fire hydrant located on the water main along Bottlebrush Way. The hydrant is positioned roughly 20m west of the existing crossover.

The furthest extremity of the proposed development is located approximately 60m from the hydrant when measured as a hose lay along Bottlebrush Way and the proposed driveway alignment. This distance is less than 120m.

In accordance with Table 3A of the *Director's Determination – Bushfire Hazard Areas*, **Elements A, B and C** are applicable. The development satisfies these requirements, with the building located within 120m of the hydrant, the hydrant forming part of the TasWater reticulated network, and Bottlebrush Way providing an appropriate hardstand area for fire appliances.

Accordingly, the proposal complies with the Deemed-to-Satisfy provisions for reticulated firefighting water supply.

Table 3. (From Table 3A, Requirements for Reticulated Water Supply for Firefighting)

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 120 metres of a fire hydrant; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area
B.	Design criteria for fire hydrants	The following requirements apply: (a) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and (b) Fire hydrants are to be installed outside of the minimum access road width, and clear of any passing bay or parking area, to ensure access at all times to reticulated water for fire suppression
C.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres from the hydrant, measured as a hose lay; (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

6.4 Hazard Management Areas

A Bushfire Hazard Management Plan (Attachment 2) has been prepared in accordance with the requirements of Table 4 - *Requirements for Hazard Management Areas of the Director's Determination - Bushfire Hazard Areas*. The plan establishes appropriate defendable space surrounding the proposed dwelling and outbuilding to effectively mitigate bushfire risk and support firefighting operations if required.

The Deemed-to-Satisfy requirements for Hazard Management Areas are detailed in Table 4 of the Determination and have been applied to the development. The design ensures that vegetation is managed to reduce potential flame contact, radiant heat exposure, and ember attack consistent with **Element A**.

All Hazard Management Areas are to be implemented and maintained in accordance with the plan, with compliance to be verified prior to the issue of an occupancy certificate.

Table 4. (From Table 4, Requirements for Hazard Management Area)

Column 1		Column 2
Element		Requirement
A.	Hazard management areas for new buildings on lots provided with a BAL at the time of subdivision.	A new building must: (a) be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined at the time of subdivision; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
B.	Hazard management areas for new buildings on lots not provided with a BAL at the time of subdivision.	A new building must: (a) be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan
C.	Hazard management areas or alterations or additions to buildings.	An alteration or addition to a building must: (a) be located on the lot so as to be provided with a HMA which: (i) has the separation distances required for the BAL assessed for the Construction of the existing building; or (ii) in the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan

D.	Hazard management areas for new buildings and additions and alterations to buildings classified as an accommodation building BCA Class 1b, BCA Class 2, or BCA Class 3, other than Communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	A new building or an addition or alteration including change of use must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
E.	Hazard management areas for new buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the Bushfire-Prone Areas Code (Planning Directive 5.1)	A new building or an addition or alteration including change of use must: (a) Be: (i) located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; or (ii) provided with a certificate from an accredited person that a bushfire hazard management plan provides, to the degree necessary, separation of the building from the bushfire hazard, appropriate resistance to ignition from bushfire, property access and water supply for firefighting; and (b) Have a HMA established in accordance with a certified bushfire hazard management plan.
F.	Hazard management areas for new buildings or additions and alterations to buildings associated with a hazardous use	A new building or an alteration or addition, including change of use, for a building determined as a hazardous use must: (a) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and (b) Have a HMA established in accordance with a certified bushfire hazard management plan.

7.0 Conclusion

BAL RATING: BAL 12.5

This Bushfire Hazard Report has been prepared in support of the proposed development at 11 Bottlebrush Way, Risdon Vale (CT: 187066/70) and demonstrates that the site is capable of being developed in accordance with the applicable bushfire protection requirements.

The assessment has been undertaken in accordance with AS3959:2018 - Construction of buildings in bushfire-prone areas and the Director's Determination - Bushfire Hazard Areas, Version 1.2, dated 16 July 2024. Based on the site inspection, vegetation assessment, effective slope analysis, and separation distances to classified vegetation, the proposed dwelling has been assessed as achieving a Bushfire Attack Level of BAL 12.5.

The BAL outcome is primarily influenced by the limited area of woodland vegetation located generally to the south of the proposed dwelling, in conjunction with the upslope direction within that sector. Vegetation within the balance of the 100m assessment area comprises predominantly low threat vegetation, including managed residential land, sealed roadways, driveways and surrounding residential development, all of which are excluded from further BAL consideration in accordance with AS3959:2018 and relevant Tasmanian Fire Service guidance.

A certified Bushfire Hazard Management Plan has been prepared for the development and is included at Attachment 2. The plan identifies the required Hazard Management Areas and confirms that the dwelling can be sited and managed in a manner consistent with the determined BAL outcome. In addition, the proposal is capable of complying with the relevant requirements for construction standards, property access, and reticulated water supply for firefighting, as outlined within this report.

Accordingly, it is considered that the proposed residential dwelling at 11 Bottlebrush Way, Risdon Vale is suitable for development from a bushfire hazard management perspective, subject to construction in accordance with the requirements for BAL 12.5 and the ongoing implementation and maintenance of the prescribed hazard management measures.

8.0 References

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

Building Amendment (Bushfire-Prone Areas) Regulations 2016 Determination, Director of Building Control – Bushfire Hazard Areas, version 1.2 16th July 2024. Consumer, Building and Occupational Services, Department of Justice, Tasmania.

Tasmanian Planning Scheme 2015, Tasmanian Planning Commission 2015, Tasmanian Planning Commission, Hobart.

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

Attachment 1: Site Photos



Image 3: Northern Azimuth (Photo taken on site 22/5/2026)



Image 4: Eastern Azimuth (Photo taken on site 22/5/2026)



Image 5: Southern Azimuth (Photo taken on site 22/5/2026)



Image 6: Western Azimuth (Photo taken on site 22/5/2026)



Image 7: Existing crossover from Bottlebrush Way into subject lot (Photo taken on site 22/5/2026)



Image 8: Existing fire hydrant along Bottlebrush Way (Photo taken on site 22/5/2026)

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Image 9: Neighbouring dwelling to the west of the subject lot (Photo taken on site 22/5/2026)



Image 10: Neighbouring dwellings to the south, Woodland vegetation behind in the distance (Photo taken on site 22/5/2026)

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Image 11: Bottlebrush Way, looking East (Photo taken on site 22/5/2026)



Image 12: Bottlebrush Way, looking West (Photo taken on site 22/5/2026)

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5 Boatta Road, Lindisfarne TAS 7015

BUSHFIRE HAZARD
MANAGEMENT PLAN
Residential Dwelling

11 Bottlebrush Way, Risdon Vale
Title: 187066/70 - Dated May 2026
This plan is to be read in conjunction with 11
Bottlebrush Way, Risdon Vale Bushfire Hazard
Report, Prepared by J S Mayne, Dated May 2026
(Job Ref# FP019-2026)

BUSHFIRE MITIGATION
MEASURES BAL 12.5

Refer to specifications as set out in Part 6.0
Compliance in accompanying report 11
Bottlebrush Way, Risdon Vale Bushfire Hazard
Report, prepared by J S Mayne, dated May 2026.
Compliance to be verified prior to occupancy.

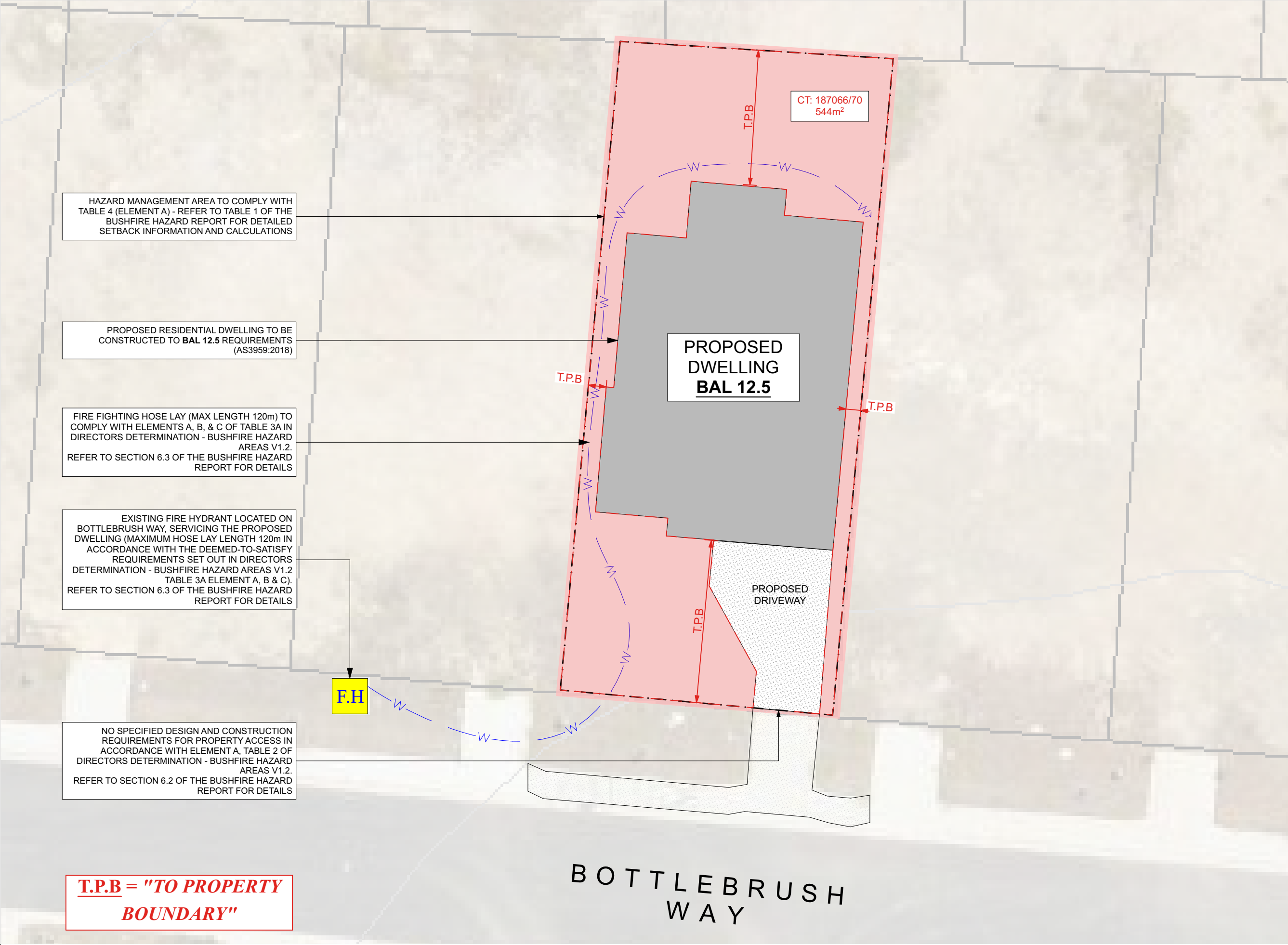
HAZARD MANAGEMENT AREA
PRESCRIPTIONS

Hazard reduction and removal
· The Hazard Management Area is to be maintained in minimal fuel condition as mowed grassland with paddock trees, mowed lawns, gardens, areas of gravel, driveway and a hardstand.
· Ground cover vegetation (grasses, herbs and graminoids) to be maintained no higher than 100mm.
· Remove fallen branches, bark and leaves and keep ground litter to a maximum of 20mm depth from around trees.
· Prune to create and maintain a separation distance of 2m (vertically) between the ground cover (maintained to <100mm) and the lowest branches of trees in the HMA.
· Clear private access of any trees and branches within 0.5m of carriageway and 4m over carriageway.
· Remove any fire hazards such as woodpiles and garden waste to at least 10m from dwelling.
· Keep roofs and guttering clear of flammable debris.
· Minimise the storage of petroleum fuels and store fuels at least 10m from dwelling in a suitable enclosed shed.

Landscaping
· Use low flammability plants in the garden and refrain from plantings within 1m of the dwelling (see Fire resisting garden plants Tasmanian Fire Service Brochure).
· Include non-flammable areas adjacent to dwelling such as paths

LEGEND

- PROPOSED DWELLING
- PROPOSED DRIVEWAY
- HAZARD MANAGMENT AREA
- HOSE LAY
- EXISTING FIRE HYDRANT



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

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

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 Report at 11 Bottlebrush Way, Risdon Vale (inc. bushfire hazard management plan), Job Ref: FP019-2026, Dated: May 2026
Relevant calculations:	AS 3959:2018 - Method 1 BAL assessment
References:	Determination, Director of Building Control Requirements for Bushfire Hazard Areas, version 1.2 16th July 2024. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014 Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney. Australian Standard 3959:2018 Construction of buildings in bushfire-prone areas

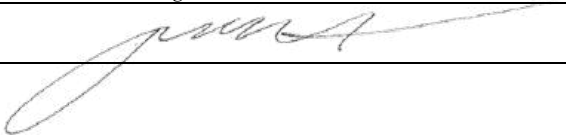
Substance of Certificate: (what it is that is being certified)

1. The assessed Bushfire Attack Level (BAL) is BAL 12.5.
2. The proposed building work – if designed and implemented in accordance with the bushfire hazard management plan referred to in this certificate – will comply with the deemed-to-satisfy requirements of the Director’s Determination – Bushfire Hazard Areas Version 1.2.

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 Version 1.2.
2. This certification may only be used for compliance purposes for 6 years from the date of certification.
3. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.
4. There is no guarantee that the building work will survive every bushfire event.

I certify the matters described in this certificate.

Qualified person:	Signed: 	Certificate No: BFP-172	Date: 29/05/2026
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