

PLEASE QUOTE

Your Ref:

Our Ref: DA 2025/34

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

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NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: - DA 2025/34
Development Site: - 5 Winforton Avenue HEYBRIDGE
CT 174075/41
Proposal: - Single Dwelling

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

**Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie**

Between the hours of 8.45 am – 4.45 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

**General Manager,
Burnie City Council,
PO Box 973, Burnie 7320**

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **13 August 2025**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

**The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.**

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

Troy McCarthy
PRINCIPAL PLANNER
Date of Notice: - **30 July 2025**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.net



Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only

Application No _____

Date Received _____

Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address

Certificate of
Title Reference

Applicant

First Name

Second
Name

Surname

Owner (note – if more than one owner, all names must be indicated)

First
Name

Second
Name

Surname

Instruction for making a permit application

a) *Use or development?*

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) *Required Information*

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

Section 54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) *Applicable Provisions and Standards*

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg clause 8.4.3 (A1 – A4, and P5)

d) *Discretionary Permits*

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) *If the applicant is not the landowner*

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) *Applicant declaration*

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) *Payment of Fees*

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information	(NB If insufficient space, please attach separate document)
Proposed Use:	
Use Class	
Documents included with the permit application to describe the Use	
Proposed Development	
Use class to which the development applies	
Documents included with the permit application to describe the Development	
Provisions and Standards relied upon for grant of a Permit	

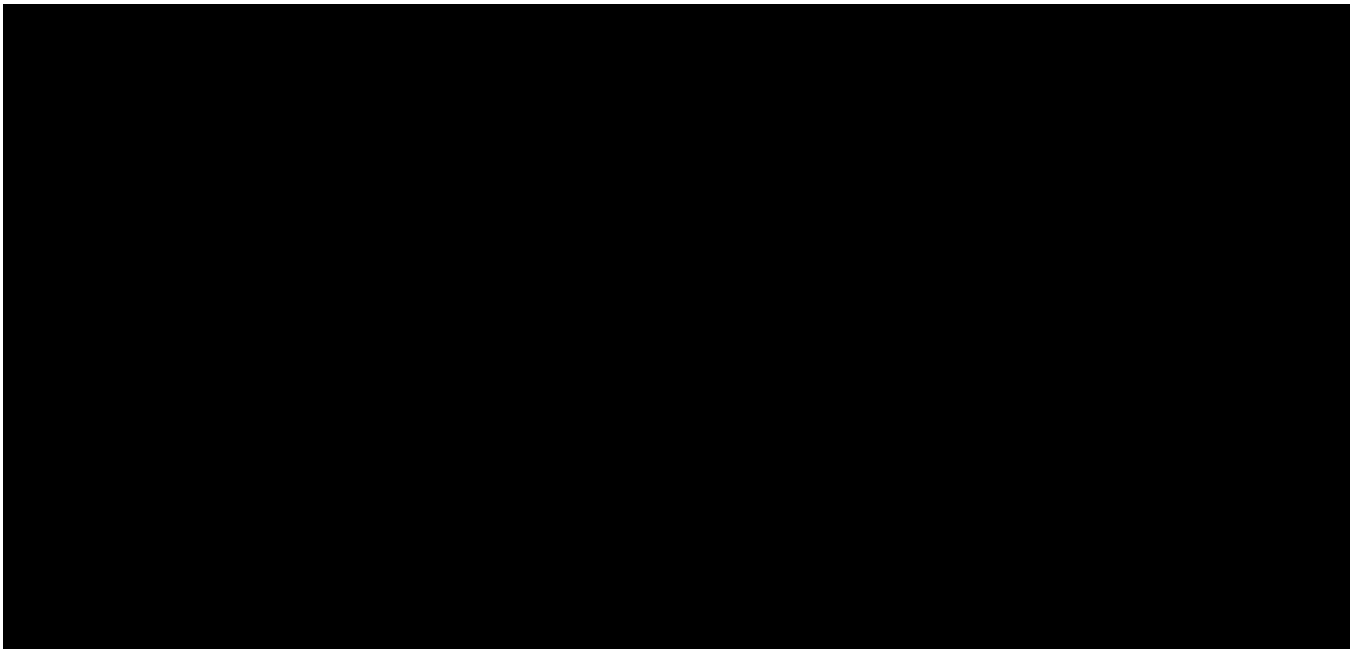


Notification of Landowner/s	
If land is not in applicant's ownership	
I, _____, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.	
Signature of Applicant _____	Date _____

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL	
Burnie City Council consents to the making of this permit application.	
General Manager (Signature) _____	Date _____

If the permit application involves land owned or administered by the CROWN	
I, the Minister responsible for the land, consent to the making of this permit application.	
Minister (Signature) _____	Date _____

Applicant Declaration	
I, _____, declare that the information I have given in this permit application to be true and correct to the best of my knowledge.	
Signature of Applicant _____	Date _____



SEARCH OF TORRENS TITLE

VOLUME 174075	FOLIO 41
EDITION 4	DATE OF ISSUE 10-Aug-2023

SEARCH DATE : 03-Feb-2025

SEARCH TIME : 04.03 PM

DESCRIPTION OF LAND

City of BURNIE

Lot 41 on Sealed Plan 174075

Derivation : Part of Lot 22544, 496A-2R-12P Gtd.to L.J. Bryant

Prior CT 160924/97

SCHEDULE 1

N142963 TRANSFER to SAM CUMMING Registered 10-Aug-2023 at
12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP174075 EASEMENTS in Schedule of Easements

SP174075 COVENANTS in Schedule of Easements

SP174075 FENCING PROVISION in Schedule of Easements

SP160924 COVENANTS in Schedule of Easements

SP160924 FENCING PROVISION in Schedule of Easements

SP135405 FENCING COVENANT in Schedule of Easements

C811122 FENCING PROVISION in Transfer

C924601 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
14-Jan-2011 at 12.03 PM

E355755 MORTGAGE to Westpac Banking Corporation Registered
10-Aug-2023 at 12.02 PM

C924602 APPLICATION for registration of a community
development scheme including first by-laws of the
body corporate Registered 14-Jan-2011 at 12.04 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER : EAGLE SEA PTY LTD

FOLIO REFERENCE : 180924/97

GRANTEE: 22544
A
Part of Lot 2254, 496A-2R-12P
GTD to L. J. BRYANT.
Part of 100A-2R-0P GTD to L.G. Burrows
Lot 2254, 496A-2R-12P

PLAN OF SURVEY

BY SURVEYOR VICTOR WILLIAM COCHRANE
REGISTERED SURVEYOR
LAND SURVEYING SOLUTIONS PTY LTD
47 ROSTELLA ROAD, DILSTON
survey@landsurveyor.com.au

LOCATION CITY OF BURNIE

SCALE 1:1500 @ A3 LENGTHS IN METRES

REGISTERED NUMBER

SP174075

EFFECTIVE FROM 19 OCT 2017

Nice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL
CODE No 103 (404S)

LAST
UPI No

LAST PLAN
No SP160924

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

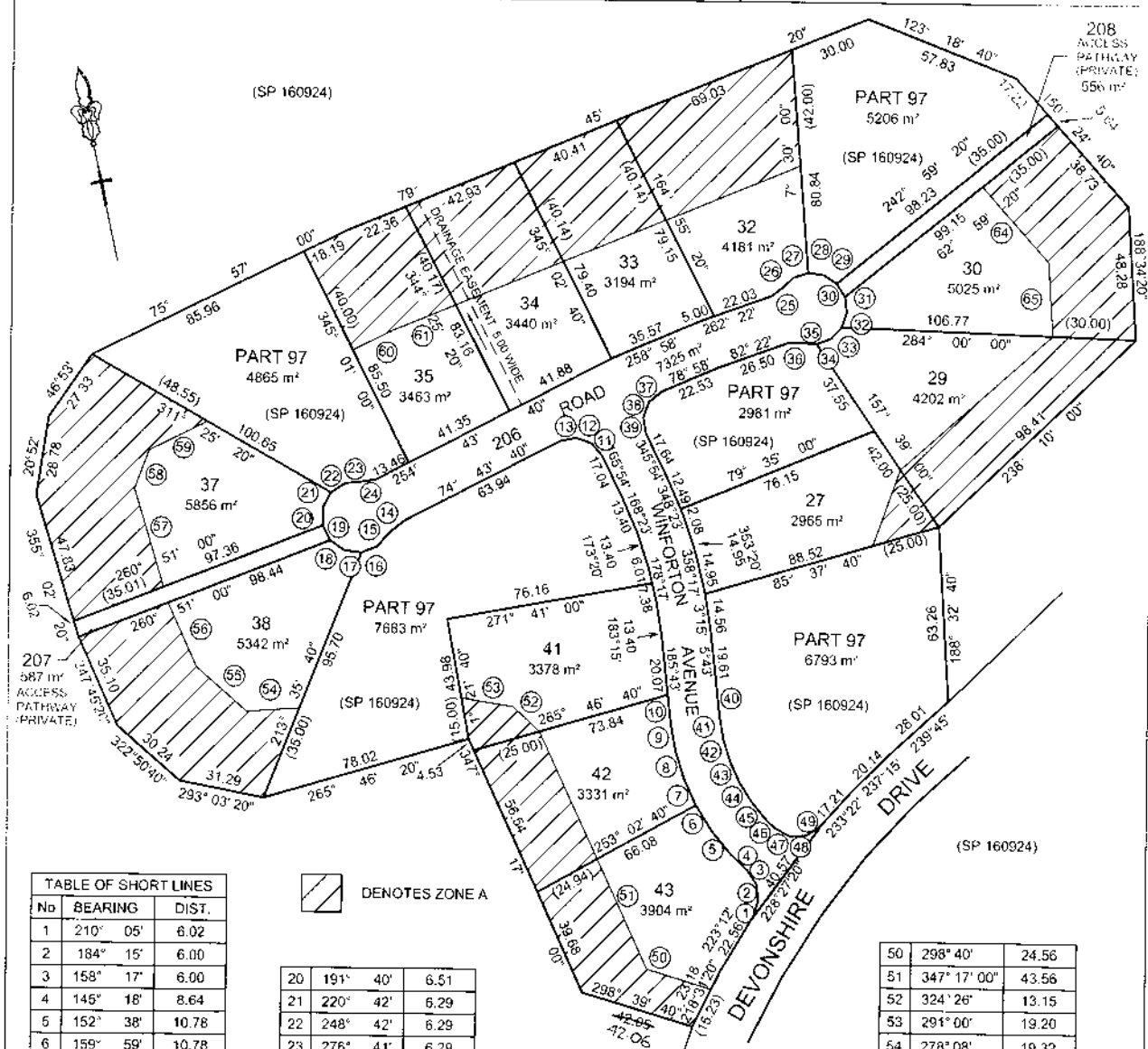


TABLE OF SHORT LINES

No	BEARING	DIST.
1	210° 05'	6.02
2	184° 15'	6.00
3	158° 17'	6.00
4	145° 18'	8.64
5	152° 38'	10.78
6	159° 59'	10.78
7	167° 20'	10.78
8	174° 41'	10.78
9	182° 03'	10.20
10	185° 43'	9.92
11	150° 43'	6.00
12	120° 19'	6.00
13	89° 56'	6.00
14	62° 36'	7.25
15	52° 47'	6.29
16	80° 46'	6.29
17	108° 45'	6.29
18	136° 44'	6.29
19	164° 44'	6.03

DENOTES ZONE A

20	191° 40'	6.51
21	220° 42'	6.29
22	248° 42'	6.29
23	276° 41'	6.29
24	272° 42'	4.94
25	244° 24'	4.94
26	239° 01'	5.67
27	264° 12'	5.67
28	289° 23'	5.67
29	314° 35'	5.67
30	339° 46'	5.67
31	4° 58'	5.67
32	30° 09'	5.67
33	55° 21'	5.67
34	80° 32'	5.67
35	105° 43'	5.67
36	100° 21'	4.94

37	63° 28'	6.00
38	32° 26'	6.00
39	1° 25'	6.00
40	5° 43'	10.19
41	2° 03'	8.47
42	354° 41'	8.47
43	347° 20'	8.47
44	339° 59'	8.47
45	332° 38'	8.47
46	325° 16'	4.36
47	309° 58'	6.00
48	279° 21'	6.00
49	248° 57'	5.98

50	298° 40'	24.56
51	347° 17' 00"	43.56
52	324° 26'	13.15
53	291° 00'	19.20
54	278° 08'	19.32
55	322° 51'	24.40
56	347° 38'	25.48
57	355° 09' 40"	37.25
58	32° 26'	15.00
59	75° 57'	23.72
60	75° 57'	16.22
61	79° 45'	24.77
64	150° 24' 40"	36.46
65	188° 34'	26.86

COUNCIL DELEGATE

24/1/17
DATE



Our Ref: L250712

X Ref: 714219

11 July 2025

Planning Department

Burnie Council

By email burnie@burnie.tas.gov.au

Dear Planning

Response to Further Information Request - 5 Winforton Avenue HEYBRIDGE

BUR-S1.0 Heybridge Residential Nature Reserve Specific Area Plan

BUR-S1.1 Plan Purpose

The purpose of the Heybridge Residential Nature Reserve Specific Area Plan is:

- BUR-S1.1.1 To create 6 separate residential hamlets containing a total of 90 residential lots, embedded within a bushland setting where infrastructure; environmental and hazard constraints; and natural, landscape and scenic values limit the density, location and form of development for residential use.
- BUR-S1.1.2 To provide for single dwelling residential use and development on each residential lot on the approved subdivision in a manner that is compatible with the character and scenic and landscape values of the land, and consistent with protection of the physical and ecological capabilities of the site to provide for a safe, healthy and attractive place in which to live and visit.
- BUR-S1.1.3 To provide for Food Services and Visitor Accommodation use and development on land described by folio of the Register 160924/96.



BUR-S1.1.4 To retain an area of high conservation value bushland on land described by folio of the Register 160924/1 as the Heybridge Nature Reserve in common ownership with each of the residential lots and managed by the body corporate as a nature reserve to surround and buffer each of the residential hamlets.

The dwelling is within an established hamlet area according to the purpose of BUR-S1.1.1 and BUR-S1.1.2.

BUR-S1.7.3 Landscape protection

This clause is in substitution for Landscape Conservation Zone – clause 22.4.4 Landscape protection.

Objective	
The landscape values of the Heybridge Residential Nature Reserve are protected and managed to minimise adverse impacts when viewed from any location outside the boundaries of a hamlet.	
Acceptable Solutions	Performance Criteria
A3 Buildings and works must not include cut or land filling that will result in a change to existing ground level by more than 1m.	P3 Buildings and works must be located to minimise impacts on landscape values, having regard to: <ul style="list-style-type: none"> a) the appearance when viewed from any location outside the boundaries of the hamlet; b) the topography of the site; c) the extent of existing clearing and the need for additional removal of vegetation; d) the opportunity for screening afforded by the height and density of existing vegetation within the hamlet and in the surrounding Heybridge Nature Reserve buffer; e) the ability for specified landscape planting within the site to screen the building or works to view from locations external to the site; and f) likely impact on the stability of adjacent land.

P3 The performance criteria apply; the development requires 1.42m of cut. The amount of cut is required to allow the development of a single dwelling, on land that has a degree of slope.

- a. The dwelling is single storey and sits within the property boundaries with compliant setbacks. The building will be entirely sympathetic to surrounding development, being generally single storey dwellings in an undulating landscape. The site location is not especially prominent and the dwelling



Woolcott
LAND SERVICES



Launceston

P 03 6332 3760
E enquiries@woolcott.au
A 10 Goodman Court Invermay TAS 7248
W woolcottland.au

St Helens

P 03 6376 1972
E admin@ecosurv.com.au
A Cecilia Street, St Helens TAS 7216
W woolcottland.au

is expected to be only as visible as the surrounding development from outside the hamlet boundaries. The site is lower in elevation than 1, 2 and 3 Winforton Avenue, and so will have no more prominence than these dwellings from Devonshire Drive.

- b. The surrounding area is characterised as undulating. It is evident that existing development in the surrounding area has some degree of cut and retaining to allow suitable building and access areas where topography is sloped. The subject site has some area of slope which necessitates some modification to allow the development. The amount of cut required has been minimised as much as possible, given the specific building requirements and the site.
- c. No clearing is required for the proposal.
- d. The dwelling, as proposed will be maximum 6m in height from natural ground level. The cut, as proposed allows the building to be somewhat nested into the landscape, as opposed to being slightly prominent in the landscape. The proposed dwelling will have no outside visibility afforded that is exceptional to the existing surrounding development. The surrounding area outside of the hamlet is vegetated as existing.
- e. Additional landscaping on the subject site can be undertaken as a matter of course; however, the site has no exceptional views from locations external to the site.
- f. The amount of cut is minimal and necessary to the development. Fill and batter is proposed accordingly to establish a suitable building area. A site assessment has been undertaken with appropriate recommendations; this is provided with the application.

With regards

Michelle Schleiger
Town Planner

Woolcott Land Services

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ON SITE WASTEWATER
TREATMENT REQUIRED. REFER
TO REPORT PREPARED BY
GES (TBC)

ON SITE STORMWATER
MANAGEMENT.
REFER TO REPORT PREPARED BY
GES/FLUSSIG (TBC)

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: TBA
ACCESSIBLE SHOWER LOCATION: TBA

GENERAL NOTES:
- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX.5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S): 2745mm
(CEILING HEIGHT 45mm LOWER THAN TOP OF WALL)
ROOF PITCH (U.N.O.): 3.0°
ELECTRICITY SUPPLY: SINGLE PHASE
GAS SUPPLY: NONE

ROOF MATERIAL: SHEET METAL
ROOF COLOUR: N/A

WALL MATERIAL: BRICK VENEER, CLADDING

INSULATION

INSULATION TO BE INSTALLED IN ACCORDANCE WITH N.C.C. AND RELEVANT AUSTRALIAN STANDARDS

MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING: R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)

EXTERIOR WALLS: R2.0 BATTS (EXCL. GARAGE)
WALL WRAP TO ENTIRE HOUSE
INTERIOR WALLS: R2.0 BATTS WHERE SHOWN ON PLANS AND WHERE ADJACENT TO GARAGE / SUBFLOOR / ROOF SPACES / SKYLIGHTS

BIAX SLAB R0.60
FLOOR INSULATION: R2.0 BATTS TO FLOOR SPACES ABOVE PORCH /ALFRESCO / GARAGE AREAS, IF APPLICABLE

SITE & ENGINEERING INFORMATION

DESIGN WIND CLASSIFICATION: N3
CLIMATE ZONE: ZONE 7 - COOL TEMPERATE
WIND REGION: A
TERRAIN CATEGORY: TC2.5
SHIELDING FACTOR: PS - PARTIAL SHIELDING
TOPOGRAPHIC CLASSIFICATION: T2
DESIGN WIND SPEED: 50 m/sec

SITE CLASSIFICATION: M
SLAB CLASSIFICATION: TBC

SLAB TO BE IN ACCORDANCE WITH AS 2870. REFER TO ENGINEER'S DRAWINGS FOR ALL SLAB DETAILS.

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C.

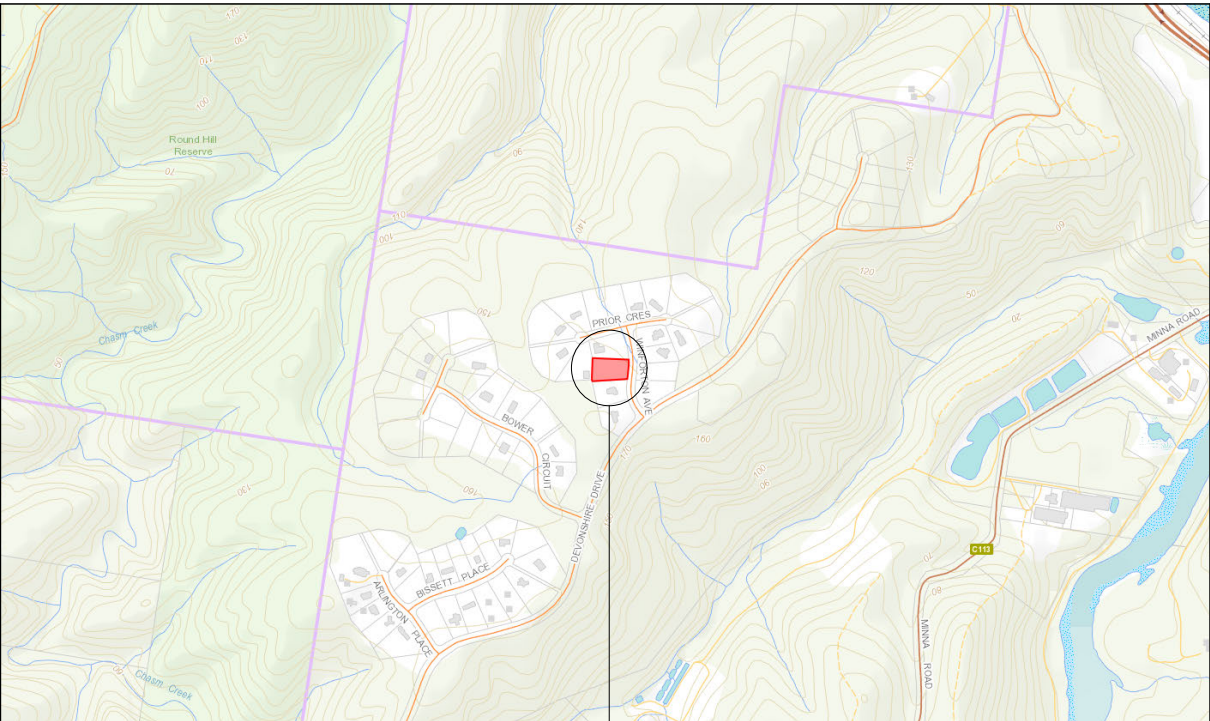
ALL TIMBER FRAMING TO BE DESIGNED TO AS1684-2010

BAL-12.5 BUSHFIRE REQUIREMENTS

THE BUILDER USES MATERIALS THAT HAVE BEEN TESTED TO AS1530.8.1 IN ACCORDANCE WITH AS3959-2018 (CLAUSE 3.8).

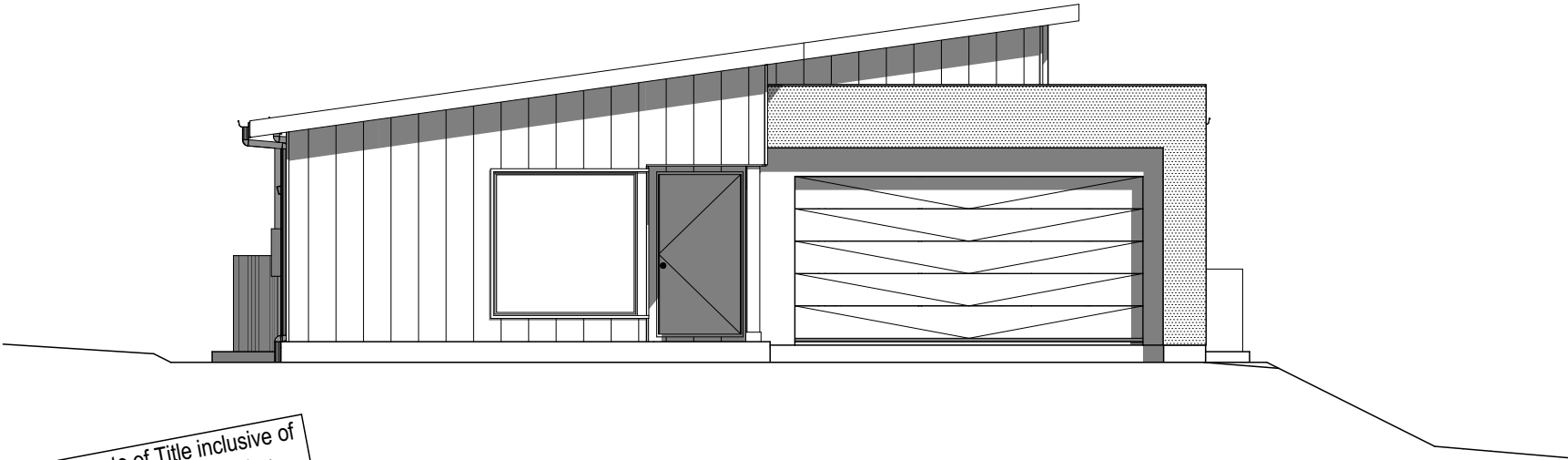
- PROVIDE FOIL FACED BLANKET INSULATION TO COLORBOND SHEET ROOFING
- PROVIDE SARKING TO TILED ROOF WITH PRESTITE TO VALLEYS
- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD/FRENCH/SLIDING/STACKER DOORS)
- PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING/STACKER DOORS
- SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS1530.8.1 WITHOUT SCREENS
- SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS1530.8.1 WITHOUT SCREENS TO FIXED PANELS
- PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS
- PROVIDE SPARK ARRESTORS TO EXTERNAL BRICKWORK
- PROVIDE SEAL TO GARAGE DOOR
- EXTERNAL TIMBER POSTS TO BE FIRE RETARDANT
- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE

- (IF REQUIRED)
- PROVIDE MERBAU TIMBER POSTS AND EXPOSED BEAMS TO PATIO
 - PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH AND DIAMOND GRILLE TO EXTERNAL HUNG DOORS



LOCATION MAP

SITE LOCATION



This Plan has been prepared prior to the receipt of one or more of the following documents:- Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig Information, Planning Approval.

PRELIMINARY PLAN SET

5	PRELIMINARY PLAN SET - COUNCIL RFI	ALL	2025.07.10	STL	-
4	PRELIMINARY PLAN SET - COUNCIL RFI	ALL	2025.05.21	STL	-
3	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.05.08	TDI	CLG
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE: _____ DATE: _____

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE: _____

DATE: _____



SPECIFICATION: DESIGNER
COPYRIGHT: © 2025

REVISION		DRAWN	
1	DRAFT SALES PLAN	MLG	20/03/2025
2	PLANS UPDATE	MLG	25/03/2025
3	PRELIM PLAN - INITIAL ISSUE	TDI	08/05/2025
4	PRELIM PLANS - COUNCIL RFI	STL	21/05/2025
5	PRELIM PLANS - COUNCIL RFI	STL	10.07.2025

CLIENT: ASHTON LEE WHITE & SAM CUMMING	
ADDRESS: 5 WINFORTON AVENUE, HEYBRIDGE TAS 7316	
LOT / SECTION / CT: 41 / - / 174075	COUNCIL: BURNIE COUNCIL

HOUSE DESIGN: MARBELLA	
FACADE DESIGN: BEAUMARIS	
SHEET TITLE: COVER SHEET	SHEET No.: 6 / 17

HOUSE CODE: H-WDNMBL10SA
FACADE CODE: F-WDNMBL10BMRSA
SCALES:

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
714219

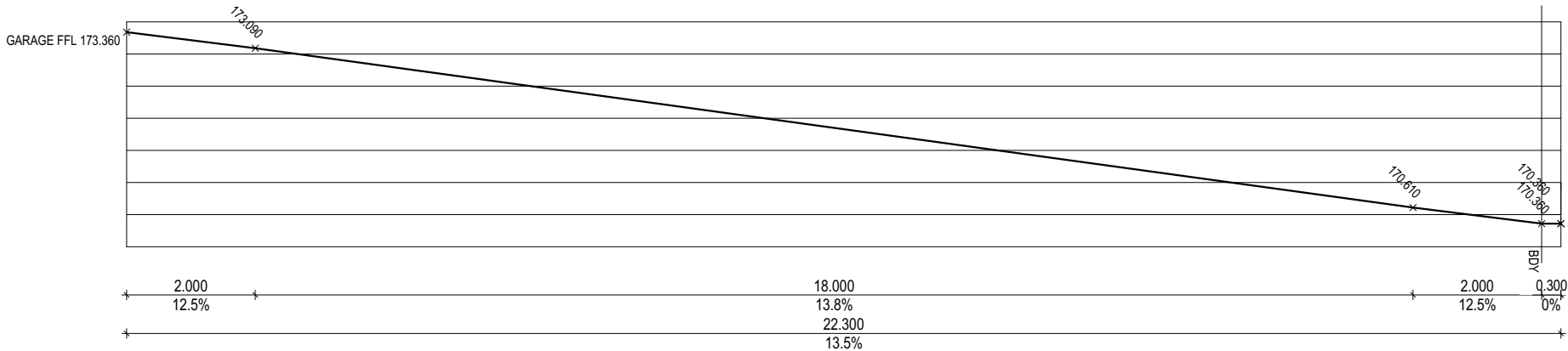
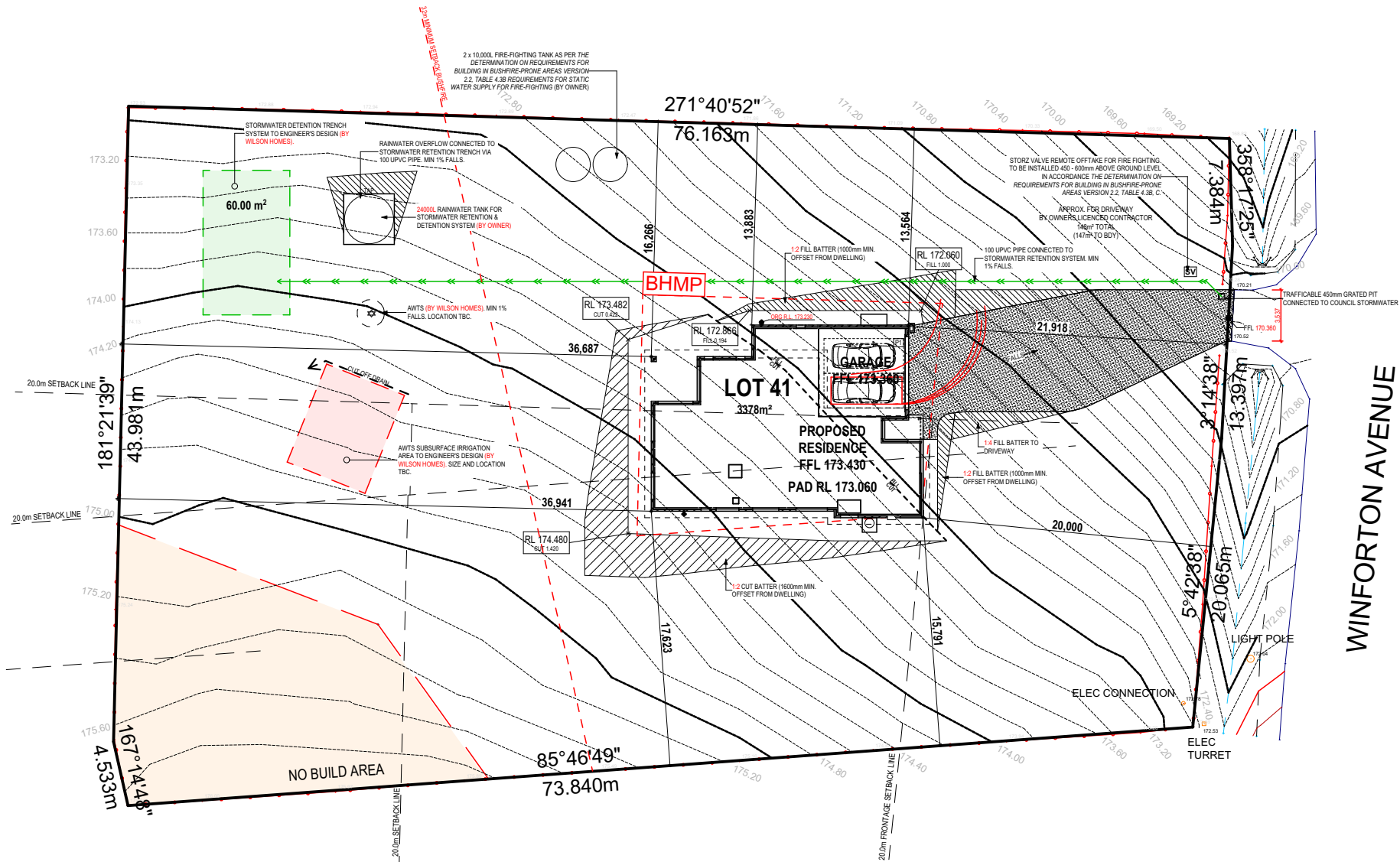
ZONE: 22.0 LANDSCAPE CONSERVATION
25.29km DISTANCE FROM BREAKING SURF (TURNERS BEACH)

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

WIND CLASSIFICATION	N3
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	0° 00' 00" S
LONGITUDE	0° 00' 00" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	143.09m³
FILL VOLUME	48.68m³
DIFFERENCE	94.41m³
TONNAGE: 94.41m³ x 2.25 = 212.42t 212 TONNES OF EXPORT FILL	

LOT SIZE:	3378m²
HOUSE (COVERED AREA)	223.8m²
SITE COVERAGE:	6.63%



BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

PLANS ARE PRELIMINARY ONLY
PENDING FURTHER INVESTIGATION &
CONFIRMATION OF PROPERTY CONNECTIONS



THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE
ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

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SPECIFICATION:	DESIGNER
COPYRIGHT:	© 2025

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CLIENT:	ASHTON LEE WHITE & SAM CUMMING
ADDRESS:	5 WINFORTON AVENUE, HEYBRIDGE TAS 7316
LOT / SECTION / CT:	41 / - / 174075
COUNCIL:	BURNIE COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	BEAUMARIS
SHEET TITLE:	SITE PLAN (1:400)

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10BMRSA
SHEET No.:	7 / 17
SCALES:	1:400

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ZONE: 22.0 LANDSCAPE CONSERVATION
25.29km DISTANCE FROM BREAKING SURF (TURNERS BEACH)

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

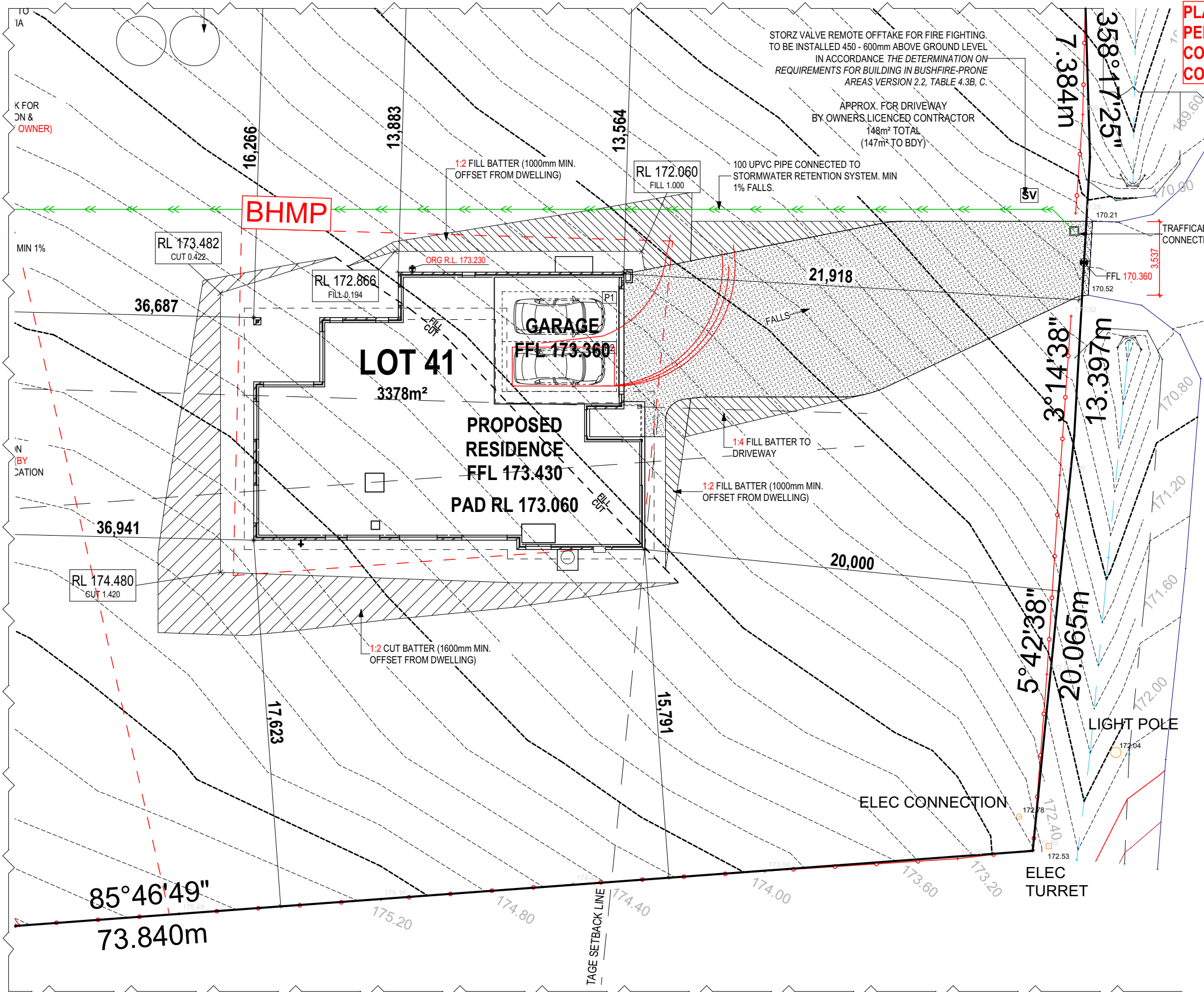
WIND CLASSIFICATION	N3
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	0° 00' 00" S
LONGITUDE	0° 00' 00" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	143.09m³
FILL VOLUME	48.68m³
DIFFERENCE	94.41m³
TONNAGE: 94.41m³ x 2.25 = 212.42t 212 TONNES OF EXPORT FILL	

LOT SIZE: 3378m²
HOUSE (COVERED AREA) 223.8m²
SITE COVERAGE: 6.63%

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

PLANS ARE PRELIMINARY ONLY
PENDING FURTHER INVESTIGATION &
CONFIRMATION OF PROPERTY
CONNECTIONS



WINFORTON AVENUE

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2 PLANS UPDATE	MLG 25/03/2025
3 PRELIM PLAN - INITIAL ISSUE	TDI 08/05/2025
4 PRELIM PLANS - COUNCIL RFI	STL 21/05/2025
5 PRELIM PLANS - COUNCIL RFI	STL 10.07.2025

CLIENT:	ASHTON LEE WHITE & SAM CUMMING
ADDRESS:	5 WINFORTON AVENUE, HEYBRIDGE TAS 7316
LOT / SECTION / CT:	41 / - / 174075
COUNCIL:	BURNIE COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	BEAUMARIS
SHEET TITLE:	SITE PLAN (1:100)

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10BMRSA
SHEET No.:	8 / 17
SCALES:	1:200

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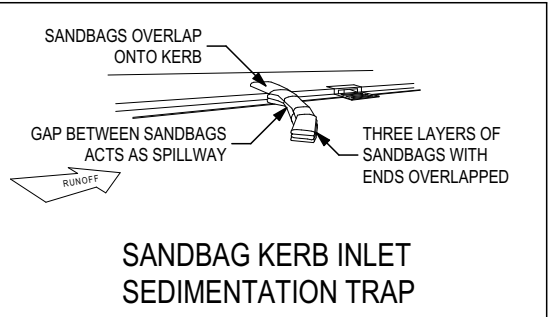
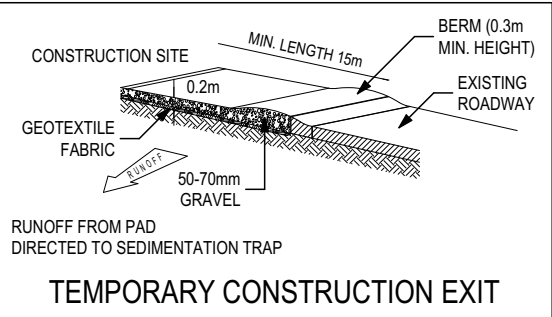
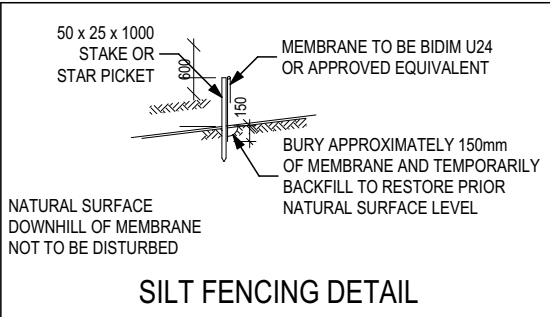
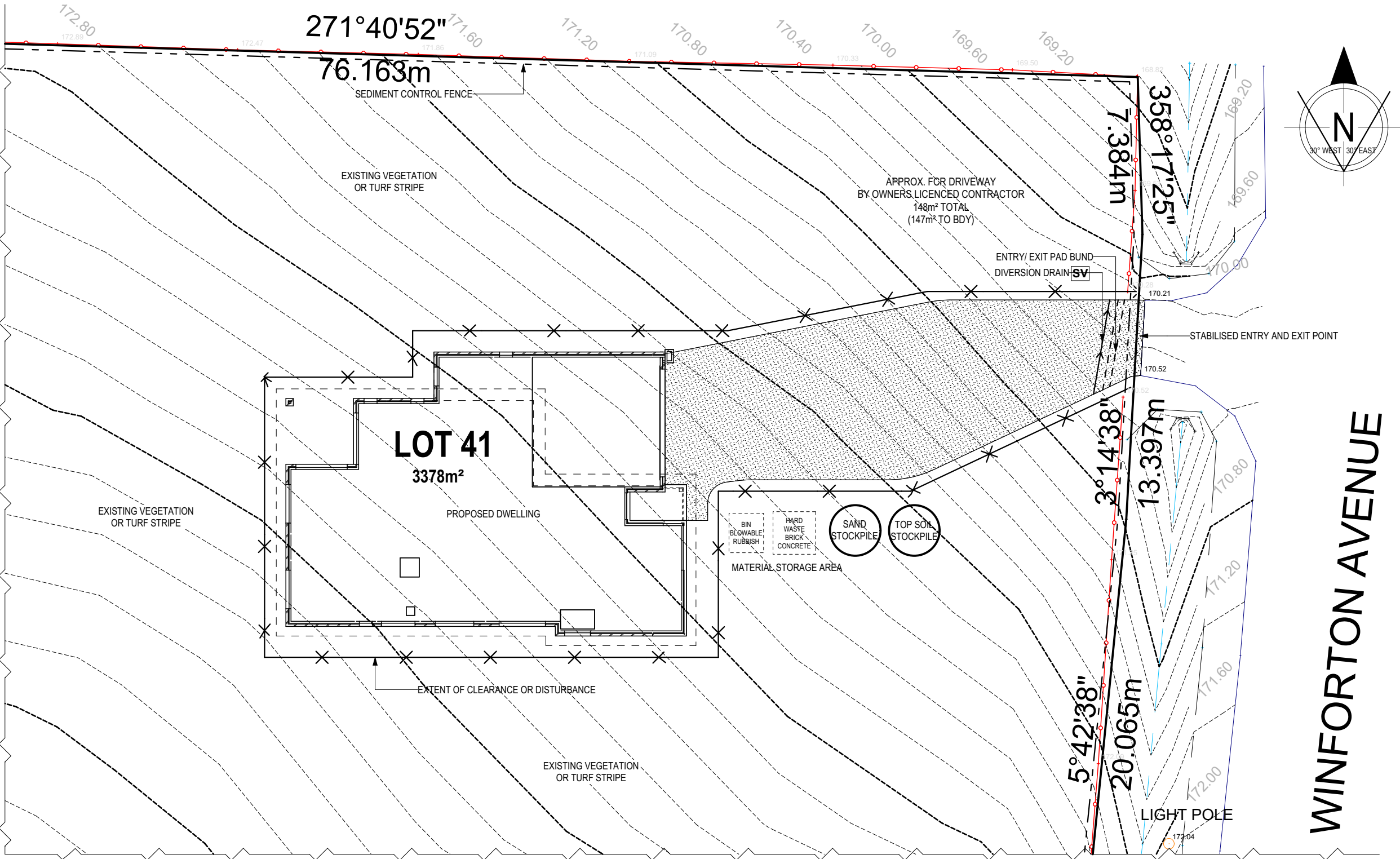
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ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

- NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
 2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
 3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
 4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
 5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMAMENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
 6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
 7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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LOT / SECTION / CT:	41 / - / 174075
COUNCIL:	BURNIE COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	BEAUMARIS
SHEET TITLE:	SOIL & WATER MANAGEMENT PLAN

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10BMRSA
SHEET No.:	9 / 17
SCALES:	1:200

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

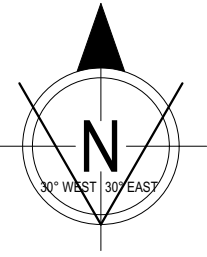
REFER 'BRICK COURSING AND WINDOW FLASHING DETAIL' AND W-BRIC-001 FOR BRICK COURSING & WINDOW FLASHING DETAILS.

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



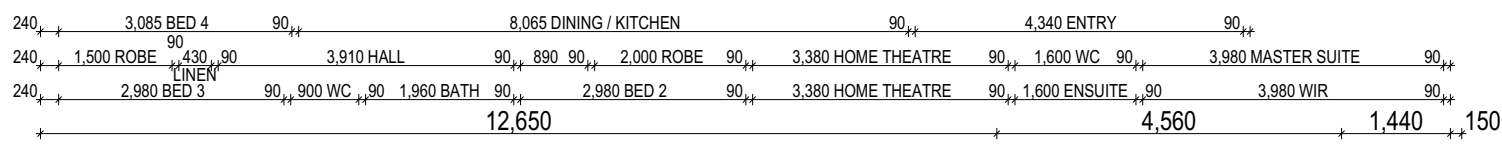
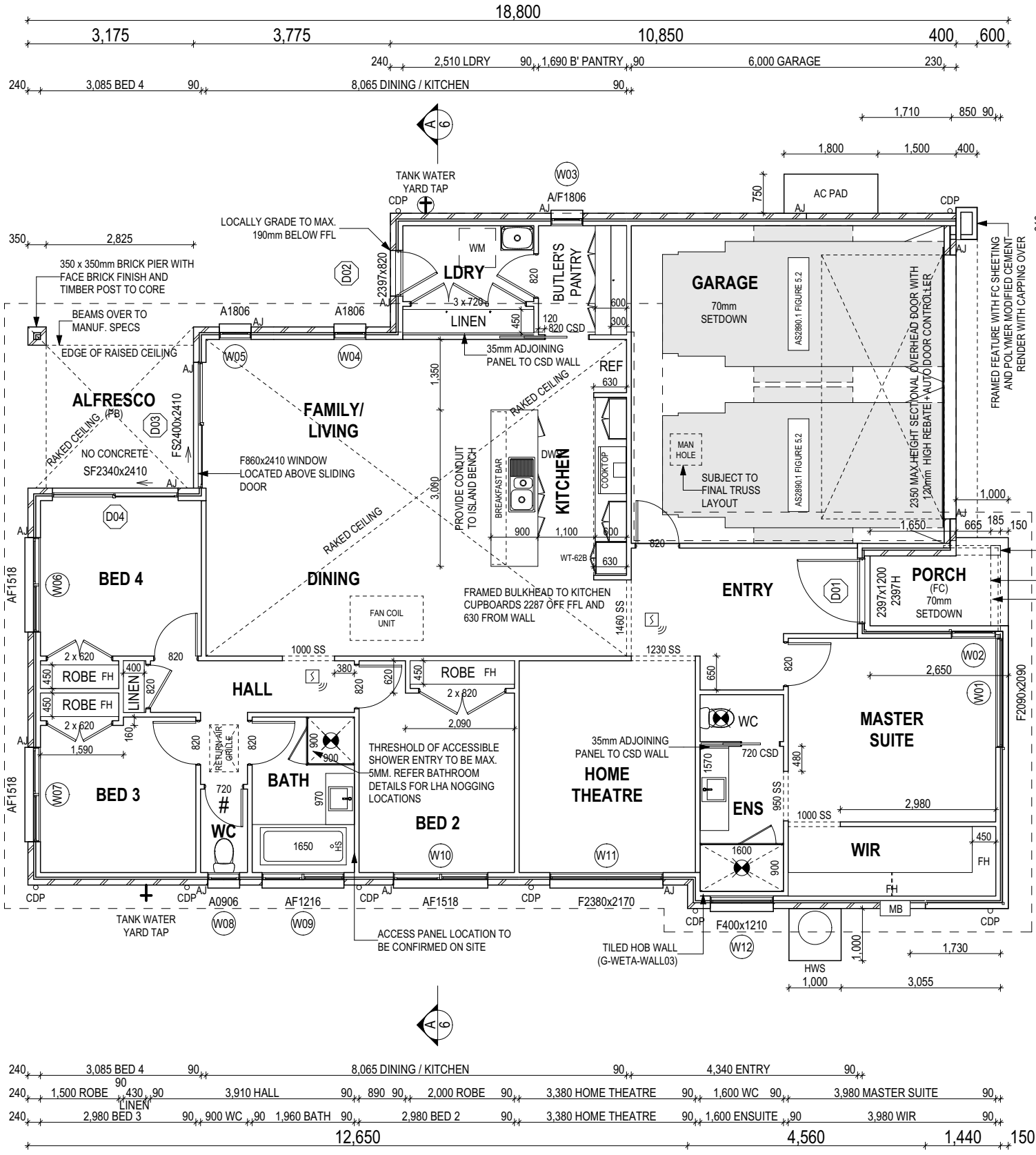
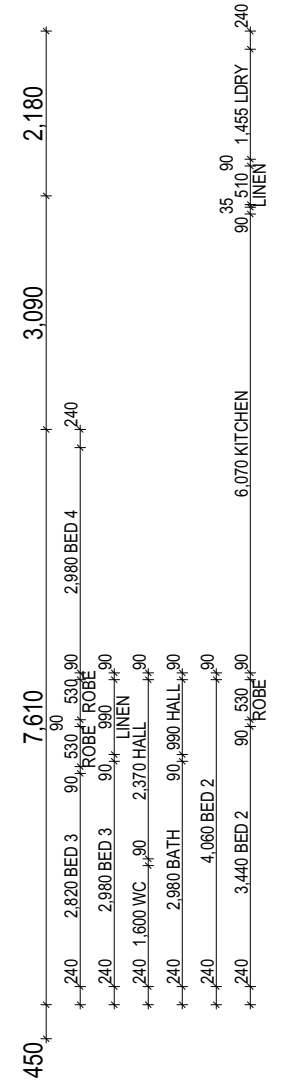
FLOOR PLAN LEGEND

- HS / WS HOB SPOUT / WALL SPOUT
- FACE BRICK / COMMON BRICK
- RENDER
- SOUND INSULATION
- AJ BRICK ARTICULATION JOINT
- 3D DENOTES DRAWER SIDE
- MECHANICAL VENTILATION
- L.B.W LOAD BEARING WALL
- PB PLASTERBOARD
- FC FIBRE CEMENT
- THIS DOOR OPENS FIRST
- SMOKE ALARM
- # LIFT OFF HINGE
- WATER POINT
- FLOOR WASTE
- CLEAN OUT POINT
- GAS BAYONET

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

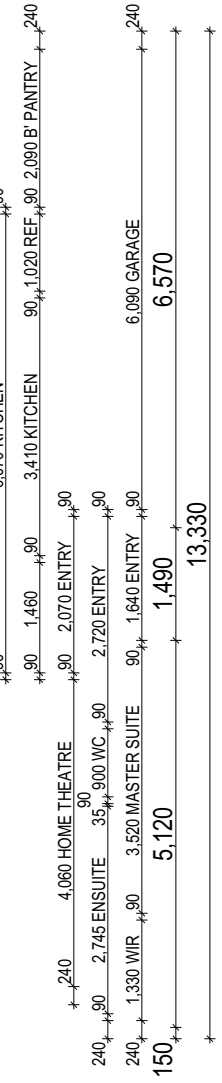
TOTAL FLOOR AREAS

ALFRESCO	9.81
GARAGE	40.09
LIVING	170.00
PORCH	3.90
223.80 m²	



PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.



SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS	
"SMALL"	470 x 380mm	WIDTH 548mm
"MEDIUM"	800 x 380mm	HEIGHT 446mm
"LARGE"	1500 x 380mm	1578mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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CLIENT:	ASHTON LEE WHITE & SAM CUMMING
ADDRESS:	5 WINFORTON AVENUE, HEYBRIDGE TAS 7316
LOT / SECTION / CT:	41 / - / 174075
COUNCIL:	BURNIE COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	BEAUMARIS
SHEET TITLE:	GROUND FLOOR PLAN

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10BMRSA
SCALES:	1:100

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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

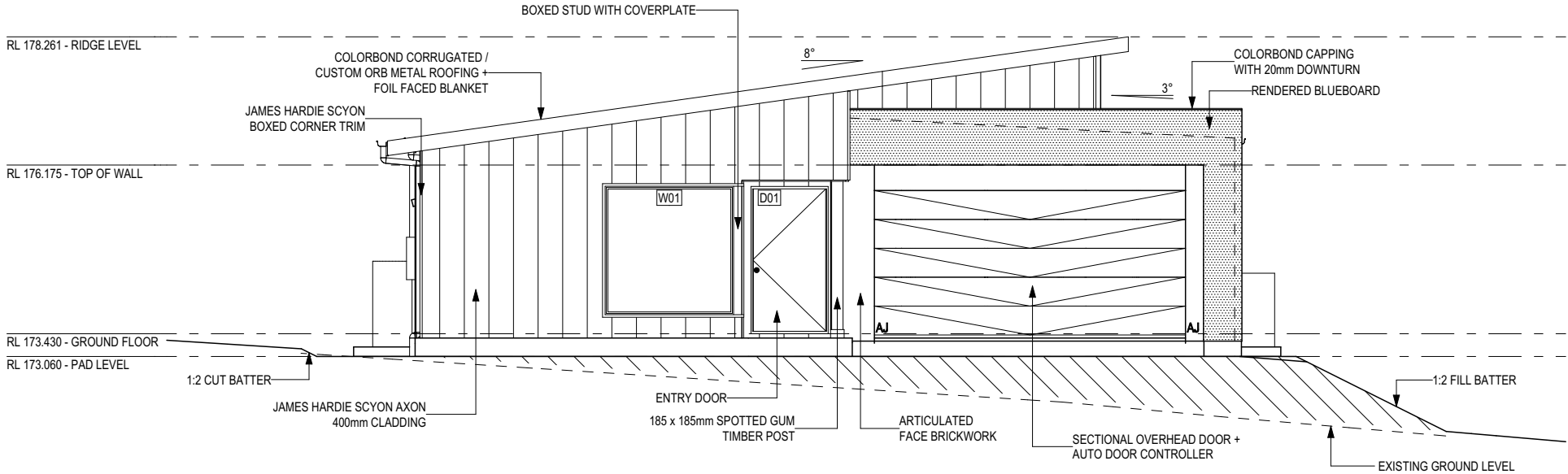
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SH = SNAP HEADER SILL

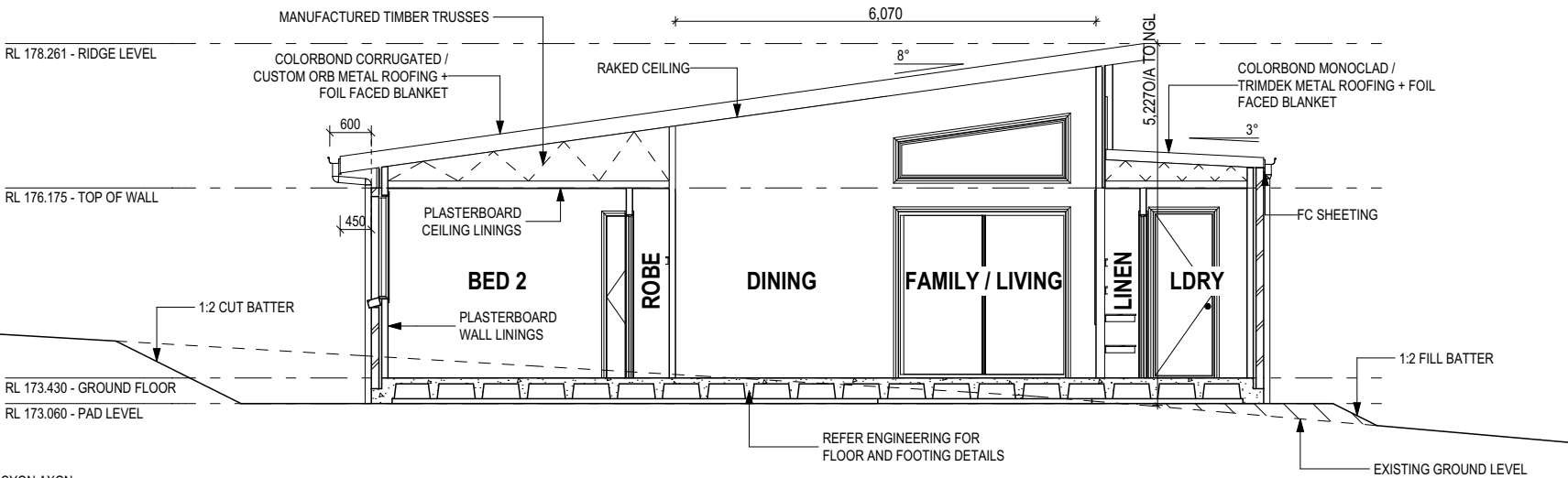
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

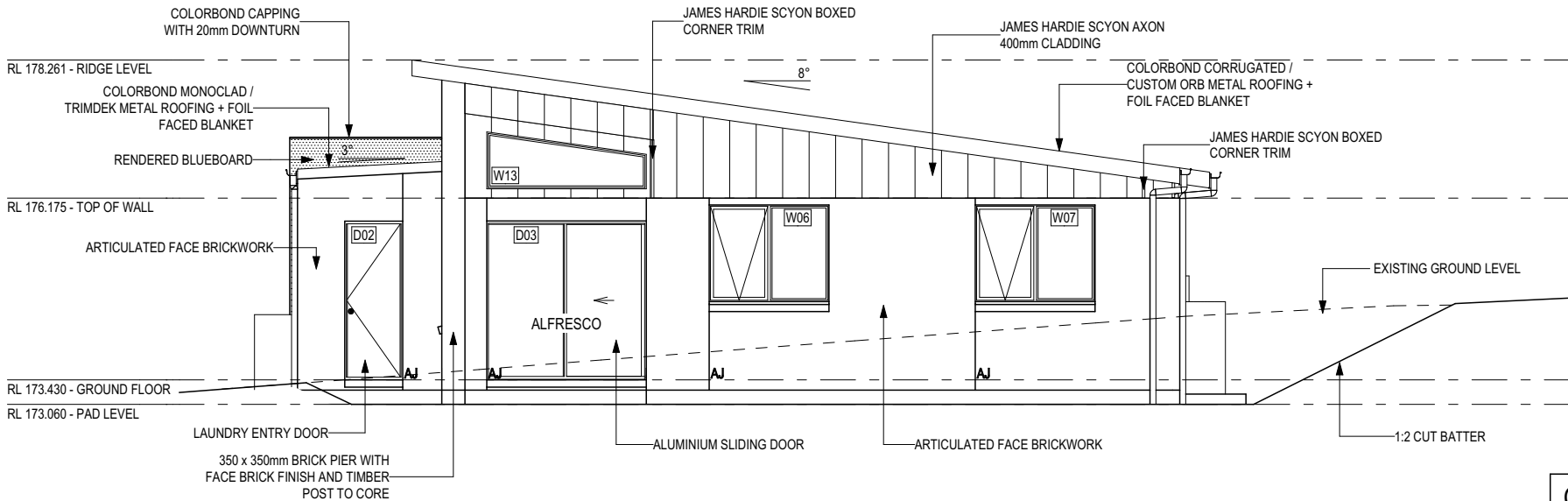
REFER TO THE FOLLOWING DETAILS:
BRICK COURISING **W-BRIC-001**



EAST ELEVATION
Scale: 1:100



SECTION A-A
Scale: 1:100



WEST ELEVATION
Scale: 1:100

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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LOT / SECTION / CT:	41 / - / 174075
COUNCIL:	BURNIE COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	BEAUMARIS
SHEET TITLE:	ELEVATIONS / SECTION

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10BMRSA
SHEET No.:	11 / 17
SCALES:	1:100

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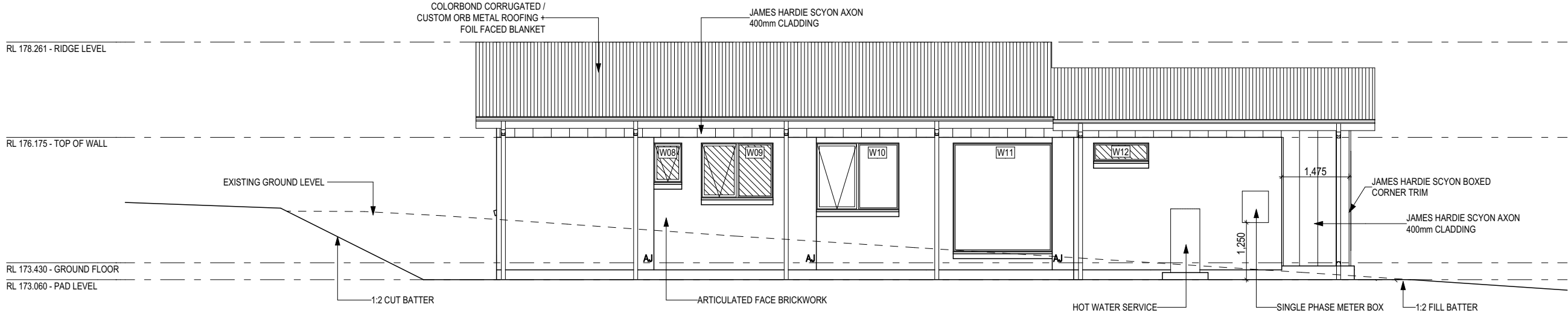
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SH = SNAP HEADER SILL

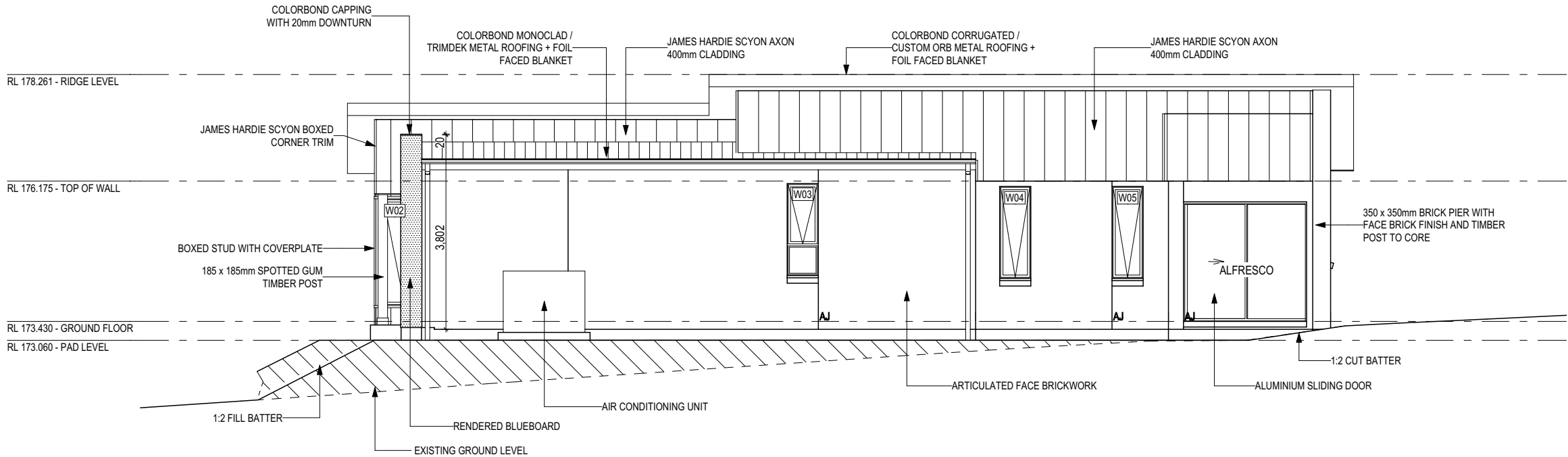
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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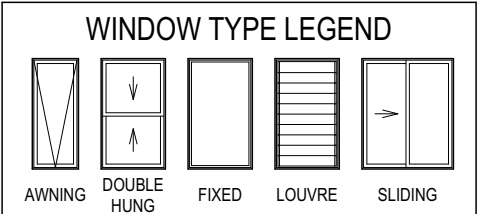
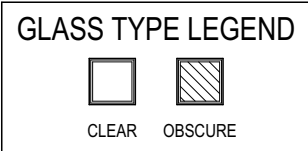
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BRICK COURSING **W-BRIC-001**



SOUTH ELEVATION
Scale: 1:100



NORTH ELEVATION
Scale: 1:100



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ADDRESS: 5 WINFORTON AVENUE, HEYBRIDGE TAS 7316	
LOT / SECTION / CT: 41 / - / 174075	COUNCIL: BURNIE COUNCIL

HOUSE DESIGN:
MARBELLA
FACADE DESIGN:
BEAUMARIS
SHEET TITLE:
ELEVATIONS

HOUSE CODE:
H-WDNMBL10SA
FACADE CODE:
F-WDNMBL10BMRSA
SHEET No.:
12 / 17
SCALES:
1:100

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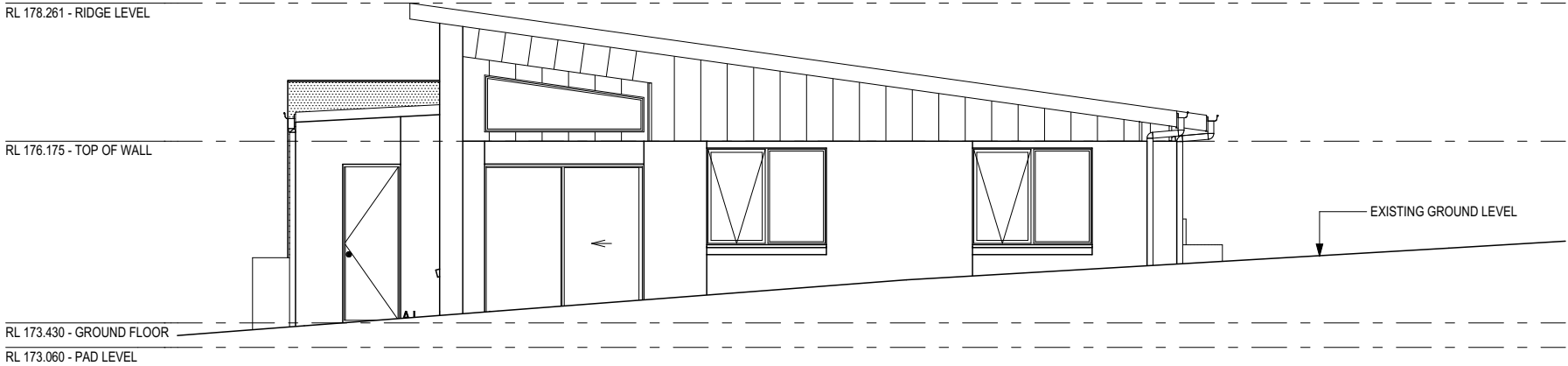
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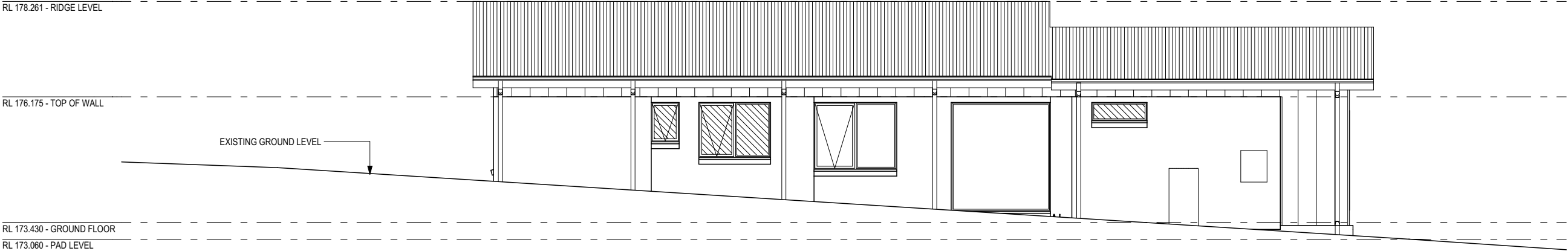
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REFER TO THE FOLLOWING DETAILS:
BRICK COURSING **W-BRIC-001**



WEST ELEVATION
Scale: 1:100



SOUTH ELEVATION
Scale: 1:100

GLASS TYPE LEGEND

CLEAR OBSCURE

WINDOW TYPE LEGEND

AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

THIS PLAN ACCEPTED BY:

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DATE:

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ADDRESS:	5 WINFORTON AVENUE, HEYBRIDGE TAS 7316
LOT / SECTION / CT:	41 / - / 174075
COUNCIL:	BURNIE COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	BEAUMARIS
SHEET TITLE:	ELEVATIONS

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10BMRSA
SHEET No.:	13 / 17
SCALES:	1:100

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714219

WINDOW SCHEDULE

0, 3 ASSUME LOOKING FROM OUTSIDE1, 2 ASSUME LOOKING FROM INSIDE

ID	CODE ⁰	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE	ADDITIONAL INFORMATION¹
W01	F2090x2090	MASTER SUITE	2,090	2,090	8,360	4.37	ALUMINIUM	BAL-12.5	NONE	E	4.07	CLEAR, DOUBLE GLAZED	CORNER JOINING (POST & COVERPLATE)
W02	A2090x850	MASTER SUITE	2,090	850	5,880	1.78	ALUMINIUM	BAL-12.5	NONE	N	1.42	CLEAR, DOUBLE GLAZED	CORNER JOINING (POST & COVERPLATE)
W03	A/F1806	BUTLER'S PANTRY	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	ANGLED	N	0.80	CLEAR, DOUBLE GLAZED	BP 600
W04	A1806	FAMILY / LIVING	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	ANGLED	N	0.81	CLEAR, DOUBLE GLAZED	
W05	A1806	FAMILY / LIVING	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	ANGLED	N	0.81	CLEAR, DOUBLE GLAZED	
W06	AF1518	BED 4	1,460	1,810	6,540	2.64	ALUMINIUM	BAL-12.5	ANGLED	W	2.19	CLEAR, DOUBLE GLAZED	MP 905
W07	AF1518	BED 3	1,460	1,810	6,540	2.64	ALUMINIUM	BAL-12.5	ANGLED	W	2.19	CLEAR, DOUBLE GLAZED	MP 905
W08	A0906	WC	860	610	2,940	0.52	ALUMINIUM	BAL-12.5	ANGLED	S	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED	
W09	AF1216	BATH	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-12.5	ANGLED	S	1.51	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 785
W10	AF1518	BED 2	1,460	1,810	6,540	2.64	ALUMINIUM	BAL-12.5	ANGLED	S	2.19	CLEAR, DOUBLE GLAZED	MP 905
W11	F2380x2170	HOME THEATRE	2,380	2,170	9,100	5.16	ALUMINIUM	BAL-12.5	ANGLED	S	4.84	CLEAR, DOUBLE GLAZED	
W12	F400x1210	ENS	400	1,210	3,220	0.48	ALUMINIUM	BAL-12.5	ANGLED	S	0.37	OBSCURE, DOUBLE GLAZED, TOUGHENED	
W13	F860x2410	---	860	2,410	6,225	1.66	ALUMINIUM	BAL-12.5	NONE	W	1.39	CLEAR, DOUBLE GLAZED	RAKED TOP, LOW END HEIGHT 521mm, HIGH END HEIGHT 860mm
						27.07							

NOTE:
Provide BAL-12.5 rated aluminium windows and external glass sliding doors in lieu of standard.

Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

EXTERIOR DOOR SCHEDULE

0, 1 ASSUME LOOKING FROM OUTSIDE

ID	CODE ⁰	ROOM	HEIGHT	WIDTH	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING TYPE	DOOR TYPE	ADDITIONAL INFORMATION¹
D01	2397x1200	ENTRY	2,397	1,256	3.01	ALUMINIUM	BAL-12.5	NONE	E	N/A	SWINGING	
D02	2397x820	LDRY	2,397	876	2.10	ALUMINIUM	BAL-12.5	SNAP HEADER	W	N/A	SWINGING	
D03	FS2400x2410	FAMILY / LIVING	2,400	2,410	5.78	ALUMINIUM	BAL-12.5	SNAP HEADER	W	CLEAR, DOUBLE GLAZED, TOUGHENED	SLIDING	
D04	SF2340x2410	BED 4	2,340	2,410	5.64	ALUMINIUM	BAL-12.5	SNAP HEADER	N	CLEAR, DOUBLE GLAZED, TOUGHENED	SLIDING	
					16.53 m²							

INTERIOR DOOR SCHEDULE

NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING	ADDITIONAL INFORMATION
2	1000 SS	SQUARE SET OPENING	2,455	1,000	N/A	
1	1230 SS	SQUARE SET OPENING	2,455	1,230	N/A	
1	1460 SS	SQUARE SET OPENING	2,455	1,460	N/A	
2	2 x 620	SWINGING	2,340	1,240	N/A	
1	2 x 820	SWINGING	2,340	1,640	N/A	
1	3 x 720	SWINGING	2,340	2,194	N/A	
1	720	SWINGING	2,340	720	N/A	LIFT-OFF HINGES
1	720 CSD	CAVITY SLIDING	2,340	720	N/A	
8	820	SWINGING	2,340	820	N/A	
1	820 CSD	CAVITY SLIDING	2,340	820	N/A	
1	950 SS	SQUARE SET OPENING	2,455	950	N/A	

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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PICTURE / TV RECESS & SQUARE SET WINDOW SCHEDULE

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)
-----	------	--------	-------	-----------

SINGLE GLAZING U.N.O.
REFER TO GENERAL NOTES FOR FURTHER
DETAIL AND REQUIREMENTS.

REFER TO SHEET 1 (COVER SHEET) FOR ALL
BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

THIS PLAN ACCEPTED BY:

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DATE:



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5	PRELIM PLANS - COUNCIL RFI	STL 10.07.2025

CLIENT: ASHTON LEE WHITE & SAM CUMMING	
ADDRESS: 5 WINFORTON AVENUE, HEYBRIDGE TAS 7316	
LOT / SECTION / CT: 41 / - / 174075	COUNCIL: BURNIE COUNCIL

HOUSE DESIGN: MARBELLA	
FACADE DESIGN: BEAUMARIS	
SHEET TITLE: WINDOW & DOOR SCHEDULES	SHEET No.: 14 / 17

HOUSE CODE: H-WDNMBL10SA
FACADE CODE: F-WDNMBL10BMRSA
SCALES:

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WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	252.78	Flat Roof Area (excluding gutter and slope factor) (m²)
	205.37	Roof Surface Area (includes slope factor, excludes gutter) (m²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	259.10	Area of roof catchment (including 115mm Slotted Quad Gutter) (m²)
Ac	276.23	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021)(1.07 for 8° pitch) (m²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm²)
DRI	128	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m²)
Required Downpipes	4.32	Ac / Acdp
Downpipes Provided	8	

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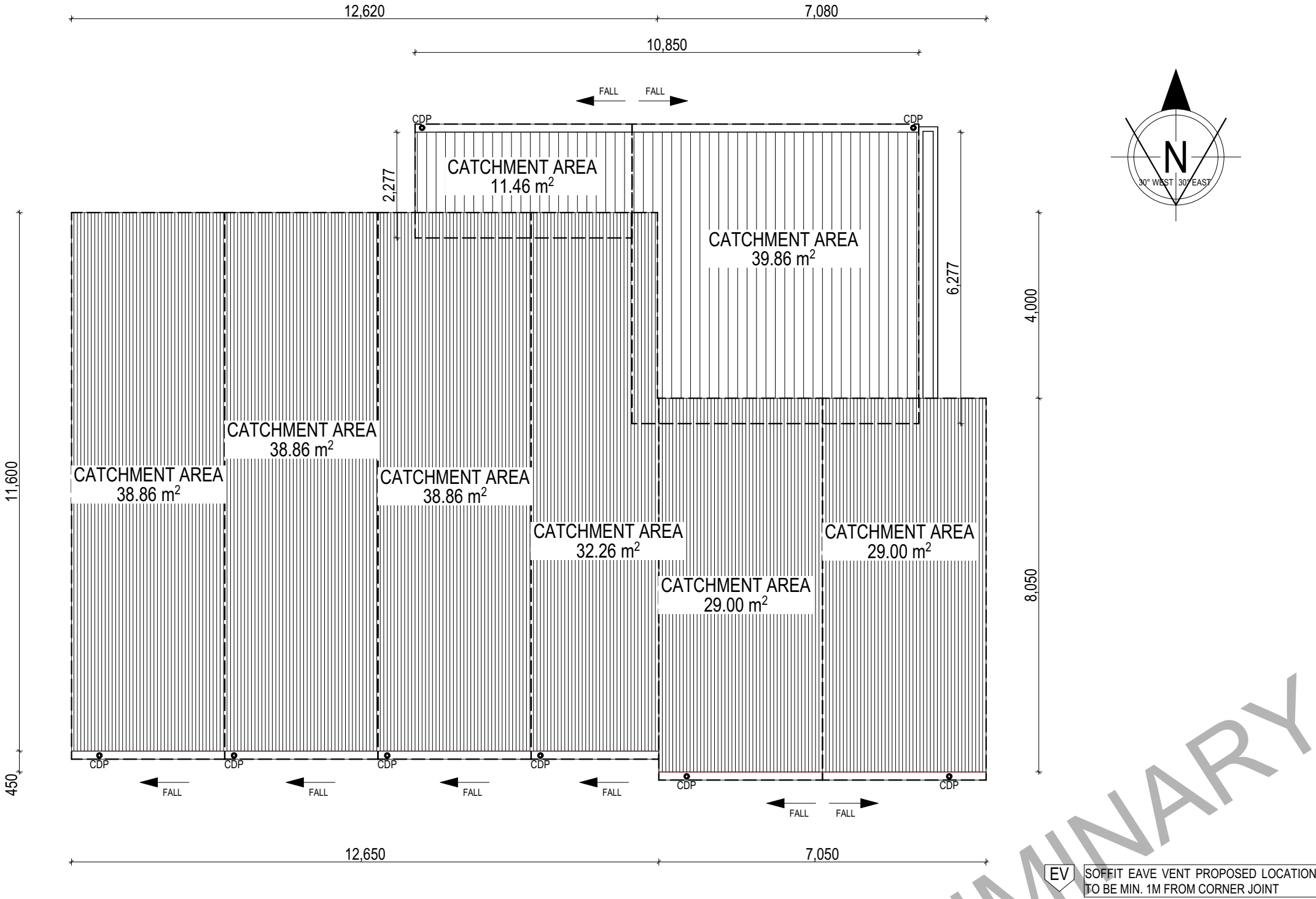
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CLIENT:	ASHTON LEE WHITE & SAM CUMMING
ADDRESS:	5 WINFORTON AVENUE, HEYBRIDGE TAS 7316
LOT / SECTION / CT:	41 / - / 174075
COUNCIL:	BURNIE COUNCIL

HOUSE DESIGN:	MARBELLA	HOUSE CODE:	H-WDNMBL10SA
FACADE DESIGN:	BEAUMARIS	FACADE CODE:	F-WDNMBL10BMRSA
SHEET TITLE:	ROOF DRAINAGE PLAN	SHEET No.:	15 / 17
		SCALES:	1:100

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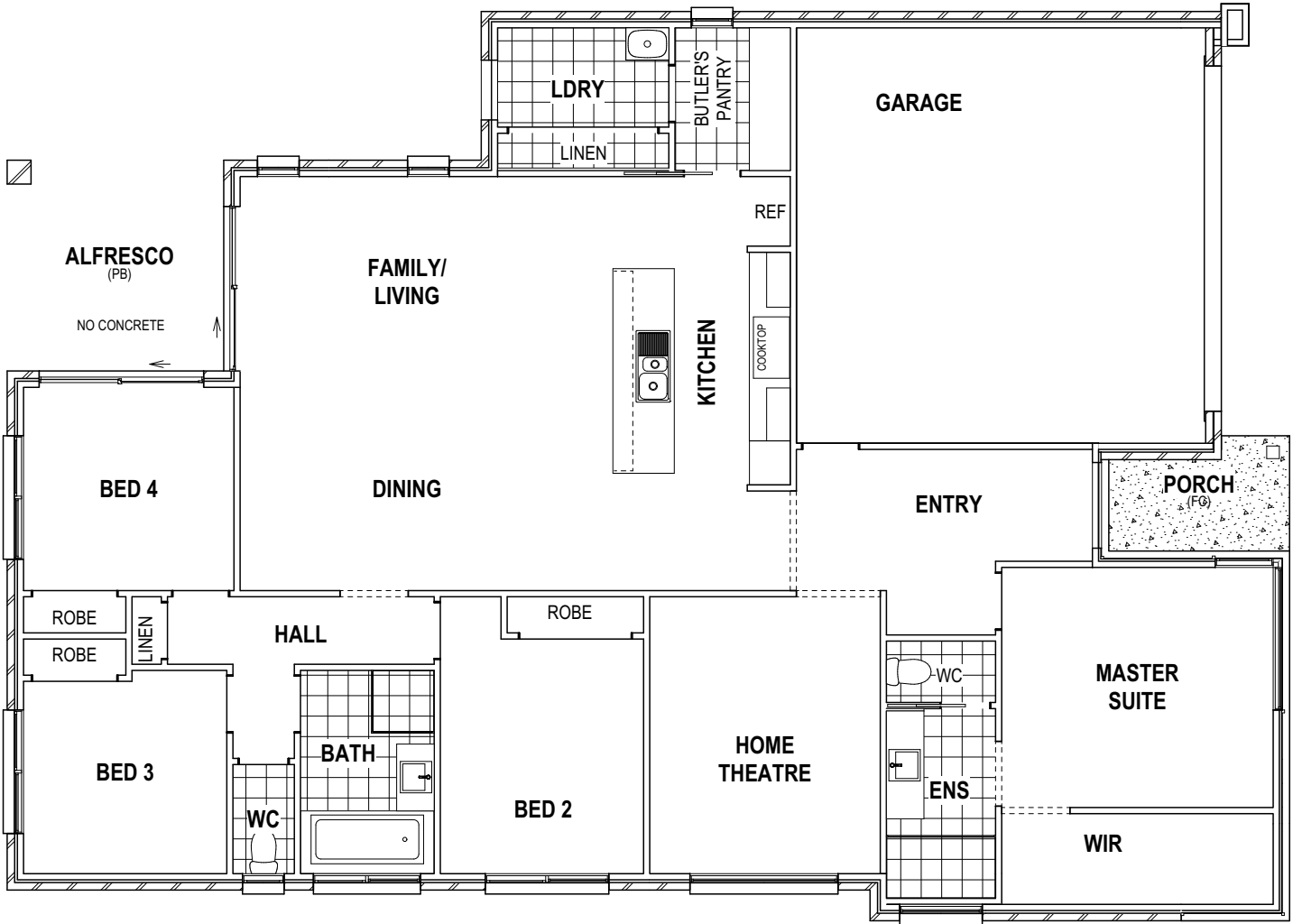
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

- NO COVERING
- COVER GRADE CONCRETE
- CARPET
- LAMINATE
- TILE (STANDARD WET AREAS)
- TILE (UPGRADED AREAS)



BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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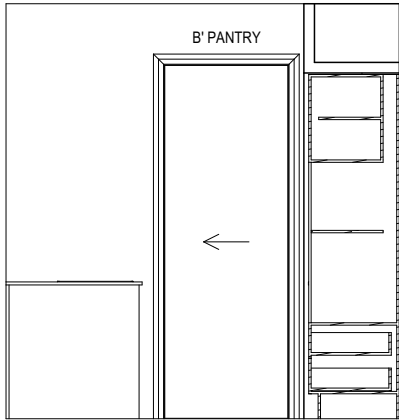
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ADDRESS:	5 WINFORTON AVENUE, HEYBRIDGE TAS 7316
LOT / SECTION / CT:	41 / - / 174075
COUNCIL:	BURNIE COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	BEAUMARIS
SHEET TITLE:	FLOOR COVERINGS
SHEET No.:	16 / 17

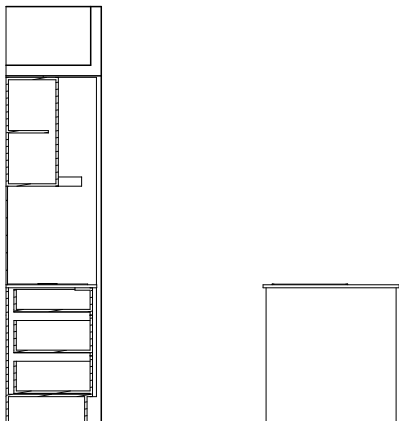
HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10BMRSA
SCALES:	1:100

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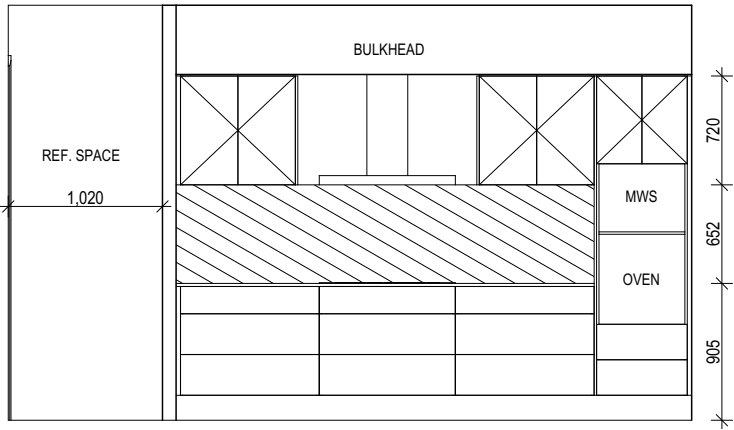
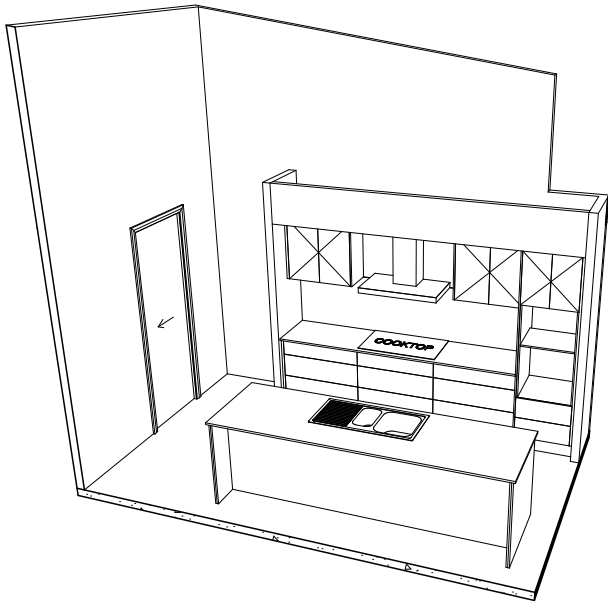
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



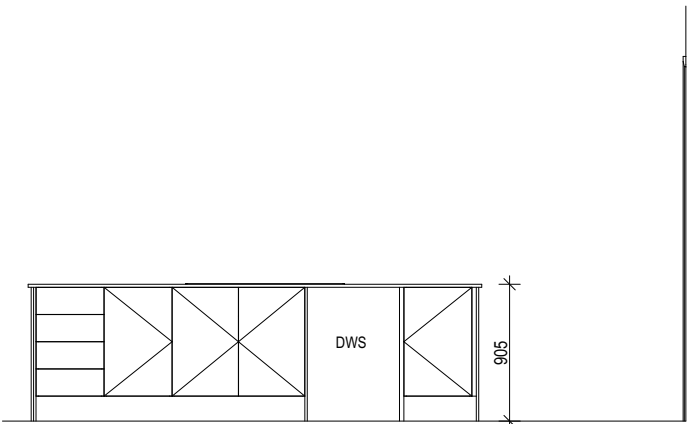
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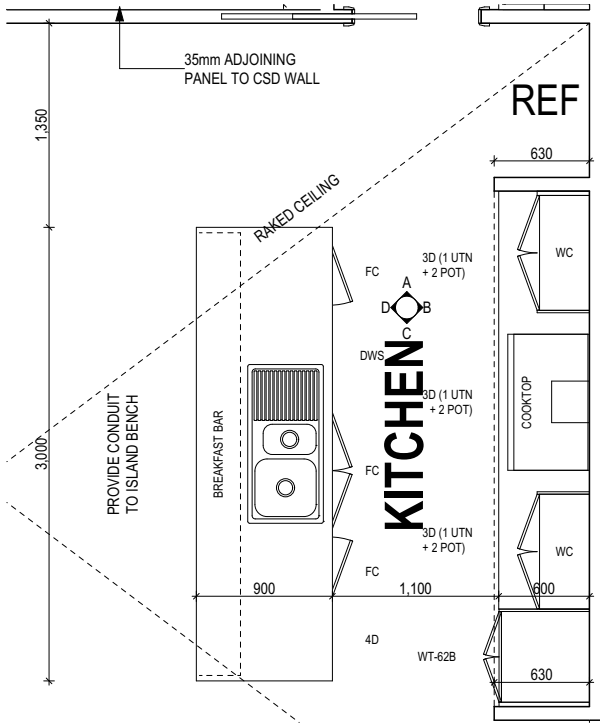
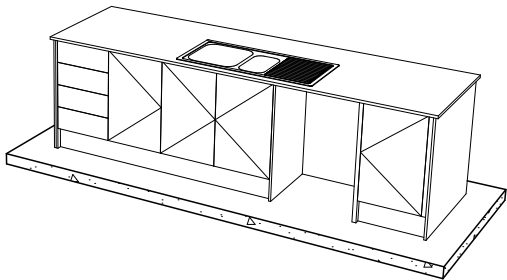
ELEVATION C
Scale: 1:50



ELEVATION B
Scale: 1:50



ELEVATION D
Scale: 1:50



KITCHEN PLAN
Scale: 1:50

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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LOT / SECTION / CT:	41 / - / 174075
COUNCIL:	BURNIE COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	BEAUMARIS
SHEET TITLE:	KITCHEN DETAILS

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10BMRSA
SHEET No.:	17 / 17
SCALES:	1:50

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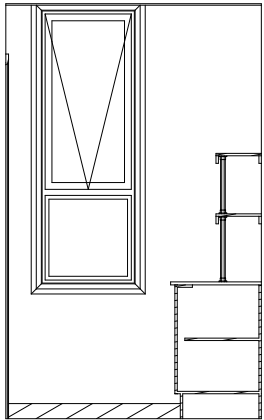
DATE:

BAL-12.5 BUSHFIRE REQUIREMENTS
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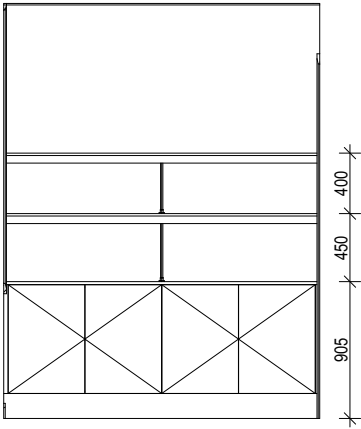
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- GENERAL BUILDING INFORMATION

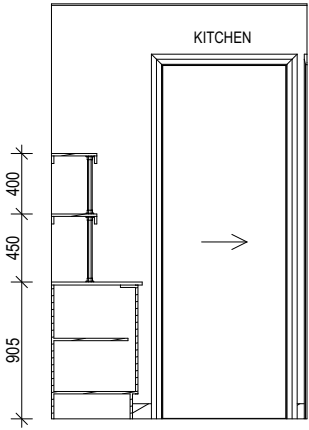
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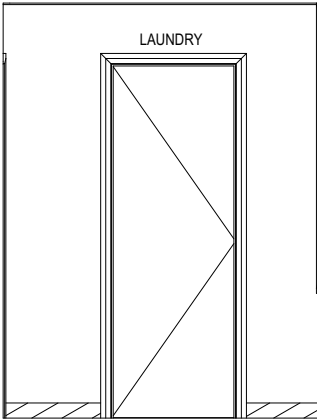
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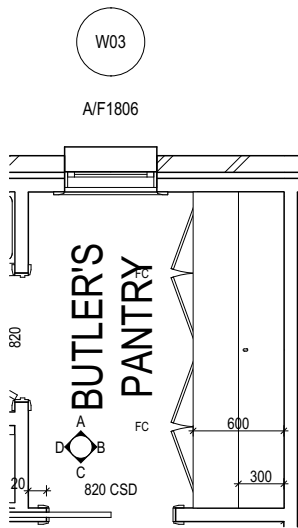
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Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50



BUTLER'S PANTRY PLAN
Scale: 1:50

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ADDRESS:	5 WINFORTON AVENUE, HEYBRIDGE TAS 7316
LOT / SECTION / CT:	41 / - / 174075
COUNCIL:	BURNIE COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	BEAUMARIS
SHEET TITLE:	BUTLER'S PANTRY DETAILS

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10BMRSA
SHEET No.:	18 / 17
SCALES:	1:50

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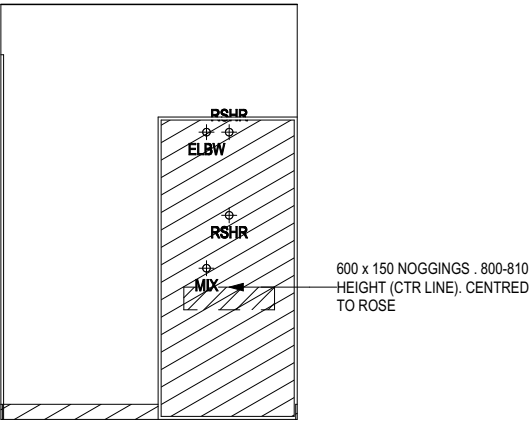
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- GENERAL BUILDING INFORMATION

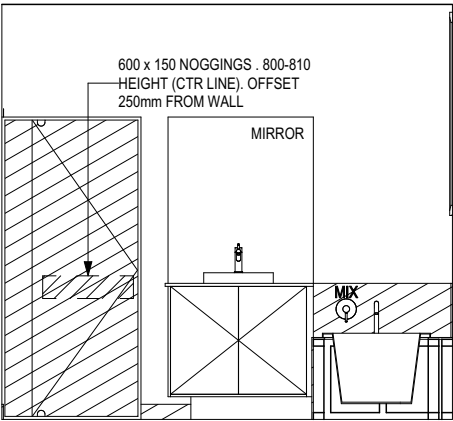
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REFER TO THE FOLLOWING DETAILS:

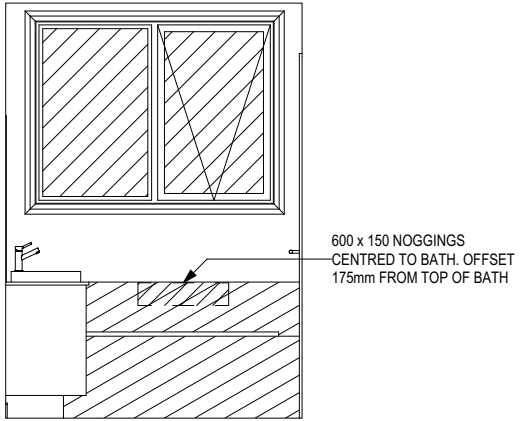
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA



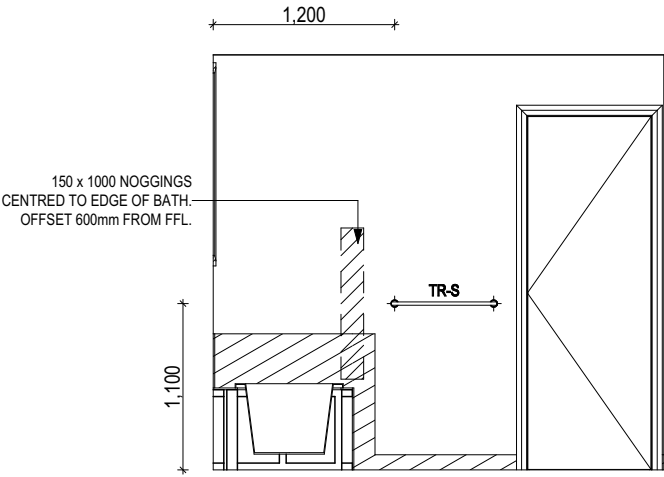
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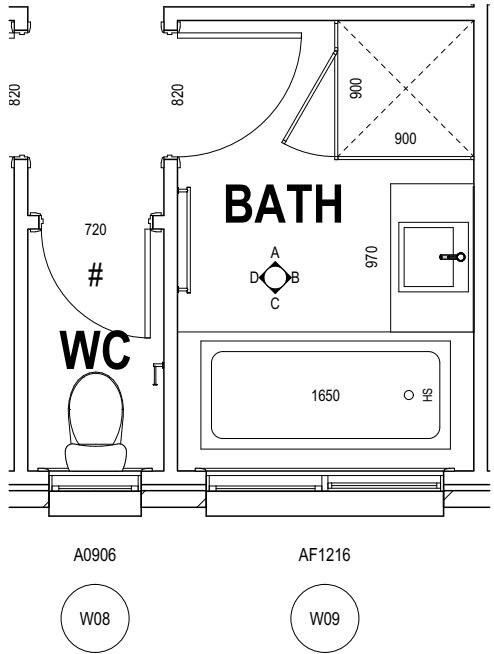
ELEVATION B
Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50



BATHROOM PLAN
Scale: 1:50

LEGEND

- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D | TOWEL RAIL - DOUBLE |
| TL | TOWEL LADDER |
| TH | TOWEL HOLDER |
| TR | TOWEL RACK |
| TMB | TUMBLER HOLDER |
| RNG | TOWEL RING |
| RH | ROBE HOOK |
| SHLF | SHELF |
| SR | SHAMPOO RECESS |
| SOAP | SOAP HOLDER |

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
"SMALL"	470 x 380mm	WIDTH	HEIGHT
"MEDIUM"	800 x 380mm	548mm	446mm
"LARGE"	1500 x 380mm	878mm	446mm
		1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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ADDRESS:	5 WINFORTON AVENUE, HEYBRIDGE TAS 7316
LOT / SECTION / CT:	41 / - / 174075
COUNCIL:	BURNIE COUNCIL

HOUSE DESIGN:	MARBELLA
FACADE DESIGN:	BEAUMARIS
SHEET TITLE:	BATHROOM DETAILS

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10BMRSA
SHEET No.:	19 / 17
SCALES:	1:50

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BAL-12.5 BUSHFIRE REQUIREMENTS
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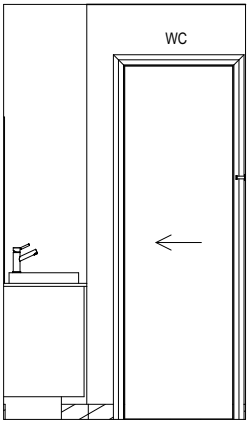
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

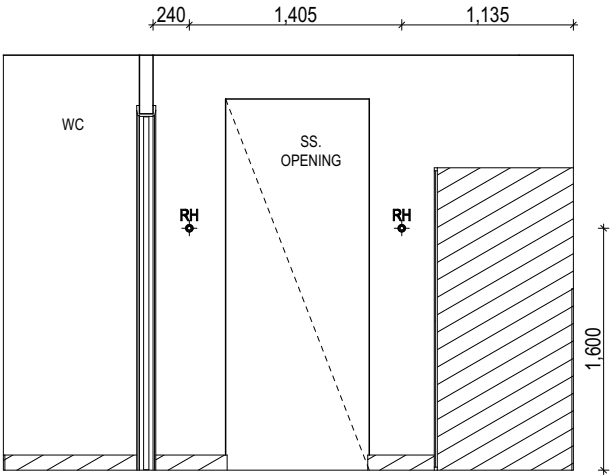
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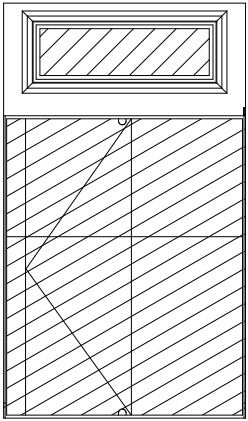
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- WINDOW OVER BATH HOB D-WIND-ALU001
- STANDARD BATH HOB D-WETA-BATH003
- WET AREA TILING LAYOUTS D-WETA-TILE002
- SQUARE SET WINDOWS G-WIND-SSET02
- FULL HEIGHT TILING D-LINI-WETA



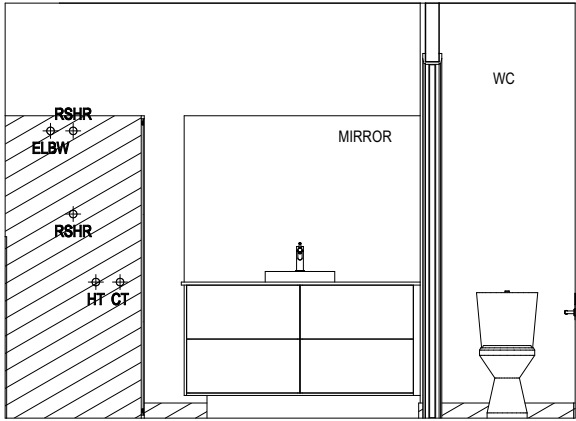
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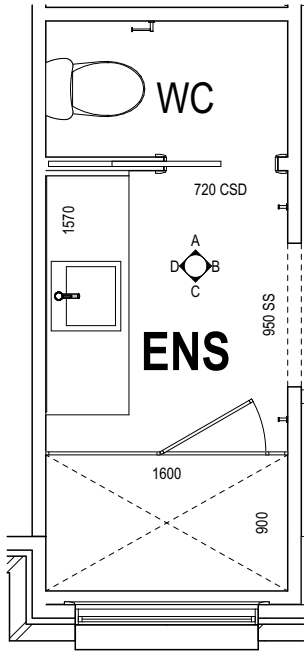
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ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50



ENSUITE PLAN
Scale: 1:50

LEGEND

- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
"SMALL"	470 x 380mm	WIDTH	HEIGHT
"MEDIUM"	800 x 380mm	548mm	446mm
"LARGE"	1500 x 380mm	878mm	446mm
		1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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4 PRELIM PLANS - COUNCIL RFI	STL 21/05/2025
5 PRELIM PLANS - COUNCIL RFI	STL 10.07.2025

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LOT / SECTION / CT:	41 / - / 174075
COUNCIL:	BURNIE COUNCIL

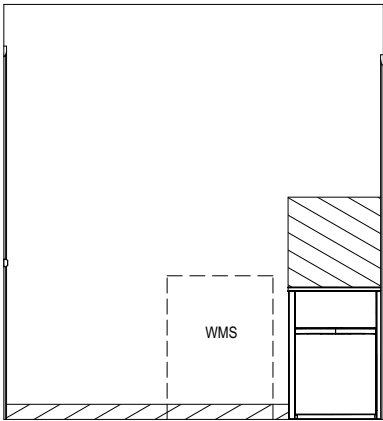
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FACADE DESIGN:	BEAUMARIS
SHEET TITLE:	ENSUITE DETAILS

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10BMRSA
SHEET No.:	20 / 17
SCALES:	1:50

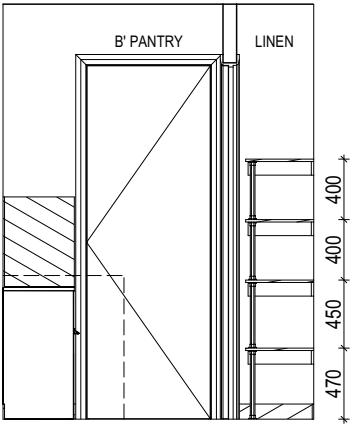
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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR ALL
BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

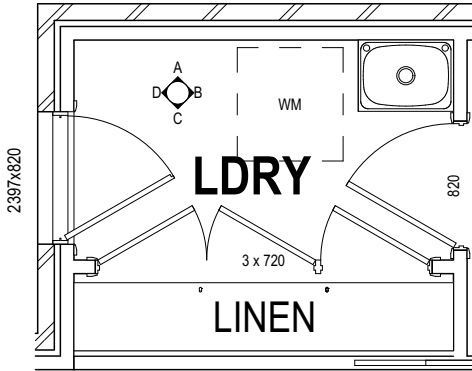


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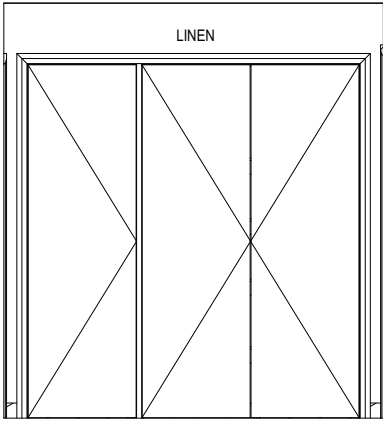


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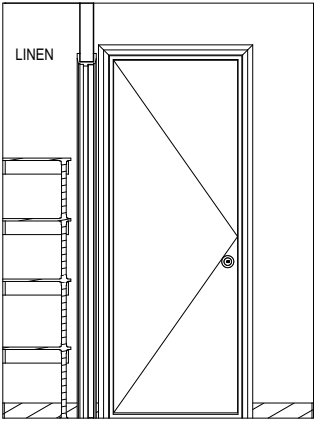
D02



LAUNDRY PLAN
Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50

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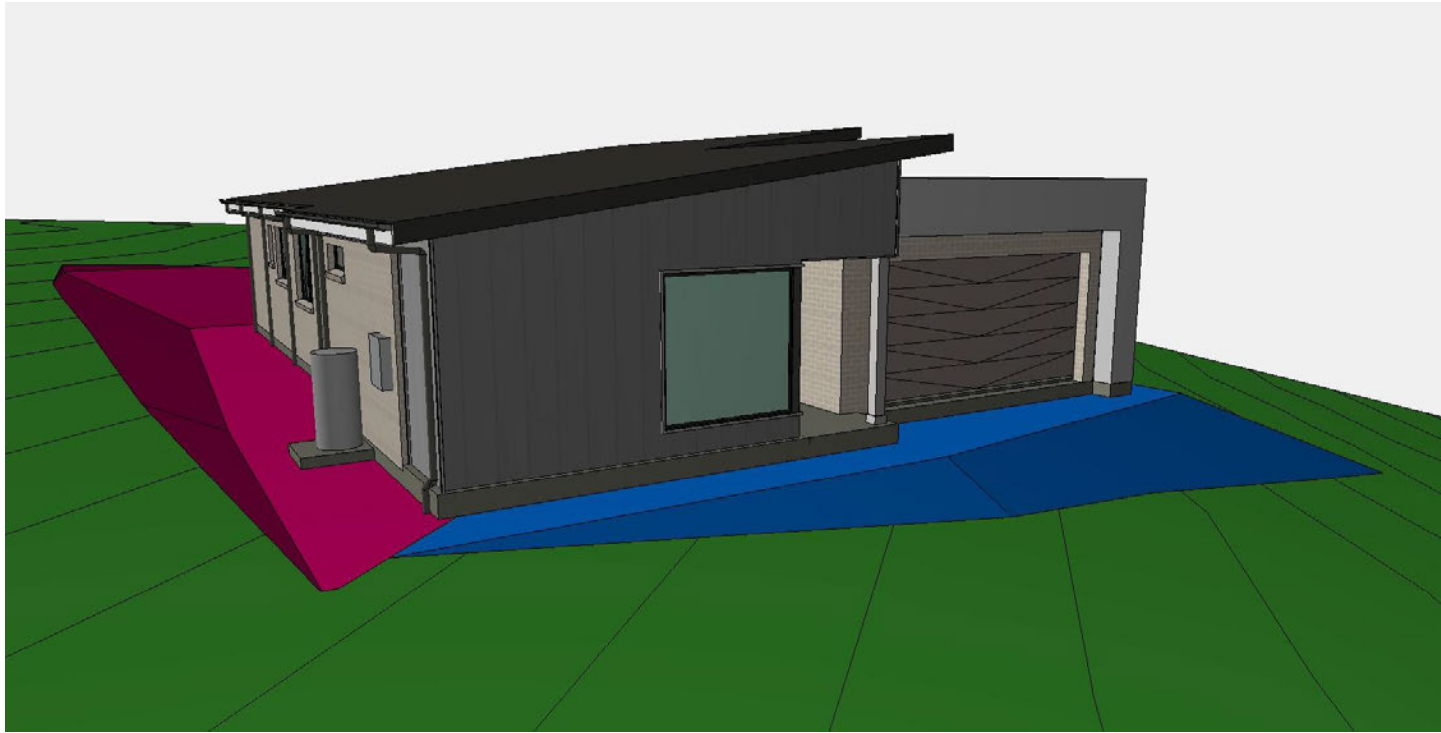
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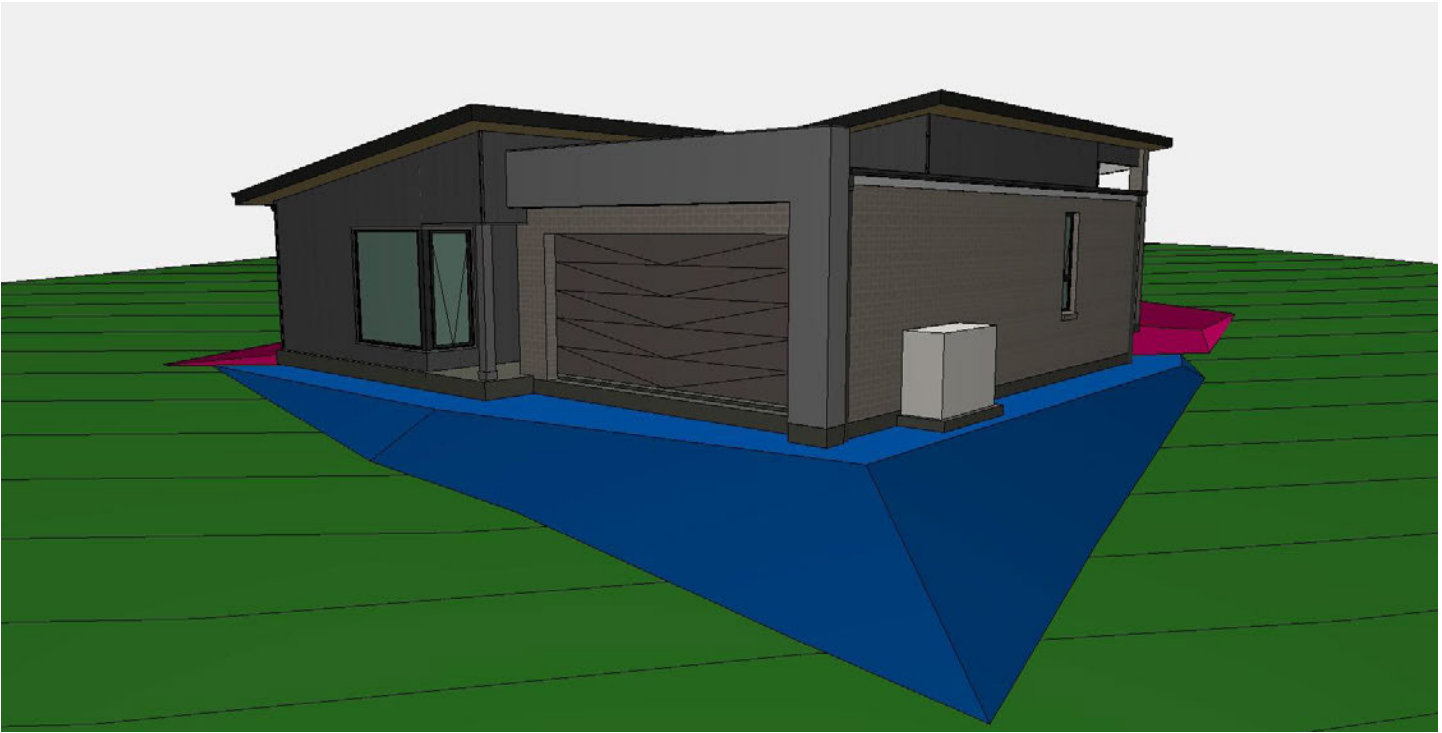
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FACADE DESIGN:	BEAUMARIS
SHEET TITLE:	LAUNDRY DETAILS

HOUSE CODE:	H-WDNMBL10SA
FACADE CODE:	F-WDNMBL10BMRSA
SHEET No.:	21 / 17
SCALES:	1:50

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FRONT LEFT 3D



FRONT RIGHT 3D



REAR LEFT 3D



REAR RIGHT 3D

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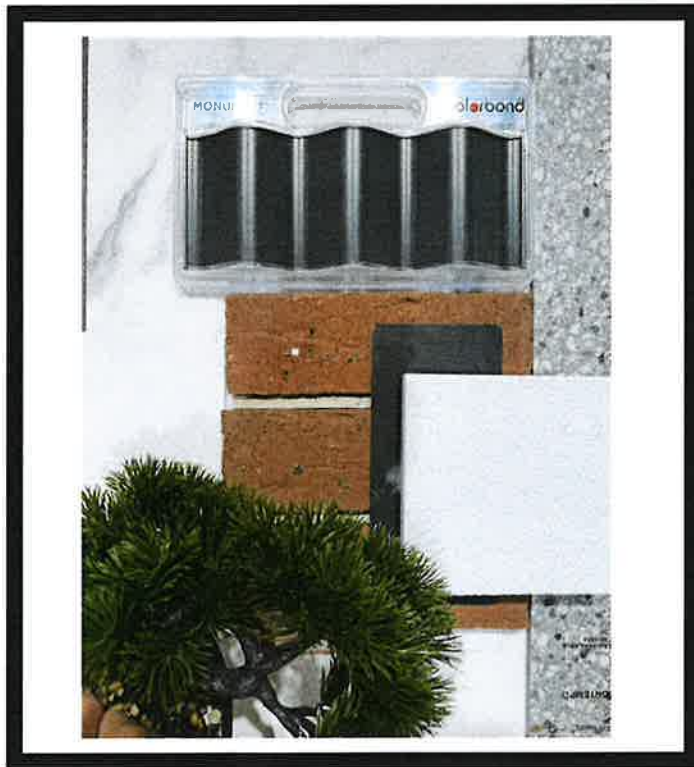
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	COPYRIGHT: © 2025	1	DRAFT SALES PLAN	MLG 20/03/2025	ADDRESS: 5 WINFORTON AVENUE, HEYBRIDGE TAS 7316		FACADE DESIGN: BEAUMARIS		FACADE CODE: F-WDNMBL10BMRSA		
		2	PLANS UPDATE	MLG 25/03/2025	LOT / SECTION / CT: 41 / - / 174075		SHEET TITLE: 3D VIEWS		SHEET No.: #LayNoln	SCALES: Subset / 5	
		3	PRELIM PLAN - INITIAL ISSUE	TDI 08/05/2025	COUNCIL: BURNIE COUNCIL						
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Client Signature: *[Signature]* Date: 12.05.25
Client Signature: *[Signature]* Date: 12.05.25

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AS2870:2011 SITE ASSESSMENT

5 Winforton Avenue

Heybridge

February 2025

Wilson Homes Reference: 714219



GEO-ENVIRONMENTAL

SOLUTIONS

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Investigation Details

Client:	Wilson Homes
Site Address:	5 Winforton Avenue, Heybridge
Date of Inspection:	18/02/2025
Proposed Works:	New house
Investigation Method:	Drill Tech Auger
Inspected by:	AM

Site Details

Certificate of Title (CT):	174075/41
Title Area:	Approx. 3330 m ²
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation , Scenic protection area
Slope & Aspect:	7° NE facing slope
Vegetation:	Grass & Weeds Disturbed

Background Information

Geology Map:	MRT
Geological Unit:	Permian Sediments
Climate:	Annual rainfall 950mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	USCS	Description
0.00-0.10	SM	Silty SAND: black, slightly moist, loose,
0.10-0.40	SM	Silty SAND: grey, dry, medium dense
0.40-0.60	SM	Silty SAND: trace of gravel, white, dry, dense
0.60-0.80	SM	Silty SAND: grey, brown, dry, dense
0.80-1.40	CI	Silty CLAY: medium to high plasticity, white mottled grey, dry, very stiff, refusal on boulder/rock

BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.50	0.00-0.10	SM	Silty SAND: trace of clay, black, slightly moist, loose,
0.50-0.90	0.10-0.40	SM	Silty SAND: white, dry, dense,
0.90-1.0	0.40-0.50	SM	Silty SAND: trace of gravel, white, dry, dense, refusal on boulder/rock

Site Notes

Soils on the site are developing from Permian sediments. The clay fraction is likely to show moderate ground surface movement.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “*Residential Slabs and Footings*”.

The site has been classified as:

Class M

Y^s range: **20-40mm**

Notes: that is a moderately reactive clay.

Wind Loading Classification

According to “AS4055:2021 - *Wind Loads for Housing*” the house site is classified below:

Wind Classification:	N3
Region:	A
Terrain Category:	2.5
Shielding Classification:	PS
Topographic Classification:	T2
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes.

It is recommended the foundations be placed on the underlying rock to minimise the potential for foundation movement.

All earthworks on site must comply with AS3798:2012, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsidence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON COHESIVE – SAND & GRAVEL		
Consistency Description	Field Test	Dynamic Cone Penetrometer blows/100 mm
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	Field Test	Indicative undrained shear strength kPa
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{30}}$	$C_c = \frac{(D_{30})^3}{(D_{10})(D_{60})}$	NOTES
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils. (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
		20	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		medium	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
		fine	GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	2.36	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		coarse	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		0.6	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
		medium	SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
		0.2							
		fine							
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	<div><h3>Plasticity Chart</h3><p>For classification of fine grained soils and fine fraction of coarse grained soils.</p><p>Plastic Index (%)</p><p>Liquid Limit (%)</p><p>Low Medium High</p><p>CL-ML, CH-ML, CH-OL, MH & CH, ML & OL</p></div>					
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
		CI	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils						

Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

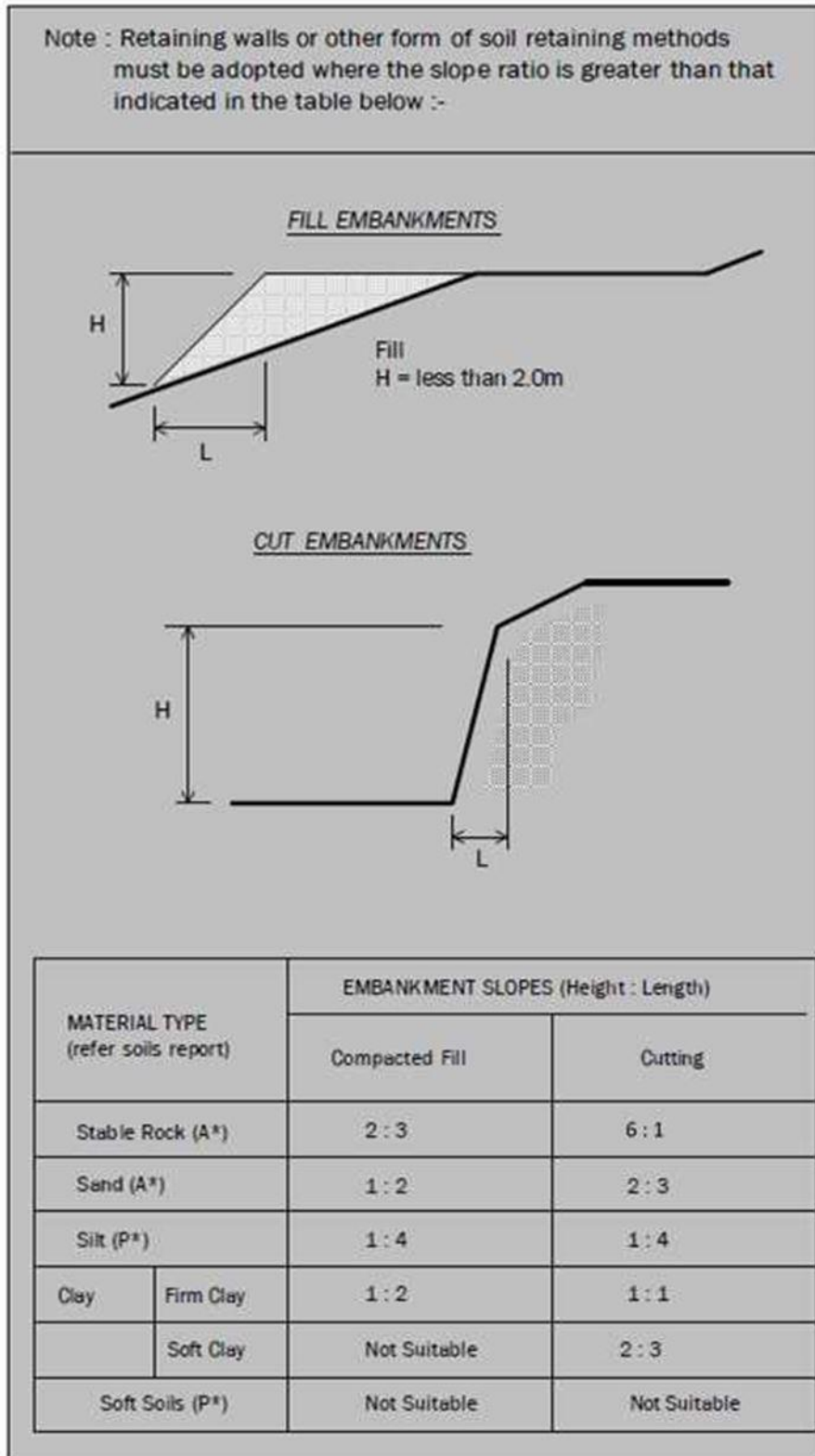
1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

1.5 Batter Angles for Embankments (Guide Only)



Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

Disclaimer

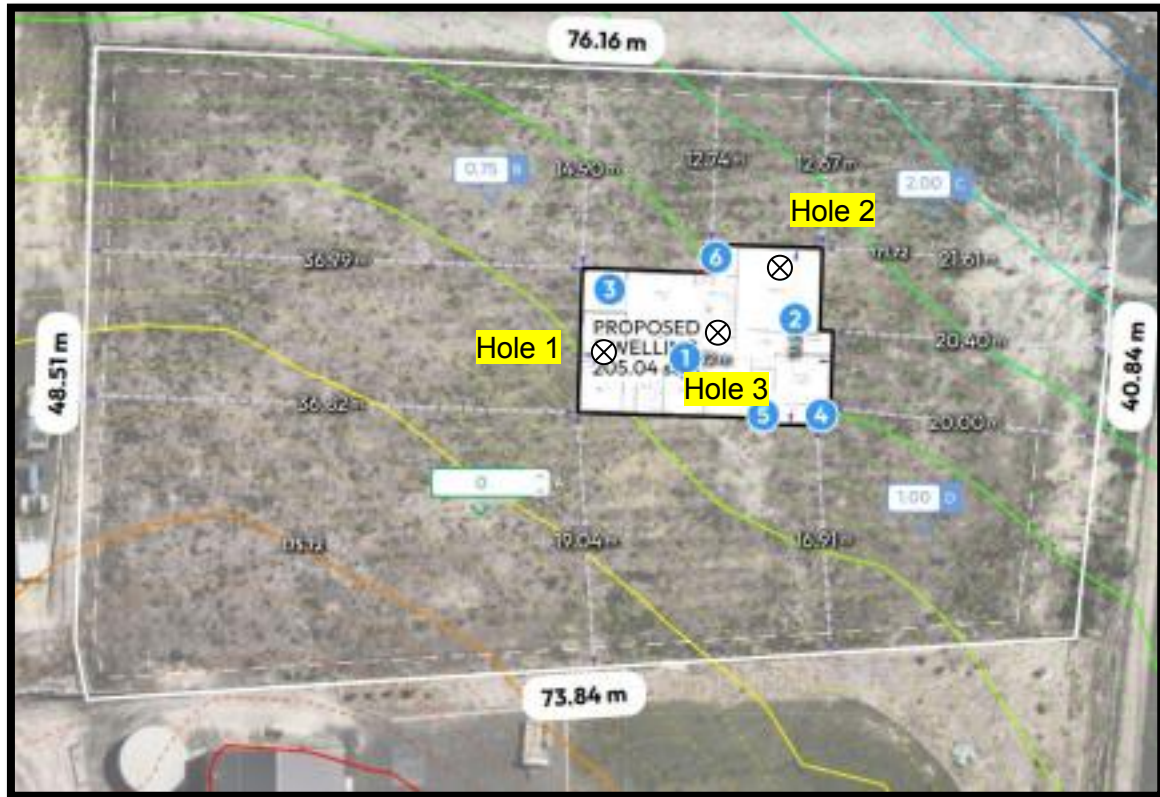
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The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

Site Plan



APPENDIX 1 - DCP Results Table

Dynamic Cone Penetration (DCP) Conversion to Californian Bearing Ratio
(ref: Australian Standard AS 1289.6.3.2 - 1997)

DCP Location BH2

Depth (mm)	DCP (Blows/100mm)	DCP (mm/Blow)	DCP Resistance (mPa)	Allowable Bearing Capacity (kPa)	CBR (Rounded Up)
0-100	6	16.7	1.9	208	13
100-200	6	16.7	1.9	208	13
200-300	3	33.3	0.9	104	6
300-400	3	33.3	0.9	104	6
400-500	5	20.0	1.6	174	10
500-600	20	5.0	6.3	694	48

APPENDIX 2 – SITE PHOTOS

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

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 item, 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:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

Date:

J11409

24/02/2025



A handwritten signature in black ink, appearing to be "John Paul Cumming".



Proposed Residential Development – 5 Winforton Avenue, Heybridge

Bushfire Hazard Report

Applicant: Wilson Homes

Job Number: 714219



March 2025 J11409v1.0

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Disclaimer

The measures contained in Australian Standard 3959-2018 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 lot 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 Alice Higgins FPO (planning), BFP - 165 of Geo Environmental Solutions. Base data for mapping: TasMap, Digital and aerial photography: Alice Higgins, GoogleEarth.

1.0 Purpose

This bushfire hazard report is intended to provide information in relation to development in a bushfire-prone area. It will demonstrate compliance with the Building Regulations 2016, and the Directors Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024. Provide a certificate of others (Form 55) as specified by the Director of Building Control for bushfire hazard and give guidance by way of a certified Bushfire Hazard Management Plan (BHMP) which shows a means of protection from bushfires in a form approved by the Chief Fire Officer of the Tasmania Fire Service.

2.0 Summary

Site details & compliance

Title reference	174075/41
PID	3543203
Address	5 Winforton Avenue, Heybridge
Applicant	Wilson Homes
Municipality	Burnie
Planning Scheme	Tasmanian Planning Scheme – Burnie
Zoning	Landscape Conservation
Land size	~0.33Ha
Bushfire Attack Level	BAL-12.5
Certificate of others (form 55)	Complete and attached
Bushfire Hazard Management Plan	Certified & Attached

Construction of a new class 1a building at 5 Winforton Avenue, Heybridge requires demonstrated compliance with the Building Regulations 2016, and the Directors Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024. The site is within a bushfire prone area as defined under the Tasmanian Planning Scheme – Burnie. The Bushfire attack level has been determined as BAL-12.5, provisions for construction standards, hazard management areas (HMA), property access and water supplies for firefighting will be required as detailed in this report and on the BHMP.

3.0 Introduction

This bushfire hazard report has been completed to form part of supporting documentation for a building permit application for the proposed development. The proposed development site has been identified as being in a bushfire prone area. A site-specific BHMP has been provided for compliance purposes.

4.0 Proposal

The proposal is for the construction of a new class 1a building and associated access at 5 Winforton Avenue, Heybridge (Appendix B).

5.0 Bushfire Attack Level (BAL) Assessment

5.1 Methods

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 AS359-2018. 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.

5.2 Site Description

The proposal is located at 5 Winforton Avenue, Heybridge, in the municipality of Burnie and is zoned Landscape Conservation under the Tasmanian Planning Scheme – Burnie. Access to the lot will be by an existing crossover from Winforton Avenue, a council-maintained road. The lot is ~0.33 Ha, is rectangular in shape and is located approximately 1.2km west of Blythe River (Figure 1).

Adjacent land surrounding the lot is zoned Landscape Conservation with Environmental Management beyond. At a landscape scale the lot occurs within an area of existing urban development surrounded by a mosaic of pockets of urban development and bushfire-prone vegetation characterised by predominantly forest vegetation. The lot has gentle to moderate slopes with a northerly aspect which is likely to influence the bushfire attack at the site.

Vegetation surrounding the lot was assessed (Table 1) and described as forest or excluded from the assessment as low threat vegetation (as per AS3959-2018). The classified vegetation potentially having the greatest impact on the site occurs to the southwest of the site (Figure 2). The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.4 (A to H) has been used to determine vegetation types within 100 metres of the site (Table 1).



Figure 1. Site location plan (outlined in pink) (Image source: LISTmap 2025)



Figure 2. Shows the location of the site (outlined in pink) in the context of the adjacent lands, classified vegetation, and slopes (Image source: LISTmap 2025).

Table 1. Bushfire Attack Level (BAL) Assessment for the proposed Class 1a Building

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard Management Area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f) ^{^^}	>5° to 10° downslope	0 to >100 metres	12 metres	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to >100 metres	20 metres	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) ^{^^}	upslope	0 to >100 metres	16 metres	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f) ^{^^}	upslope	0 to 42 metres	Min 32 metres	BAL-12.5
	Forest [^]	flat 0°	42 to >100 metres		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to >100 metres	36 metres	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4(H).

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

6.0 Results

The bushfire attack level for the site has been determined as BAL-12.5. The risk is low to moderate, there is a risk of ember attack and burning debris ignited by wind born embers and an exposure to low levels of radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m².

6.1 Property Access

Property access is less than 30 metres to the indicative static firefighting water supply. In this circumstance there are no minimum design or construction standards applicable to property access.

If in the event the property access is greater than 30 metres, design and construction standards will apply as per Clause 2.3.2 and Table 2 Element B of the Directors Determination as below:

- all- weather construction,
- load capacity of at least 20 t, including for bridges and culverts,
- minimum carriageway width of 4 m,
- minimum vertical clearance of 4 m,
- minimum horizontal clearance of 0.5 m from the edge of the carriageway,
- cross falls of less than 3 degrees (1:20 or 5%),
- dips less than 7 degrees (1:8 or 12.5%) entry and exit angle,
- curves with a minimum inner radius of 10 m,
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads, and
- terminate with a turning area for fire appliances provided by one of the following:
 - a turning circle with a minimum outer radius of 10m, or
 - a property access encircling the building, or
 - a hammerhead “T” or “Y” turning head 4 m wide and 8 m long

6.2 Water Supplies for Firefighting

The site is not serviced by a reticulated water supply and there is no water supplies dedicated for firefighting; a static water supply and associated infrastructure for firefighting is required in accordance with Clause 2.3.3 and Table 3B of the Directors Determination.

Table 2. Requirements for Static Water Supplies dedicated for Firefighting

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; 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.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply, (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must always be available, (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems, (d) Must be metal, concrete or lagged by non-combustible materials if above ground, and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal, (ii) non-combustible material, or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50 mm, (b) Be fitted with a valve with a minimum nominal internal diameter of 50 mm, (c) Be metal or lagged by non-combustible materials if above ground, (d) Where buried, have a minimum depth of 300 mm, (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment, (f) Ensure the coupling is always accessible and available for connection, (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length), (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table, and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible, (ii) Accessible to allow connection by firefighting equipment, (iii) At a working height of 450 – 600 mm above ground level, and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304:2019, or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand - A hardstand area for fire appliances must be provided:	(a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like), (b) No closer than six metres from the building area to be protected, (c) 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.

6.3 Hazard Management Area.

A HMA 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 HMA is given below and on the BHMP.

A HMA 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 strategies.

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

HMA Maintenance

The established HMA must be maintained in a minimal fuel state for bushfire protection mechanisms to be effective. The need to maintain an effective HMA into the future must be considered when planting gardens and landscaping. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. It is particularly important that any flammable fine fuels at ground level such as leaves, litter and wood piles are suitably managed.

Any additional fire protection measures implemented by the owners such as fire pumps and sprinkler systems must be tested regularly to ensure functionality.

7.0 Compliance

Table 3. Compliance with the Directors Determination - Bushfire Hazard Areas, version 1.2, 16th July 2024.

Requirements	Compliance
2.3.1 Design & Construction Requirements	<p>Clause 2.3.1 requires buildings to be constructed in accordance with AS3959-2018 or NASH standard – Steel Framed Construction in Bushfire Areas consistent with the BAL determined for the site.</p> <p>The BHMP specifies construction to BAL-12.5 standards of AS3959-2018.</p> <p>If the proposed building is designed and constructed in accordance with BAL-12.5 construction standards the development will comply with clause 2.3.1.</p>
2.3.2 Property Access	<p>Clause 2.3.2 requires property access to be designed and constructed to comply with Table 2 of the determination and is applicable from the public roadway to within (at minimum) 90 metres of the furthest part of the building/s and includes access to a hardstand for the firefighting water point.</p> <p>Property access is less than 30 metres in length to the static firefighting water supply and therefore no design and construction requirements will apply for compliance with Table 2 of the Directors Determination.</p>
2.3.3 Water Supply for Firefighting	<p>Clause 2.3.3 requires that a new building constructed in a bushfire-prone area is provided with a dedicated firefighting water supply in accordance with Tables 3A or 3B.</p> <p>Static water supplies consistent with Table 3B have been specified in this report and are required for compliance on the BHMP.</p> <p>If the requirements of section 6.2 of this report are implemented the proposal will comply with clause 2.3.3.</p>
2.3.4 Hazard Management Areas	<p>Clause 2.3.4 requires that new buildings in bushfire-prone areas are provided with an HMA which is compliant with Table 4. The HMA must have the minimum separation distances required for the BAL determined for the site and, have an HMA established which reduces fuels and other hazards so that fuels and other hazards do not significantly contribute to the bushfire attack.</p> <p>HMA's are shown on the BHMP and are specified to the minimum widths required to achieve BAL-12.5 for the site. This report and the BHMP specify requirements for hazard management areas.</p> <p>If the HMA's are established in accordance with the BHMP the proposal will comply with clause 2.3.4</p>
2.3.5 Emergency Plan	<p>The proposal is for the construction of a new class 1a building and therefore in this circumstance Emergency Plans are not required for compliance.</p>
3. Bushfire Hazard Management Plan and Certificate	<p>A bushfire hazard management plan has been prepared for work for which this division applies and has been certified in accordance with the Chief Officers requirements by an accredited person.</p>

8.0 Guidance

The defensible space (HMA) around a building is critical for providing occupants and/or fire fighters with safe access to the building in order that firefighting activities may be undertaken. The larger the defensible space, the safer it will be for those defending the structure. Some desirable characteristics of a hazard management area are:

- The area directly adjacent to the building has a significant amount of flammable material removed such that there is little to no material available to burn around the building,
- Includes non-flammable areas such as paths, driveways, managed lawns,
- Establishment of orchards, vegetable gardens, dams or wastewater effluent disposal areas on the fire prone side of the building,
- Creating wind breaks and radiation shields such as non-combustible fences and low flammability hedges, and
- It is not necessary to remove all vegetation from the defensible space, trees can provide protection from wind borne embers and radiant heat in some circumstances.

9.0 Further Information

For further information on preparing yourself and your property for bushfires visit the Tasmania Fire Service website at www.fire.tas.gov.au or phone 1800 000 699 for information on:

- Preparing a bushfire survival plan
- Preparing yourself and your home for a bushfire
- Guidelines for development in bushfire prone areas in Tasmania
- Fire resisting plants for the urban fringe and rural areas
- Using fire outdoors
- Fire permits
- Total fire bans
- Bushfires burning in Tasmania

10.0 Glossary and Abbreviations

AS – Australian Standard

BAL – Bushfire Attack Level – A means of measuring the severity of a building's potential exposure to ember attack, radiant heat, and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2018).

BFP – Bushfire Practitioner – An accredited practitioner recognised by Tasmania Fire Service.

BHMP – Bushfire Hazard Management Plan – A plan for an individual habitable building or subdivision identifying separation distances required between a habitable building(s) and bushfire-prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

Class 1a building – A single habitable building, being a detached house, or one of a group of attached habitable buildings being a town house, row house or the like (NCC 2022).

deg – degrees

FDI – fire danger index – Relates to the chance of a fire starting, its rate of spread, its intensity, and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2018).

ha – hectares

HMA – Hazard Management Area – 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.

km - kilometres

m – metres

mm – millimetres

NASH – National Association of Steel Framed Housing

t – tonnes

11.0 References

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

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet.

Directors Determination – Bushfire Hazard Areas, version 1.2 16th July 2024. Director of Building Control.

LISTmap 2025. Land Information System Tasmania, Tasmania Government.

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

Tasmania Fire Service 2020, Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners and Builders. Tasmania Fire Service, Tasmania.

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

12.0 Limitations Statement

This bushfire hazard report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant named in section 2. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this report. In preparing this report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 "It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

Appendix A - Site Photos



Figure 3. Northern azimuth from the site of the proposed development looking at managed land 5 to 10 degrees downslope.



Figure 4. Eastern azimuth from the site of the proposed development looking at managed land across slope.

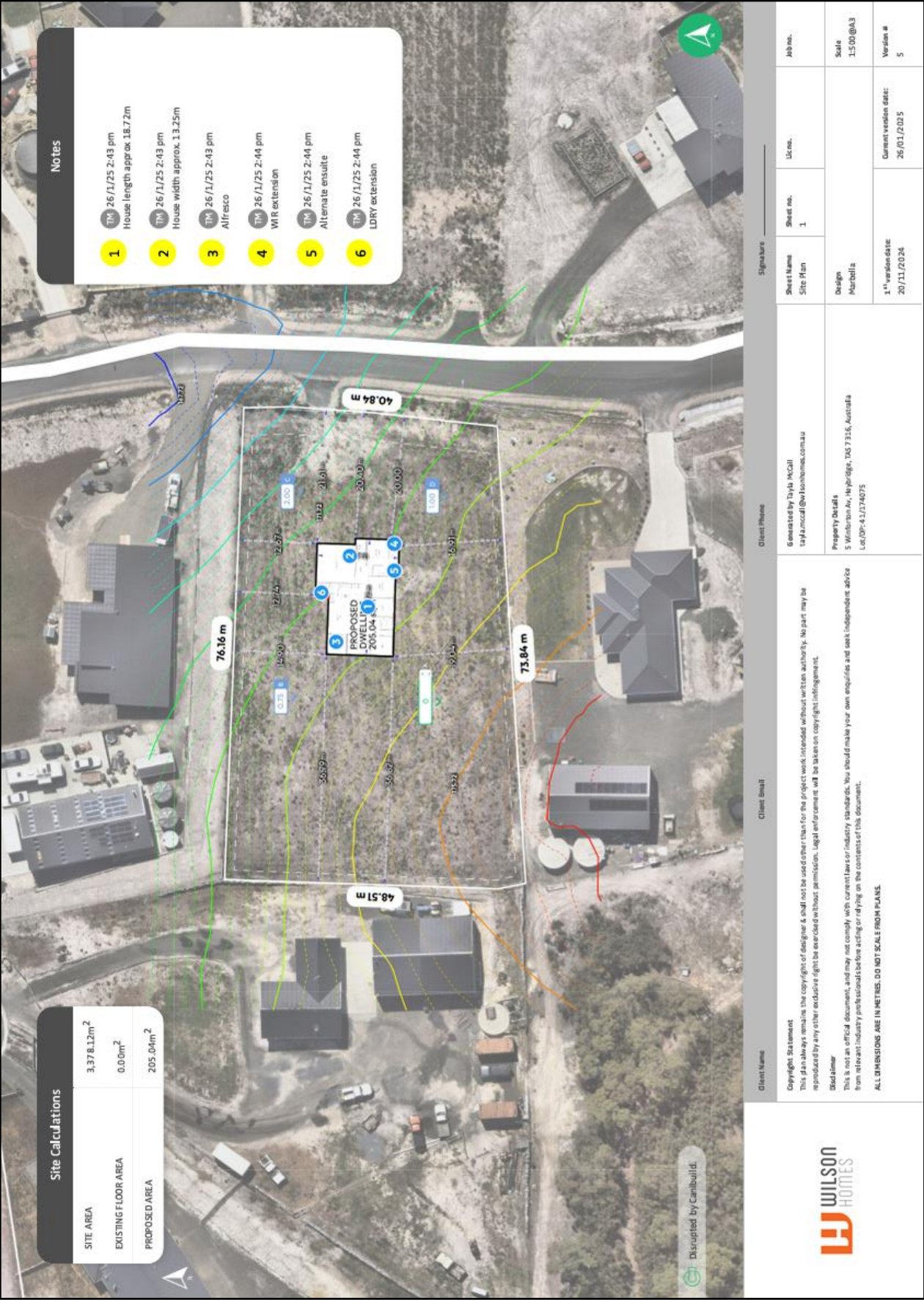


Figure 5. Southwestern azimuth from the site of the proposed development looking at managed land upslope and forest across slope beyond.



Figure 6. Western azimuth from the site of the proposed development looking at managed land across slope.

Appendix B – Site Plan



Attachment 1

Design and Specification Requirements

Standards for Property Access

Property access is less than 30 metres in length to the static fire fighting water supply. In this circumstance there are no minimum design or construction requirements for property access.

Static Water Supply for Fire fighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static fire fighting water supply will be provided in accordance with the following; Static water supplies and associated infrastructure for fire fighting purposes will be provided in accordance with Table 2 of the Directors Determination - Bushfire Hazard Areas, version 1.2, 16th July 2024

A) Distance between building area to be protected and water supply
The following requirements apply:
(a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

B) Static Water Supplies
A static water supply:
(a) May have a remotely located offtake connected to the static water supply;
(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
(i) metal;
(ii) non-combustible material; or
(iii) fibre-cement a minimum of 6 mm thickness.

C) Fittings and pipework associated with a fire fighting water point for a static water supply must:
(a) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(c) Be metal or lagged by non-combustible materials if above ground;
(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
(f) Ensure the coupling is accessible and available for connection at all times;
(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
(i) Where a remote offtake is installed, ensure the offtake is in a position that is:
(i) Visible;
(ii) Accessible to allow connection by fire fighting equipment,
(iii) At a working height of 450 – 600mm above ground level; and
(iv) Protected from possible damage, including damage by vehicles.

D) Signage for static water connections
The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service

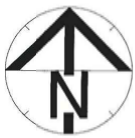
E) Hardstand
A hardstand area for fire appliances must be provided:
(a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
(b) No closer than six metres from the building area to be protected;
(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.

Hazard Management Area Requirements

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.

BUSHFIRE HAZARD MANAGEMENT PLAN

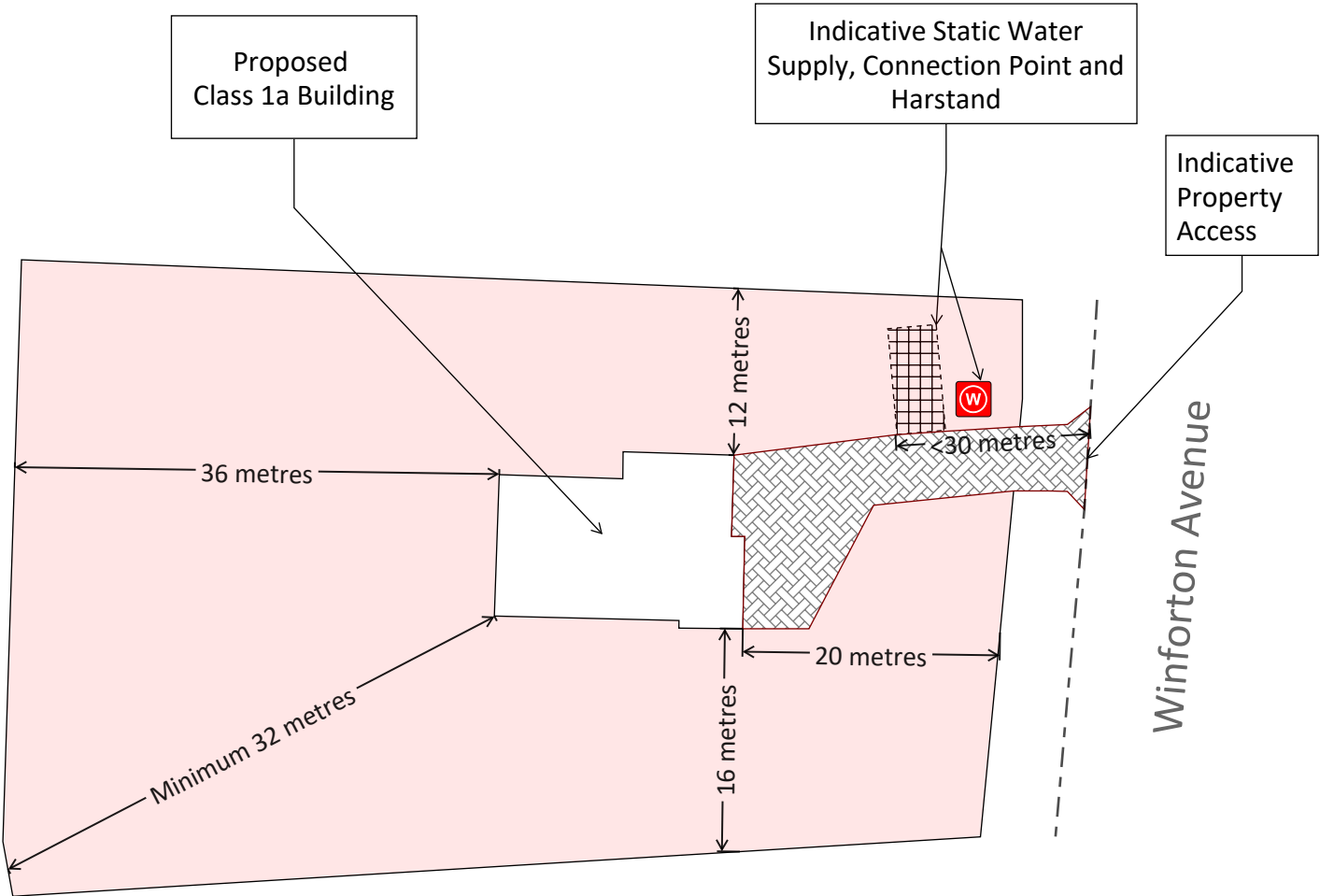
5 Winforton Avenue, Heybridge. March 2025. J11409v1.0
Tasmanian Planning Scheme - Burnie



GEO-ENVIRONMENTAL

SOLUTIONS

29 Kirksway Place, Battery Point.
T| 62231839 E| office@geosolutions.net.au



- Proposed Class 1a Building
- Hazard Management Area
- Indicative Property Access
- Indicative Hardstand
- Indicative Static Fire Fighting Water Supply and Connection Point

Building Specifications to
BAL-12.5
of AS3959-2018

Hazard Management Area

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.

Certification No. J11409

Alice Higgins
Acc. No. BFP-165
Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings.
Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.

Client Name and Address:
Wilson Homes
250 Murray Street
Hobart, TAS, 7000

C.T.: 174075/41
PID: 3543203

Date: 3/03/2025

Bushfire Hazard Management Plan: 5 Winforton Avenue, Heybridge. 3rd March 2025. J11409v1.0
Bushfire Hazard Report: 5 Winforton Avenue, Heybridge. 3rd March 2025. J11409v1.0

Drawing Number:
A01

Sheet 1 of 1
Prepared by:
Alice Higgins

Attachment 2

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

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:

Bushfire Hazard

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

This certificate is in relation to the above assessable item, 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:

The attached Bushfire Hazard Report and Bushfire Hazard Management Plan for the address detailed above in 'details of work'

Relevant
calculations:

Reference the above report.

References:

AS3959-2018 Construction of Buildings in Bushfire-prone Areas.
Directors Determination for: Bushfire Hazard Areas v1.2 or
Requirements for Building in Bushfire-prone Areas (transitional) v2.3

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

Bushfire Attack Level Assessment in accordance with AS3959-2018 and determination of other mitigation measures as required by the relevant Directors Determination as cited in the Bushfire Hazard Report.

Scope and/or Limitations

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;-1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report. 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken. 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

J11409

Date:

03/03/2025