

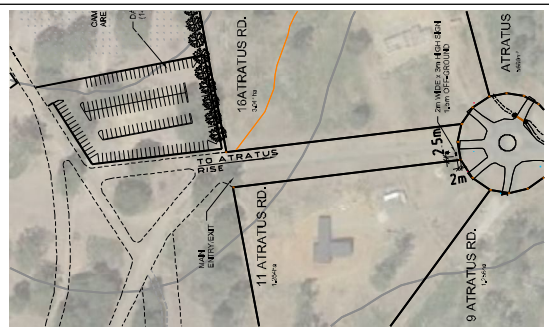
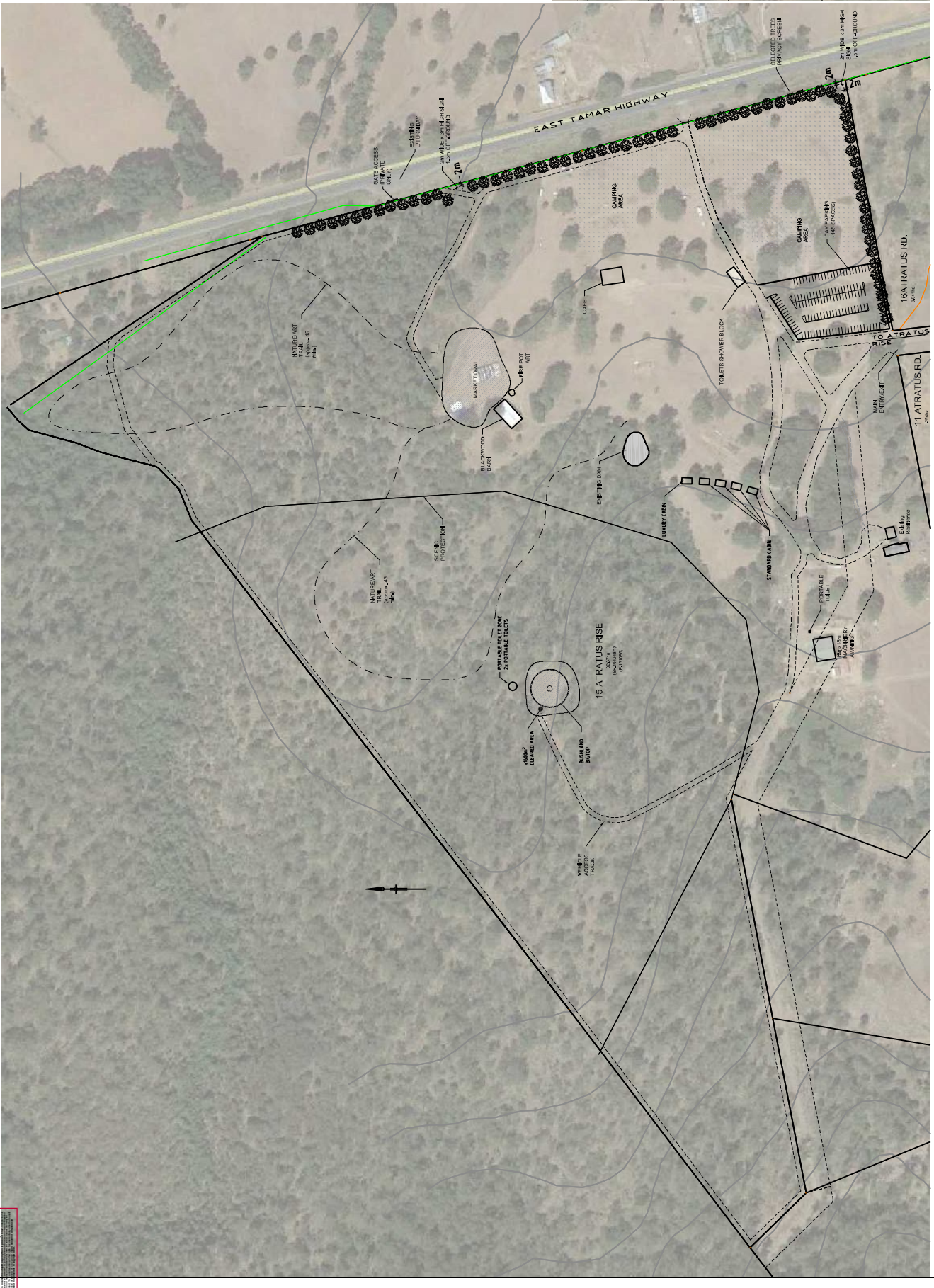


# 15 ATRATUS RISE SWAN BAY

- Cabins, Café, Campground, Bar/Function Venue, Machinery Shed, Mountain Bike Track, Art Trail
- Cabins- Overnight and short term accommodation
- Café- To operate Wed-Sun hours ranging 8am-11pm
- Campground- Would expect 15-30 vehicles at any one day
- Bar/Function Venue- To operate mainly Fri/Sat/Sun 12-12 and during the week in peak holiday season
- Machinery Shed- To house workshop and machinery for maintaining property
- Mountain Bike Trail- To provide activities for guests and locals, a free activity with hire bikes available
- Art Trail- To engage local artists and provide a scenic walk with several sculptures from local artists
- Estimated vehicle numbers approx. 30 per day
- The design of the property is a rustic theme to cater for tourist looking for that back to nature experience, the eastern and southern boundaries will be planted out with three meter deep buffer from the highway and adjoining properties. We would like to seal our entrance to the property once most of the heavy movement of large vehicles is completed

# 15 Atratus Rise Swanbay

Use/Activity	Description
Caravan park and camping grounds	A seasonal caravan and camping ground operating from October to April with waste dumping facility.
Café	A café offering breakfast, lunch and dinner open from Wed-Sun and open hours range from 8am-11pm.
Blackwood Barn	A function venue available 7 days a week for Birthdays, Weddings, Corporate Functions and entertainment for camping hours ranging from 8am - 12pm depending on individual event.
Market Oval	A space for market style use, used for individual events, Circus Festival and regular markets.
Bushland Big-Top	An bigtop space available for hire for individual events and for Circus Festival.
Overall Circus Use	8 Days every 2 years for Circus Festival with operating hours 8am-2am, once a month free circus classes for local kids and occasional trapeze classes.
Nature Trail and Mountain Bike Track and Activities	Nature trails and mountain bike tracks open to all the public all year weather according with art sculptures and low impact activities available such as Frisbee golf, mini golf and a bush obstacle course with opening hours 8am - 12pm.



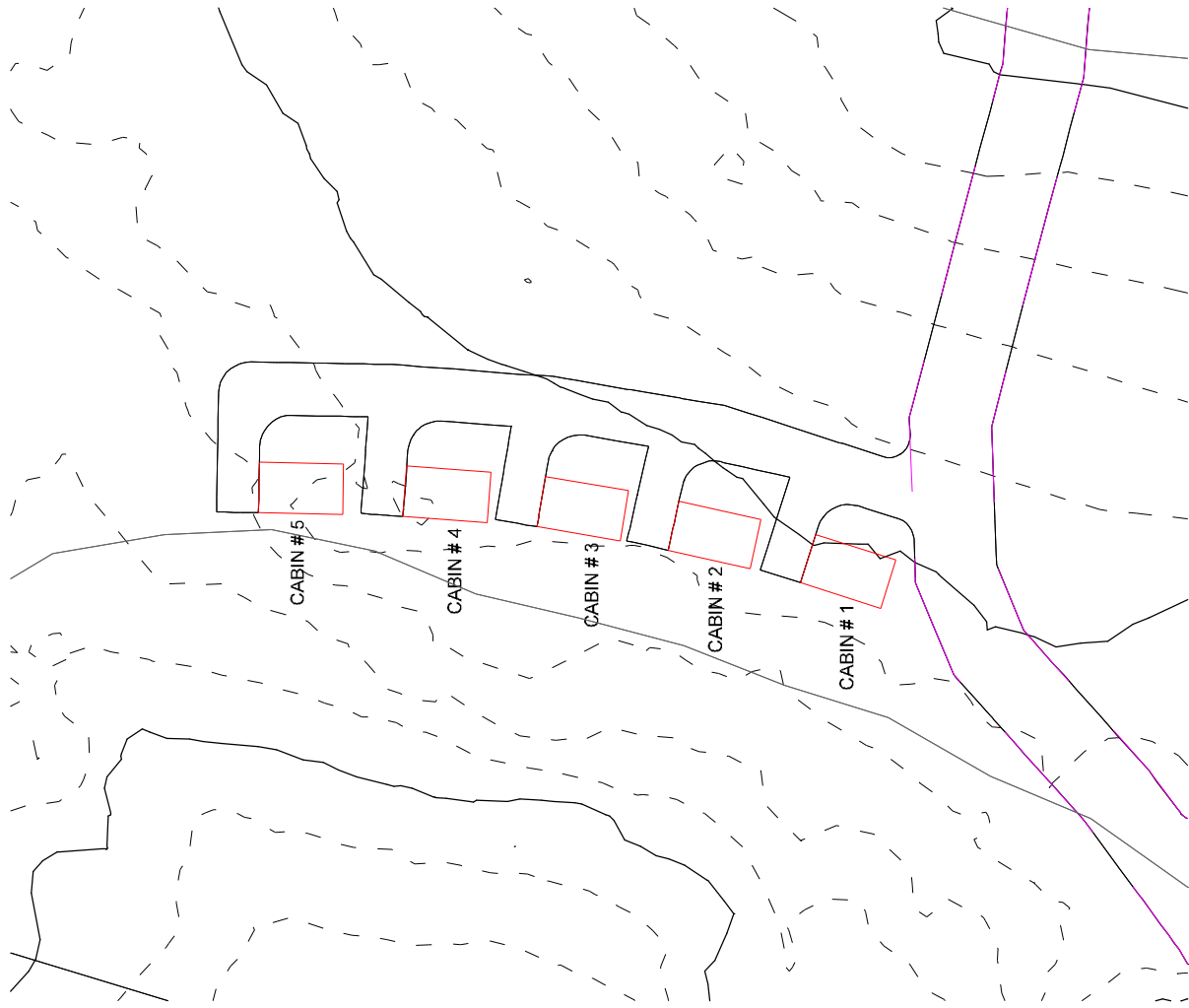
**SITE PLAN (MAIN ENTRY/EXIT)**  
 SCALE 1:3000

Client: **JAMES CARROLL DEVELOPMENT**  
 Project: **15 ATRATUS RISE, SWAN BAY**  
 Title: **SITE PLAN**  
 Original Size: **A3** Drawing No: **40015** Revision: **1**

Structural Drawings: **R. JESSOP** Accreditation No. **CC35848**  
 Scale: **1:3000**  
 Drawn: **A.SOLIMAN** Accreditation No. **-**  
 Approved: **-** Date: **-**  
**DO NOT SCALE**

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 13266 8005 • 43226 9077  
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No.	Revision	Date	Description
1		11/11/16	SKETCH ADDED. ENTRY SITE PLAN ADDED
0		17/05/16	ISSUED FOR PLANNING APPROVAL

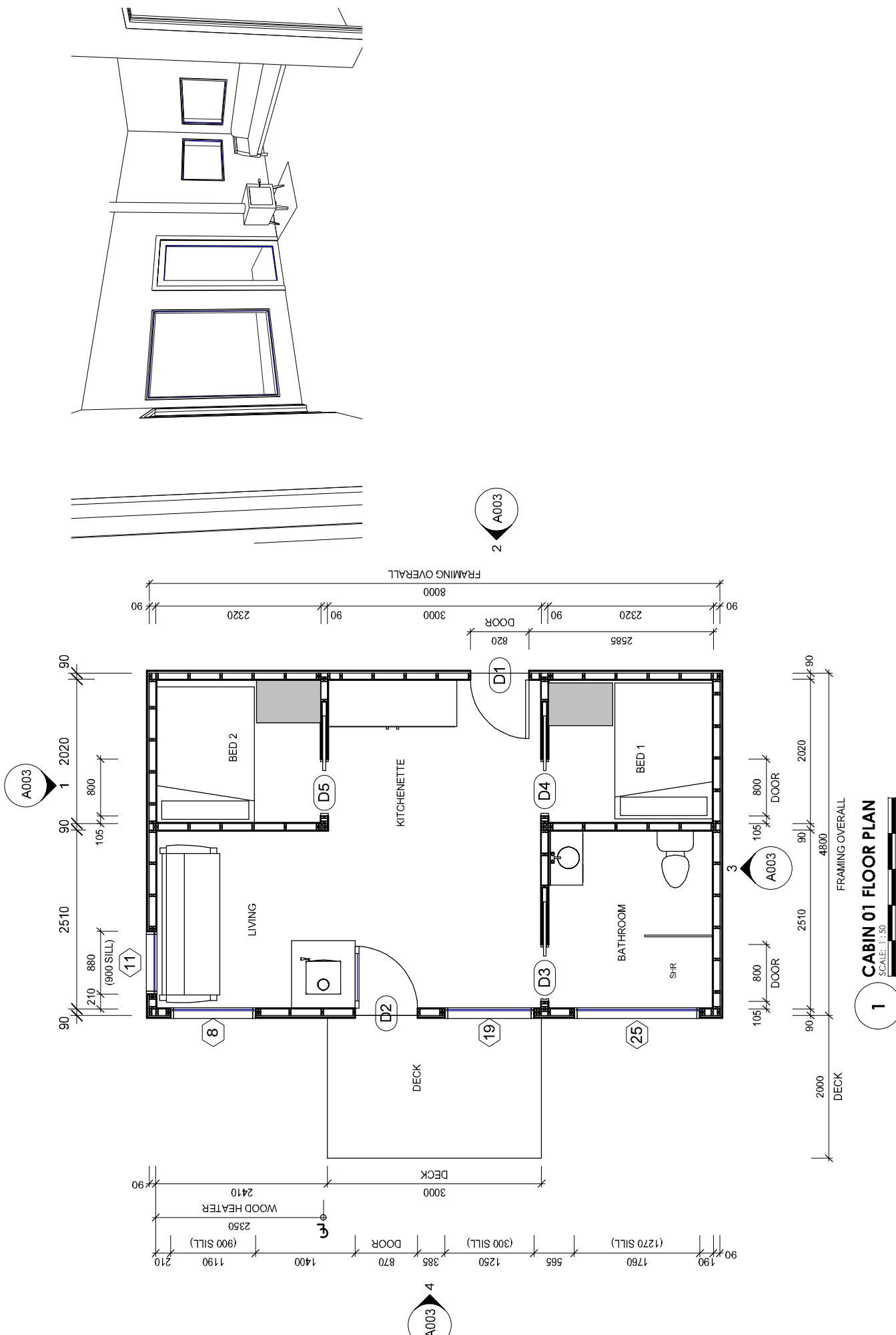


Window Schedule			
Mark	Location	Width	Height
19	Cabin #1	1200	1800
25	Cabin #1	1710	1110
8	Cabin #1	1140	820
11	Cabin #1	830	820
20	Cabin #2	1200	1800
26	Cabin #2	1710	1110
10	Cabin #2	1120	830
16	Cabin #2	830	830
29	Cabin #3	1200	1800
31	Cabin #3	1750	1120
1	Cabin #3	1050	750
12	Cabin #3	900	750
30	Cabin #4	1200	1800
32	Cabin #4	1750	1120
2	Cabin #4	1050	750
13	Cabin #4	900	750
27	Cabin #5	1360	1810
33	Cabin #5	1680	920
34	Cabin #5	1680	920
24	Cabin #5	1730	980
35	Cabin #5	1840	240
36	Cabin #5	1840	240

19	Cabin #1	1200	1800
25	Cabin #1	1710	1110
8	Cabin #1	1140	820
11	Cabin #1	830	820
20	Cabin #2	1200	1800
26	Cabin #2	1710	1110
10	Cabin #2	1120	830
16	Cabin #2	830	830
29	Cabin #3	1200	1800
31	Cabin #3	1750	1120
1	Cabin #3	1050	750
12	Cabin #3	900	750
30	Cabin #4	1200	1800
32	Cabin #4	1750	1120
2	Cabin #4	1050	750
13	Cabin #4	900	750
27	Cabin #5	1360	1810
33	Cabin #5	1680	920
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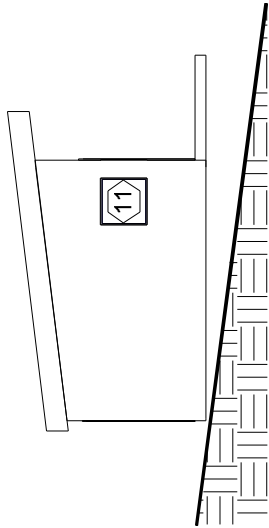
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20	Cabin #2	1200	1800
26	Cabin #2	1710	1110
10	Cabin #2	1120	830
16	Cabin #2	830	830
29	Cabin #3	1200	1800
31	Cabin #3	1750	1120
1	Cabin #3	1050	750
12	Cabin #3	900	750
30	Cabin #4	1200	1800
32	Cabin #4	1750	1120
2	Cabin #4	1050	750
13	Cabin #4	900	750
27	Cabin #5	1360	1810
33	Cabin #5	1680	920
34	Cabin #5	1680	920
24	Cabin #5	1730	980
35	Cabin #5	1840	240
36	Cabin #5	1840	240

		<b>APPROVAL</b>				<b>ENGINEERING EDGE Pty Ltd</b> ACM 109 155 884 219 Invermay Rd, Invermay 7248 t 5325 9605 - f 5325 9607 mail@engineeringedge.com.au Copyright ©		Client: <b>JAMES CARROLL</b> Project: <b>DEVELOPMENT _ 15 ATRATUS RISE</b> Title: <b>NEW CABINS</b> Original Size: <b>A3</b>	
		Scale: 1:500 Drawn: A. SCUDIAN Accreditation No.: Approved: [Signature] Date: 07/05/07		Structural Cert. No.: Designer: Accreditation No.: Approver: Date:		Job No: <b>70015</b> Drawing No: <b>A001</b> Revision:			

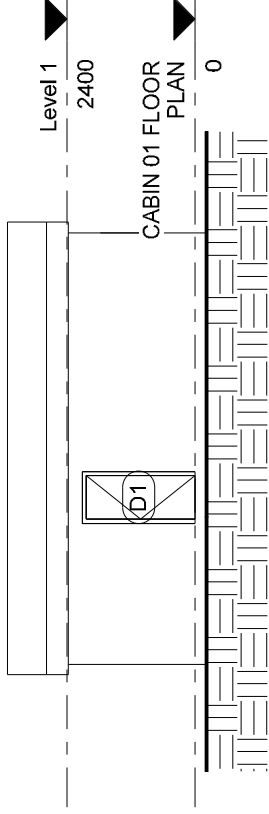


**1 CABIN 01 FLOOR PLAN**  
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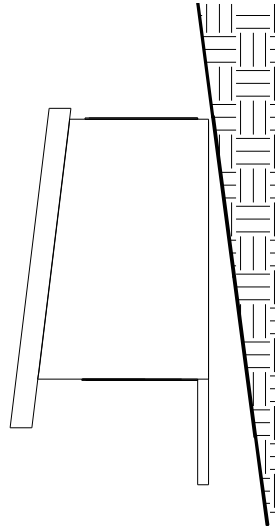
<p><b>ENGINEERING EDGE Pty Ltd</b>          ACM 109 155 884          219 Invermay Rd, Invermay 7248          t 5325 9605 - f 5325 9607          mail@engineeringedge.com.au          Copyright ©</p>		<p><b>ENGINEERING EDGE</b></p>		<p><b>APPROVAL</b></p>		<p><b>JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE</b>  <b>NEW CABINS</b>  <b>CABIN 1 FLOOR PLAN</b>          Job No: 70015 Drawing No: A002</p>	
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Drawn	A. SOUDAN	Designed	A. SOUDAN	Project	NEW CABINS		
Approved		Accreditation No.		Title	CABIN 1 FLOOR PLAN		
Date	27/1/16	Approved		Original Size	A3		
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		Date		Drawing No	A002		
				Revision:			



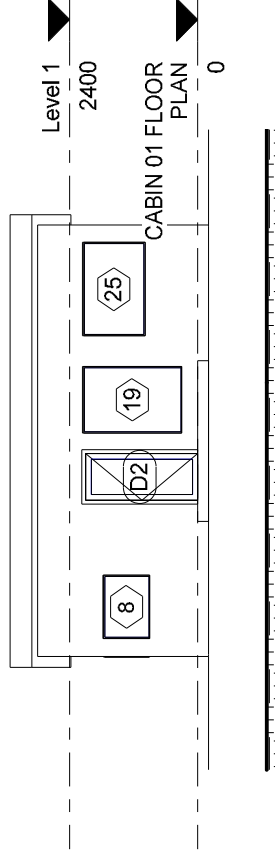
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SCALE: 1 : 100



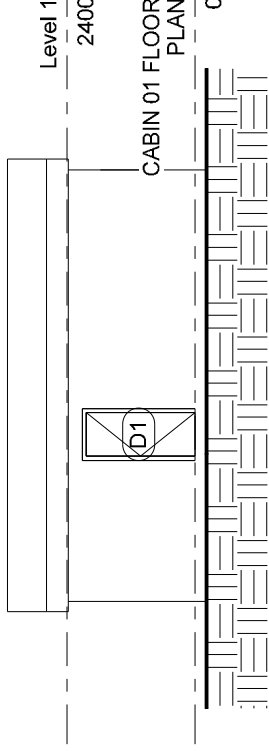
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SCALE: 1 : 100



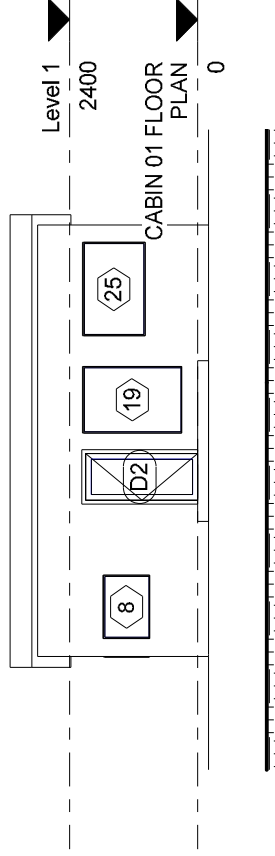
**3** CABIN 01 SOUTH ELEVATION  
SCALE: 1 : 100



**4** CABIN 01 WEST ELEVATION  
SCALE: 1 : 100



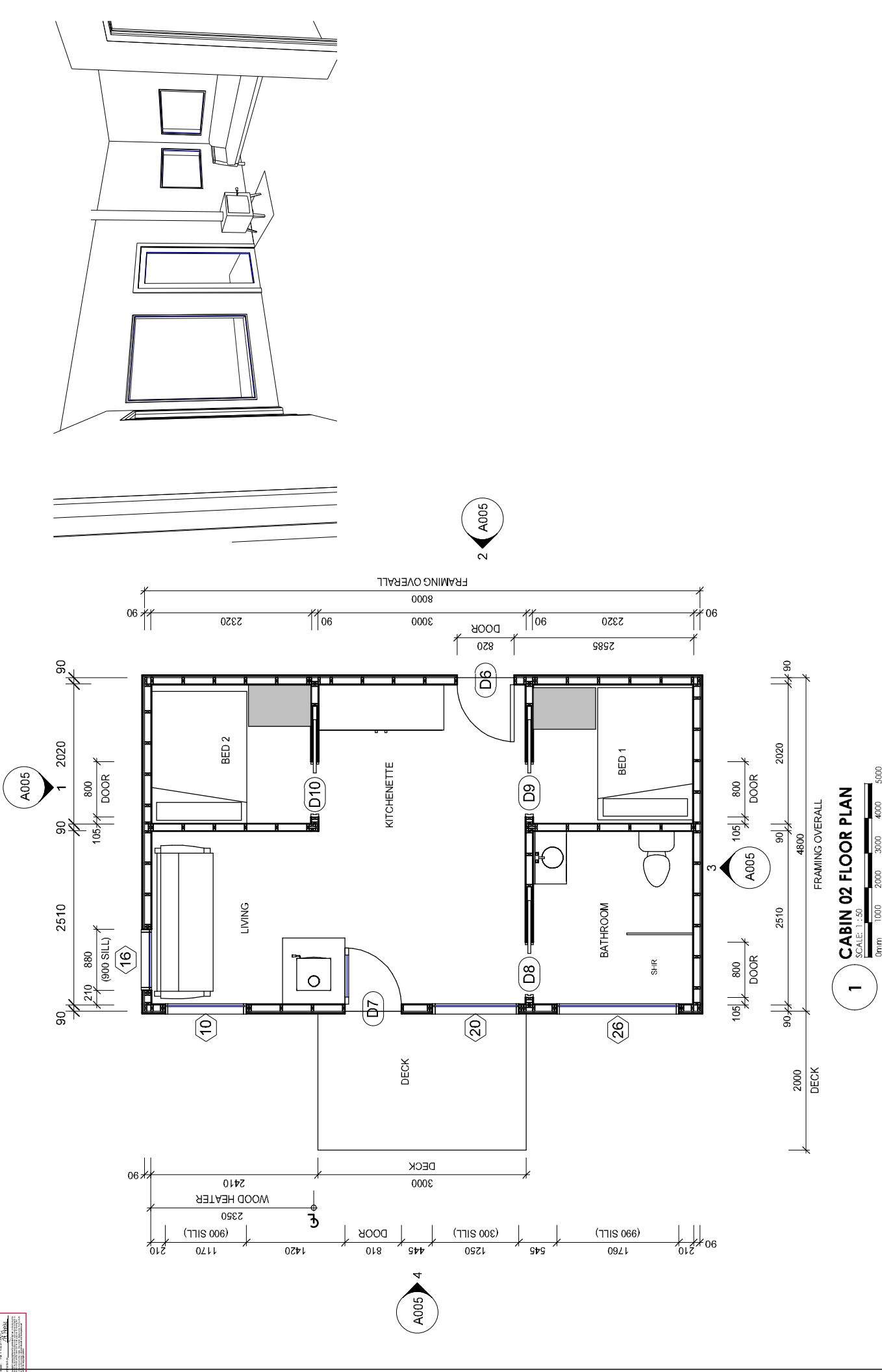
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CABIN 01 FLOOR PLAN  
0



Level 1  
2400  
CABIN 01 FLOOR PLAN  
0



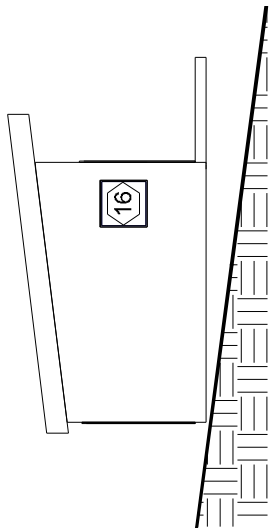
 ENGINEERING EDGE Pty Ltd ACN 109 155 884 219 Invermay Rd, Invermay 7248 t 5325 9605 - f 5325 9607 mail@engineeringedge.com.au Copyright ©		Client	JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE		
		Project	NEW CABINS		
Scale	1 : 100	Drawn	A. SOUDAN	Designer	JAMES CARROLL
Drawn	A. SOUDAN	Approved		Approval No.	
Approved		Approved		Approval No.	
Date	07/26/16	Date		Date	
No.		Revision		Job No.	70015
				Drawing No.	A003
				Revision:	



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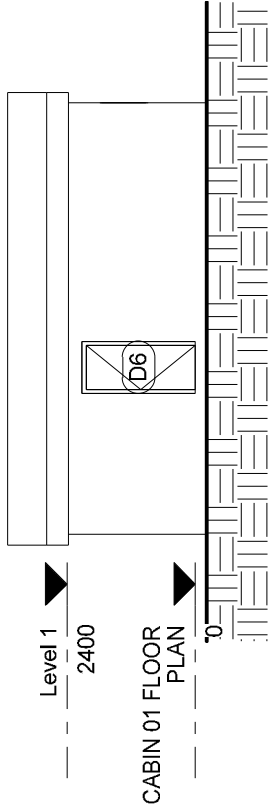
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<p>Drawn A. SOUDAN</p>	<p>Designed</p>	<p>Project</p>	<p>Original Size</p>	
<p>Accreditation No.</p>	<p>Designer</p>	<p>Title</p>	<p>Job No: 70015</p>	
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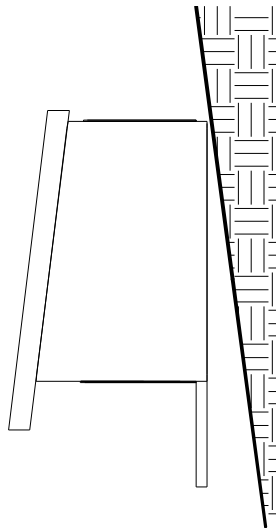
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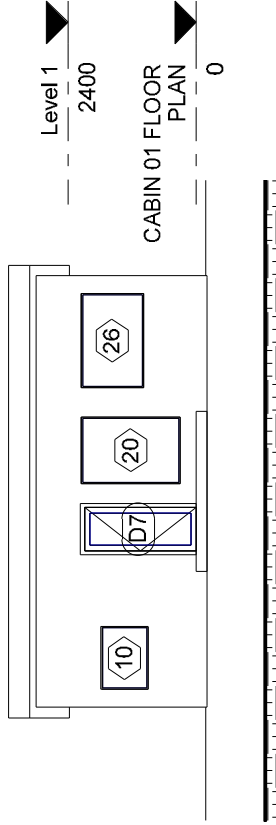
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3 CABIN 02 SOUTH ELEVATION  
SCALE: 1:100

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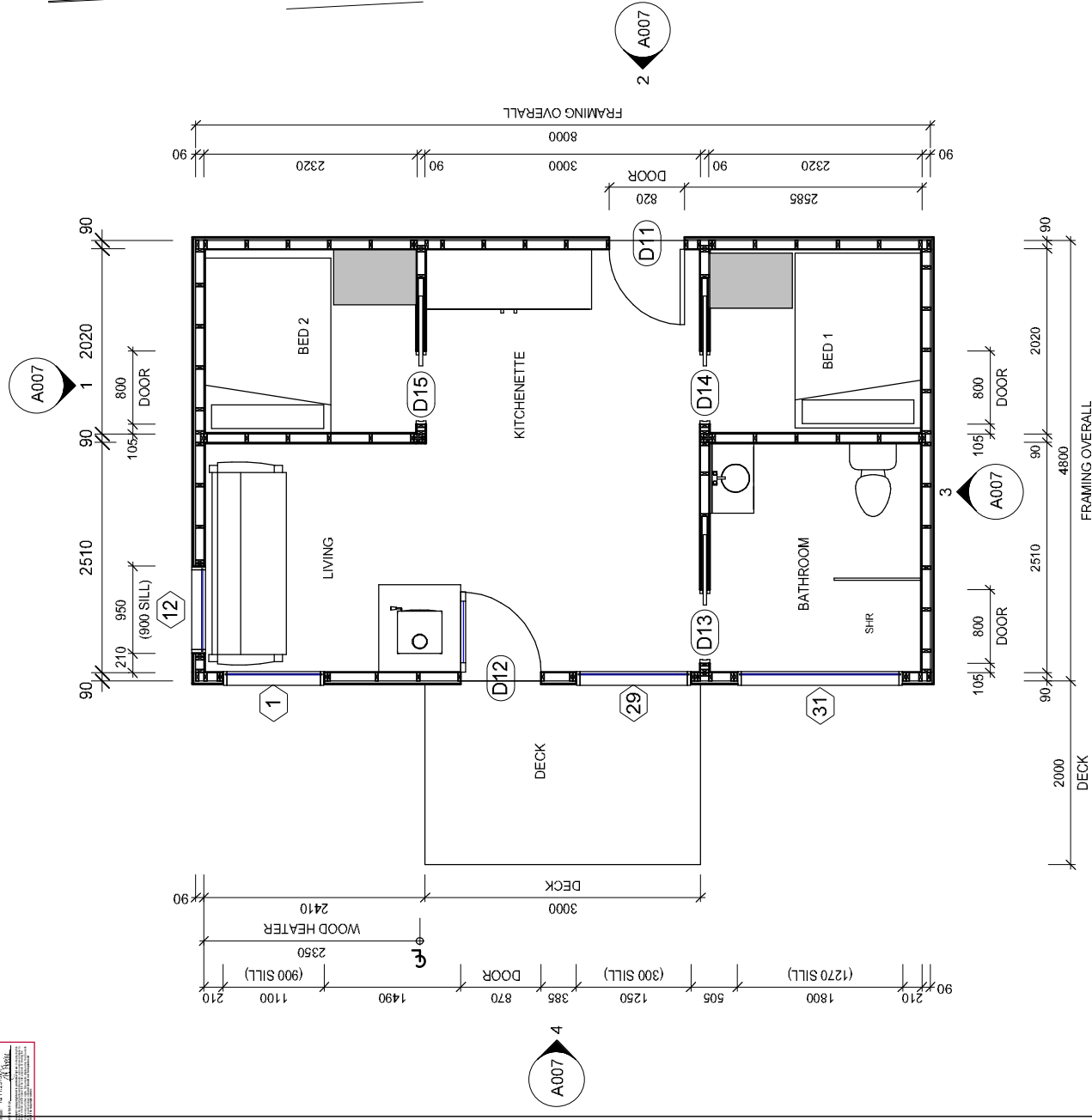
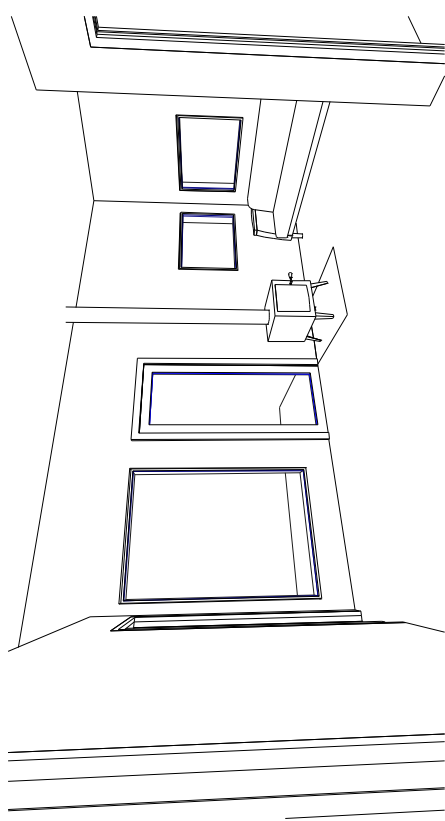


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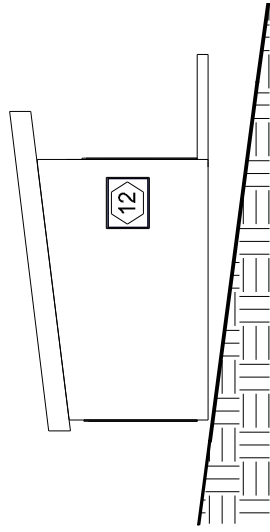
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						Checked	Approved						
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<p>APPROVAL</p>													
<p>Client: JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE          Project: NEW CABINS          Title: CABIN 2 ELEVATION          Original Size: A3</p>													





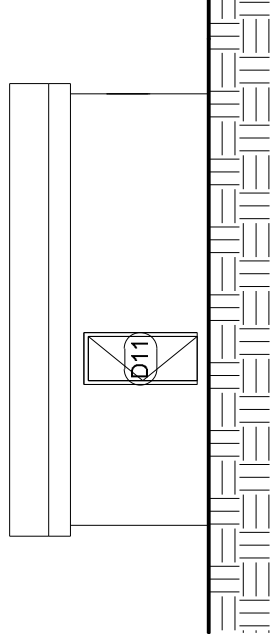
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No.	Revision	Drawn	Date
<b>APPROVAL</b>			
<b>ENGINEERING EDGE Pty Ltd</b> ACM 109 155 884 219 Invermay Rd, Invermay 7248 t 5325 9605 - f 5325 9607 mail@engineeringedge.com.au Copyright ©			
Client	<b>JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE</b>		
Project	<b>NEW CABINS</b>		
Title	<b>CABIN 3 FLOOR PLAN</b>		
Original Size	Job No:	Drawing No:	Revision:
A3	70015	A006	
Scale	1:50		
Drawn	A. SOUDAN		
Accreditation No.			
Designer			
Accreditation No.			
Approved			
Accreditation No.			
Approver			
Date	27/1/16		



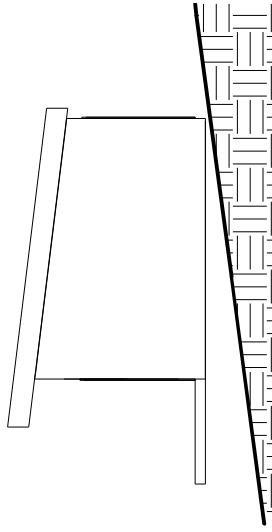
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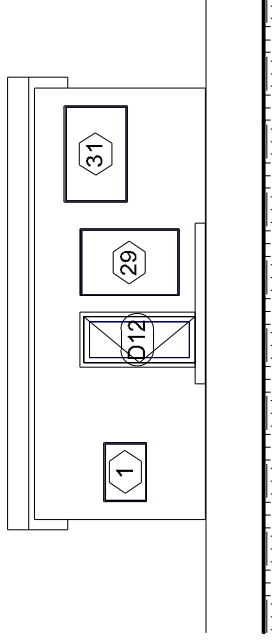
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SCALE: 1 : 100



**3** CABIN 03 SOUTH ELEVATION

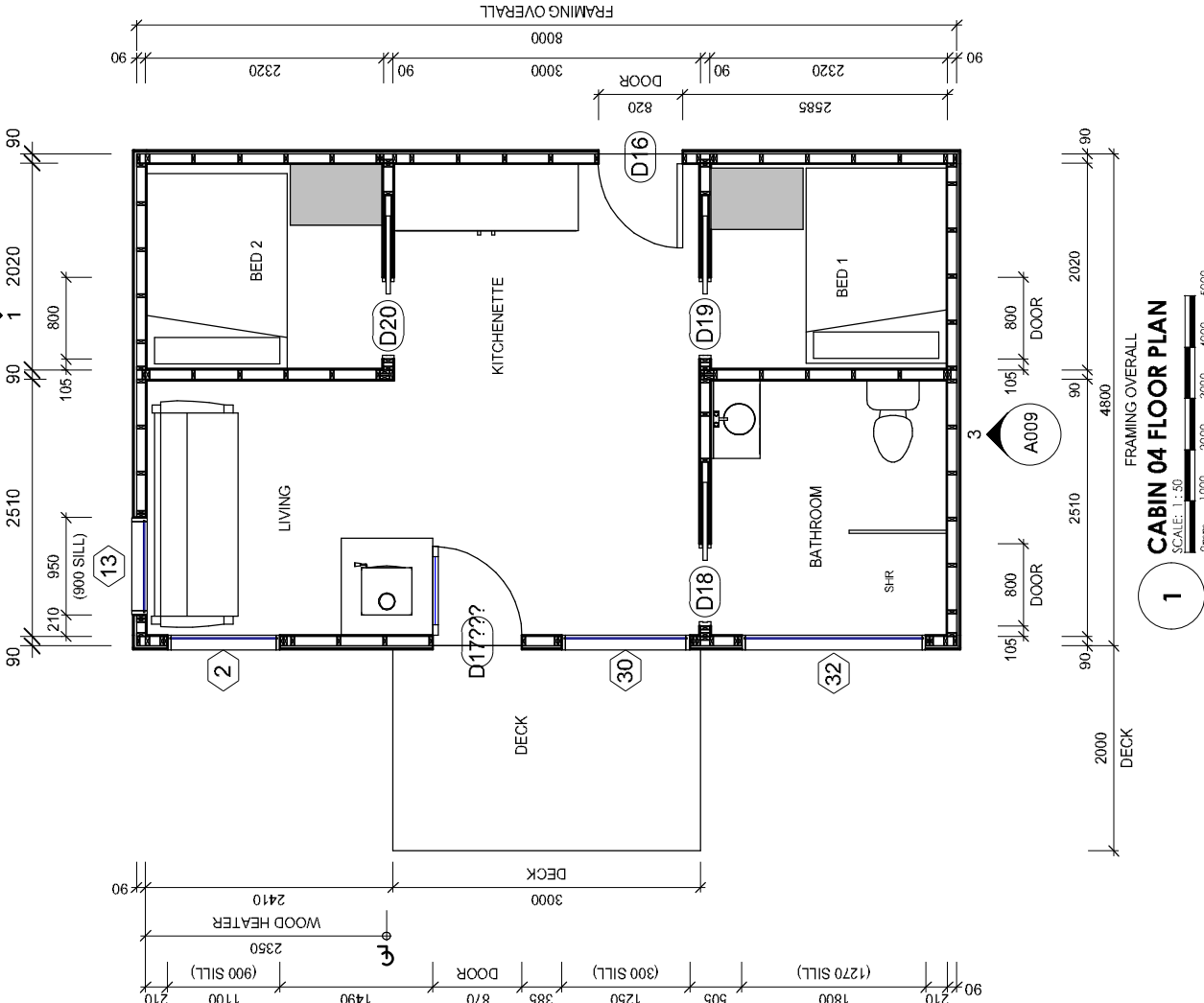
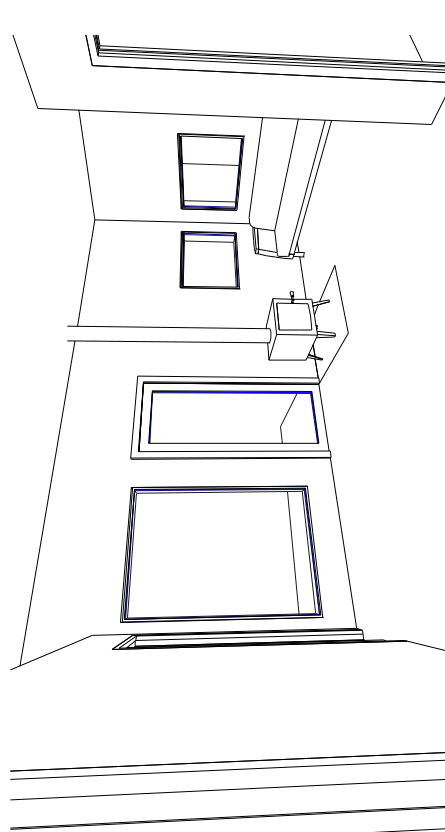
SCALE: 1 : 100



**4** CABIN 03 WEST ELEVATION

SCALE: 1 : 100

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		Scale: 1 : 100 Drawn: A. SOUDAN Accreditation No.: Approved: [Signature] Accreditation No.: 07/26/16 Date:	Structural Cert. No.: Designed: [Signature] Designer: [Signature] Accreditation No.:	Revision: No.   Description   Drawn   Date



<b>Client</b> JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE	
<b>Project</b>	NEW CABINS
<b>Title</b>	CABIN 4 FLOOR PLAN
<b>Original Size</b>	A3
<b>Job No.</b>	70015
<b>Drawing No.</b>	A008
<b>Revision:</b>	

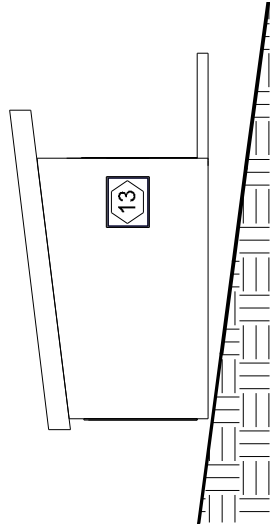
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**APPROVAL**

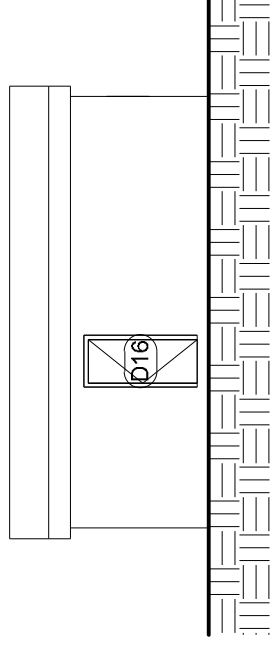
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No.	Revision	Drawn	Date



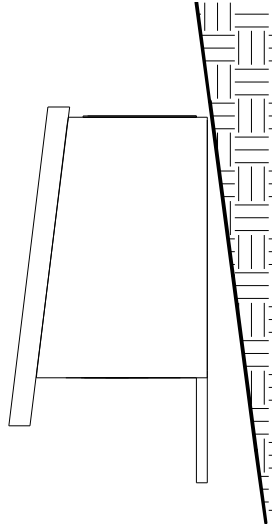
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SCALE: 1 : 100



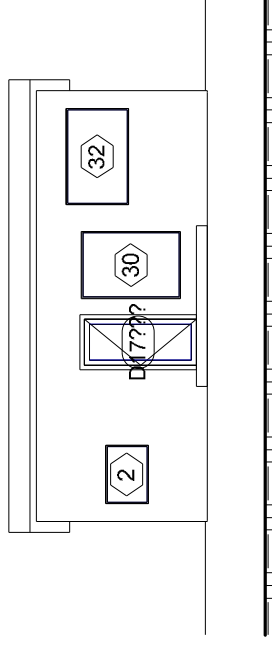
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**3 CABIN 04 SOUTH ELEVATION**

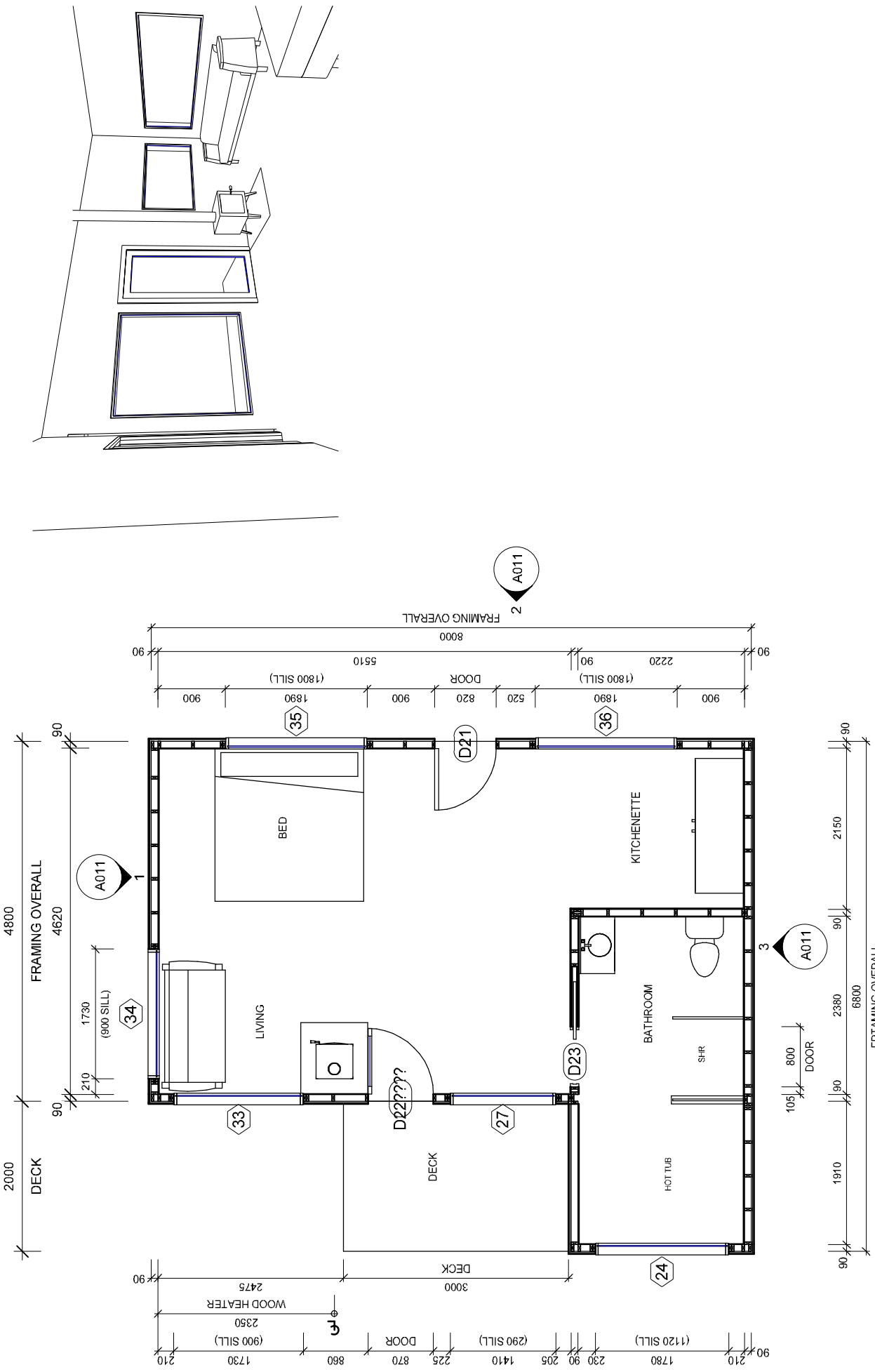
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**4 CABIN 04 WEST ELEVATION**

SCALE: 1 : 100

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		Scale: 1 : 100 Drawn: A. SOUDAN Accreditation No.	Designer: A. SOUDAN Accreditation No.	Client: JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE Project: NEW CABINS Title: CABIN 4 ELEVATIONS	Original Size: A3 Job No: 70015 Drawing No: A009
<b>APPROVAL</b>					



1 **CABIN 05 FLOOR PLAN**  
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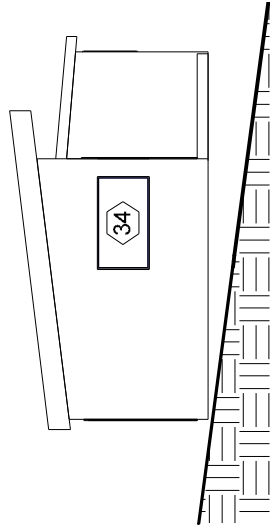
FRTAMING OVERALL

No.	Revision	Drawn	Date	ENGINEERING EDGE Pty Ltd ACM 109 155 884 219 Invermay Rd, Invermay 7248 t 6325 8605 - f 6325 8607 mail@australianedge.com.au Copyright ©		Client <b>JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE</b>	Project <b>NEW CABINS</b>	Title <b>CABIN 5 FLOOR PLAN</b>	Original Size <b>A3</b>	Drawing No.: <b>A010</b>	Revision:
				Scale: 1:50	Start/End Cont. No.						

Document Set No: 33004798  
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 Version: 2, Version Date: 03/10/2016

**APPROVAL**

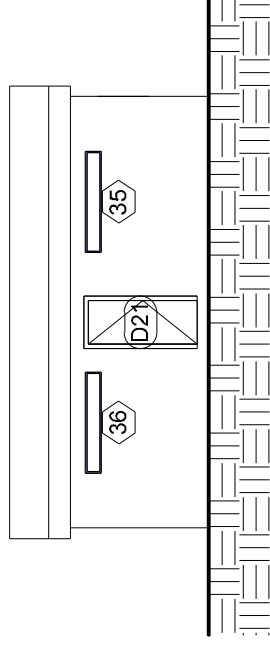




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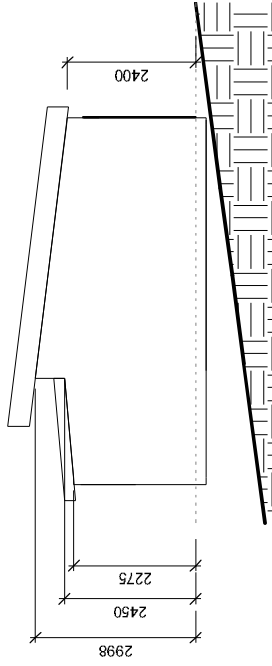
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**2 CABIN 05 EAST ELEVATION**

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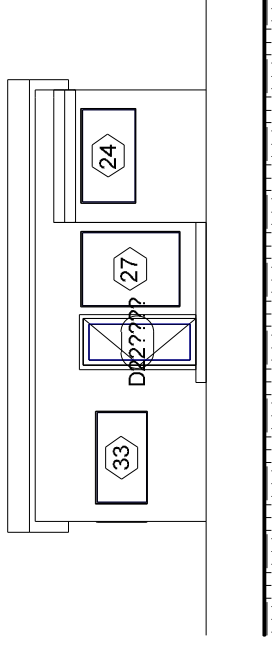
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**3 CABIN 05 SOUTH ELEVATION**

SCALE: 1 : 100

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**4 CABIN 05 WEST ELEVATION**

SCALE: 1 : 100

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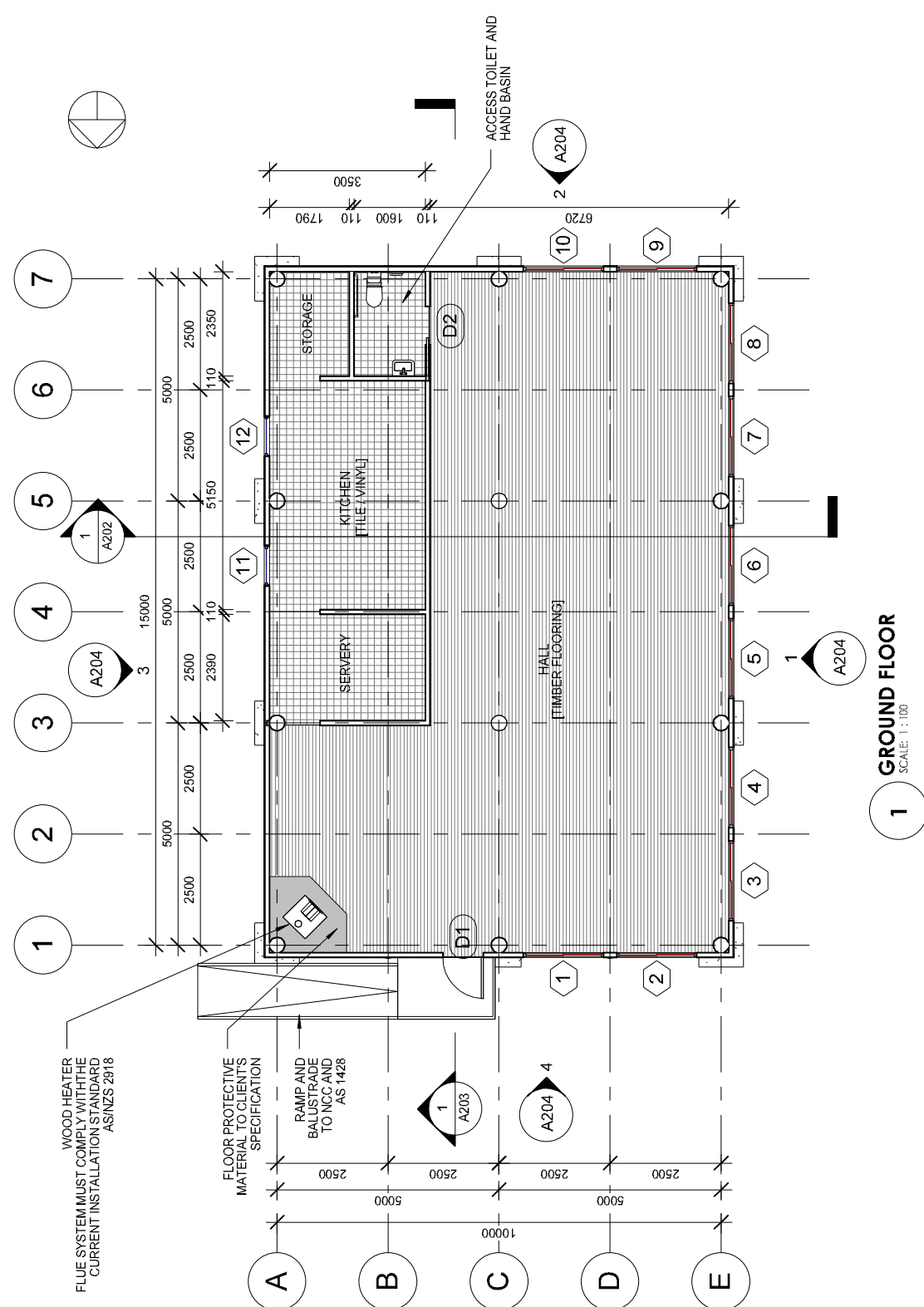
**APPROVAL**

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Scale	1 : 100
Drawn	A. SOUDAN
Accredited No.	
Approved	
Accredited No.	
Date	07/25/16

Structural Cert. No.	Designer	Designer Accreditation No.

Client	JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE
Project	NEW CABINS
Title	CABIN 5 ELEVATIONS
Original Size	A3
Job No.	70015
Drawing No.	A011
Revision:	



**STAGE 1:  
STRUCTURE AND LINING**

**STAGE 2:  
INTERNAL FITOUT**

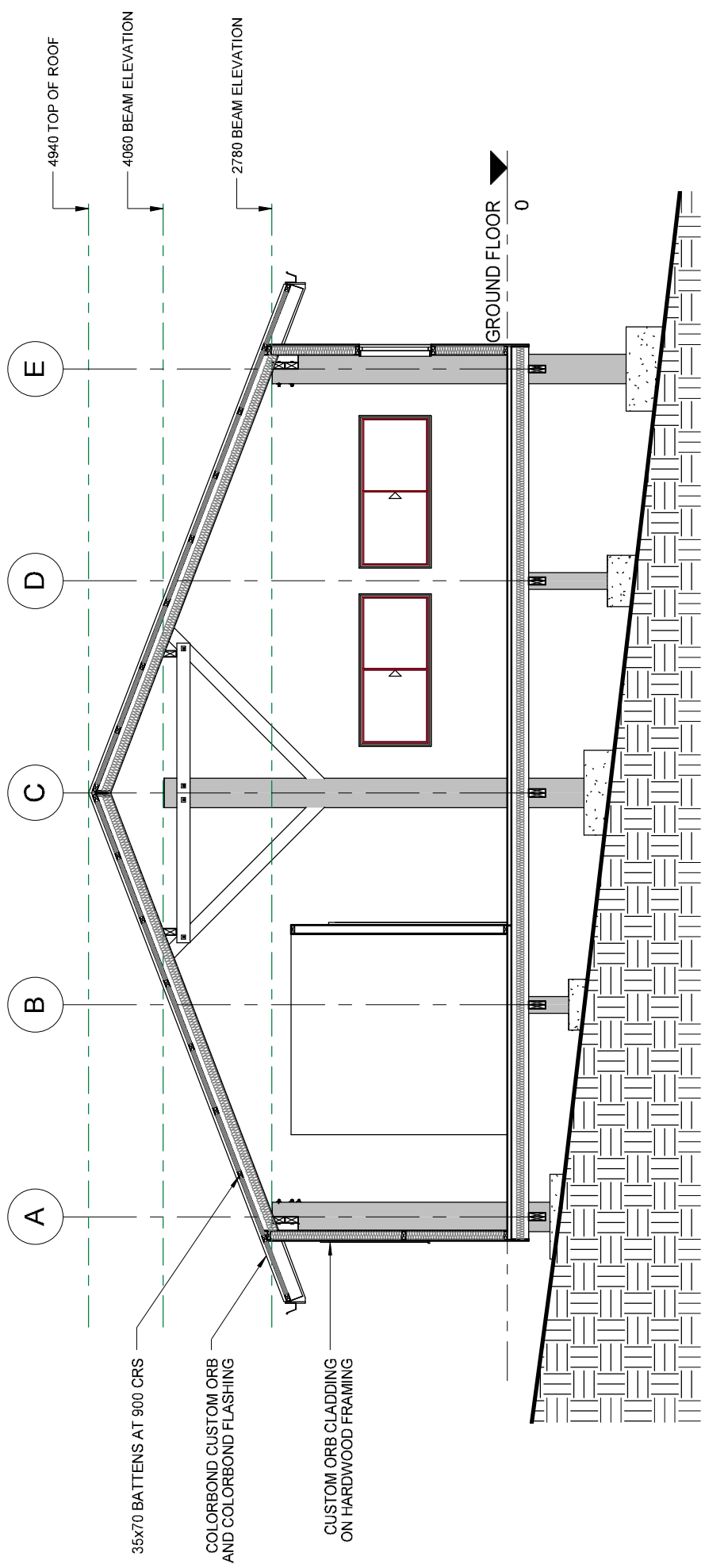
WOOD HEATER  
FLUE SYSTEM MUST COMPLY WITH THE  
CURRENT INSTALLATION STANDARD  
AS/NZS 2918

FLOOR PROTECTIVE  
MATERIAL TO CLIENT'S  
SPECIFICATION

RAMP AND  
BALUSTRADE  
TO NCC AND  
AS 1428

**1 GROUND FLOOR**  
SCALE: 1 : 100

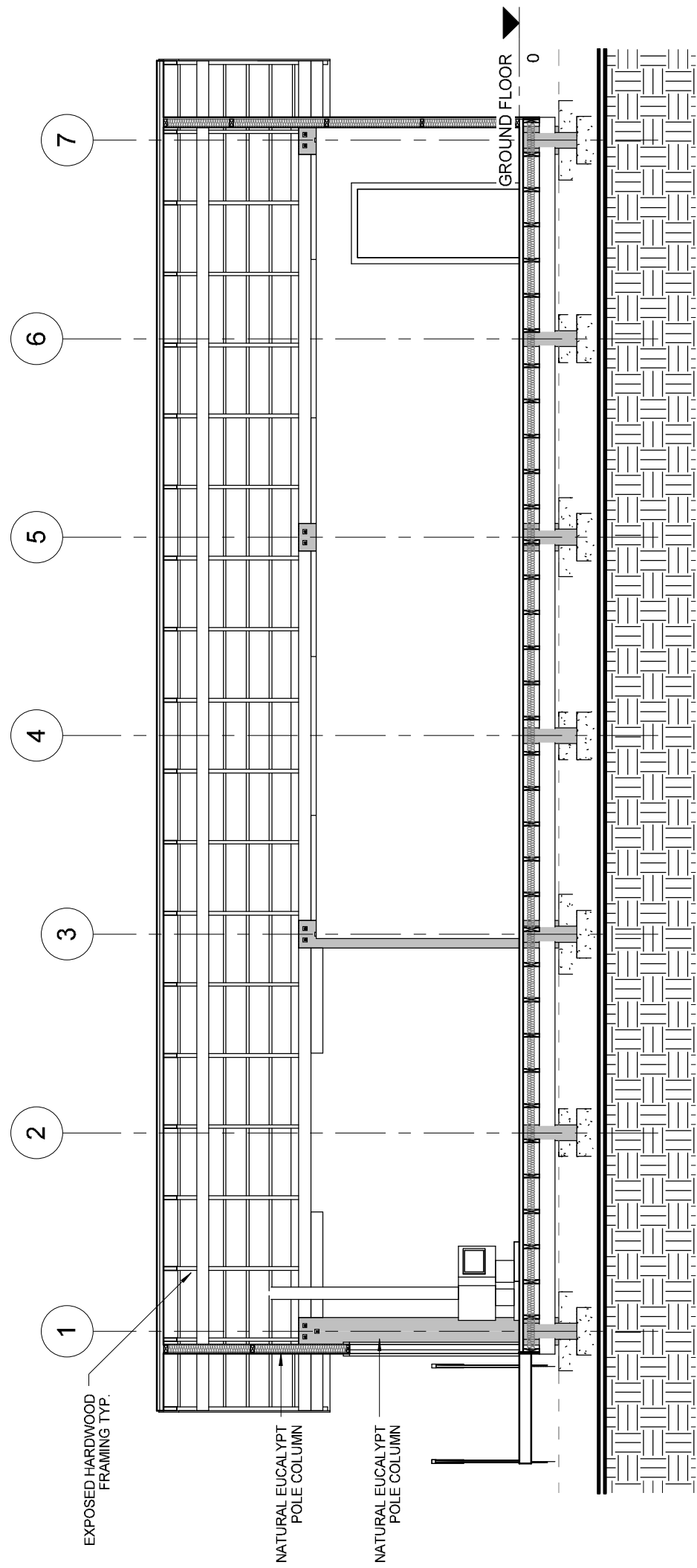
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<p>Scale: 1:100 Drawn: A SOUDAN Accreditation No. 10,11,15</p>		<p>Client: JAMES CARROLL Project: DEVELOPMENT - 15 ATRATUS RISE Title: GUMSTUMP CAFE FLOOR PLAN</p>		<p>Original Size: A3 Drawing No: A201 Revision: 1</p>		<p>Start/End Date: 10/11/15</p>	
<p>1 ISSUED FOR APPROVAL A.S. 10.11.15 Date</p>		<p>2 A204</p>		<p>3 A204</p>		<p>4 A204</p>	



1 Section 1  
SCALE: 1:50

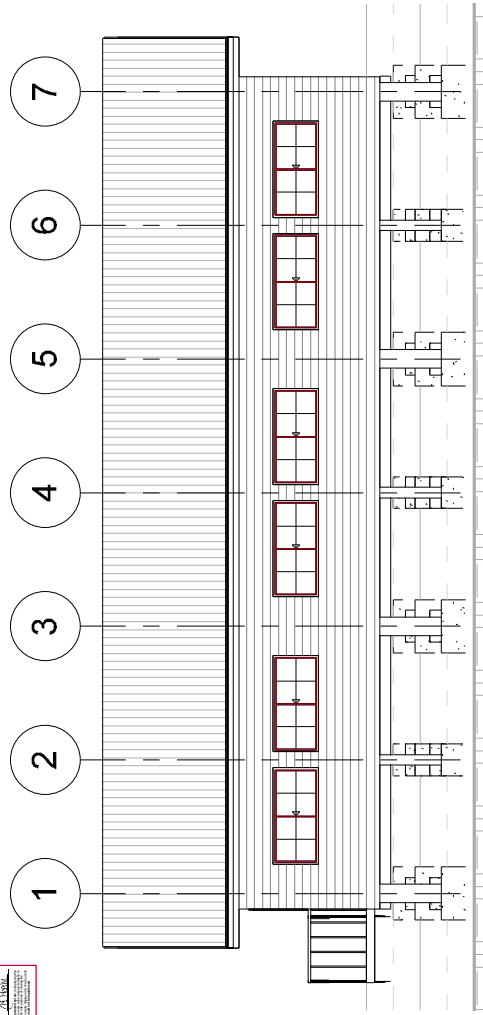
No. 1 ISSUED FOR APPROVAL Revision	A.S. Drawn 10.11.15 Date	APPROVAL		ENGINEERING EDGE Pty Ltd ACM 109 155 884 219 Invermay Rd, Invermay 7248 t 5325 9605 - f 6326 8607 mail@engineeringedge.com.au Copyright ©	Scale 1:50 Drawn A.SOUDAN Accreditation No.	Structural Cert. No. Designed R.NEVILLE Accreditation No.	Client Project Title	Original Size Job No. 40015 Drawing No. A202	Revision: 1
	Approved Accreditation No.				Date	JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE GUMSTUMP CAFE SECTION 1	A3		



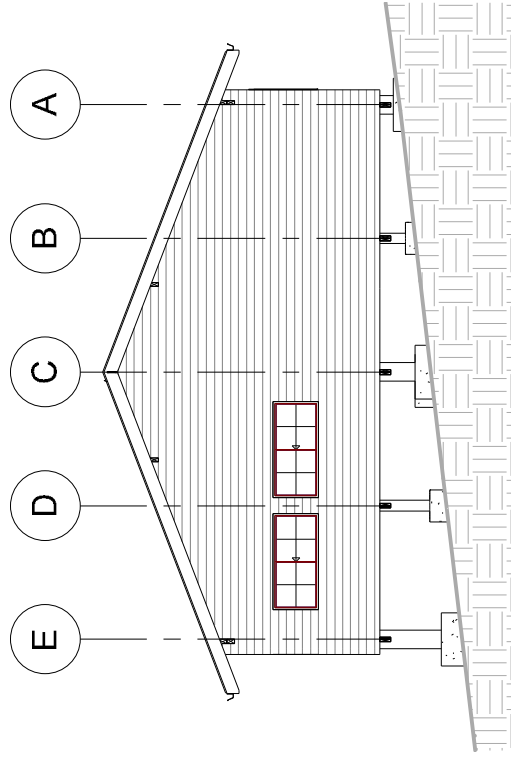


**1 Section 2**  
 SCALE: 1:1.50

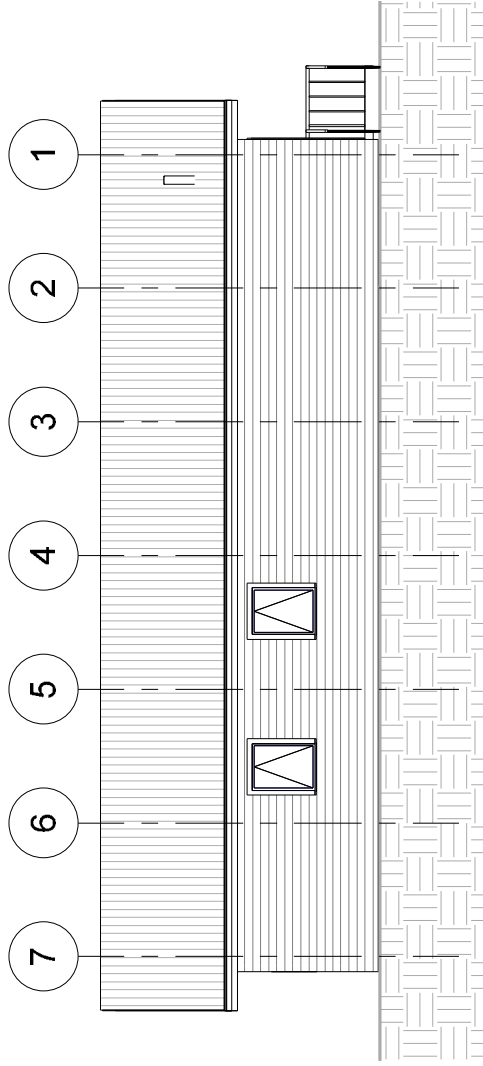
<p><b>ENGINEERING EDGE Pty Ltd</b>          ACM 109 155 884          219 Invermay Rd, Invermay 7248          t 5325 9605 - f 5325 9607          mail@engineeringedge.com.au          Copyright ©</p>		<p>Client: <b>JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE</b>          Project: <b>GUMS TUMP CAFE SECTION 2</b>          Original Size: <b>A3</b>          Job No.: <b>40015</b>          Drawing No.: <b>A203</b>          Revision: <b>1</b></p>
<p>Scale: 1:1.50          Drawn: <b>A SOUDAN</b>          Accreditation No.:</p>	<p>Structural Cert. No. Designed: <b>R NEVILLE</b>          Accreditation No.:</p>	<p>Approved: <b>R NEVILLE</b>          Accreditation No.:</p>
<p><b>APPROVAL</b></p>		
<p>ISSUED FOR APPROVAL          No. 1          Revision</p>	<p>A.S.          Drawn          Date</p>	<p>10.11.15          Date</p>



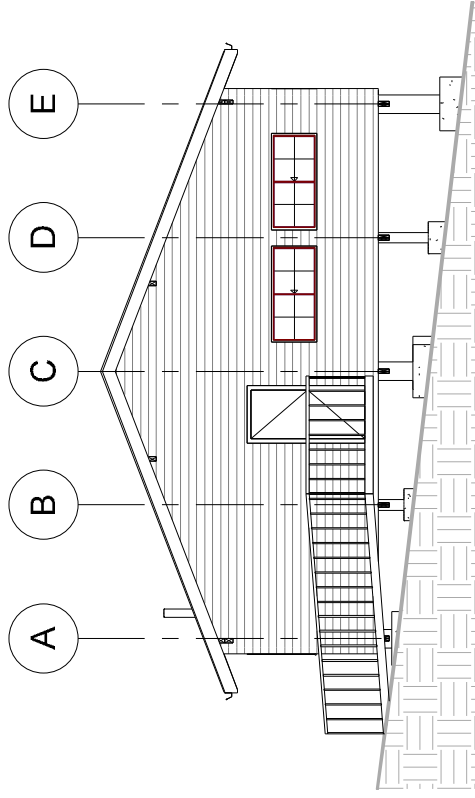
**1 Elevation 1 - a**  
SCALE: 1:100



**2 Elevation 2 - a**  
SCALE: 1:100

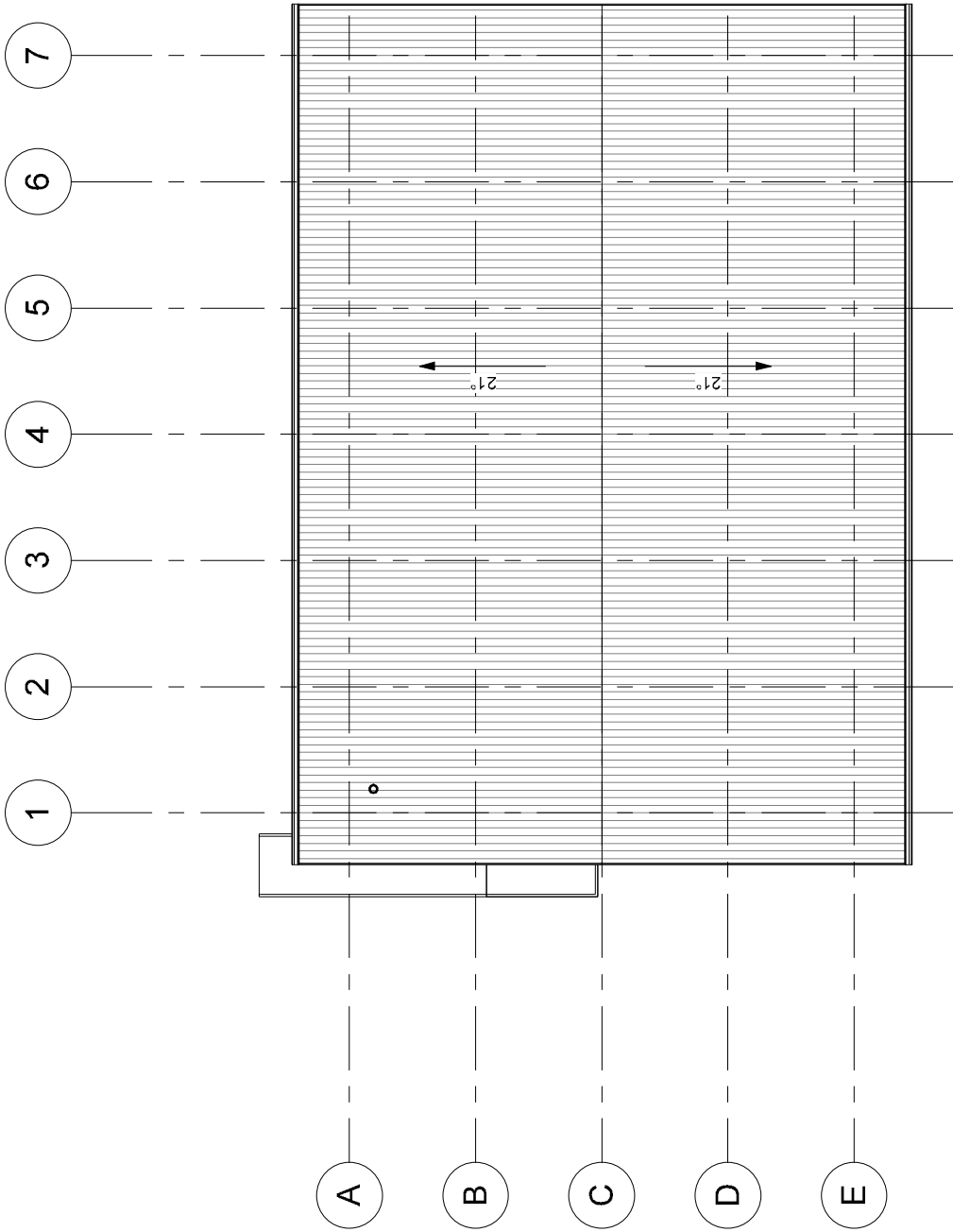


**3 Elevation 3 - a**  
SCALE: 1:100



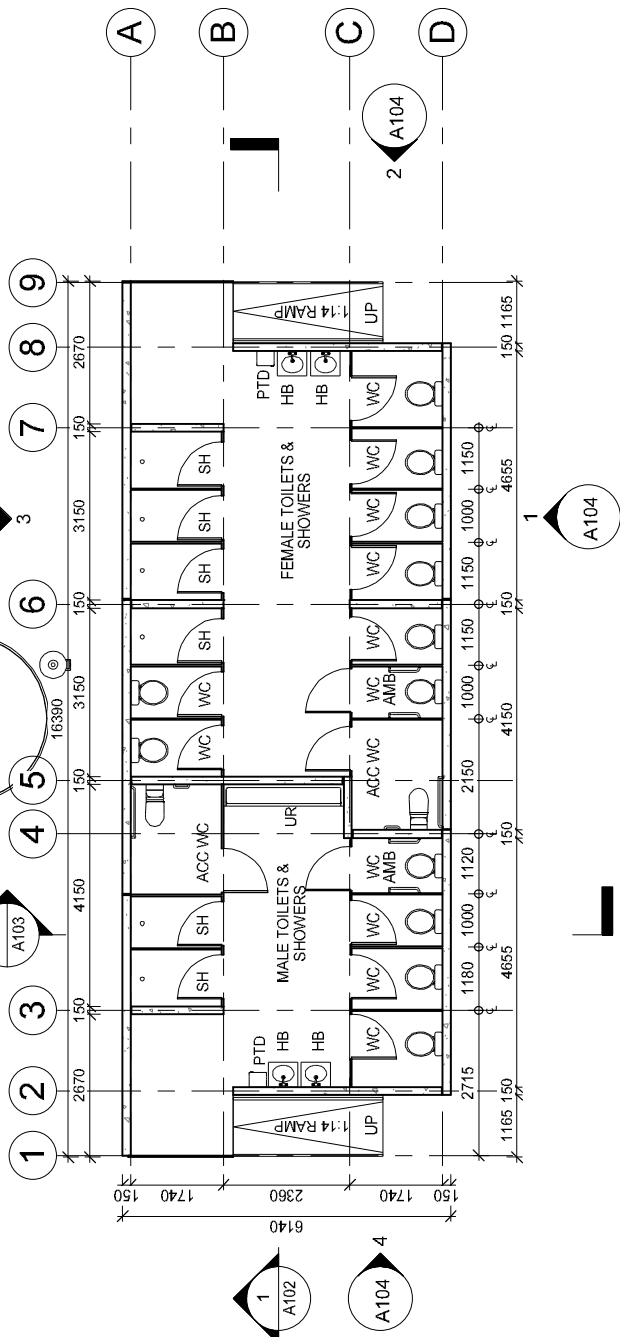
**4 Elevation 4 - a**  
SCALE: 1:100

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Scale	1:100	Structural Cont. No.		Client	JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE		
Drawn	A SOUDAN	Designed	R NEVILLE	Project	GUMS TUMP CAFE		
Acce. No.		Acce. No.		Title	ELEVATIONS		
Approved		Approved		Original Size	A3	Job No.	40015
Date	10.11.15	Date		Drawing No.	A204	Revision:	1



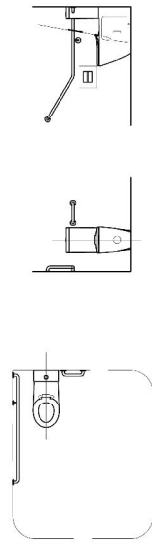
**1** Site  
 SCALE: 1 : 100

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<b>APPROVAL</b>		<b>NOT SCALE</b>	
No. 1 ISSUED FOR APPROVAL	A.S. 10.11.15 Drawn Date		

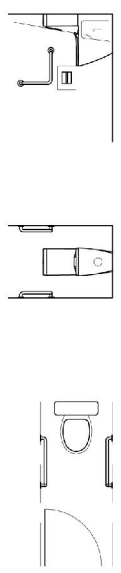


**1 FLOOR PLAN**  
 SCALE: 1:100

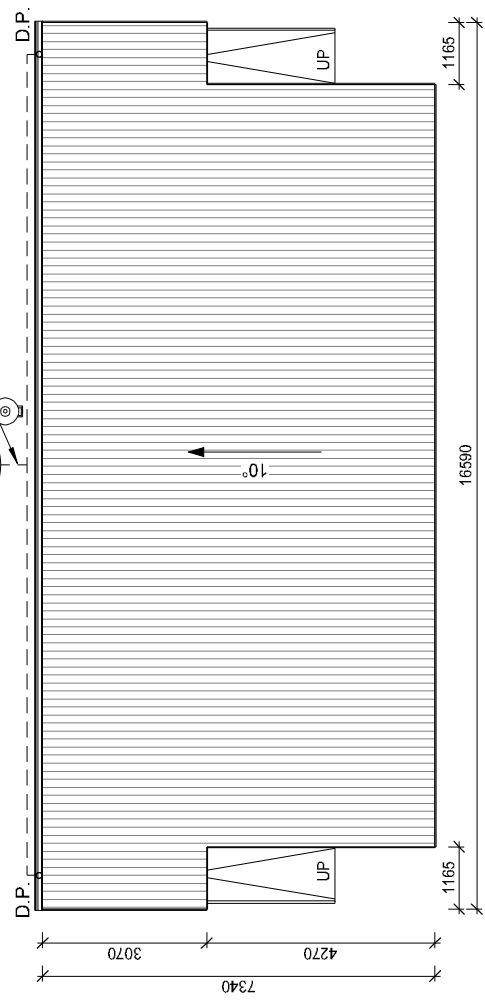
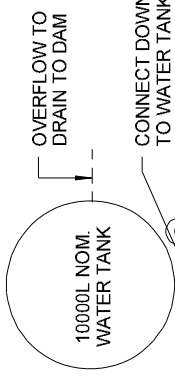
DISABLED TOILET DETAILS  
 TO AS1428.1 - 15.2 - ACCESSIBLE UNISEX SANITARY  
 FACILITIES



AMBULANT TOILET DETAILS  
 TO AS1428.1 - FIGURE 53 (A) & 53 (B)



- LEGEND:**
- HB HAND BASIN
  - PTD PAPER TOWEL DISPENSER
  - SH SHOWER
  - WC WATER CLOSET
  - ACC WC ACCESS WATER CLOSET (TO AS1428.1)
  - WC AMB AMBULANT WATER CLOSET (TO AS1228.1)
  - UR URINAL



**2 Roof Plan**  
 SCALE: 1:100

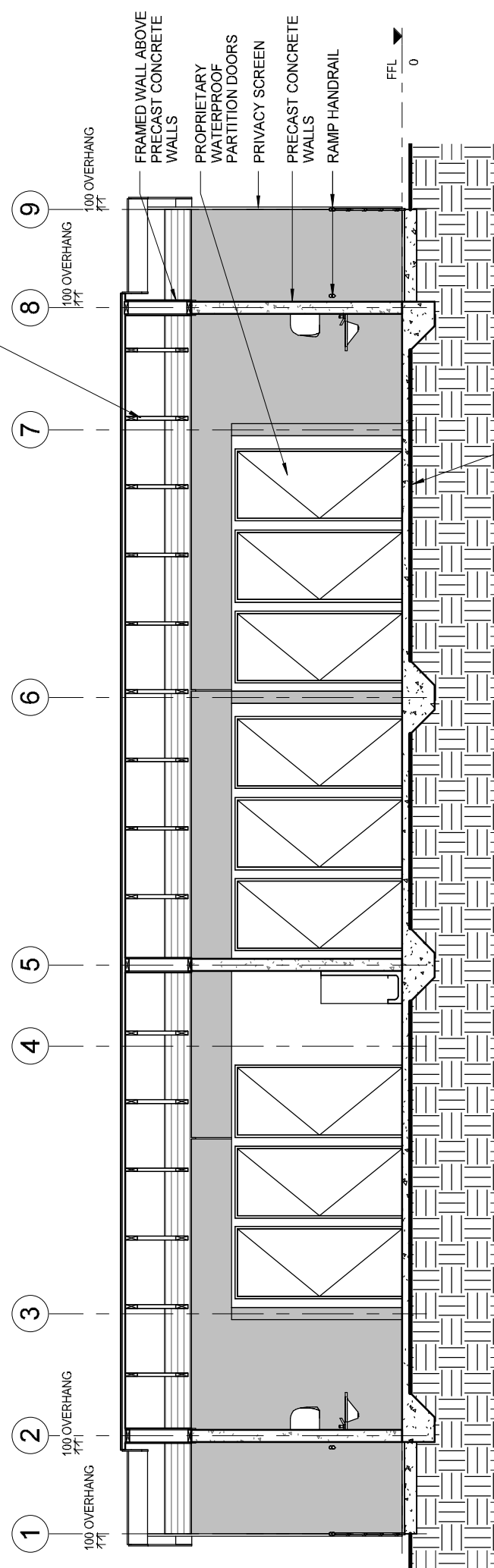
NOTE:  
 -WC (BRAILLE) SIGNAGE TO  
 BE INSTALLED BESIDE EACH  
 CUBICLE DOOR

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Scale	1:100	Structural Cont. No.	
Drawn	A SOUDAN	Designed	R NEVILLE
Acce		Acce	
Approved		Approved	
Date	10.11.15	Date	10.11.15

**APPROVAL**



PROPRIETARY TIMBER ROOF TRUSSES DESIGNED & CERTIFIED BY ROOF TRUSS MANUFACTURER. MAX. 900mm TRUSS CTRS TYP.

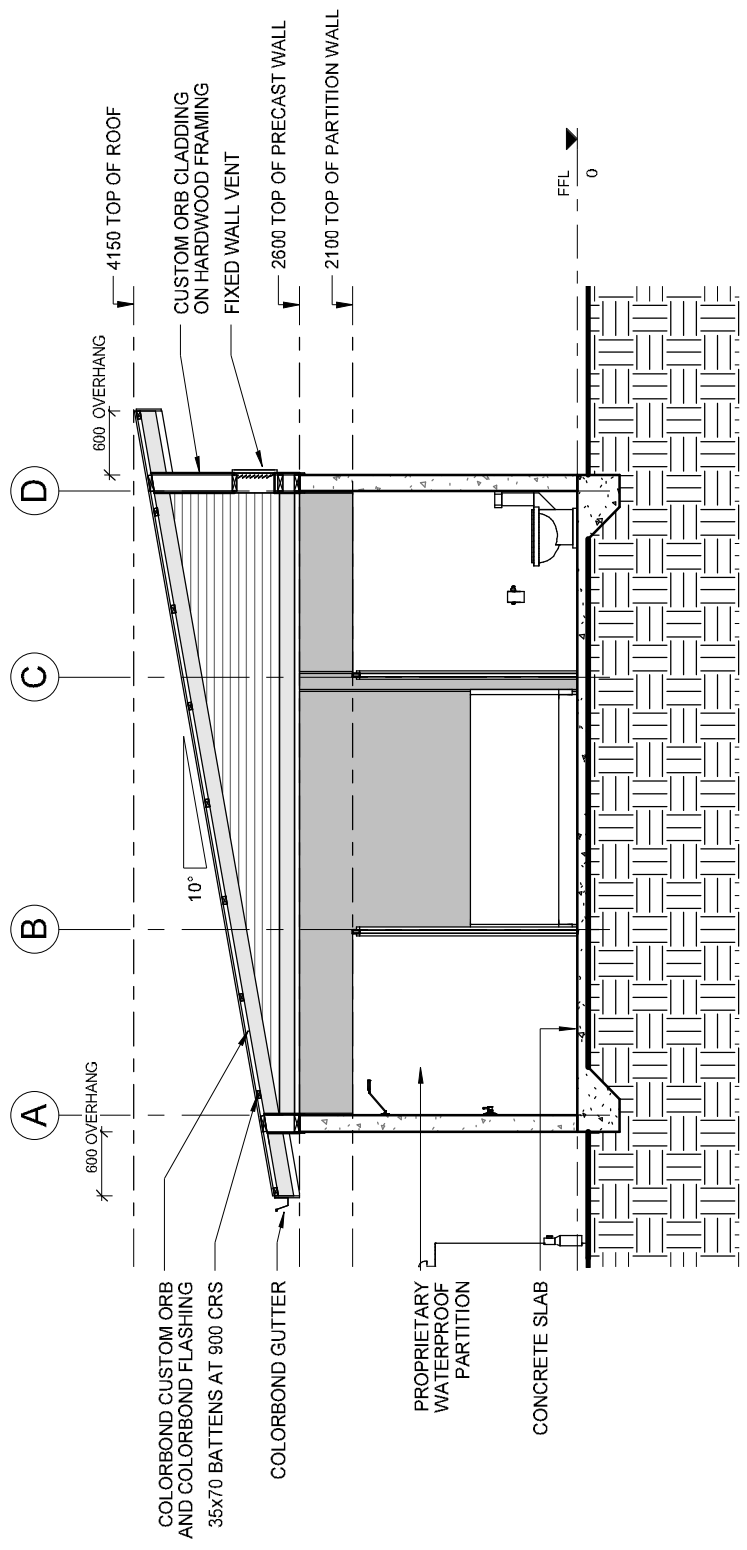


CONCRETE SLAB TO ENGINEERS DETAILS. LAY FORTÉCON OR EQUAL MOISTURE BARRIER DIRECTLY UNDER SLAB WHERE IN DIRECT CONTACT WITH THE GROUND.

**1 Section 1**  
SCALE: 1:50

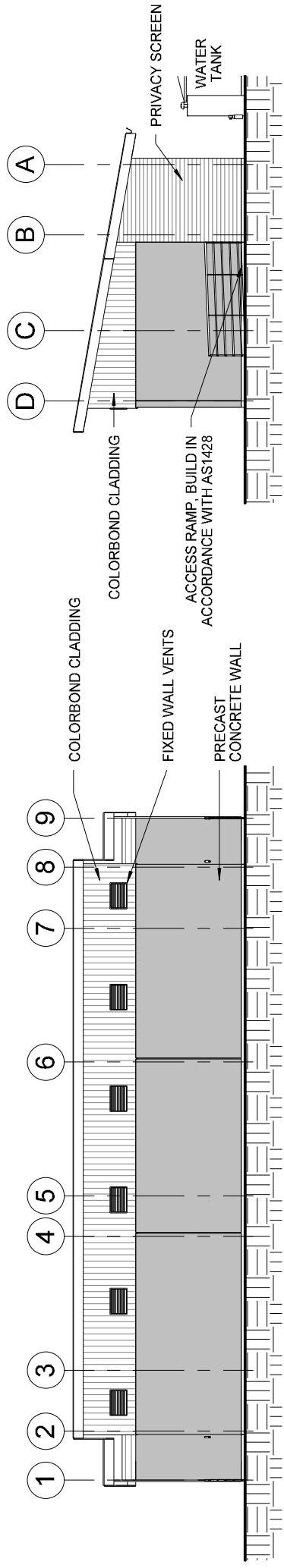


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<p><b>APPROVAL</b></p>					
<p>1 ISSUED FOR APPROVAL</p>		<p>A.S. Drawn: <b>10 11 15</b> Date</p>			

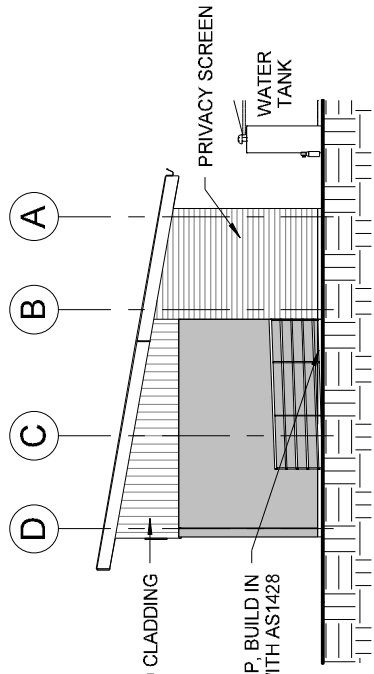


**2**  
**Section 2**  
 SCALE: 1 : 50

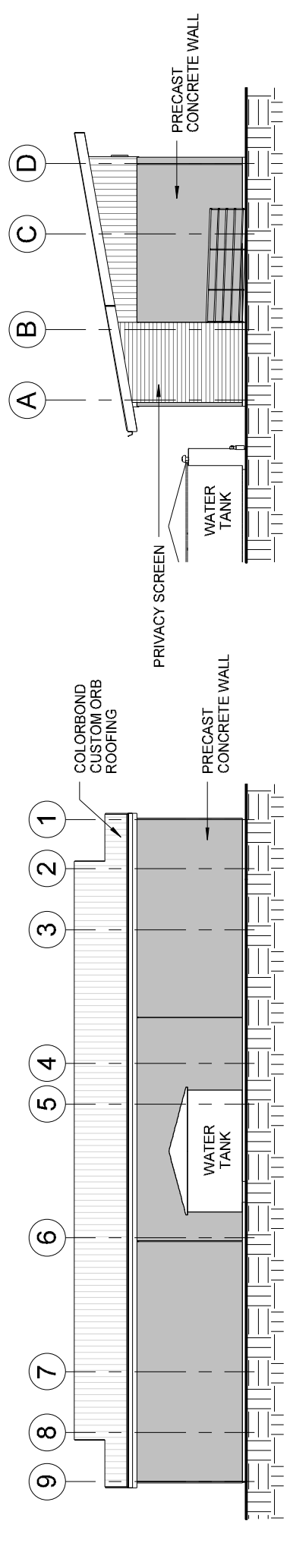
No. 1 ISSUED FOR APPROVAL Date: 03/10/2016	A.S. Drawn Date: 10.11.15	<b>APPROVAL</b>	<b>ENGINEERING EDGE</b> ENGINEERING EDGE Pty Ltd ACM 109 155 884 219 Ivimey Rd, Ivimey 7248 t 6325 9605 - f 6325 9607 mail@engineeringedge.com.au Copyright ©	Scale: 1 : 50 Drawn: A SOUDAN Accreditation No. 10.11.15 Approved: [Signature] Accreditation No. 10.11.15	Client: <b>JAMES CARROLL</b> Enter address here Project: <b>DEVELOPMENT _ 15</b> Title: <b>APPROVAL RISE</b>	Original Size: <b>A3</b> Job No: <b>40015</b> Drawing No: <b>A103</b> Revision: <b>1</b>
	Structural Cert. No. Designed: R NEVILLE Accreditation No.					



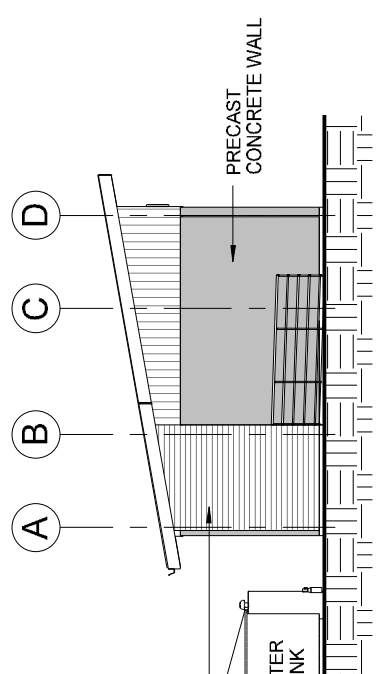
1 Elevation 1 - a  
SCALE: 1:100



2 Elevation 2 - a  
SCALE: 1:100



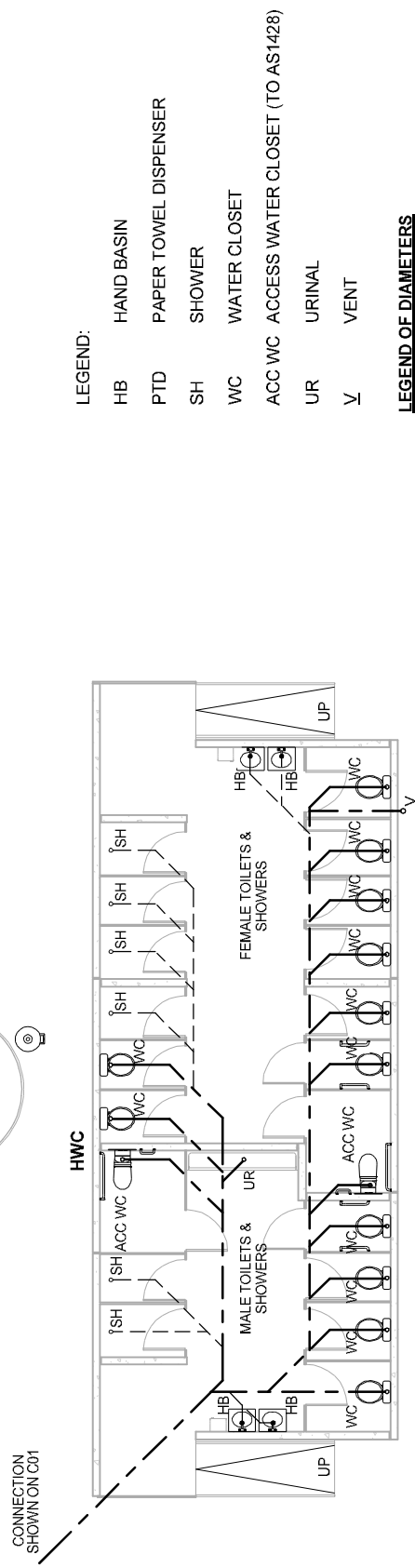
3 Elevation 3 - a  
SCALE: 1:100



4 Elevation 4 - a  
SCALE: 1:100



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Scale	1:100	Structural Cont. No.		Client	JAMES CARROLL		
Drawn	A SOUDAN	Designed	R NEVILLE	Project	Enter address here		
Approved		Accreditation No.		Title	DEVELOPMENT _ 15		
Date	10.11.15	Approved		Original Size	A3		
Revision		Accreditation No.		Job No.	40015		
		Accreditation No.		Drawing No.	A104		
		Accreditation No.		Revision:	1		



- LEGEND:**
- HB HAND BASIN
  - PTD PAPER TOWEL DISPENSER
  - SH SHOWER
  - WC WATER CLOSET
  - ACC WC ACCESS WATER CLOSET (TO AS1428)
  - UR URINAL
  - V VENT

**LEGEND OF DIAMETERS**

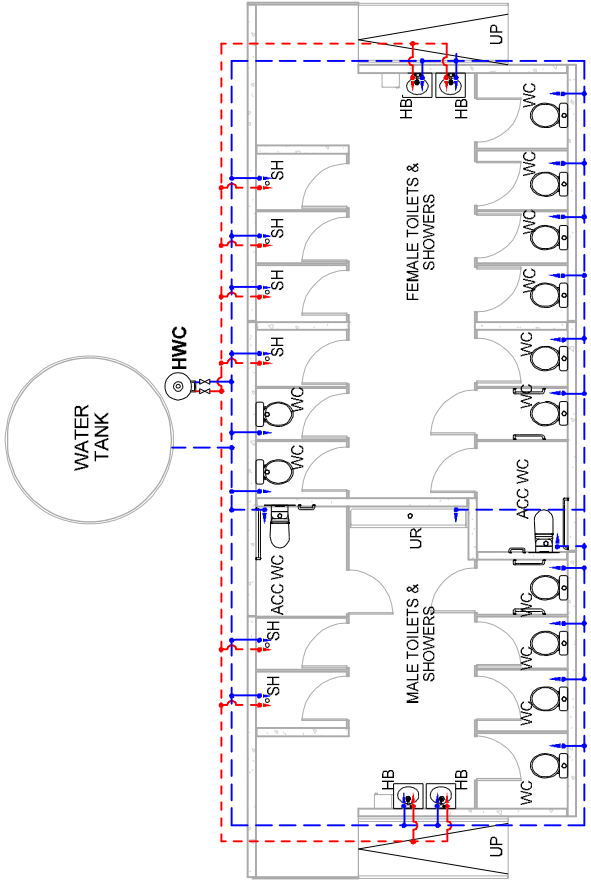
- 50mm Ø
- 100mm Ø
- TROUGH = 50mm Ø WC = 100mm Ø
- SINK = 50mm Ø SEWER = 100mm Ø UPVC
- BATH = 50mm Ø STORMWATER = 100mm Ø UPVC
- BASIN = 50mm Ø VENT PIPE = 50mm Ø
- SHOWER = 50mm Ø DISHWASHER = 50mm Ø

TO NEW SEPTIC SYSTEM  
 ON 2821 S-C01  
 BY ENGINEERING EDGE

**2 PLUMBING PLAN**  
 SCALE: 1 : 100

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	Approved Accreditation No.	Designer Accreditation No.	Project Title: <b>DEVELOPMENT 15</b> <b>ATHEMUEGERSAN</b>					Original Size <b>A3</b>	Job No: <b>40015</b>	Drawing No: <b>H101</b>





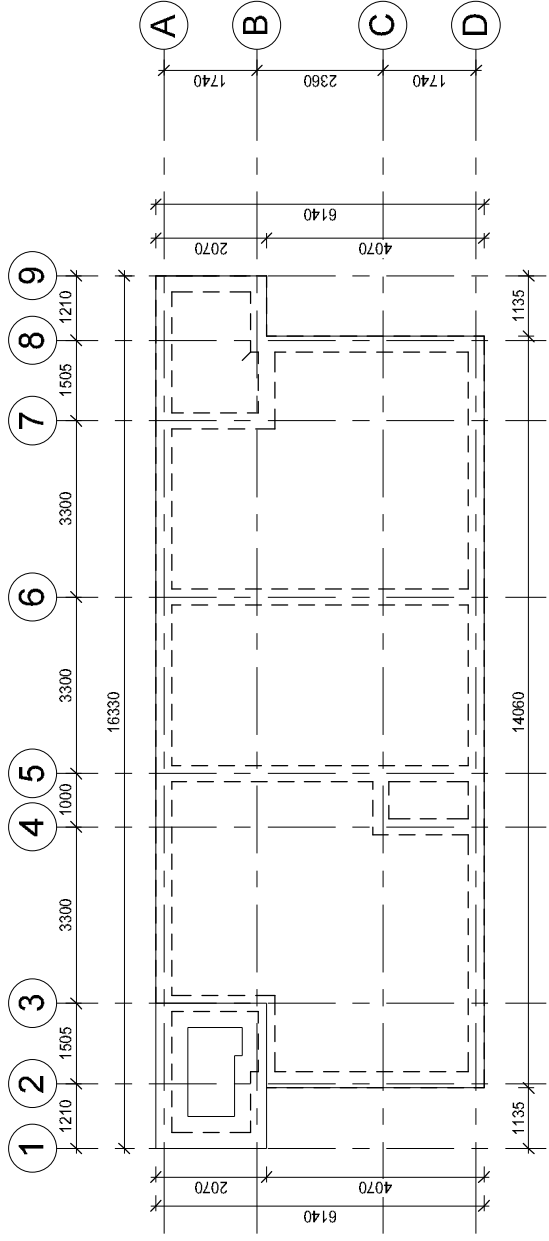
- LEGEND:**
- HB HAND BASIN
  - PTD PAPER TOWEL DISPENSER
  - SH SHOWER
  - WC WATER CLOSET
  - ACC WC ACCESS WATER CLOSET (TO AS1428)
  - UR URINAL
  - V VENT
  - HWC HOT WATER CYLINDER

**SYMBOL LEGEND**

- CONNECTION POINT
- STOP VALVE
- Ø25 HOT WATER LINE
- Ø25 COLD WATER LINE

**1 WATER RETICULATION PLAN**  
 SCALE: 1:100

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<p>Scale 1:100</p>	<p>Author                  Accreditation No.</p>	<p>Drawn                  Accreditation No.</p>	<p>Design                  Accreditation No.</p>	<p>Client                  Project                  Title</p>
<p>Approved                  Accreditation No.                  Date</p>	<p>Approved                  Accreditation No.                  Date</p>	<p>Original Size                  A3</p>	<p>Job No. 40015</p>	<p>Drawing No. H102</p>
<p>No.</p>	<p>Revision</p>	<p>Drawn</p>	<p>Disc</p>	<p>Revision:</p>



1

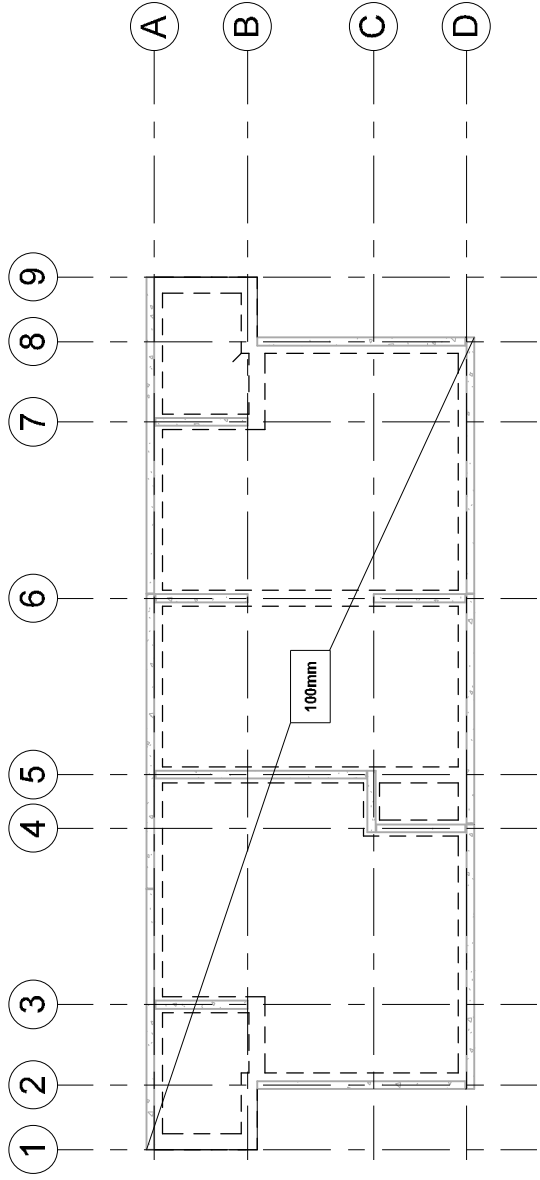
FOOTING PLAN

SCALE: 1 : 100



No.	Revision	Date	<p>Document Ref: 3370708          2: SE-Wee2016-wee40015-Cross Section-Beam Building Truss Model Truss          S:\Projects\2016</p>			
			Drawn	Date	Drawn	Date
<b>APPROVAL</b>		<b>ENGINEERING EDGE</b>		<p><b>ENGINEERING EDGE Pty Ltd</b>          ACM 109 155 884          219 Invermay Rd, Invermay 7248          t 6325 9605 - f 6325 9607          mail@engineeringedge.com.au          Copyright ©</p>		
			Scale	1 : 100	<p>Client <b>JAMES CARROLL</b>          Enter address here          Project <b>DEVELOPMENT - 15</b>          Title <b>ROADS PLAN</b>          Original Size <b>A3</b>          Job No. <b>40015</b>          Drawing No. <b>S102</b>          Revision:</p>	
			Start Date		<p>Start Date</p>	
			Drawn	Author	<p>Drawn</p>	
			Approved	Appreciation No.	<p>Approved</p>	
			Designed	Appreciation No.	<p>Designed</p>	
			Appreciation No.	Appreciation No.	<p>Appreciation No.</p>	
			Date	Date	<p>Date</p>	

<p>Not Scale</p>		<p>Not Scale</p>	
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**1**  
**SLAB PLAN**  
 SCALE: 1 : 100

**SLAB PREPARATION**

**HARD SURFACES:**  
 STRIP OFF TOP EXISTING SLAB & HARD SURFACES  
 AS REQUIRED FOR NEW WORKS, PROOF ROLL SUBGRADE.

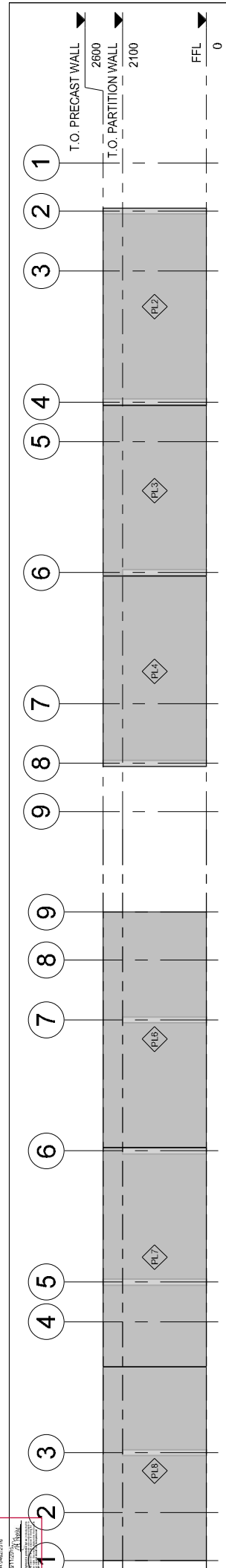
**SOIL & VEGETATION:**  
 STRIP OFF TOP SOIL AND VEGETATION (150mm NOMINAL BELOW  
 EXISTING SURFACE LEVEL), PROOF ROLL SUBGRADE.

BACKFILL TO THE UNDERSIDE OF SAND BLINDING WITH  
 APPROVED BASE CLASS A TO D.I.E.R SPEC R40.  
 GRAVEL IS TO BE COMPACTED IN 150mm MAX. LAYERS TO  
 95% OF MODIFIED COMPACTION TEST AS DETAILED IN A.S. 1289.

POUR SLAB ON FORTECON AND 30mm MIN. SAND BLINDING.

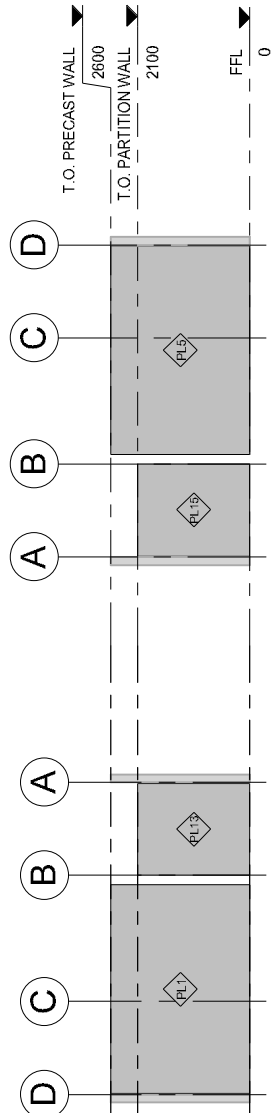
No.	Revision	Drawn	Date	Author	Accreditation No.	Approved	Accreditation No.	Date	Approver	Accreditation No.	11/06/15	Original Size	A3	Job No. 40015	Drawing No. S103	Revision:
													<b>JAMES CARROLL</b> Enter address here			
													<b>DEVELOPMENT _ 15</b> <b>ALBA FLORISE</b>			
													<b>ENGINEERING EDGE Pty Ltd</b> ACM 109 155 884 219 Invermay Rd. Invermay 7248 t 5325 9605 - f 5325 9607 mail@engineeringedge.com.au Copyright ©			
													<b>APPROVAL</b>			
													<b>SCALE</b> 1 : 100			





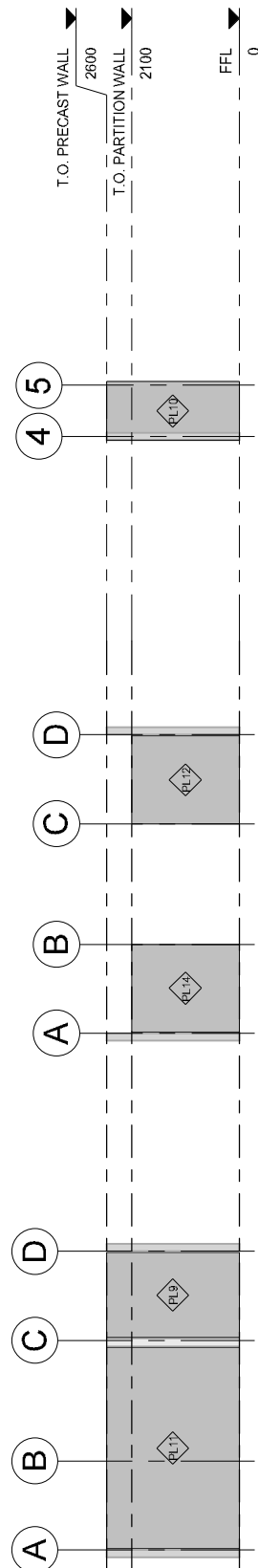
**1** Elevation 1 - s  
SCALE: 1 : 100

**3** Elevation 3 - s  
SCALE: 1 : 100



**2** Elevation 2 - s  
SCALE: 1 : 100

**4** Elevation 4 - s  
SCALE: 1 : 100

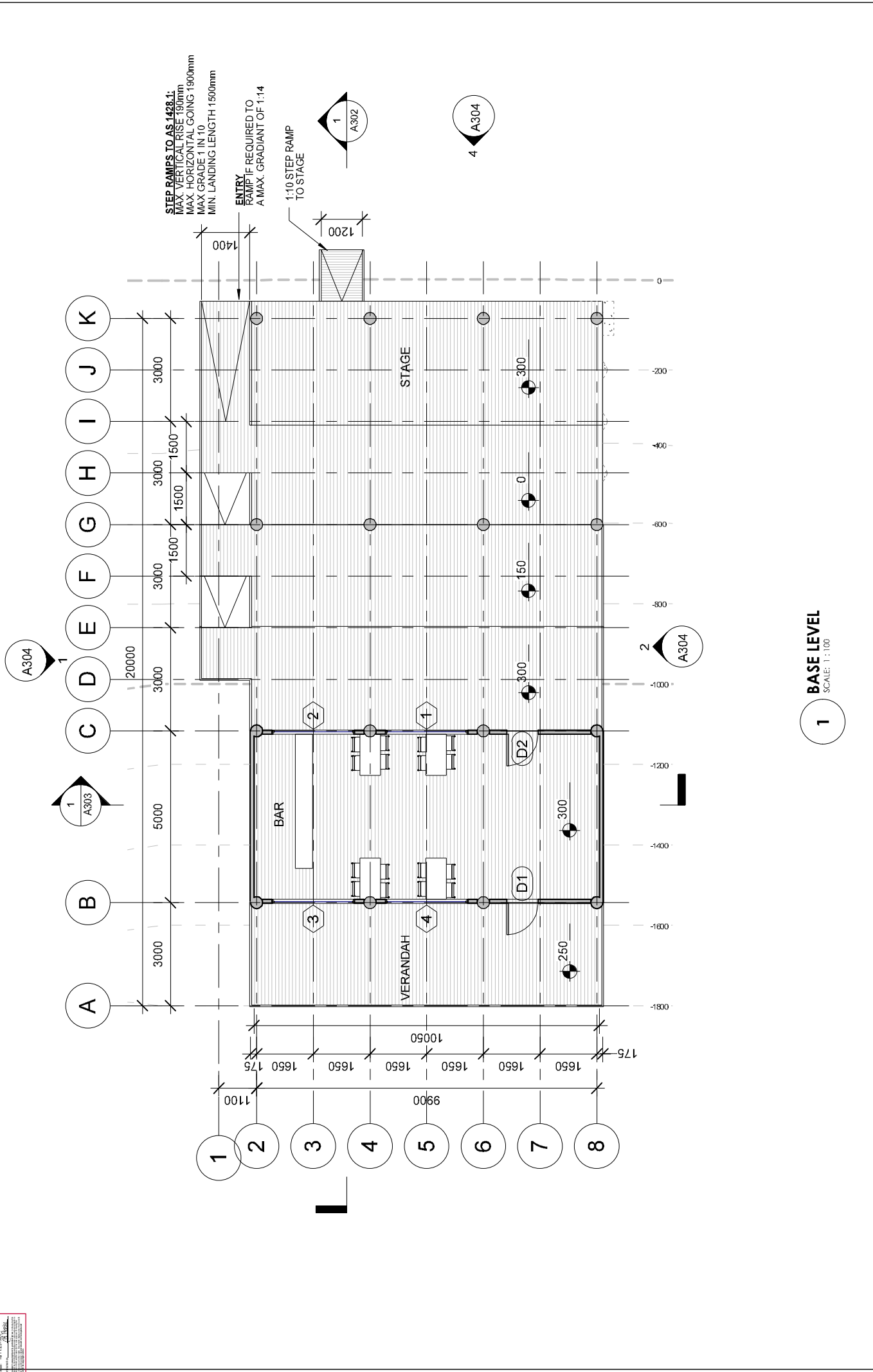


**5** Elevation 5 - s  
SCALE: 1 : 100

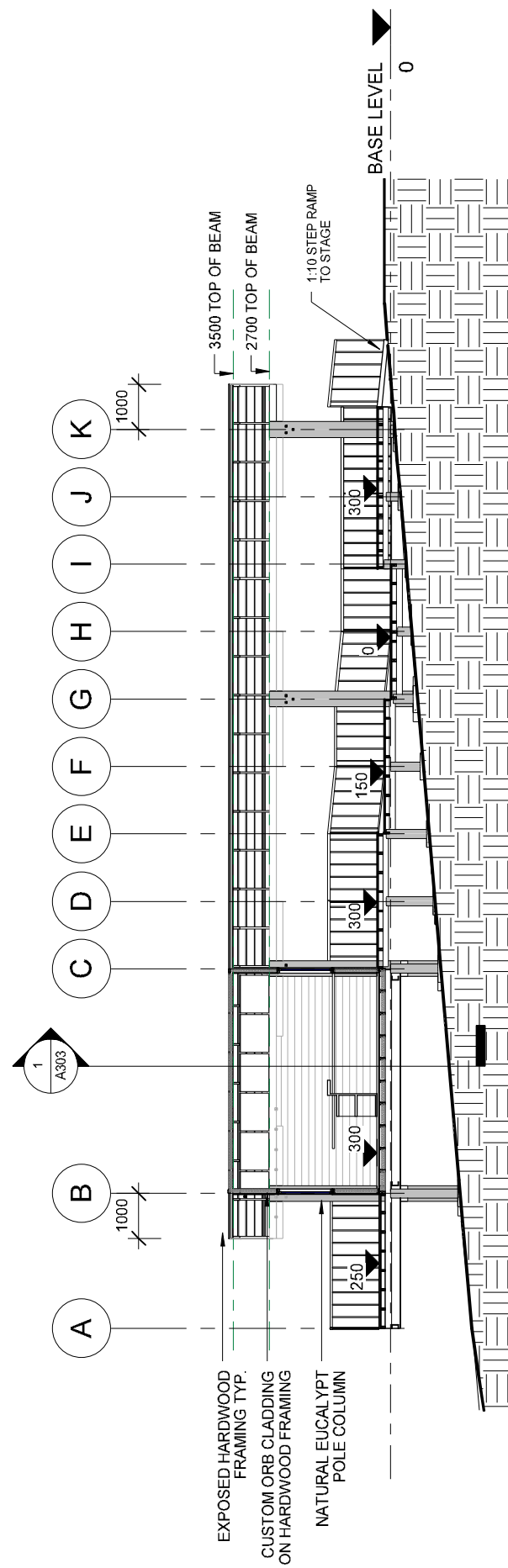
**6** Elevation 6 - s  
SCALE: 1 : 100

**7** Elevation 7 - s  
SCALE: 1 : 100

No.	Revision	Drawn	Date	Date	Author	Accreditation No.	Approved	Accreditation No.	Date	11/06/15	Approver	Accreditation No.	11/06/15	Original Size	A3	Job No. 40015	Drawing No. S105	Revision:	Title	Project	Client	JAMES CARROLL Enter address here
<p><b>APPROVAL</b></p> <p>ENGINEERING EDGE Pty Ltd          ACM 109 155 884          219 Invermay Rd, Invermay 7248          t 6325 9605 - f 6325 9607          mail@engineeringedge.com.au          Copyright ©</p>																						
<p>U I S C L O N E</p> <p>Scale 1:100          Drawn Author          Accreditation No.          Approved Approver          Accreditation No. 11/06/15          Date</p>																						
<p>ENGINEERING EDGE          DEVELOPMENT 15          ANNULUS SECTION</p>																						
<p>Version: 2, Version Date: 03/10/2016          Document Ref: 33700478          Cad File No. 21-EE-0062015.sxd          2015-06-23 10:40:01 - Citrus Fernan@EM (Building Image Model) (Work)</p>																						

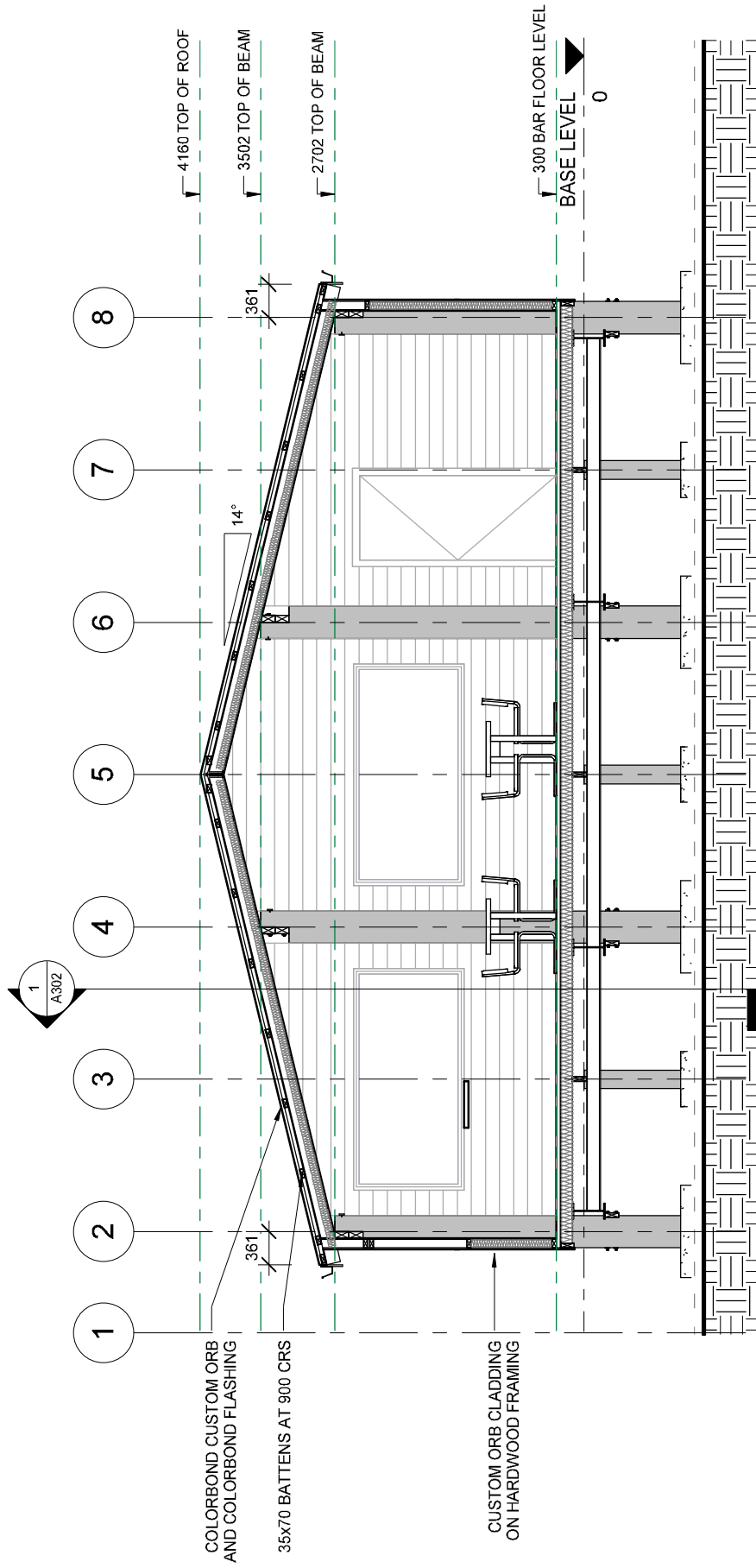


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Scale: 1:100 Drawn: A SOUDAN Accreditation No. 10,11,15	Structural Cert. No. R-NEVILLE Accreditation No.	Date: 10/11/15 Approved: [Signature] Accreditation No.
<b>APPROVAL</b>		No. 1 Issued For: APPROVAL A.S. 10.11.15 Drawn: [Signature] Date:
Version: 2, Version Date: 03/10/2016 Document Self ID: 33707776 Call File No: 21-EE-3062015-0000015 - Citrus Festival/BM - Building Image Model/Sheet006 BIM-CAD/01		



**1**  
**Section 1**  
 SCALE: 1 : 100

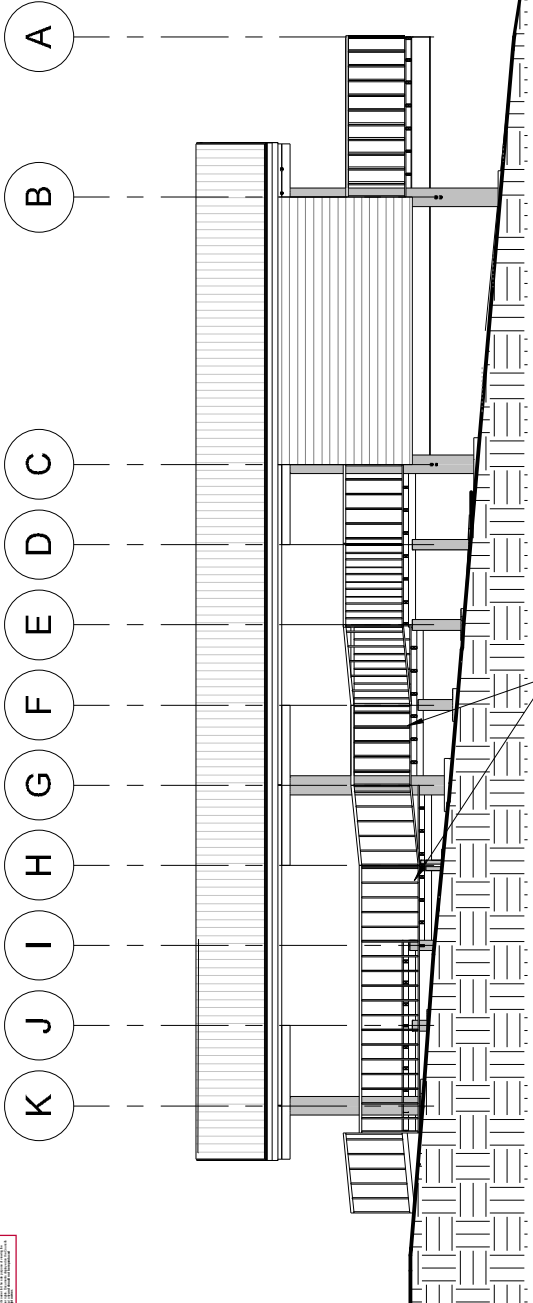
<b>ENGINEERING EDGE</b> 219 Invermay Rd. Invermay 7248 t 6326 9605 - f 6326 9607 mail@engineeringedge.com.au Copyright ©		Client: <b>JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE</b> Project: <b>BLACKWOOD BARN</b> Title: <b>SECTION 1</b> Original Size: <b>A3</b> Job No: <b>40015</b> Drawing No: <b>A302</b> Revision: <b>1</b>
Scale: 1 : 100 Drawn: <b>A SOUDAN</b> Accreditation No.: Approved: [Signature] Accreditation No.: [Signature] Date: 10.11.15	Structural Cont. No.: Designed: <b>R NEVILLE</b> Accreditation No.:	U I S C E L L O N O F F I C I A L A C T I O N S
<b>APPROVAL</b>		ENGINEERING EDGE Pty Ltd ACM 109 155 884 219 Invermay Rd. Invermay 7248 t 6326 9605 - f 6326 9607 mail@engineeringedge.com.au Copyright ©
No. 1 Issued For Approval A.S. 10.11.15 Drawn: [Signature] Date:		A.S. 10.11.15 Drawn: [Signature] Date:



1 Section 2  
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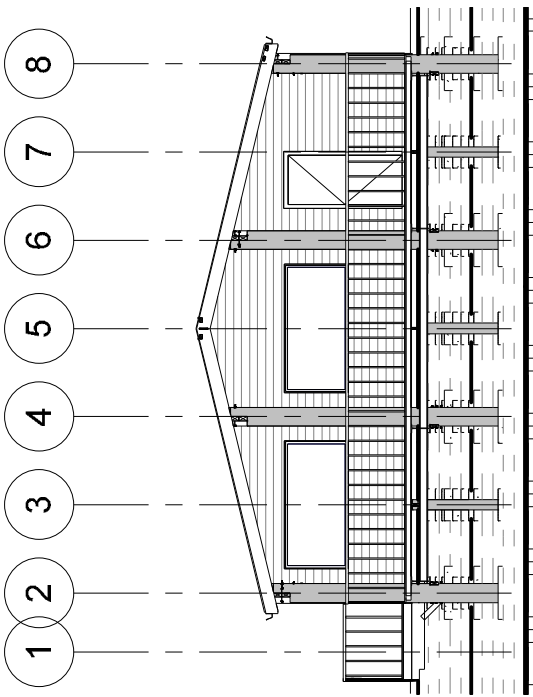
<p><b>ENGINEERING EDGE</b></p> <p>ENGINEERING EDGE Pty Ltd          ACN 109 155 884          219 Invermay Rd, Invermay 7248          t 5325 9605 - f 5325 9607          mail@engineeringedge.com.au          Copyright ©</p>	<p>Scale: 1:50          Drawn: A. SOUDAN          Accreditation No. 10, 11, 15</p>	<p>Client: JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE          Project: BLACKWOOD BARN          Title: SECTION 2</p>	<p>Original Size: A3          Job No: 40015          Drawing No: A303          Revision: 1</p>
	<p>Structural          Cert. No. R. NEVILLE          Accreditation No. 10, 11, 15</p>	<p>Approved          Accreditation No. 10, 11, 15          Date</p>	<p>APPROVAL</p>



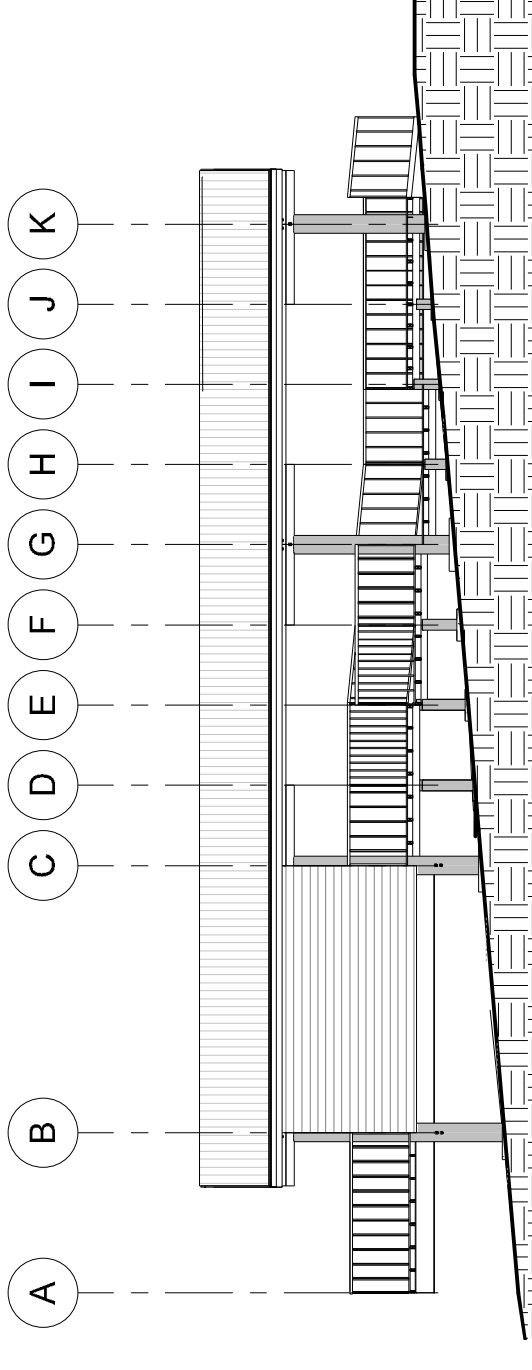


**STEP RAMPS TO AS 1428.1:**  
 MAX. VERTICAL RISE 190mm  
 MAX. HORIZONTAL GOING 1900mm  
 MAX GRADE 1 IN 10  
 MIN. LANDING LENGTH 1500mm

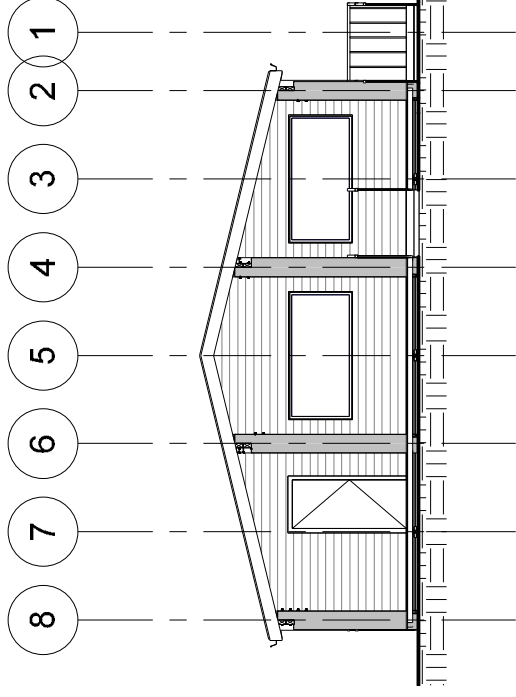
**1** Elevation 1 - a  
 SCALE: 1:100



**3** Elevation 3 - a  
 SCALE: 1:100

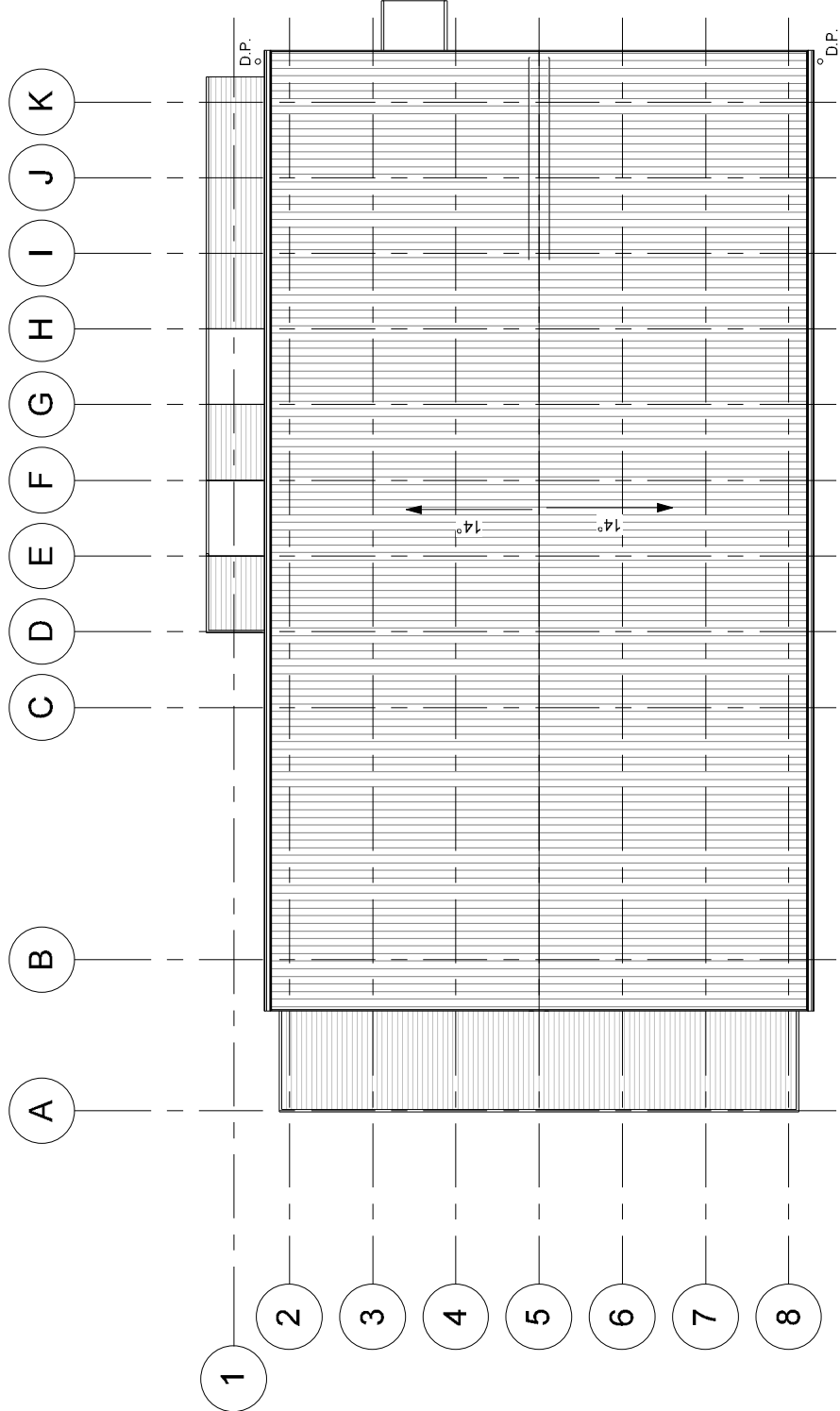


**2** Elevation 2 - a  
 SCALE: 1:100



**4** Elevation 4 - a  
 SCALE: 1:100

		<b>ENGINEERING EDGE Pty Ltd</b> ACM 109 155 884 219 Invermay Rd, Invermay 7248 t 5325 9605 - f 5325 9607 mail@engineeringedge.com.au Copyright ©		<b>APPROVAL</b>		<b>ENGINEERING EDGE Pty Ltd</b> ACM 109 155 884 219 Invermay Rd, Invermay 7248 t 5325 9605 - f 5325 9607 mail@engineeringedge.com.au Copyright ©		<b>JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE</b> <b>BLACKWOOD BARN ELEVATIONS</b>		Client: JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE Project: BLACKWOOD BARN ELEVATIONS Job No: 40015 Drawing No: A304 Revision: 1	
Scale	1:100	Start/End	1:100	Drawn	A SOUDAN	Designed	R NEVILLE	Approved		Original Size	A3
Drawn	A SOUDAN	Acce. No.		Acce. No.		Acce. No.		Acce. No.		Date	10.11.15
Issued For Approval	A.S.	10.11.15	Drawn	Date							



**1 ROOF PLAN**  
 SCALE: 1 : 100

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<p>Scale: 1 : 100</p>	<p>Drawn: A SOUDAN          Accreditation No.:</p>	<p>Designed: R NEVILLE          Accreditation No.:</p>	<p>Client: JAMES CARROLL DEVELOPMENT - 15 ATRATUS RISE</p>	<p>Project: BLACKWOOD BARN</p>	<p>Job No: 40015</p>
<p>Approved: [Signature]          Accreditation No.:</p>	<p>Date: 10.11.15</p>	<p>Date: 10.11.15</p>	<p>Original Size: A3</p>	<p>Drawing No: A305</p>	<p>Revision: 1</p>

# Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

Tasmanian Circus Festival  
15 Atratus Rise, Swan Bay





**Prepared for (Client)**

James Carroll

15 Atratus Rise

SWAN BAY TAS 7252

**Assessed & Prepared by**

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Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

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Version 1

4 December 2015

Job No: RGA-B317

## Executive Summary

The proposed development at the 15 Atratus Rise, Swan Bay, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.

Primary responsibilities identified within this report:

<p>Occupier</p>	<ul style="list-style-type: none"> <li>• Establish and maintain Hazard Management Areas as described in this report, including egress and access routes.</li> <li>• Maintain adequate turning facilities for emergency vehicles on site, as described in this report.</li> <li>• Extend and maintain adequate water supplies for firefighting purposes, as described in this report.</li> <li>• The camping area, Bushland Bigtop, toilets/showers, stage, Blackwood Bar, Awnings and Treat Tribe on site to be erected to meet <b>BAL-Low</b>. It is noted that these structures within the site are temporary and/or non-habitable structures.</li> <li>• Construct/modify the proposed five cabins to meet <b>BAL-19</b> (AS3959-2009).</li> <li>• Construct/modify the café to meet <b>BAL-12.5</b> (AS3959-2009).</li> <li>• Establish/maintain an Emergency Evacuation Plan for the Visitor Accommodation Use.</li> </ul>
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## Schedule 1 – Bushfire Report

### 1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2000 & Regulations 2004*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

### 1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the Launceston Interim Planning Scheme 2015, the Building Code of Australia and Australian Standards, *AS 3959-2009, Construction of buildings in bushfire-prone areas*.

### 1.2 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 and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

**No action or reliance is to be placed on this report; other than for which it was commissioned.**

### 1.3 Proposal

Tasmanian Circus Festival including permanent structures (5 x cabins, café) and temporary structures/works and/or non-habitable structures including camping area, Bigtop, main stage, bar, awnings and toilets/showers.

## 2.0 Site Description for Proposal (Bushfire Context)

### 2.1 Locality Plan

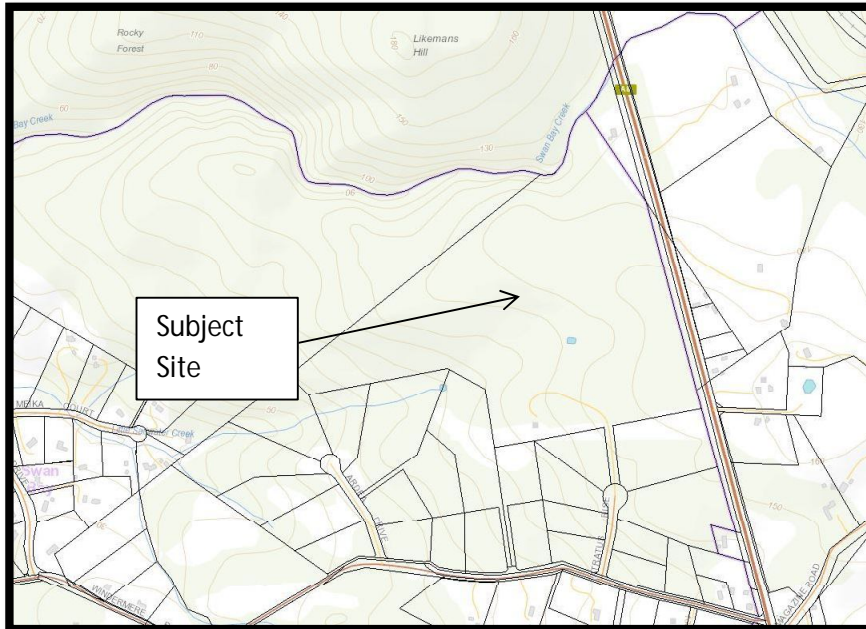


Figure 1: Location Plan of 15 Atratus Rise

### 2.2 Site Details

<b>Property Address</b>	15 Atratus Rise, Swan Bay
<b>Certificate of Title</b>	Volume 166203 Folio 1
<b>Owner</b>	James Patrick Carroll and Schontal Anne Kathriner
<b>Existing Use</b>	Residential / rural
<b>Type of Proposed Building Work</b>	Tasmanian Circus Festival including permanent structures (5 x cabins, café) and temporary structures/works and/or non-habitable structures including camping area, Bigtop, main stage, bar and awnings.
<b>Water Supply</b>	On-site for fire fighting purposes
<b>Road Access</b>	Street Frontage – Atratus Rise and East Tamar Highway

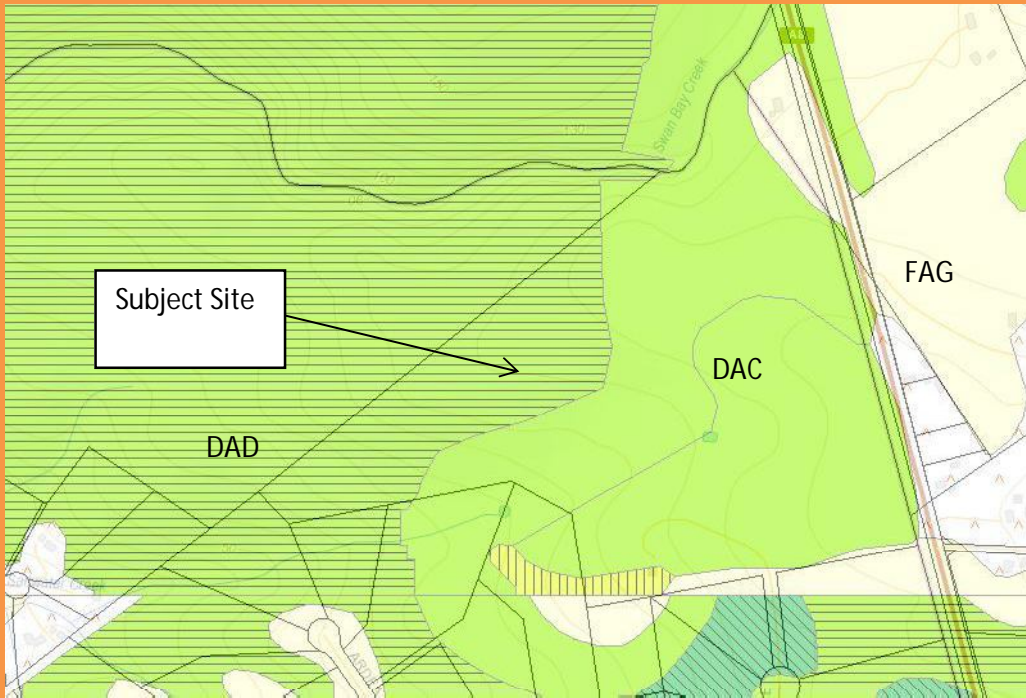


### 3.0 Bushfire Site Assessment

#### 3.1 Vegetation Analysis

##### 3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



Code	Species	Vegetation Group
DAD	<ul style="list-style-type: none"> <li>Eucalyptus amygdalina forest and woodland on dolerite</li> </ul>	Dry eucalypt forest and woodland
DAC	<ul style="list-style-type: none"> <li>Eucalyptus amygdalina coastal forest and woodland</li> </ul>	Dry eucalypt forest and woodland
FAG	<ul style="list-style-type: none"> <li>Agricultural land</li> </ul>	Agricultural, urban and exotic vegetation

**3.1.2 Site & Vegetation Photos**



Looking east of Bigtop



Looking south of are of market oval



Looking south towards are of car parking and camping area



Looking west towards area of cabins and trapeze



Looking south of cafe



Looking west of cafe



View looking north of cafe



View looking east of cafe



Access looking towards Atratus Rise

### 3.2 BAL Assessment – Cabins

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
<b>Group A</b>	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
<b>Group B</b>	<input checked="" type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
<b>Effective slope (degrees)</b>	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
<b>Distance to classified vegetation</b>	Metres 0	Metres 0	Metres 0	Metres 0
<b>Likely direction of bushfire attack</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exclusions</b>	a   b   c   d   e   f	a   b   c   d   e   f	a   b   c   d   e   f	a   b   c   d   e   f
<b>BAL Value (FDI 50)</b>	<b>BAL – FZ</b> (May be reduced to BAL-19 if Specified Hazard Management Area established and maintained)	<b>BAL – FZ</b> (May be reduced to BAL-19 if Specified Hazard Management Area established and maintained)	<b>BAL – FZ</b> (May be reduced to BAL-19 if Specified Hazard Management Area established and maintained)	<b>BAL – FZ</b> (May be reduced to BAL-19 if Specified Hazard Management Area established and maintained)

**BAL Assessment – Cafe**

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
<b>Group A</b>	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
<b>Group B</b>	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
<b>Effective slope (degrees)</b>	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
<b>Distance to classified vegetation</b>	Metres 0	Metres 0	Metres 0	Metres 0
<b>Likely direction of bushfire attack</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exclusions</b>	<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input type="checkbox"/> e <input type="checkbox"/> f	<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input type="checkbox"/> e <input type="checkbox"/> f	<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input type="checkbox"/> e <input type="checkbox"/> f	<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input type="checkbox"/> e <input type="checkbox"/> f
<b>BAL Value (FDI 50)</b>	<b>BAL – FZ</b> (May be reduced to BAL-12.5 if Specified Hazard Management Area established and maintained)	<b>BAL – FZ</b> (May be reduced to BAL-12.5 if Specified Hazard Management Area established and maintained)	<b>BAL – FZ</b> (May be reduced to BAL-12.5 if Specified Hazard Management Area established and maintained)	<b>BAL – FZ</b> (May be reduced to BAL-12.5 if Specified Hazard Management Area established and maintained)

The Bushfire Attack Level shall be classified BAL-LOW where the vegetation is one or a combination of any of the following:

- (a) Vegetation of any type that is more than 100 metres from the site.
- (b) Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
- (c) Multiple areas of vegetation less than 0.25 hectare in area and not within 20 metres of the site, or each other.
- (d) Strips of vegetation less than 20 metres in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 metres of the site or each other, or other areas of vegetation being classified.
- (e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- (f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognisable as short-cropped grass for example, to a nominal height of 100mm).

<b>BAL – LOW</b>	<b>The risk is considered to be VERY LOW.</b> There is insufficient risk to warrant any specific construction requirements but there is still some risk.
<b>BAL – 12.5</b>	<b>The risk is considered to be LOW.</b> There is a risk of ember attack. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m <sup>2</sup> .
<b>BAL – 19</b>	<b>The risk is considered to be MODERATE.</b> There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m <sup>2</sup> .
<b>BAL – 29</b>	<b>The risk is considered to be HIGH.</b> There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 29 kW/m <sup>2</sup> .
<b>BAL – 40</b>	<b>The risk is considered to be VERY HIGH.</b> There is a much increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front.

	The construction elements are expected to be exposed to a heat flux not greater than 40 kW/m <sup>2</sup> .
<b>BAL – FZ</b>	<b>The risk is considered to be EXTREME.</b> There is an extremely high risk of ember attack and burning debris ignited by windborne embers, and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux greater than 40 kW/m <sup>2</sup> .

### 3.2 Specified Hazard Management Areas

Hazard management areas are to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in table 2.4.4 of *Australian Standard 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

Where the Hazard Management Areas can be increased around the building and the classified vegetation in accordance with table 2.4.4 of Australian Standard 3959, the risk from bushfire attack can reduce.

#### Cabins

Distance from Predominant vegetation for <b>BAL 19</b>	North/ North-East	South/ South-West	East/ South-East	West/ North-West
	15-<22	18-<26	15-<22	18-<26
	Metres	Metres	Metres	Metres

#### Cafe

Distance from Predominant vegetation for <b>BAL 12.5</b>	North/ North-East	South/ South-West	East/ South-East	West/ North-West
	14-<50	14-<50	14-<50	16-<50
	Metres	Metres	Metres	Metres

The separation distance for the SPECIFIED Hazard Management Area is to be shown on the attached Bushfire Hazard Management Plan measured from the external walls (Façade) of the building in metres along the ground to the bushfire hazard vegetation (if applicable).



### 3.3 Outbuildings

Applicable. Separate camping area, Bushland Bigtop, toilets/showers, stage, Blackwood Bar, Awnings and Treat Tribe is BAL-LOW as more than 6 metres from Habitable Building.

### 3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be constructed from the entrance to the property cross over with the public road through to the dwelling and water storage area on the site. Private access roads are to be designed, constructed and maintained to a standard not less than a Modified 4C Access Road.

<b>Existing</b> Road Access and Driveways	Access via direct road frontage and internal roads
<b>New</b> Road Access and Driveways	Private access driveway / roads are to be constructed from the entrance of the property cross over at the public road through to the café and cabins and on-site dedicated fire fighting water supply (where provided). Private access roads are to be designed, constructed and maintained to a standard not less than a "Modified 4C Access Road", with a minimum width of access of 4 metres with passing bays measuring 2 metres by 20 metres every 100 metres of the length of the driveway (minimum 2 in total).

### 3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a Class 1 building in a designated Bushfire prone area must be within reach of a 120m long hose (lay) connected to –

- (i) A fire hydrant with a minimum flow rate of 600L per minute and pressure of 200kpa; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for firefighting at all times which has the capacity of at least 10,000L for each separate building.

<b>Existing</b> On-Site Water Supply	On site water supply is required.
---	-----------------------------------

**It should be recognised that although water supply as specified above may be in compliance with the requirements of the Building Code of Australia, the supply may not be adequate for all firefighting situations.**

## 4.0 Bushfire Hazard and Risk Assessment

### 4.1 Fire History

There is no evidence of bushfires on the land or surrounding area.

### 4.2 Bushfire Attack

The influence on fire behaviour in the area is likely to be the continuity of fuel and the direction of the winds driving the fire. Fires could approach the site through continuous fuels from the west and northwest. Fires approaching from the east would be moving through partly cleared areas which would slow the spread of smaller fires but are unlikely to be sufficient to affect major bushfires. Severe fire weather in Tasmania is generally associated with strong, dry, northerly to north-westerly winds ahead of major cold fronts which then back round to the west and southwest as the front passes. Therefore the major bushfire threat to the site is likely to come from fires to the northwest and west of the site.

### 4.3 Overall Risk Assessment

The bushfire risk on the site is considered to be moderate and would not preclude the proposed development provided the bushfire protection measures recommended in this report are incorporated into the development.

## 5.0 Bushfire-Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

**E1.4 – Exemptions** – Not applicable.

### E1.5 Vulnerable Uses

E1.5.1.1 Standards for Vulnerable Use	
	Comments
<input type="checkbox"/> A1	Not applicable
<input checked="" type="checkbox"/> P1	Not applicable as visitor accommodation.
<input checked="" type="checkbox"/> A2	The proposal is for visitor accommodation. A core bushfire protection measure for this facility is to ensure that the establishment and maintenance of the hazard management areas, implementation of water supply dedicated for firefighting purposes and safe egress are undertaken. There is a commitment by the occupier that an Emergency Evacuation Plan is to be maintained and approved by the TFS prior to commencement (occupancy) of the use, and conforming to the TFS Guidelines. The Plan will include designated emergency meeting points, which provide protection to fire fighter and evacuees; and information to staff, occupants and visitors on bushfire safety and evacuation procedures.

It is noted that the area for the camping ground is likely to be constructed to BAL-LOW, as well as Bushland Bigtop, toilets/showers, stage, Blackwood Bar, Awnings and Treat Tribe. The proposal provides for some separation for the camping area, sufficient access and adequate on-site water supply for fire-fighting purposes and exceeds the minimum requirements. A Building Surveyor will have to certify BAL-LOW for the construction of the separate camping area, Bushland Bigtop, toilets/showers, stage, Blackwood Bar, Awnings and Treat Tribe when it comes time to assess the building application.

P2

**E1.6.3 Development Standards for New Habitable Buildings on Pre-existing Lots**

**E1.6.3.1 Hazard management areas for habitable buildings**

		Comments
<input checked="" type="checkbox"/>	A1 (c)	Specified distances for Hazard Management Areas for BAL 12.5 as specified on the plan are in accordance with AS3959 for café and BAL 19 for the cabins. The proposal complies.
<input type="checkbox"/> P1		
<input checked="" type="checkbox"/>	A2	The applicable hazard management areas are located wholly within the title. Not applicable.
<input type="checkbox"/> P2		

**E1.6.3.2 Private access**

		Comments
<input checked="" type="checkbox"/>	A1 (c)	Property has road frontage, and plans demonstrate that private access will be to within 30 metres of the furthest part of a habitable building measured as a hose lay.
<input type="checkbox"/> P1		
<input checked="" type="checkbox"/>	A2	Internal private access and hardstand to be supplied within 3m of the static water supply point. Located on site.
<input type="checkbox"/>	P2	No PC
<input checked="" type="checkbox"/>	A3	Existing access and new access to be upgraded/ constructed to comply.
<input type="checkbox"/> P3		

**E1.6.3.3 Water supply for fire fighting purposes**

		Comments
<input checked="" type="checkbox"/>	A1 (d)	A minimum 10,000 litre non-combustible tank dedicated for fire fighting water supply is already provided no closer than 6m to the building (café and five cabins) total 60,000 litres with additional supply of 10,000 for the camping area and other non-habitable structures during the event of the Circus Festival (this could be a mobile set-up).

## E1.6.5 Development Standards for Vulnerable Uses

### E1.6.5.1 Vulnerable uses: Provision of hazard management areas for habitable buildings

		Comments
<input checked="" type="checkbox"/>	<b>A1</b> (b)	Specified distances for Hazard Management Areas for BAL 12.5 as specified on the plan are in accordance with AS3959 for café and BAL 19 for the cabins. The proposal complies. It is recommended that a 10 metre wide hazard management area, where possible should be maintained around the proposed camping area.
<input type="checkbox"/>	<b>P1</b> No PC	
<input checked="" type="checkbox"/>	<b>A2</b>	The applicable hazard management areas are located wholly within the title. Not applicable.
<input type="checkbox"/>	<b>P2</b>	
<input checked="" type="checkbox"/>	<b>A2</b>	Not applicable.
<input type="checkbox"/>	<b>P2</b> No PC	

## 6.0 Layout Options

Not relevant to this proposal.

## 7.0 Other Planning Provisions

Not relevant to this proposal.

## 8.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site.

**The site has been assessed as requiring buildings to conform to or exceed BAL 12.5 (cafe) and BAL 19 (Cabins) and BAL LOW (camping area, Bushland Bigtop, toilets/showers, stage, Blackwood Bar, Awnings and Treat Tribe) requirements based on AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas.**

### Access

The driveway is to be constructed/upgraded of all-weather construction, with a minimum width of access of 4 metres, with a minimum load of 20 tonnes. Passing bays measuring 2 metres by 20 metres every 100 metres of the length of the driveway must be installed (minimum 2 required).

### Water Supplies

The cafe is to be supplied with a water supply tank at least 10,000 litres, the cabins each with a water supply tanks at least 10,000 litres with a fitting suitable for TFS access. With additional supply of 10,000 litres for the camping area and other non-habitable structures during the event of the Circus Festival (this could be a mobile set-up).

## Fuel Managed Areas

The site of the proposed cafe is on cleared parts of the site, but are all still in close proximity to grassland. The cabins are in a more bushland setting. Given the needs of the business of the site, early evacuation of guests and staff is a preferable option to providing bushfire protection on the lot. In the event of a bushfire all guests and staff should evacuate to a safe area following the procedures in the Bushfire Emergency Plan which is to be developed.

It is recommended that a 10 metre wide hazard management area, where possible should be maintained around the proposed camping area. Leaf litter should be regularly removed. Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Section 2 of Schedule 2 (where applicable).

## Schedule 2 – Bushfire Hazard Management Plan

### 1.0 Introduction

The Bushfire Hazard Management Plan (BHMP) is developed from the results of a Bushfire Attack Level (BAL) Assessment Report prepared for the site in accordance with Australian Standard 3959. The BHMP provides reference and information to existing and subsequent owners on their responsibilities for the establishment, maintenance and future management of their property to reduce the risk of bushfire attack and includes: -

- Establishment of a Hazard Management Area in and around the existing and/or proposed buildings,
- Specifications of Private access road construction,
- Provision on firefighting water supply,
- Construction requirements in relation to the Building Code of Australia, dependent on the Bushfire Attack Level and requirements of Australian Standard 3959.
- Reduction and removal of vegetation and fuel loads in and around the property, buildings and Hazard Management Areas,
- Ongoing maintenance responsibilities by successive owners for perpetuity.

*A copy of the plan MUST also be provided to ALL current and successive owners to make them aware of their continuing obligations to maintain the plan and protection measures attributed to their property in to the future.*

### 2.0 Hazard Management Areas

The Hazard Management Area (defendable space) is provided between the vegetation and the buildings subject to bushfire risk. The space provides for management of vegetation and reduction in fuel loads in an attempt to:

- Prevent flame impingement on the dwelling;
- Provide a defendable space for property protection;
- Reduce fire spread;
- Deflect and filter embers;
- Provide shelter from radiant heat; and
- Reduce wind speed.

The *Bushfire-Prone Areas Code*, requires a hazard management area to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

## 2.1 Vegetation (Fuel) Management

Managing an area in a minimum fuel condition generally means a reduction in the amount and altering the arrangement of fuels. Most fine fuels are at or close to the ground, often as part of a grass, litter or shrub layer. If there is enough fuel, when a fire comes these fuels will ignite the trees above or set the bark alight which will burn up into the tree canopy causing the most dangerous of bushfire situation; a crown fire.

To prevent crown fires occurring it is necessary to remove the “ladder of fuel” between the ground and the tree crowns and to make sure the amount of ground fuel is not sufficient to set the crowns alight. Without fire burning below, a crown fire should not be sustained. Further removing continuity and separation of the vegetation canopies both horizontally and vertically will assist.

All vegetation will burn under the influence of bushfire; shrub layers need to be modified to remove tall continuous walls of vegetation and establish clear separation between the ground and the bottom of the tree canopy. Further minimisation of flammable ground litter such as leaves, twigs, bark, ferns and debris will further reduce fuel load with potential to burn or contribute to the growth of a bushfire.

Fuels do not need to be totally removed however fuels close to the building and inside the Hazard Management Area are to be kept to a minimum. As a general practice 5 tonnes per hectare is accepted as being controllable with normal firefighting resources. This can be visualised as grass cut to about 10 centimetres in height or ground litter about 2 centimetres thick. This is considered to be a low fuel level.

## 2.2 Other Risk Management Actions

Other actions that can be implemented to reduce the bushfire risk in the Hazard Management Areas include:

1. Establishing non-combustible paths and driveways around buildings.
2. Establish plantings of low flammability shrub species.
3. Ensure garden beds and shrubs are established well away from buildings.
4. Tree planting to be located at the outer edge of the Hazard Management Area and spaced well apart to ensure canopy separation.
5. Cut lawns short and maintain.
6. Remove fallen limbs, leaf and bark litter.
7. Avoid using pine bark and other flammable mulch in gardens.
8. Prune trees to ensure canopy separation horizontally and vertically, remove low hanging branches to ensure separation from ground litter.
9. Where the amount of land permits extend the vegetation management in to a secondary hazard management zone.

### **3.0 On-going Site Management and Maintenance**

On-going maintenance is required to the buildings and landscaping within the hazard management area to ensure the continued performance of the bushfire mitigation measures which have been designed into the development for occupant and community protection.

Specified Hazard Management Areas are only a minimum distance required; owners are encouraged to establish a greater management area where land area and opportunity permits. An additional fuel modified buffer zone between the Hazard Management Area and the bushfire vegetation will only improve the protection level and reduce the risk to the property during a bushfire event.

Preparedness comes down to diligent annual maintenance in and around the buildings and Hazard Management Areas particularly during the period of greatest risk; August to February of each year.

#### **Recommendation:**

1. Locate wood piles or other flammable storage well away from the dwelling.
2. Solid non-combustible fencing such as steel provides a fire and heat radiation shield to the dwelling.
3. Metal flywire screens prevent sparks and embers from entering the building.
4. Seal gaps under floor spaces, roof space, under eaves, external vents, skylights, chimneys and wall cladding.
5. Remove ladder fuels from the under storey of larger trees. Prune canopies to provide separation.
6. Rake up leaf litter and vegetation debris. Cut grass and maintain to less than 10cm.
7. Keep garden beds well away from the dwelling and use non-combustible garden mulches including rock or stones.
8. Establish plantings of low flammability shrub species.
9. Seal all gaps in external claddings.
10. Keep roof gutters clear of leaf litter, bark and similar debris, remove and maintain. Install gutter guards to assist.
11. Flammable fuels such as gas bottles should be located on the opposite side of the house to the likely direction of a bushfire.
12. Seal gaps in roofing to prevent the entry of embers.
13. Surround the dwelling with non-combustible paths.
14. Outbuildings to be at least 6m from the main dwelling.
15. Ensure hoses provide coverage to the whole site. Use metal hose fittings.
16. Flammable fuels and the like to be stored in minimum volumes well away from the dwelling.

### **4.0 Vehicular Access**

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.



Private access roads are to be constructed from the entrance to the property cross over with the public road through to the dwelling and water storage area on the site (if applicable). Private access roads are to be designed, constructed and maintained to a standard not less than a Modified 4C Access Road.

The 4C Access Road is an all-weather road which is classified by and complies with Australian Road Research Boards *“Unsealed Roads Manual – Guidelines to Good Practice”, 3<sup>rd</sup> Edition, March 2009.*

Substantially a single lane two-way road generally dry weather formed (natural materials) track/road with operating speeds standard of <20-40 km/h depending on terrain with a minimum carriageway width is 4 metres.

### **Recommendations:**

With the following modified requirements (if applicable):

- (i) Single lane private access road less than 6m carriageway width must have 20m long passing bays of 6m carriageway width not more than 100m apart (applicable in this case).
- (ii) A private access road longer than 100m must be provided with a driveway encircling the building, or hammerhead “T” or “Y” turning head 4m wide and 8m long, or a trafficable circular turning area of 10m radius (applicable in this case).
- (iii) Culverts and bridges must be designed for a minimum vehicle load of 20 tonnes.
- (iv) Vegetation must be cleared for a height of 4m, above the carriageway, and
- (v) 2m each side of the carriageway.

## **5.0 Water Supply**

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

### **Recommendations:**

The exterior elements of a Class 1 building in a designated Bushfire prone area must be within reach of a 120m long hose (lay) connected to –

- (i) A fire hydrant with a minimum flow rate of 600L per minute and pressure of 200kPa; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for fire fighting at all times which has the capacity of at least 10,000L for each separate building.

### **5.1 Reticulated Water Supply**

Not applicable to this proposal.

## 5.2 On-Site Dedicated Fire Fighting Water Supply

A water tank(s) of at least 60,000 litres and above ground pipes and fittings used for a stored water supply must be made of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building. Hardstanding must be provided within 3m of a static water supply.

With additional supply of 10,000 litres for the camping area and other non-habitable structures during the event of the Circus Festival (this could be a mobile set-up).

The water tank must have an opening in the top of not less than 250mm diameter or be fitted with a 65mm outlet and DIN or NEN Standard compliant forged Storz 65mm adaptor fitted with a standard (delivery) washer rated to 1800kPa working pressure and 2400kPa burst pressure.

**It should be recognised that although water supply as specified above may be in compliance with the requirements of the Building Code of Australia the supply may not be adequate for all fire fighting situations.**



**Access Road:**

Private access roads are to be constructed from the entrance to the property cross-over with the public road through to the habitable building and water storage (if applicable) on the site.

- > Construction to a modified 4C access road (minimum)
- > Vegetation must be cleared for a height of 4 metres above the carriageway and 2 metres each side of the carriageway

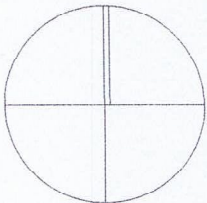
**Hazard Management- Vegetation Management:**

Vegetation in the hazard management area (as dimensioned and shown) is to be managed and maintained in a minimum fuel condition

**Fire Fighting Water Supply:**

60,000 litre dedicated fire fighting water supply tank, Swimming pool, Dam or the like is to be provided as specified below:

- > Tanks above ground pipes and fittings must be made of non-rusting, non-combustible, non-heat-deforming materials
- > Tanks and fittings must be situated more than 6 metres from a building but contained within the hazard management area
- > Tanks must have an opening in the top of no less than 250mm diameter or be fitted with a standard compliant forged storz 65mm adaptor fitted with a standard (delivery) washer rated to 1800kPa working pressure and 2400kPa burst pressure



# BUSHFIRE HAZARD MANAGEMENT PLAN

15 Atratus Rise, Swan Bay

Bushfire Attack Level - BAL 12.5 (Cafe), BAL 19 (Cabins)

BAL LOW (camping area, Bushland Bigtop, toilets/showers, stage,

Blackwood Bar, Awnings and Treat Tribe)

Date: 4 December 2015



# Form 55

# CERTIFICATE OF SPECIALIST OR OTHER PERSON (BUILDING WORK)

Regulation 16

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Certifier details:

From:   
 Address:  Phone No:   
  Fax No:   
 Accreditation No:  Email address:   
*(if applicable)*  
 Or qualifications and Insurance details:  *(description from Column 3 of Schedule 1 of the Director of Building Control's Determination)*

Speciality area of expertise:  *(description from Column 4 of Schedule 1 of the Director of Building Control's Determination)*

## Details of work:

Address:  Lot No:   
  Certificate of title No:   
 The work related to this certificate:  *(description of the work or part work being certified)*

## Certificate details:

Certificate type:  *(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)*

✓

This certificate is in relation to an application for a new building permit. OR

This certificate is in relation to any stage of building work before completion.

In issuing this certificate the following matters are relevant –

Documents:   
 Relevant calculations:

References:

*Planning Directive No 5, Bushfire-Prone Areas Code  
 Australian Standard 3959-2009*

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

1. Assessment of the site Bushfire Attack Level (BAL-Low – camping area, Bigtop, Main stage, Bar, toilets/showers and awnings) and (BAL-19 - Cabins) and (BAL-12.5 – Café) to Australian Standard 3959
2. Bushfire Hazard Management Plan

*Scope and/or Limitations*

**Scope**

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with *Planning Directive No 5, Bushfire-Prone Areas Code* issued by the Tasmanian Planning Commission, the *Building Act 2000 & Regulations 2004, Building Code of Australia* and *Australian Standard 3959-2009, Construction of buildings in bushfire-prone areas.*


**Limitations**

The assessment 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 certificate.
2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.

**No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.**

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

Signed:  
 Certifier: 

Date:  
 4 December 2015

Certificate No.  
 RG-275/2015



## Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code under Planning Directive No 5

# Code E1 – Bushfire-prone Areas Code

*Office Use*

*Date Received*

*Permit Application No*

*PID*

## Certificate under s51(2)(d) *Land Use Planning and Approvals Act 1993*

<b>1. Land to which certificate applies<sup>1</sup></b>	
Name of planning scheme or instrument: <b>Launceston Interim Planning Scheme 2015.(The Scheme)</b>	

<b>Use or Development Site</b>  <b>Street Address</b>  <b>15 Atratus Rise</b> <b>Swan Bay, Tasmania</b>	<b>Certificate of Title / PID</b>  CT 166203/1 PID 3245804
<b>Land that is not the Use or Development Site relied upon for bushfire hazard management or protection</b>  <b>Street Address</b>  .....  .....	<b>Certificate of Title / PID</b>

<b>2. Proposed Use or Development</b> <i>(provide a description in the space below)</i>  Tasmanian Circus Festival including permanent structures (5 x cabins, café) and temporary/non-habitable structures/works including camping area, Bigtop, main stage, bar, toilets/showers and awnings	
--	--

- Vulnerable Use
- Hazardous Use
- Subdivision
- New Habitable Building on a lot on a plan of subdivision approved in accordance with Bushfire-prone Areas Code.
- New habitable on a lot on a pre-existing plan of subdivision
- Extension to an existing habitable building
- Habitable Building for a Vulnerable Use

<sup>1</sup> If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.



**3. Documents relied upon<sup>2</sup>**

<i>Document or certificate description:</i>	
<input checked="" type="checkbox"/>	<p><b>Description of Use or Development<sup>3</sup> (Proposal or Land Use Permit Application)</b></p> <p><b>Documents, Plans and/or Specifications</b></p> <p><i>Title: Overall Action Site Plan</i></p> <p><i>Author: Engineering Edge Pty Ltd</i></p> <p><i>Date: 10.11.15</i></p>
<input checked="" type="checkbox"/>	<p><b>Bushfire Report<sup>4</sup></b></p> <p><i>Title: Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan</i></p> <p><i>Author: Rebecca Green</i></p> <p><i>Date: 4 December 2015</i></p>
<input checked="" type="checkbox"/>	<p><b>Bushfire Hazard Management Plan<sup>5</sup></b></p> <p><i>Title: Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan</i></p> <p><i>Author: Rebecca Green</i></p> <p><i>Date: 4 December 2015</i></p>
<input type="checkbox"/>	<p><b>Other documents</b></p> <p><i>Title:</i></p> <p><i>Author:</i></p> <p><i>Date:</i></p>

<sup>2</sup> List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire, including its title, author, date, and version.

<sup>3</sup> Identify the use or development to which the certificate applies by reference to the documents, plans, and specifications to be provided with the permit application to describe the form and location of the proposed use or development. For habitable buildings, a reference to a nominated plan indicating location within the site and the form of development is required.

<sup>4</sup> If there is more than one Bushfire Report, each document must be identified by reference to its title, author, date and version.

<sup>5</sup> If there is more than one Bushfire Hazard Management Plan, each document must be identified by reference to its title, author, date and version

#### 4. Nature of Certificate<sup>6</sup>

Applicable Standard	Assessment Criteria	Compliance Test: Certificate of Insufficient Increase in Risk	Compliance Test: Certified Bushfire Hazard Management Plan	Reference to applicable Bushfire Risk Assessment or Bushfire Hazard Management Plan <sup>7</sup>
<b>E1.4 – Use or development exempt from this code</b>				
<input type="checkbox"/> E1.4. (identify which exemption applies)		No specific measures required because the use or development is consistent with the objective for each of the applicable standards identified in this Certificate	Not Applicable	
<b>E1.5.1 - Vulnerable Use</b>				
<input checked="" type="checkbox"/> E1.5.1.1 – location on bushfire-prone land	A2	Not Applicable	Tolerable level of risk and provision for evacuation	<input checked="" type="checkbox"/>
<b>E1.5.2 - Hazardous Use</b>				
<input type="checkbox"/> E1.5.2.1 – location on bushfire-prone land	A2	Not Applicable	Tolerable level of risk from exposure to dangerous substances, ignition potential, and contribution to intensify fire	<input type="checkbox"/>
<b>E1.6.1 - Subdivision</b>				
<input type="checkbox"/> E1.6.1.1 - Hazard Management Area	A1	No specific measure for hazard management	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959	<input type="checkbox"/>
E1.6.1.2 - Public Access	A1	No specific public access measure for fire fighting	Layout of roads and access is consistent with objective	<input type="checkbox"/>
E1.6.1.3 - Water Supply	A1	No specific water supply	Not Applicable	

<sup>6</sup> The certificate must indicate by placing a X in the corresponding  for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

<sup>7</sup> Identify the Bushfire Risk Assessment report or Bushfire Hazard Management Plan that is relied upon to satisfy the compliance test

		Reticulated water supply	for fire fighting			
		A2 Non-reticulated water supply	No specific water supply measure for fire fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>

<b>E1.6.2 - Habitable Building on lot on a plan of subdivision approved in accordance with Code</b>						
<input type="checkbox"/>	<b>E1.6.2.1 - Hazard Management Area</b>	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>
	<b>E1.6.2.2 - Private Access</b>	A1	No specific private access for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	<input type="checkbox"/>
		A2	Not Applicable		Private access to static water supply is consistent with objective	<input type="checkbox"/>
	<b>E1.6.2.3 - Water Supply</b>	A1	No specific water supply measure for fire fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>

<b>E1.6.3 - Habitable Building (pre-existing lot)</b>						
<input checked="" type="checkbox"/>	<b>E1.6.3.1 - Hazard Management Area</b>	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management is consistent with objective; or	<input type="checkbox"/>
					Provision for hazard management areas in accordance with BAL 29 Table 2.4.4 AS3959 and managed consistent with objective	<input checked="" type="checkbox"/>
	<b>E1.6.3.2 - Private Access</b>	A1	No specific private access measure for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	<input checked="" type="checkbox"/>
		A2	Not applicable		Private access to static water supply is consistent with objective	<input checked="" type="checkbox"/>
	<b>E1.6.3.3 - Water Supply</b>	A1	No specific water supply measure for fire fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input checked="" type="checkbox"/>

<b>E1.6.4 - Extension to Habitable Building</b>			
<input type="checkbox"/>	<i>E1.6.4.1 – hazard management</i>	A1	<input type="checkbox"/> No specific hazard management measure <input type="checkbox"/> Provision for hazard management is consistent with objective; or <input type="checkbox"/> Provision for hazard management areas in accordance with BAL 29 Table 2.4.4 AS3959 and managed consistent with objective

<b>E1.6.5 – Habitable Building for Vulnerable Use</b>			
<input checked="" type="checkbox"/>	<i>E1.6.5.1 – hazard management</i>	A1	<input type="checkbox"/> No specific measure for hazard management <input checked="" type="checkbox"/> Bushfire hazard management consistent with objective; or <input type="checkbox"/> Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective

**5. Bushfire Hazard Practitioner – Accredited Person**

Name	Rebecca Green	Phone No:	0409 284 422
Address:	PO Box 2108 Launceston TAS 7250	Fax No:	
		Email address:	admin@rgassociates.com.au
Fire Service Act 1979 Accreditation No:	BFP-116	Scope:	1, 2, 3A, 3B, 3C

**6. Certification**

I, *Rebecca Green* certify that in accordance with the authority given under the Part 4A of the Fire Service Act 1979 –

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4(a) because there is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order to be consistent with the objective for all of the applicable standards identified in Section 4 of this Certificate</i>	<input type="checkbox"/>
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or

<i>There is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
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and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 4 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate</i>	<input checked="" type="checkbox"/>
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**Signed**



**Date 4 December 2015**





## Attachment 3 – Site Plan





## References

- (a) Tasmanian Planning Commission 2012, *Tasmanian Planning Directive No. 5, Bushfire-Prone Areas Code*, Tasmania.
- (b) Australian Standards, AS 3959-2009, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)