



## **PLANNING PERMIT DA 2023/06**

**E3 PLANNING PTY ON BEHALF OF SAISTONES INVESTMENTS PTY LTD**

**45 MORRISON AVE, LOORANA**

**C/T 246774/1**

### **SUBDIVISION, SECURE VEHICLE PARKING AND STORAGE**

Pursuant to a decision of Council 15 August 2023, approval is hereby granted for a subdivision of one lot and two sheds containing a total of 28 individual storage units and 55 vehicle parking spaces at 45 Morrison Avenue, Loorana (CT 246774/1) subject to the following conditions:

1. Use and Development must be substantially in accordance with Planning Permit Application No. DA 2023/06 and the following endorsed documents, except as otherwise required by this permit:
  - (a) Plan of subdivision Job KI 212 sheet 11 of 20 Rev B prepared by Tracks Building Design;
  - (b) Drawings Job KI 212 sheets 7, 8, 9, 11a and 11b of 20 Rev B prepared by Tracks Building Design; and
  - (c) Bushfire Hazard Report & Bushfire Hazard Management Plan, Job KI 212 Version 2.0 dated March 24, 2023, prepared by Tracks Building Design.
2. In accordance with the provisions of the *Roads and Jetties Act 1935* (the Act), the location of the access from Morrison Avenue is to be approved by Department of State Growth and no works affecting the Morrison Avenue reservation are to be commenced until a works permit has been obtained from the Department of State Growth. Details of the permit process and application forms for both access related works and service provision work can be found at:  
[www.transport.tas.gov.au/roads\\_and\\_traffic\\_management/permits\\_and\\_bookings/new\\_or\\_altered\\_access\\_onto\\_a\\_road\\_driveways](http://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/new_or_altered_access_onto_a_road_driveways) and  
[www.transport.tas.gov.au/roads\\_and\\_traffic\\_management/permits\\_and\\_bookings/service\\_works\\_gas\\_water\\_electricity](http://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/service_works_gas_water_electricity). Applications must be received by the Department of State Growth a minimum of twenty (20) business days prior to the expected commencement date for works in order to allow sufficient time for the application to be assessed. No works are to be undertaken until a written permit has been issued.

Prior to the commencement of site works detailed construction plans of all proposed works prepared by suitably qualified persons and complying with

current Council standards are to be submitted and approved by Council's Works Manager.

4. Areas set aside for parking vehicles and access lanes must be:
  - i) set out to comply with the requirements of Australian Standard 2890.1-2004 (Parking Facilities, Part 1: Off-street car parking);
  - ii) surfaced to the satisfaction of Council so as to prevent any impact on the operations of the adjacent airport and the amenity of users of the airport by emissions of dust or the discharge of uncontrolled drainage;
  - iii) drained and connected to the stormwater system;
  - iv) marked and signed to indicate each car space and access lanes;
5. During construction dust must be suppressed by water to prevent impact on airport operations.
6. A single stormwater discharge point into the adjacent watercourse is to be constructed in a manner to minimise the carrying of sediment from the site and bank erosion.
7. Where stormwater is required to be directed into Lot 2 of the subdivision a drainage easement is to be identified in the Final Plan of Subdivision
8. Lighting must be located and designed with suitable baffled so that no direct light is emitted outside the boundaries of the site and must comply with National Airports Safeguarding Framework (NASF) Guideline E - Managing the Risk of Distraction to Pilots From Lighting in the Vicinity of Airports.
9. Any proposed landscaping is to be kept to a maximum height of 3m. A landscape plan is to be submitted to Council's Works Manager for approval prior to the commencement of any landscaping works.

**Notes: -**

The following is provided for information only and does not constitute condition(s) of permit.

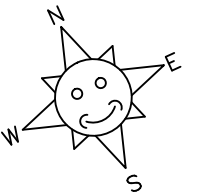
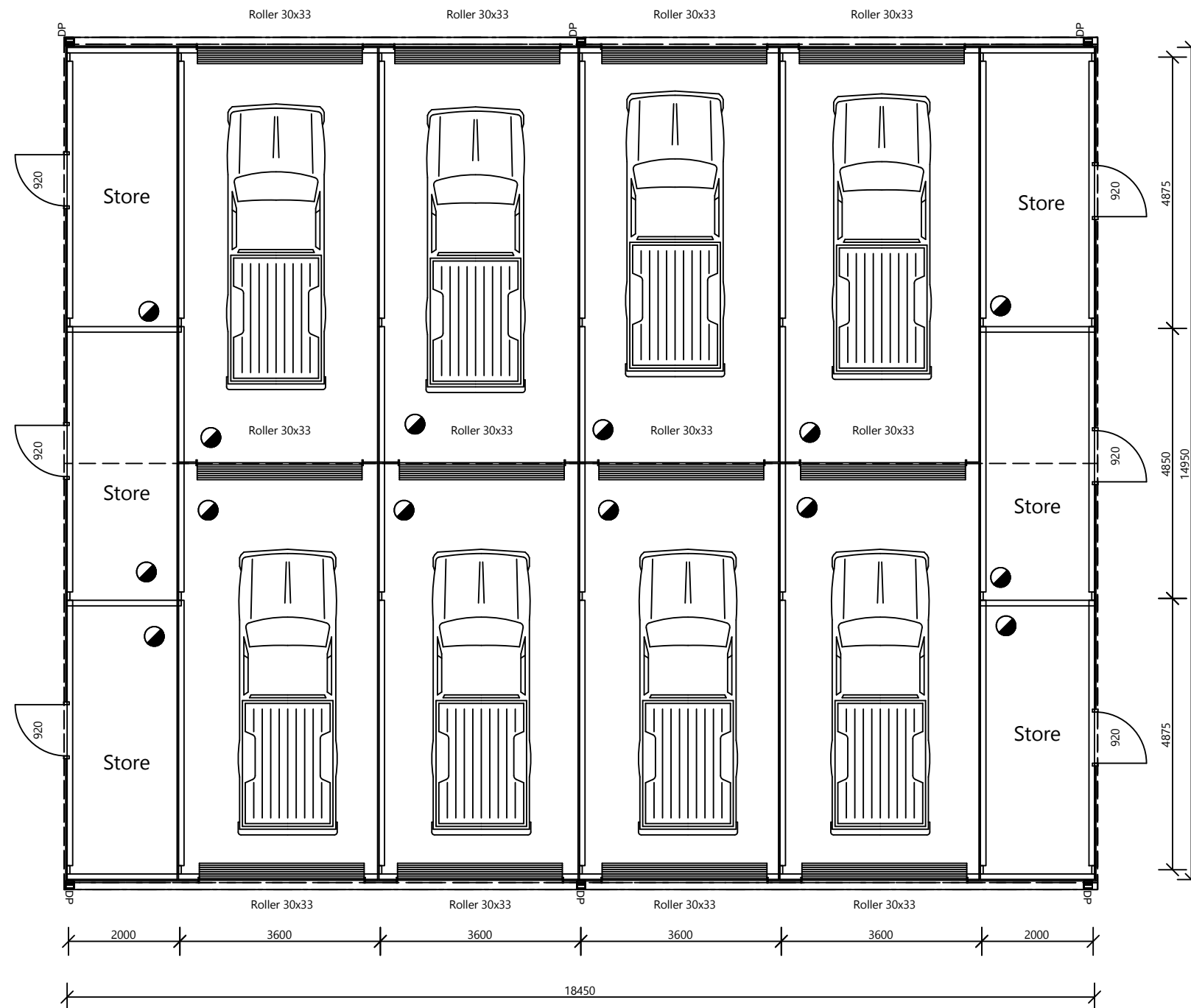
- This project must be substantially commenced within two years of the issue of this permit.
- This permit is based on the information contained application for Planning Permit DA 2023/06. Any variation from these details may require a further planning permit, please contact Council prior to making changes to find out what standards and permits may apply.
- Any work involved in this permit must be undertaken in manner which prevents damage or disturbance to Council owned infrastructure or property. Any damage that may occur must be rectified at the developer's expense and to the satisfaction of the Council's Works Manager. Separate approvals are required from Council to undertake works within the road reserve, including for the construction of vehicular access to the road.

- The applicant is to ensure all building and plumbing works will be undertaken in compliance with the *Building Act 2016* by acquiring any required certificates or permits prior to commencing work.
- Attention is drawn to existing or proposed electricity infrastructure, please be sure to contact Hydro Tasmania on 1300 360 441 to ensure these works do not impede on existing electricity easements and are at a safe distance from powerlines. Failure to do so could result in the relocation of electricity assets at your cost.
- A further fee is required for the signing and sealing of the Final Plan. Please refer to Councils website for current Planning fees.
- Under Section 61 (4) of the *Land Use Planning and Approvals Act 1993*, the applicant or any representors has the right to lodge an appeal against Council's decision. Notice of appeal should be lodged on the prescribed form together with the required fee within fourteen days after the date on which notice of the decision was served on that person, to the Tasmanian Civil & Administrative Tribunal, GPO Box 1311, Hobart, 7001 or [resourceplanning@tascat.gov.au](mailto:resourceplanning@tascat.gov.au). Updated Notices of Appeal are available on the Tribunal's website at [www.tascat.tas.gov.au](http://www.tascat.tas.gov.au).

Dated this Tuesday, 15 August 2023



Robyn Barwick  
**Development Services Coordinator**



KING ISLAND COUNCIL  
DEVELOPMENT APPLICATION  
DA 2023/06  
DRAFT APPROVED  
15 August 2023  
DATE PLANNING OFFICER

Floor Area 277.50m<sup>2</sup>  
Total Area 277.50m<sup>2</sup>

● INTERCONNECTED SMOKE ALARMS IN ACCORDANCE  
WITH NCC 2022

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## Proposed Floor Plan

# Tracks Building Design

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email tracks@acadsltns.com.au  
ACN 051 912 095



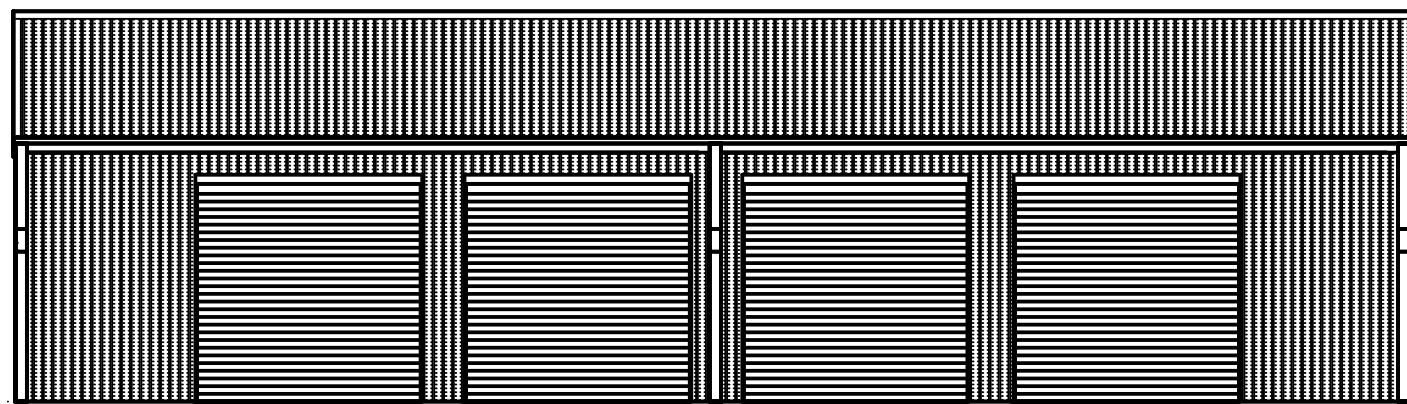
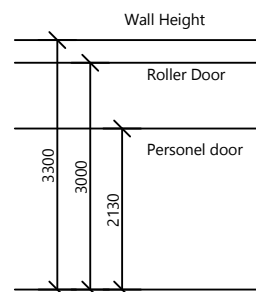
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Russell Masters  
Tasmania  
Accredited Building Practitioner  
Accreditation No. CC6641  
Building Designer Architectural - Restricted  
Victoria  
Registered Building Practitioner  
RBP No. DP-AD 41787  
Draftsperson - Building Design (Architectural)

House Style: --

Local Authority: King Island Council  
SCALE 1:100  
Printed: 08/08/2023  
Drawn: Russell

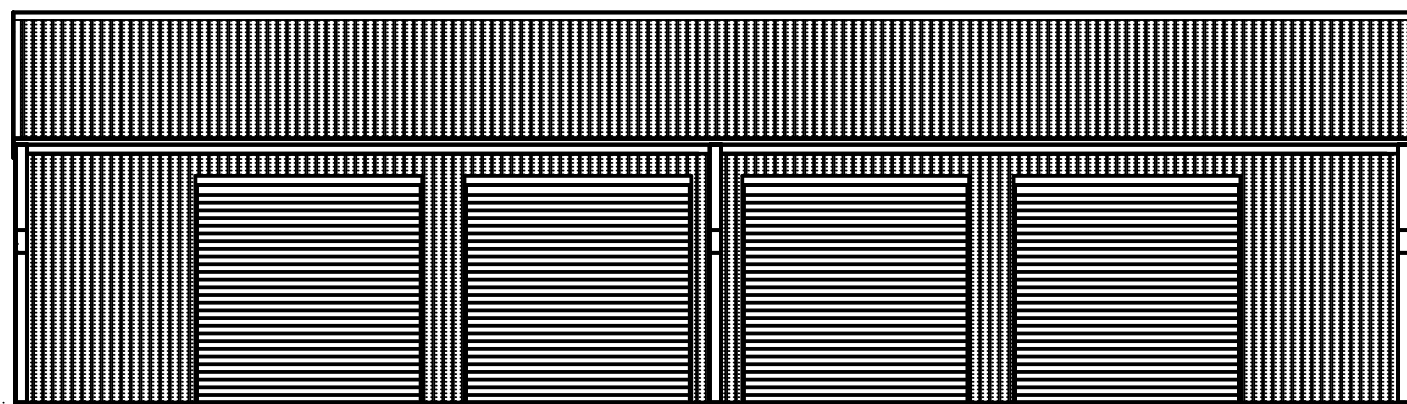
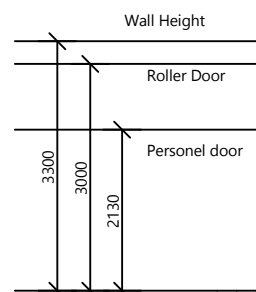
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Sheet No.:

Saistones Investments  
45 Morrison Ave  
King Island  
TAS 7256  
7 of 20 Sheets  
Rev: B  
Job: KI 212



12.5° Roof Pitch

North Elevation



South Elevation



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## Proposed Elevations 1

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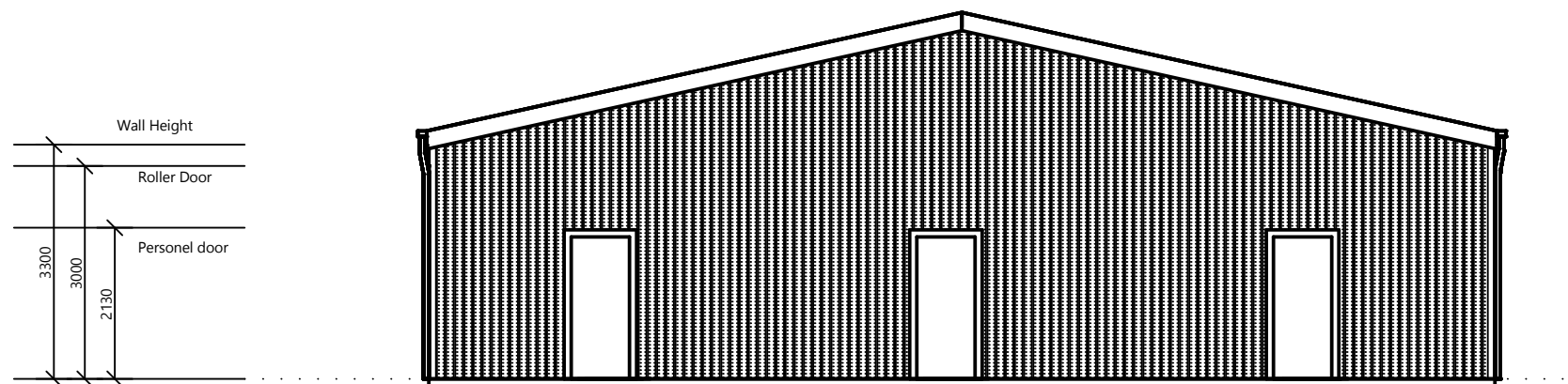
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Tasmania  
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RBP No. DP-AD 41787  
Draftsperson - Building Design (Architectural)

House Style: --

Local Authority: **King Island Council**  
SCALE 1:100  
Printed: 08/08/2023  
Drawn: Russell

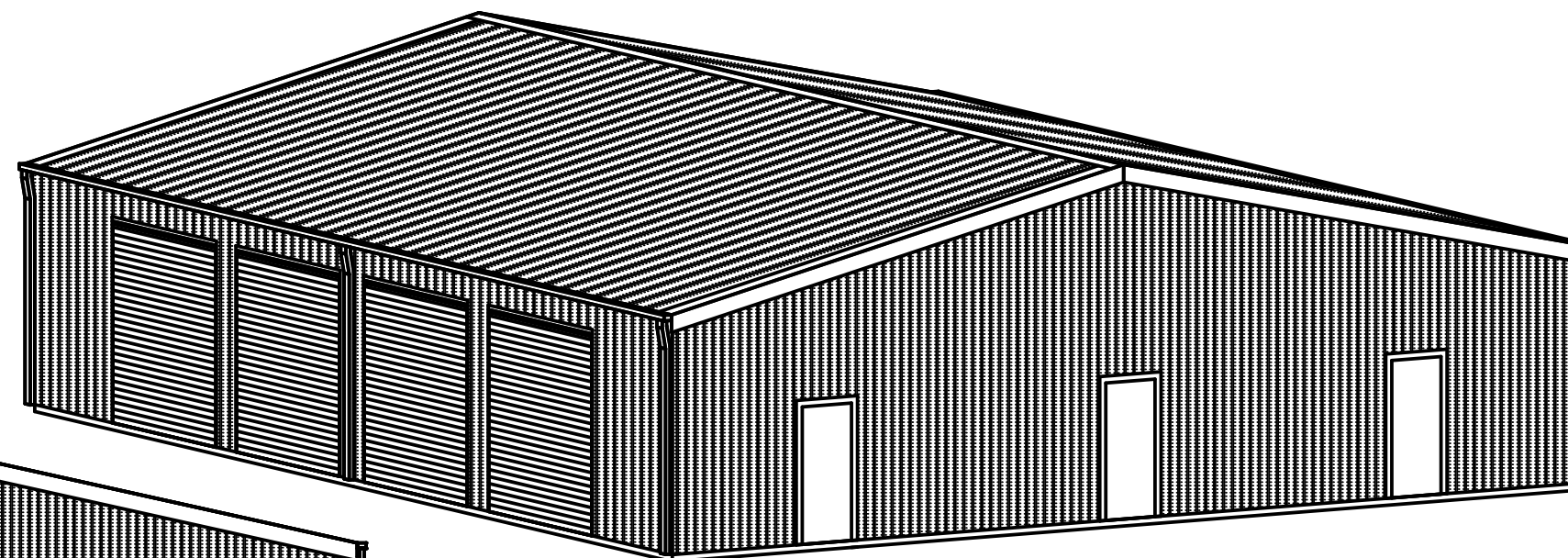
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Address: **45 Morrison Ave**  
**King Island**  
**TAS 7256**  
Sheet No.: 8 of 20 Sheets  
Rev: B  
Job: **KI 212**



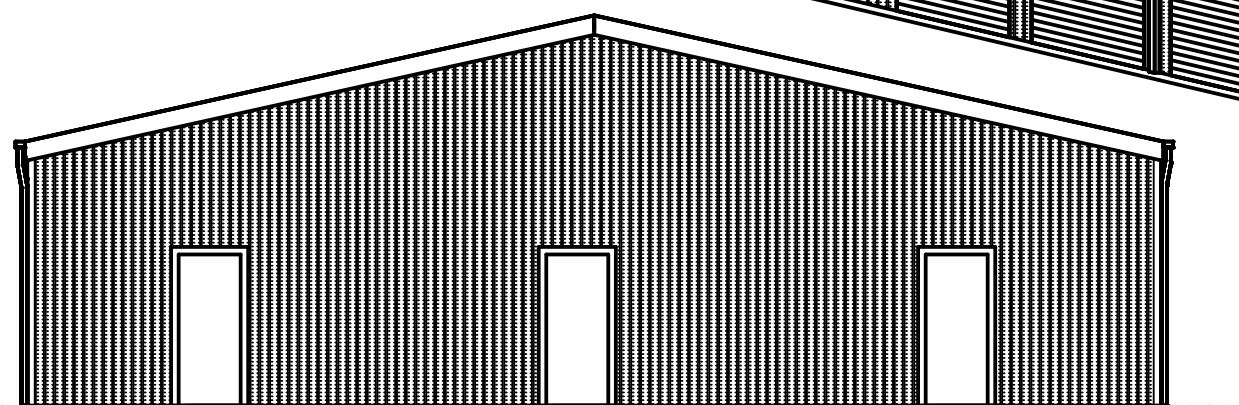
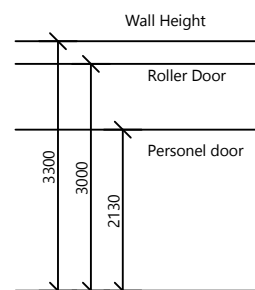


West Elevation

12.5° Roof Pitch



Isometric



East Elevation



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## Proposed Elevations 2

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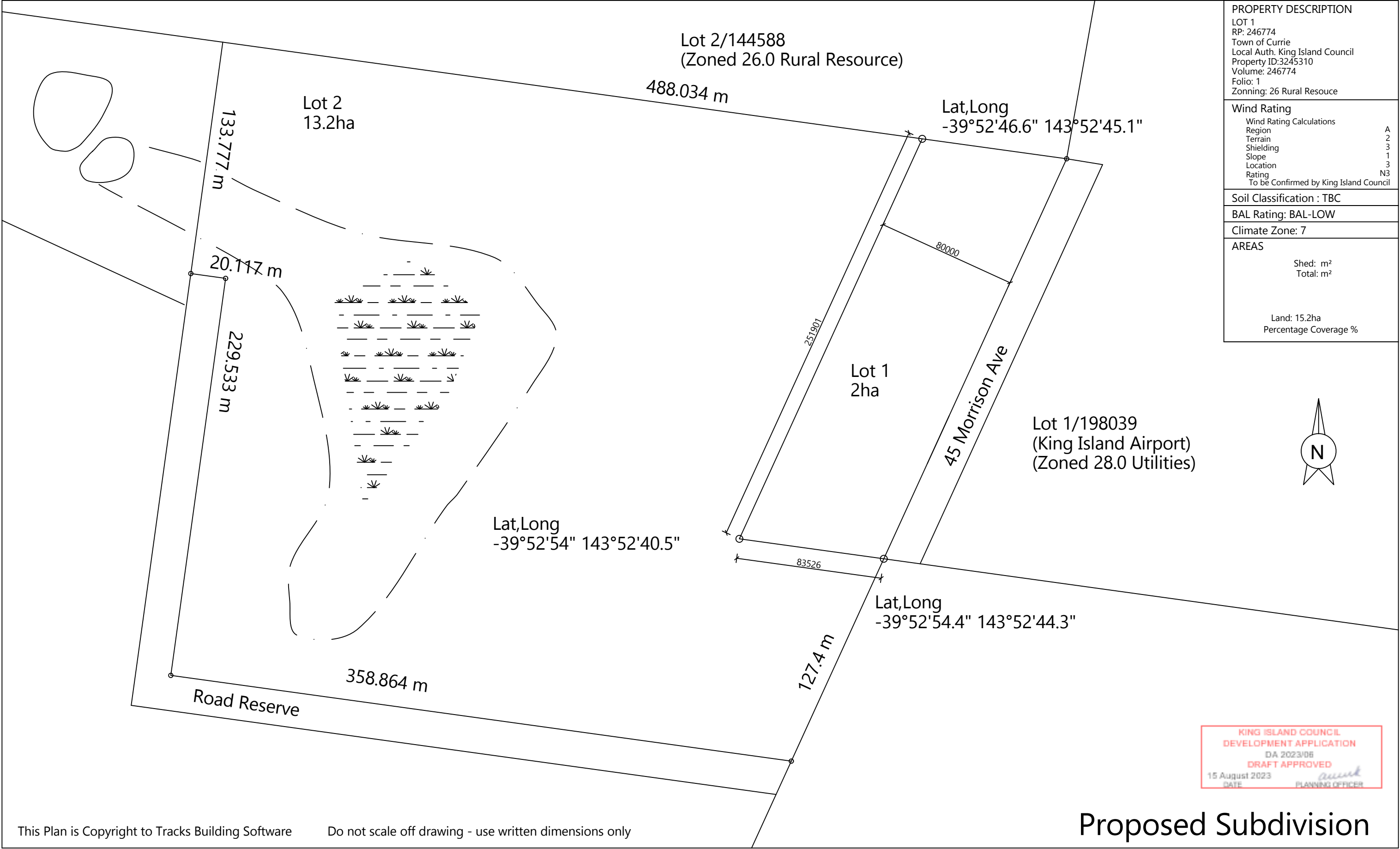
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SCALE 1:100

Drawn: Russell

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Client: **Saistones Investments**  
Address: 45 Morrison Ave  
King Island  
TAS 7256  
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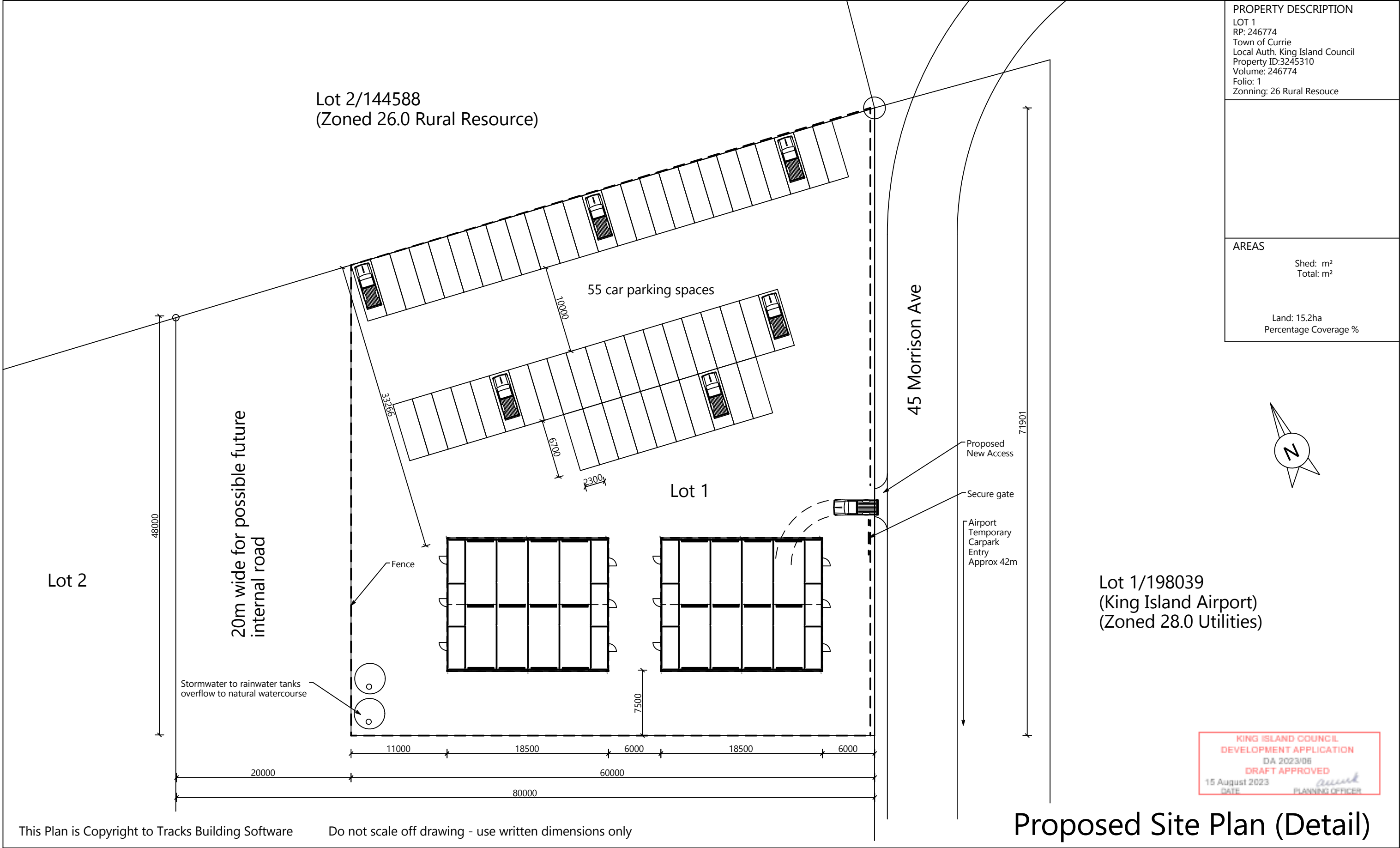
Building Designer  
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SCALE 1 : 2000  
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House Style: --  
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SCALE 1 : 400  
Printed: 08/08/2023  
Drawn: Russell

Client: **Saistones Investments**  
Address: **45 Morrison Ave**  
**King Island**  
**TAS 7256**  
Sheet No.: **11b of 20 Sheets** Rev: B Job: **KI 212**



# Bushfire Hazard Report & Bushfire Hazard Management Plan

For a subdivision at 45 Morison Ave, Loorana, King Island, Tasmania.





## Tracks Building Design

### **This report has been prepared for (client)**

Saistones Investments Pty. Ltd. 45 Morrison Ave, Loorana 7256

### **Assessed and prepared by**

Bryan Russell Masters

Building Designer, Bushfire Hazard Assessor and Energy Rater.

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Version 2.0

March 24, 2023

Job KI 212



# Tracks Building Design

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## Tracks Building Design

### Executive summary

This report provides a bushfire risk assessment of the proposed subdivision of 45 Morrison Avenue, Loorana in the King Island Council Local Government Area. The report identifies bushfire protection measures that meet the requirements of a subdivision application within a bushfire prone area under the King Island Interim Planning Scheme 2013, E1 Bushfire-Prone Areas Code.

The proposed development subdivision is within designated bushfire prone land and is therefore subject to bushfire threat. A bushfire attack under extreme fire weather conditions would expose buildings to radiant heat and ember attack, along with wind and smoke. Consequently, the site requires bushfire protection measures to protect the buildings and people who maybe on site during a bushfire.

Planning strategies have been provided in this report to reduce the risk from bushfire to a level that meets or exceeds the relevant bushfire protection requirements. The strategies suggested will satisfy the requirements of the Tasmanian Planning Directive (Tasmanian Planning Commission, 2022).

The strategies used to reduce risk in this sub-division are:

- Designation of a Hazard Management Area to reduce the threat level of attack to BAL 19
- A static water supply and hardstand for firefighting

The strategies listed here will ensure safe access and egress for residents and provide a safe working environment for emergency personnel as per Section E1.6.2 Planning Directive No.5.1 (Tasmanian Planning Commission, 2022). The proposal provides suitable Hazard Management Areas on each lot for a proposed residence with compliant access and egress, and a suitable firefighting water supply. These mechanisms will ensure that the proposed subdivision will comply with all required standards.





## Tracks Building Design

### Introduction

This report includes a bushfire risk assessment and management plan for a proposed sub-division development at 45 Morrison, Loorana, King Island, Tasmania. Title references 246774/1.

In this report, the existing and potential bushfire risks are assessed using the Australian Standards AS 3959-2018 Construction of Buildings in Bushfire Prone Areas Amt. 2 and the Tasmanian Planning Directive No. 5.1, Bushfire- Prone Areas Code (Tasmanian Planning Commission, 2022).

A Bushfire Attack Level (BAL) and the Bushfire Hazard Management Plan (BHMP) have been compiled as part of a submission for a Planning Permit Application under the Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code; The King Island Interim Planning Scheme 2013.

The BAL is determined by identifying the type and density of the vegetation within 100m of the site and the slope characteristics of the land. This analysis uses the simplified method described in AS3959:2018 Construction of buildings in Bushfire Prone Areas. The BAL rating determines construction requirements and techniques for any buildings and is used in the preparation of the BHMP.

The proposal has been assessed against King Island Interim Planning Scheme 2013 Code E1: Bushfire-Prone Areas Code, to ensure that each of the following protection measures have been addressed.

- Hazard Management Areas
- Access and egress for the general public and emergency services
- Suitable water supply and protection of utilities
- Emergency management arrangements

### Site details

Owner	Saistones Pty. Ltd.
Address	45 Morrison Ave, Loorana, King Island TAS 7256
Title Reference	246774/1
Property ID	3245310
Council	King Island Council
Planning Scheme	King Island Interim Planning Scheme 2013
Planning Zoning	26.0 Rural Resource
Planning Overlay	E1 Bushfire Prone Area
Type of Building	Proposed 1a
Use	Rural Resource (proposed Lot 1 Utilities)
Infrastructure	Morrison Avenue

The site is located between along Morrison Ave just prior to the airport (see Figure 1).



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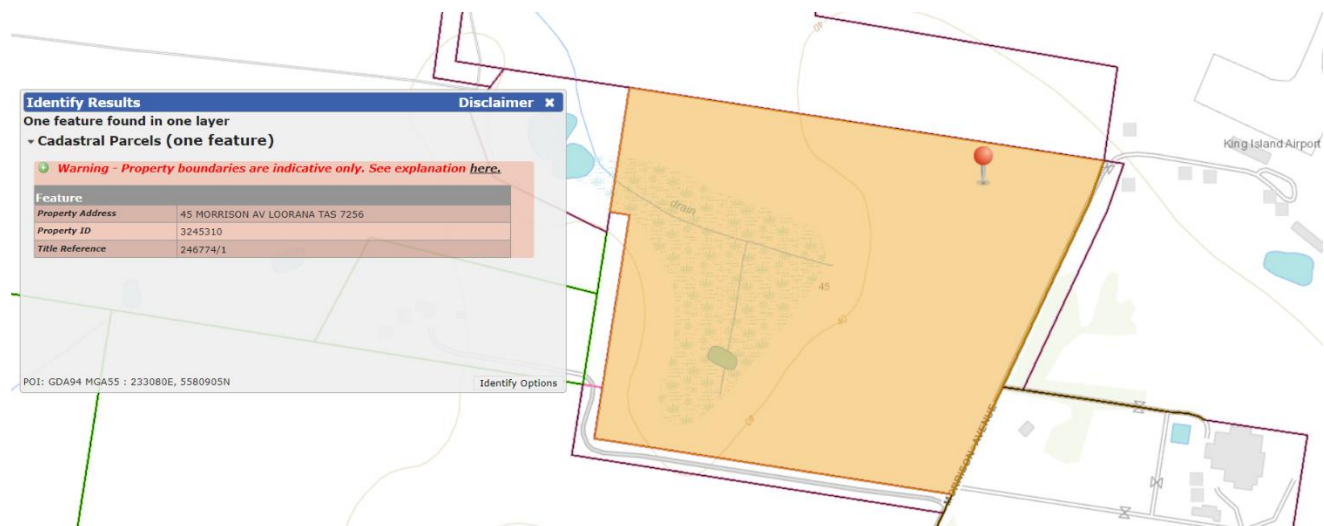


Figure 1: Location of Proposed Subdivision on Morrison Avenue

The List mapping displaying the Planning scheme zoning of Rural Resource covering the existing title and surrounding properties with the airport zoned as Utilities. Zoning is unchanged for Lot 2 of this subdivision and it is intended to change Lot 1 to a Utilities Zoning. (See Figure 2 and Proposed Siteplan KI 212).

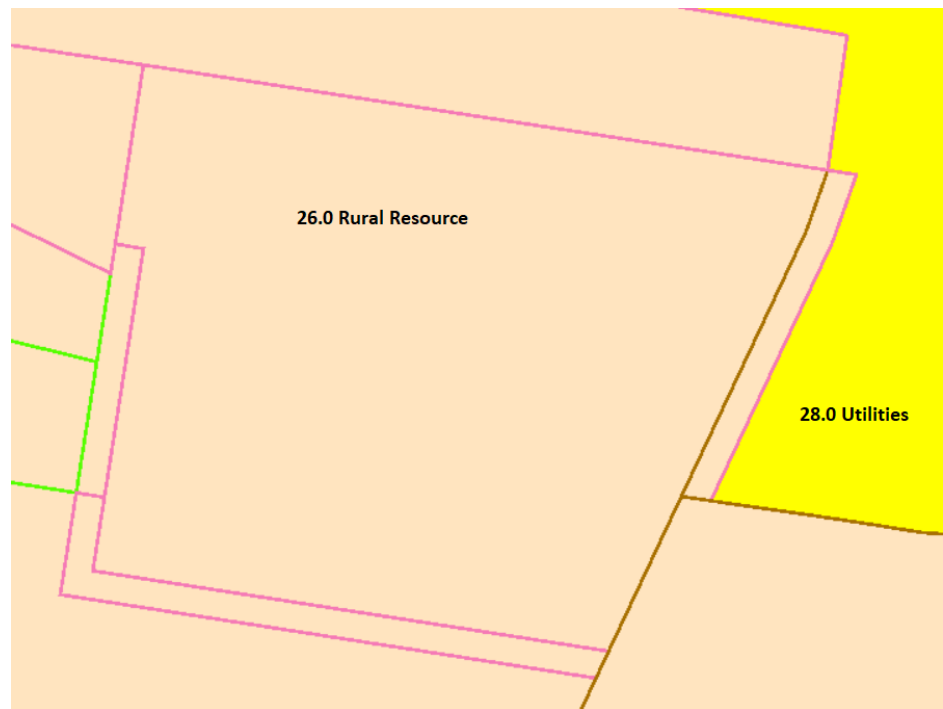


Figure 2: Planning Scheme zoning (Rural Resource)



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An interrogation of LISTmap (Tasmanian Government, 2023) was completed for the proposed subdivision and surrounding area. The review included Conservation Significance and Threatened Flora and Fauna species. The reports show no threatened species, there is a clump of Banksia, but these are not being disturbed as part of this development (See Figure 3). As part of this report no new clearing are proposed and the new proposed building site is away from and waterways.



Figure 3: Critical and Significant Area Evaluation



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### Description of proposed subdivision

The proposed development involves the subdivision of a title of land (246774/1) into two lots. The land is zoned Rural Resource Zoned (26.0) and Lot 2 will not require rezoning however, it is intended to convert Lot 1 to a Use of Utilities in line with the airport. Lot 1 as a Utilities Zoned title is hoped to service the Airport with storage units for vehicles and general storage for both transient workers and residents.

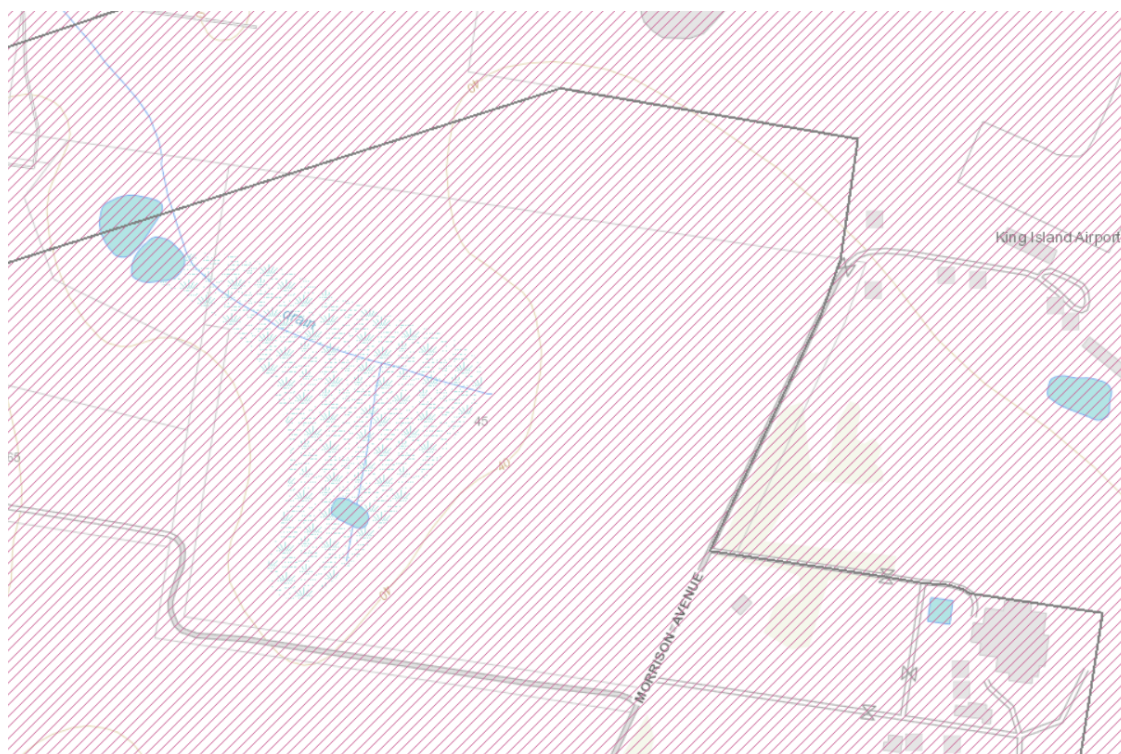
The development is subject to approval by the King Island Council and must comply with the Bushfire-Prone Areas Code (E1) of the King Island Interim Planning Scheme 2013.



## Tracks Building Design

### Bushfire site assessment

Land Information System Tasmania (LISTmap) to identifies the land is mapped as bushfire prone. The site is covered by a bushfire overlay (seen as diagonal hatching in Figure 4).



*Figure 4: Site location with Bushfire Overlay*

The bushfire risk to the proposed subdivision is determined by evaluating the surrounding vegetation and the slope under the vegetation.





## Tracks Building Design

### Vegetation analysis

Initial analysis of the vegetation was achieved by referencing the Tasmanian Vegetation Monitoring & Mapping program (TASVEG). This indicates the vegetation on the land in and around the proposal is comprised of varying vegetation types as shown in Figure 5.

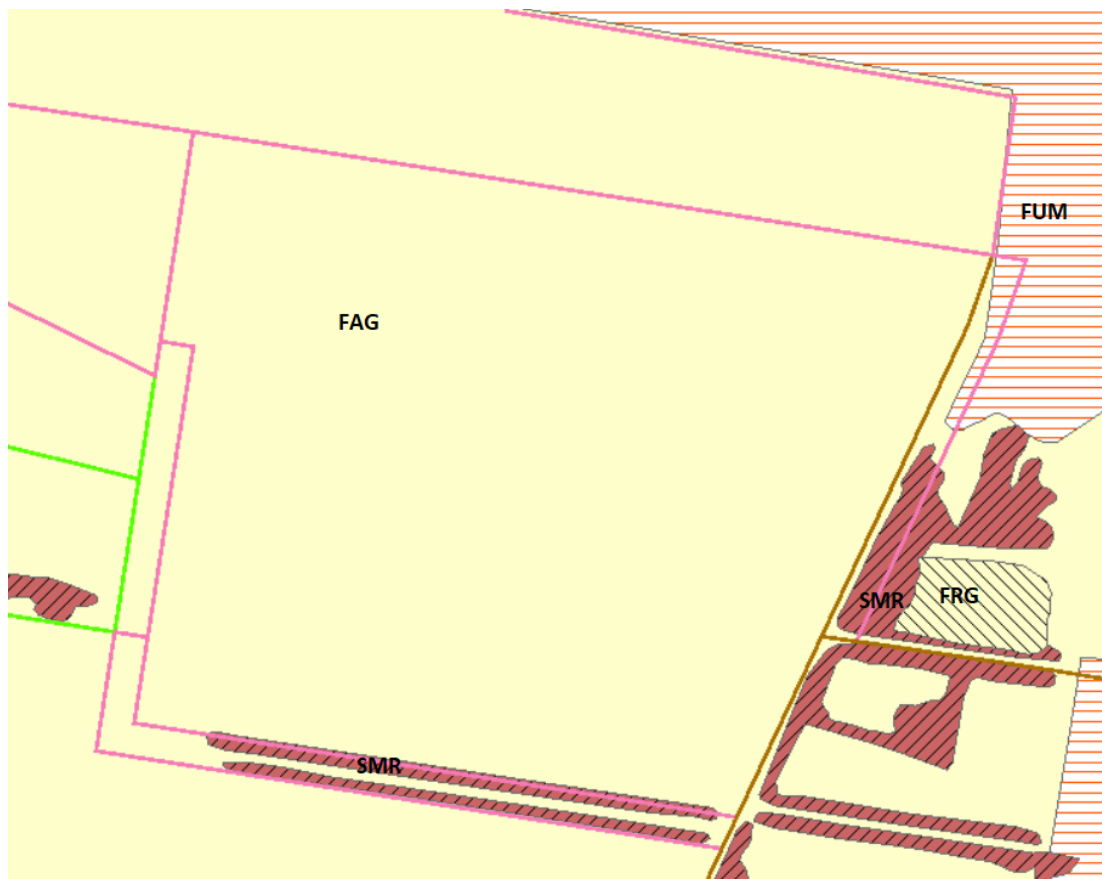


Figure 5: TASVEG Classification Mapping Overlay

Code	Species	Vegetation Group
FAG	Agricultural Land	Agricultural, Urban and Exotic Vegetation
SMR	Melaleuca squarrosa scrub	Scrub, heathland and coastal complexes
FUM	Extra-urban miscellaneous	Modified Land
FRG	Regenerating cleared land	Modified Land

From site visit observations the land has been cleared for grazing. There is a small pocket of Banksia in the middle and some scrub along the Southern fence line. This can be seen in the aerial photographic image (Figure 6) and the site photo (Figure 7), taken from Morrison Avenue Looking West.

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*Figure 6: Aerial photographic image of existing site*



*Figure 7: Lot 2 looking West with Reserve Road running along Southern boundary with scrub in reserve.*



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### Slope analysis

The site slopes gently to the watercourse in the middle and to the North-West Boundary, approximately 1:100.

### BAL rating for new lots

To meet the planning requirement of E1.6.1 of the King Island Interim Planning Scheme, a bushfire hazard management area that achieves a BAL 19.

Clause 9.3 of the Interim Planning Scheme must be applied since new Lots are to be created, therefore all Lots will need to meet the Planning Scheme requirements of E1.6.1.

For both new lots the site's Bushfire Attack Level (BAL) has been calculated using the simplified method described in AS3959:2018 Construction of buildings in Bushfire Prone Areas. See appendix 3.





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### Site photographs



*Figure 8: Lot 2 Looking North-West from Morrison Ave.*



*Figure 9: Lot 1 Looking West from Morrison Avenue.*



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*Figure 10: Lot 1 boundary with Morrison Avenue looking towards the airport.*





## Tracks Building Design

### BAL assessment

This site is covered by a Bushfire Prone Area Zone under the Tasmanian Interim Planning Scheme Overlay which has been adopted by the King Island Council.

Assessment within 100m in all directions for Lot 1.

Vegetation classification (see Table 2.3)	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"/>
Group A Forest				
Group B Woodland				
Group C Shrub-land				
Group D Scrub			<input checked="" type="checkbox"/>	
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Exclusions (where applicable)	Circle relevant paragraph descriptor from clause 2.2.3.2.			
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

Effective slope	Upslope			
Slope under the classified vegetation	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>
	Downslope			
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	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>

Distance to classified vegetation	Show distances in metres			
	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"/>
	10	10	30 (10m to boundary + 20m Council Road)	11

Minimum Distance to classified vegetation for BAL 19 (FDI 50)	>10m	>10m	>19m	>11m
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## Tracks Building Design

Assessment within 100m in all directions for Lot 2.

Vegetation classification (see Table 2.3)	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"/>
Group A Forest				
Group B Woodland				
Group C Shrub-land				
Group D Scrub			<input checked="" type="checkbox"/>	
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Exclusions (where applicable)	Circle relevant paragraph descriptor from clause 2.2.3.2.			
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

Effective slope	Upslope			
Slope under the classified vegetation	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>
	Downslope			
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Distance to classified vegetation	Show distances in metres			
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	10	10	30 (10m to boundary + 20m Council Road)	11

Minimum Distance to classified vegetation for BAL 19 (FDI 50)	>10m	>10m	>19m	>11m
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## Tracks Building Design

### BAL ratings explanation

#### **BAL—LOW**

There is insufficient risk to warrant any specific construction requirements but there is still some risk.

#### **BAL—12.5**

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>.

#### **BAL—19**

There is a risk of ember attack and burning debris ignited by wind borne 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>.

#### **BAL—29**

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>.

#### **BAL—40**

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>.

#### **BAL—FZ**

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>.



## Tracks Building Design

### Bushfire protection measures

The site falls under the Bushfire-Prone area overlay as defined by the King Island Interim Planning Scheme 2013. The new titles will require ongoing management to maintain the required Bushfire Hazard Management plans.

As per Part E1 Bushfire-Prone Areas Code of the Interim Planning Scheme the subdivision must meet the minimum development standards as set out in Code E.

The applicable clause of this Code are:

E1.4 Use or Development Exempt from this Code

E1.6.1 Subdivision: Provision of hazard management areas

E1.6.2 Subdivision: Public and fire fighting access

E1.6.3 Subdivision: Provision of water supply for firefighting

### Development Exempt from this Code

Clause 9.3 activates because new lots are created. Therefore, a Bushfire Hazard Management area needs to be created for each lot.

### Bushfire Hazard Management Areas and Building Areas

From Code E1.6.1 subdivision hazard management areas are required that facilitate an integration of subdivision and subsequent building on a lot and provide sufficient separation of building areas from bushfire-prone vegetation.

For a residence the separation must achieve a BAL 19.

In this proposal, both Lots can easily achieve the required setbacks to achieve a BAL 19 separation from the bushfire risk vegetation through vegetation management within the site. BAL 19 Hazard Management Areas are provided on the BHMP that complies with E1.6.1 A1 (b) of the Planning requirements.

The BHMP is attached as appendix 2.

As part of the BHMP, 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 generally. Homeowners will be expected to adhere to landscaping and on-going maintenance requirements to reduce future bushfire risk. Homeowners will be required to:

- Construct non-combustible driveways and paths.
- When planting use plants of a low flammability shrub species.
- Ensure garden beds and shrubs are apart from buildings.
- Keep lawns maintained.
- Remove organic debris.
- Avoid using pine bark and other flammable mulch.



## Tracks Building Design

### Road access

An access road must provide safe access and egress for the public and safe vehicular access for emergency vehicles to defend properties from bushfire prone vegetation. Lot 1 and 2 have access from Morrison Avenue and the access to the sites from this are less than 30m. As per Table E2 (A) there are no specified design construction requirements for these two new titles. If Access to water supply is > 30m and < 200m then the requirements in appendix 3 need to be adhered to.

### Water supply

Planning Code E1.6.3 requires adequate, accessible, and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas. Both Lots will need to construct a static water supply prior to occupation.

In this proposal Static Water Supplies will be required, as per table E5

A	Distance between building area to be protected and water supply	The following requirements apply: <ol style="list-style-type: none"><li>1) The building area to be protected must be located within 90m of the water connection point of a static water supply; and</li><li>2) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.</li></ol>
B	Static Water Supplies	A static water supply: <ol style="list-style-type: none"><li>1) May have a remotely located offtake connected to the static water supply;</li><li>2) May be a supply for a combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;</li><li>3) Must be a minimum of 10,000 litres per building area to be protected;</li><li>4) Must be metal, concrete or lagged by non-combustible materials if above ground; and</li><li>5) If a tank can be shielded in all directions in compliance with Section 3.5 of AS3959-2018, the tank may be constructed of any material provided the first 400mm of the tank exterior is protected by;<ol style="list-style-type: none"><li>a) Metal;</li><li>b) Non-combustible material; or</li></ol></li></ol>





## Tracks Building Design

		c) Fibre-cement a minimum of 6mm thickness.
C	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> <li>a) Have a minimum nominal internal diameter of 50mm;</li> <li>b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>c) Be metal or lagged by non-combustible materials if above ground;</li> <li>d) Where buried, have a minimum depth of 300mm</li> <li>e) Provide DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;</li> <li>f) Ensure the coupling is accessible and available for connection at all times</li> <li>g) Ensure the coupling is fitted with a blank cap and securing chain</li> <li>h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this table; and</li> <li>i) Where a remote offtake is installed, ensure the offtake is in a position that is; <ul style="list-style-type: none"> <li>a) Visible</li> <li>b) Accessible to allow connection by firefighting equipment</li> <li>c) At a working height of 450mm – 600mm above ground level; and</li> <li>d) Protected from possible damage, including damage from vehicles.</li> </ul> </li> </ul>
D	Signage for static water connection	<ul style="list-style-type: none"> <li>a) The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with Water tank signage requirements within AS 2304-2011 Water storage tanks for firefighting systems or</li> <li>b) The following requirements; <ul style="list-style-type: none"> <li>(a) Be marked with the letter “W” contained within a circle with the letter in upper case and of not less than 100mm in height</li> <li>(b) Be in fade-resistant material with a white reflective lettering and circle on a red background</li> </ul> </li> </ul>



## Tracks Building Design

		<ul style="list-style-type: none"><li>(c) Be located within 1m of the water connection point in a position which will not impede access or operation; and</li><li>(d) Be no less than 400mm above ground level</li></ul>
E	Hardstand	<p>A hardstand area for firefighting appliances must be provided;</p> <ul style="list-style-type: none"><li>a) No more than 3m from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li><li>b) No closer the 6m from the building area to be protected;</li><li>c) With a minimum width of 3m constructed to the same standard as the carriageway; and</li><li>d) Connected to the property access by a carriageway equivalent to the standard property access.</li></ul>

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.



## Tracks Building Design

### Electrical services (Recommended Only)

It is recommended to reduce the bushfire risk to any future buildings that the electrical network be installed underground. An alternative would be a stand-alone solar / wind system.

### Emergency response plan (Not included)

If visitor accommodation is undertaken in the future a Bushfire Emergency Plan will need to be implemented prior to occupancy. This plan does not form part of this report.



## Tracks Building Design

### Conclusion and recommendations

The Building Areas shown in this report along with the Bushfire Hazard Management Areas show the proposed subdivision meets the requirements of the King Island Interim Planning Scheme 2013 for Code E1: Bushfire-Prone Areas Code.

The following items must be achieved and maintained a per Code E1 of the King Island Interim Planning Scheme 2013. The following these need to be implemented prior to occupancy for each lot.

- Hazard Management Areas
- Hardstand for firefighting appliances
- Water supplies for firefighting.
- (Recommended) Underground / Solar electricity services.

### Limitations

The analysis has been undertaken and reports provided on the undertaking that:

- The report only deals with the potential bushfire risk, all other statutory are outside the scope of this report.
- The report only identifies the size, volume and status of vegetation at the time the site was inspected and cannot be relied upon for any future development.
- Impacts of future development and growth have not been considered.



## Tracks Building Design

### References

Tasmanian Planning Commission (2022). *Tasmanian Planning Directive No. 5.1, Bushfire-Prone Areas Code*, Tasmania.

Australian Standards (AS 3959). (2018). *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.

Resource Management & Conservation Division of the Department Primary Industry & Water September 2023, TASVEG, *Tasmanian Vegetation Map*, Tasmania.

Tasmanian Government 2021, Land Information System Tasmania, [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

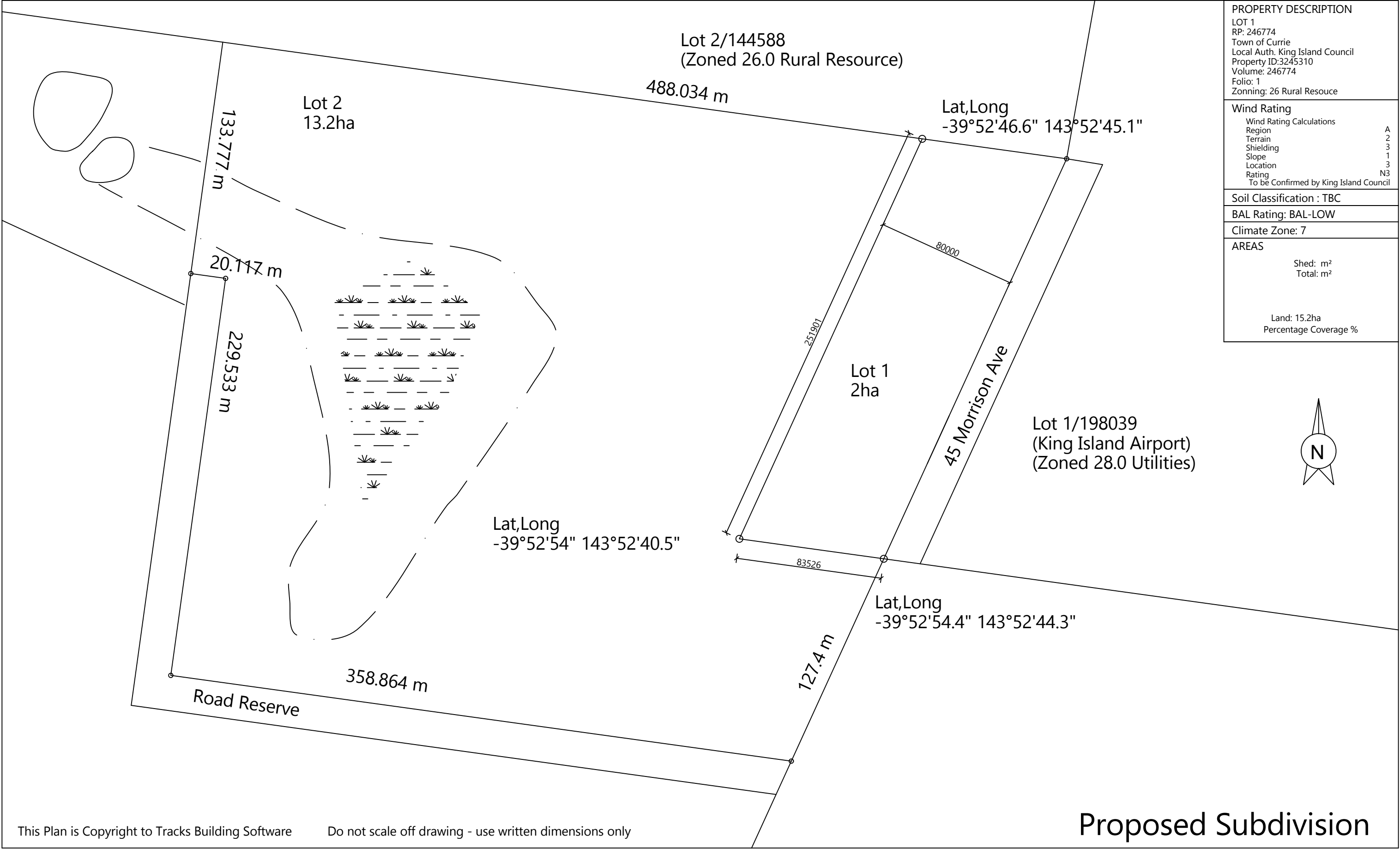


## Tracks Building Design

### Appendices

1. Site plan of proposed sub-division
2. Bushfire Hazard Management Plan for Lots 1 & 2
3. TFS Property Access
4. TFS Water Supply
5. Bushfire-Prone Areas Code Response





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Building Designer  
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Accreditation No. CC6641  
Building Designer Architectural - Restricted  
Victoria  
Registered Building Practitioner  
RBP No. DP-AD 41787  
Draftsperson - Building Design (Architectural)

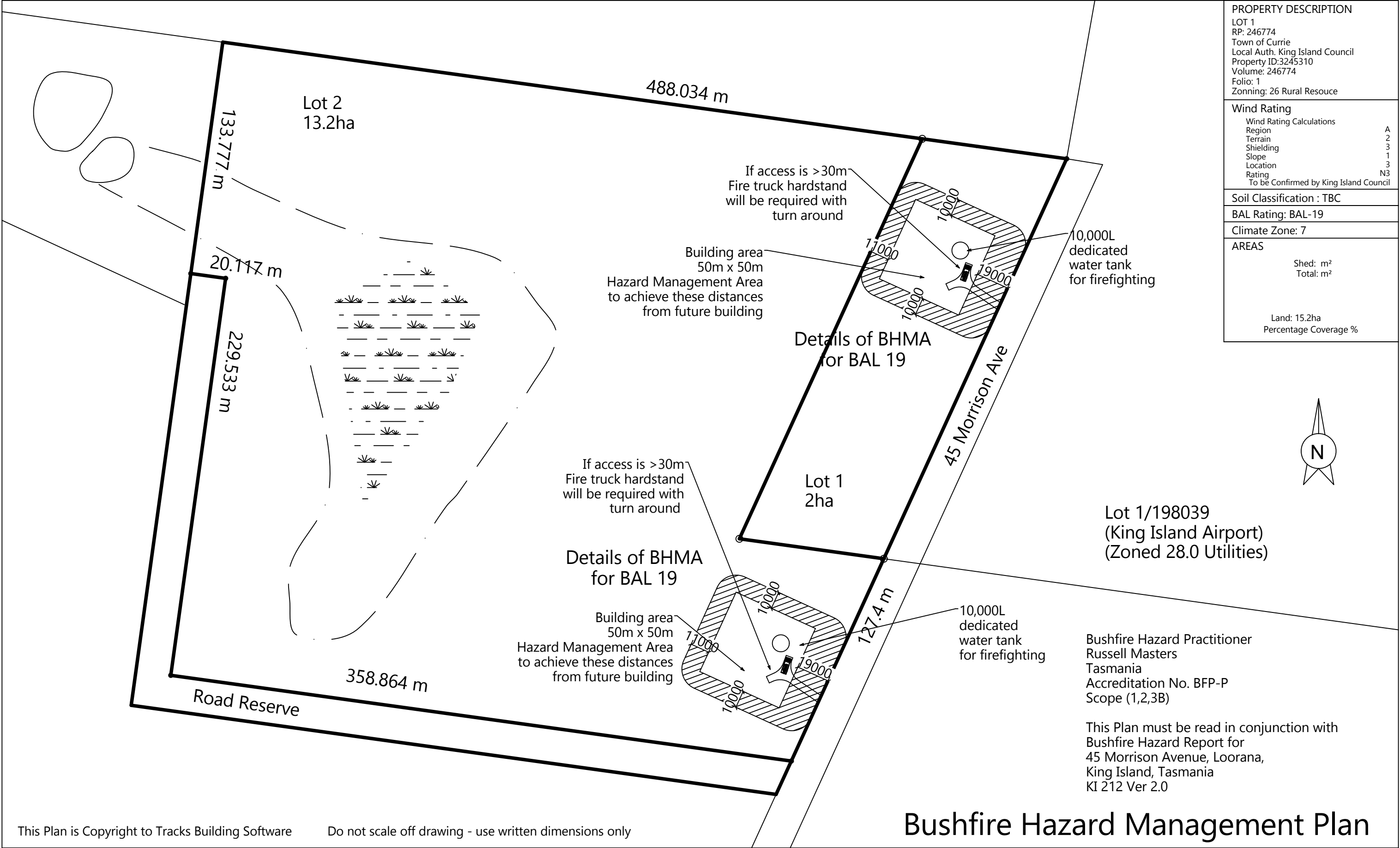
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Local Authority: **King Island Council**  
SCALE 1 : 2000  
Printed: 08/08/2023

Drawn: Russell

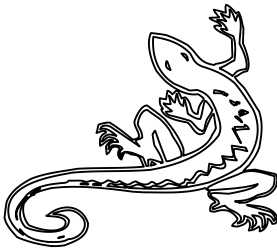
**Proposed Subdivision**

Client: **Saistones Investments**  
Address: **45 Morrison Ave**  
**King Island**  
**TAS 7256**  
Sheet No.: 11 of 20 Sheets Rev: B Job: **KI 212**



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House Style: --

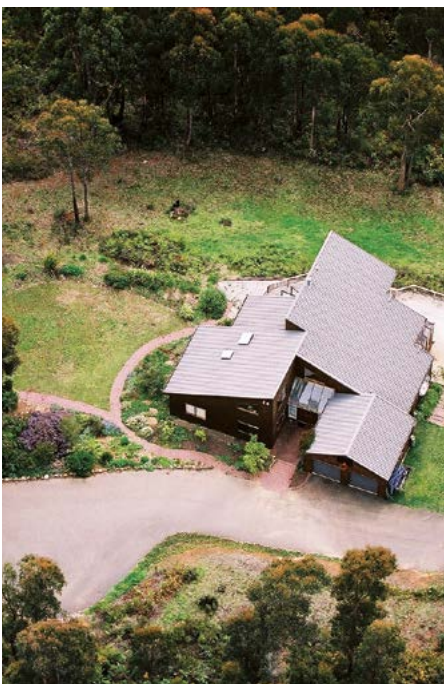
Local Authority: King Island Council  
SCALE 1 : 2000  
Printed: 08/08/2023  
Drawn: Russell

Client: **Saistones Investments**  
Address: 45 Morrison Ave  
King Island  
TAS 7256  
Sheet No.: 11 of 20 Sheets Rev: B Job: **KI 212**

# BUILDING FOR BUSHFIRE

## Property Access

**Property access refers to the carriageway which provides access from a road onto land to the nearest point of the building area. Habitable buildings in bushfire-prone areas must be provided with suitable vehicular access to both the buildings on the site and the firefighting water connection point.**



The property access must be designed and located to allow a laden fire appliance to access the buildings and firefighting water supply, thereby assisting firefighters to defend buildings and evacuate occupants.

To meet the Deemed-to-Satisfy requirements for property access the carriageway must be designed and constructed to comply with the following:

**1. If property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point**

- There are no specified design and construction requirements for property access.

**2. If property access length is 30 metres or greater; or access for a fire appliance to a water connection point is required**

- All-weather construction; (note: driveway carriageways do not necessarily need to be sealed. For example, a gravel driveway with appropriate drainage may be acceptable);
- Load capacity of at least 20 tonnes, including for bridges and culverts;
- Minimum carriageway width of 4 metres;
- Minimum vertical clearance of 4 metres;
- Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- Cross falls of less than 3 degrees (1:20 or 5%);
- Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- Curves with a minimum inner radius of 10 metres;
- Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- Terminate with a turning area for fire appliances provided by one of the following:
  - a. a turning circle with a minimum outer radius of 10 metres; or
  - b. a property access encircling the building; or
  - c. a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

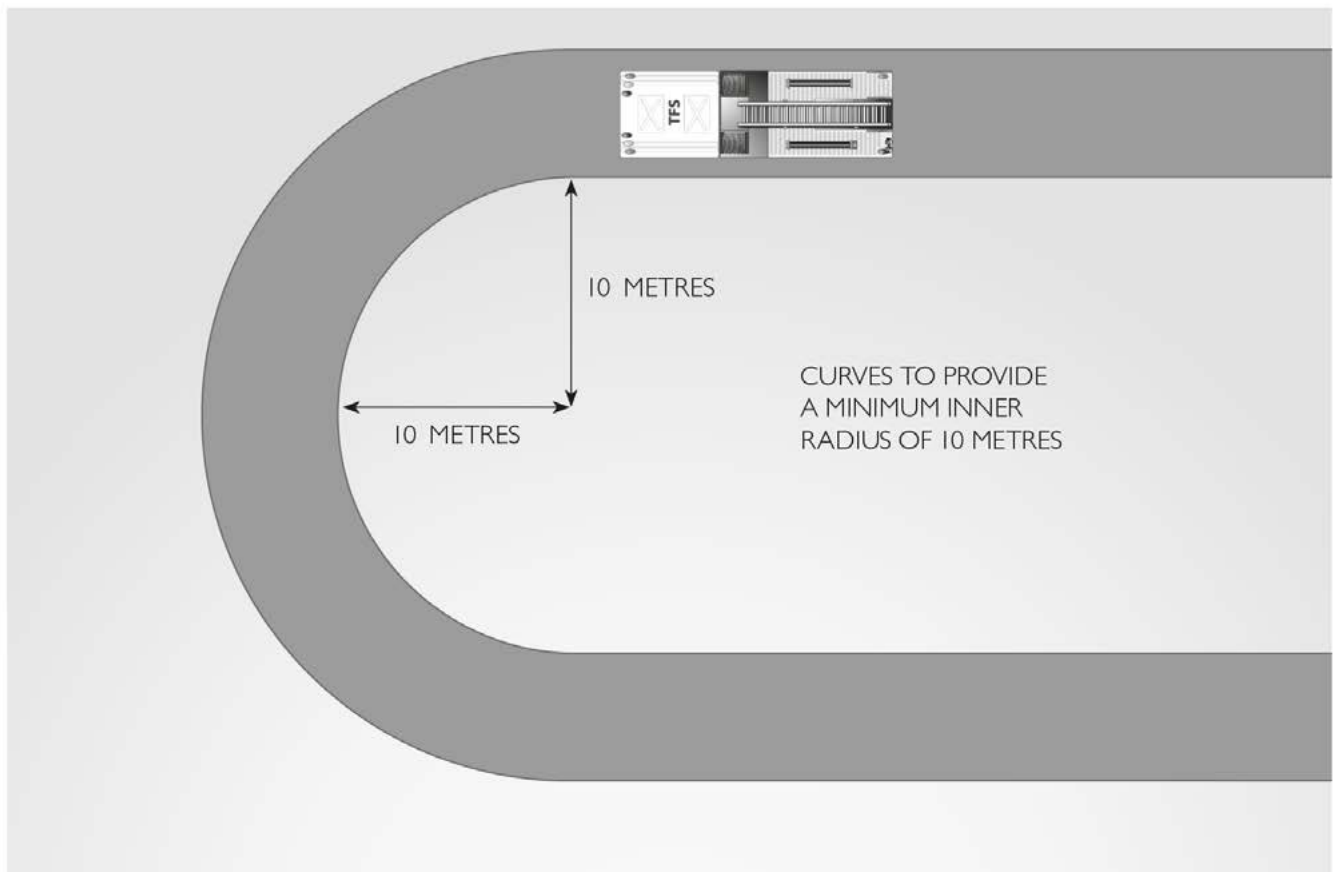
### 3. If property access length is 200 metres or greater

- The Requirements for section 2 above; and
- Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

### 4. If property access length is greater than 30 metres, and access is provided to 3 or more properties

- Complies with Requirements for section 2 above; and
- Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

## CURVES



**Figure I** Curve radius

## GRADIENT



Figure 2 Gradient angles

## DIPS



Figure 3 Dip approach and exit angles



## CROSS FALLS



Figure 4 Cross fall angles

## WIDTH AND CLEARANCE REQUIREMENTS

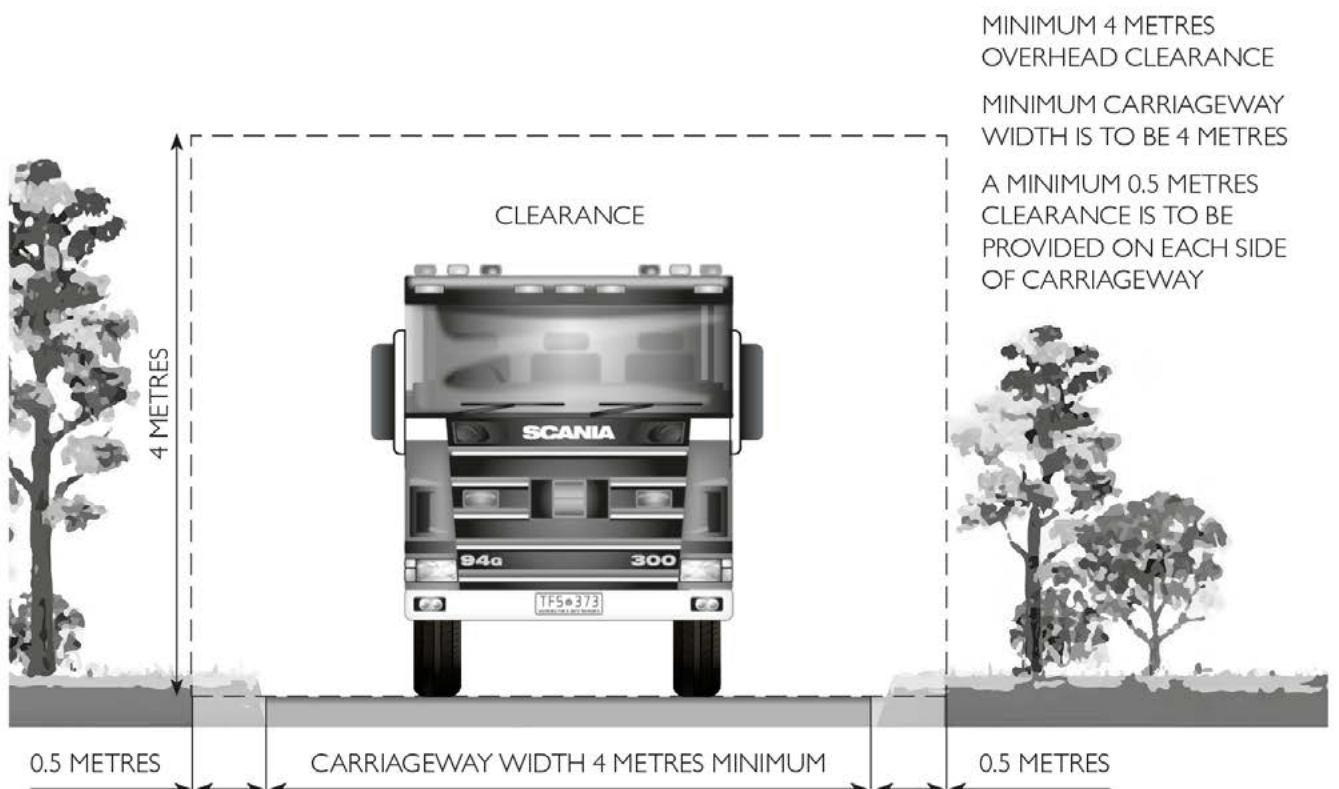
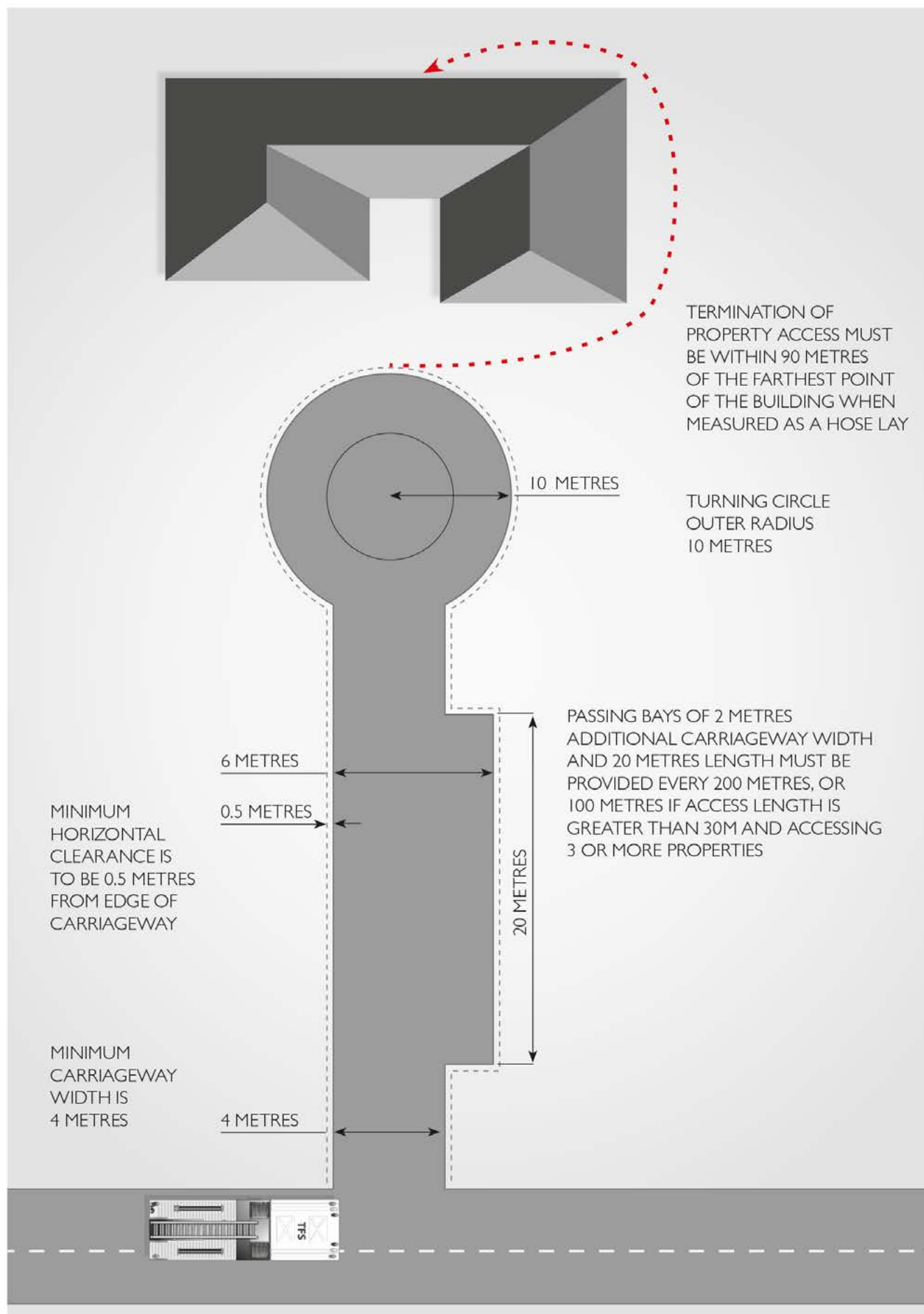


Figure 5 Carriageway width and clearance

## TURNING AREAS AND PASSING BAYS



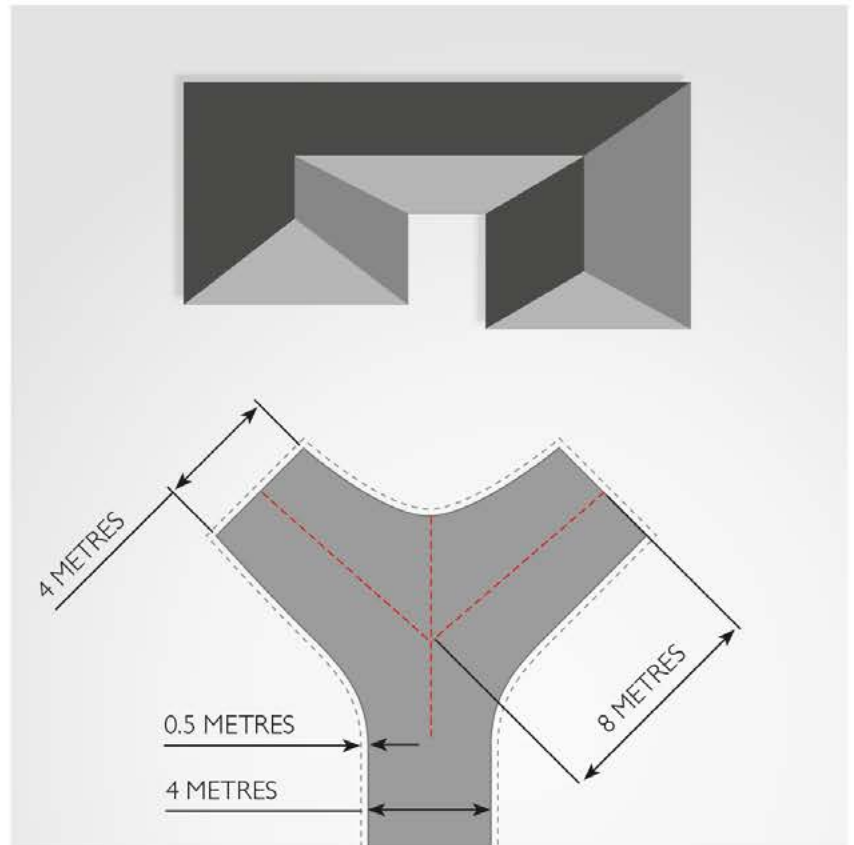
**Figure 6** Property access turning areas and passing bays

## TURNING AREAS AND PASSING BAYS CONTINUED

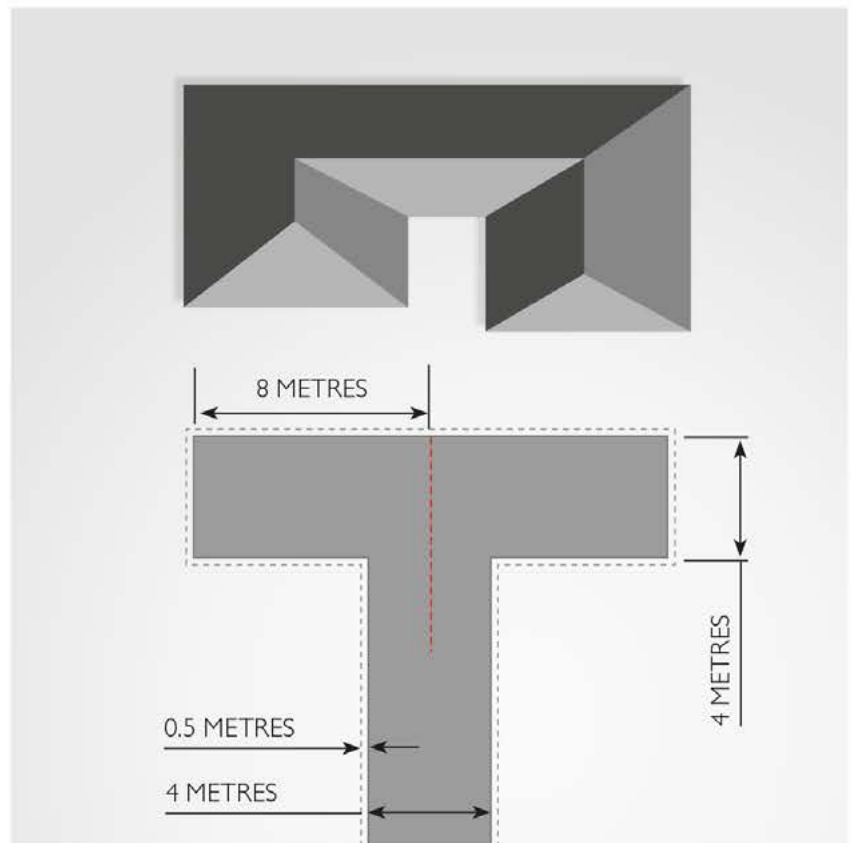
### Figures 7 and 8:

#### Private access termination

'Hammerhead T or Y' driveway turn-arounds provide sufficient maneuvering space for fire appliances to access a property, defend and safely and quickly exit.



**Figure 7:** Private access turning head – Y



**Figure 8:** Private access turning head – T

## GLOSSARY OF TERMS

**Carriageway** – the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.

**Deemed-to-Satisfy** – provisions which are deemed-to-satisfy the performance requirements.

**Habitable building** – a building of Class 1 – 9 of the Building Code of Australia.

**Hose lay** – the distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.

**Property access** – the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.

**TFS** – Tasmania Fire Service

**Firefighting water point** – the point where a fire appliance is able to connect to a water supply for firefighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake or pool).



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# BUILDING FOR BUSHFIRE

## Firefighting Water Supplies



**Water supplies are an essential requirement for firefighting; and developments in bushfire-prone areas require a dedicated firefighting water supply to be provided for the site. Firefighting water supply must be adequate, accessible and reliable.**

Firefighting water supplies include fire hydrants connected to reticulated water infrastructure and - in non-reticulated areas - static water supplies such as a water tank, dam or swimming pool.

Reticulated water supplies are typically found in more urbanised areas; and in addition to providing potable water for domestic use, the reticulated system also provides pressurized water for firefighting.

To meet the Deemed-to-Satisfy requirements for firefighting water supply; firefighting water supplies must be designed and constructed to comply with the following:

### **STATIC WATER SUPPLY FOR FIRE FIGHTING**

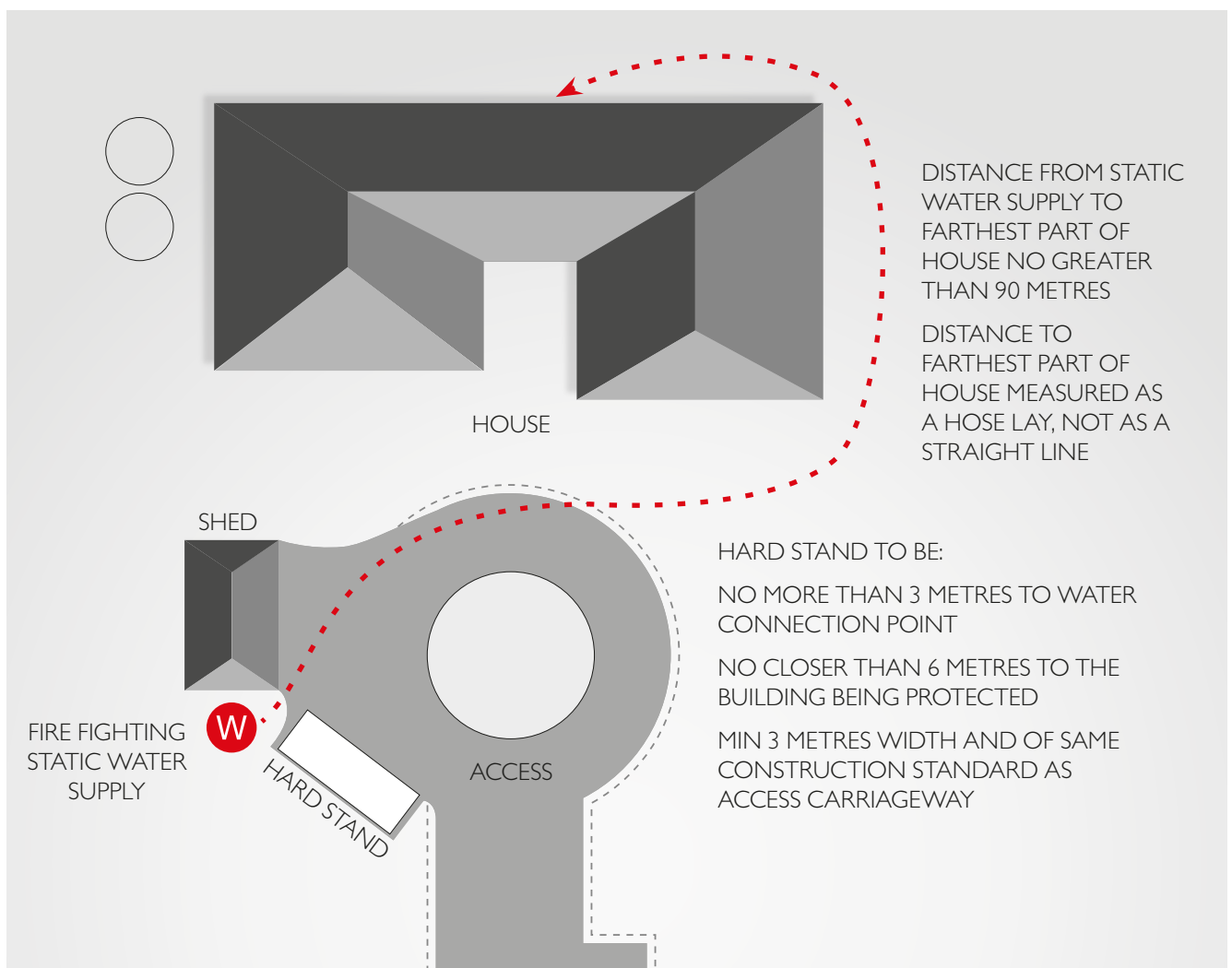
#### **Distance between building to be protected and static water supply**

- The building to be protected must be located within 90 metres of the water connection point;
- The distance between the water connection point and the farthest part of the building must be measured as a hose lay.

To measure a distance as a hose lay is to simulate the way a fire hose would need to negotiate a distance. That is, not measured as a straight line but around the buildings and other obstacles.

## Static water supply volume and construction

- The water connection point may be attached directly to the water supply or may comprise of a remotely located off take connected to the static water supply;
- May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;
- Must be a minimum of 10,000 litres per building area to be protected. This volume of water must
  - not be used for any other purpose including firefighting sprinkler or spray systems;
- Must be metal, concrete or lagged by non-combustible materials if above ground; and
- If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
  - (i) Metal;
  - (ii) Non-combustible material; or
  - (iii) Fibre-cement a minimum of 6mm thickness.



**Figure I** The requirements for a static water supply



**Figure 2** Compliant 10,000 litre firefighting water tank

### Fittings, pipework and accessories (including stands and tank supports)

- Have a minimum nominal internal diameter of 50mm;
- Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- Be metal or lagged by non-combustible materials if above ground;
- Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1 Clause 5.23);
- Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;
- Ensure the coupling is accessible and available for connection at all times;
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
- Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and



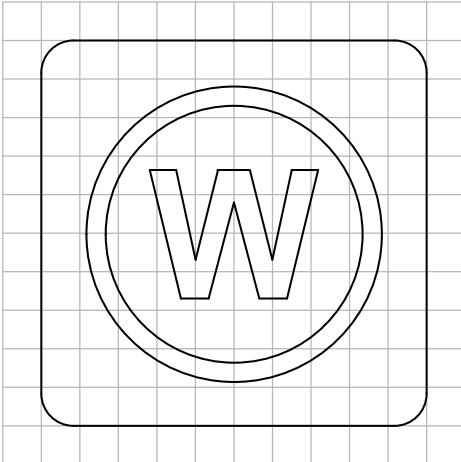
**Figure 3** A water connection point with Storz coupling

- Where a remote offtake is installed, ensure the offtake is in a position that is:
  - (i) Visible;
  - (ii) Accessible to allow connection by firefighting equipment;
  - (iii) At a working height of 450 – 600mm above ground level; and
  - (iv) Protected from possible damage, including damage by vehicles



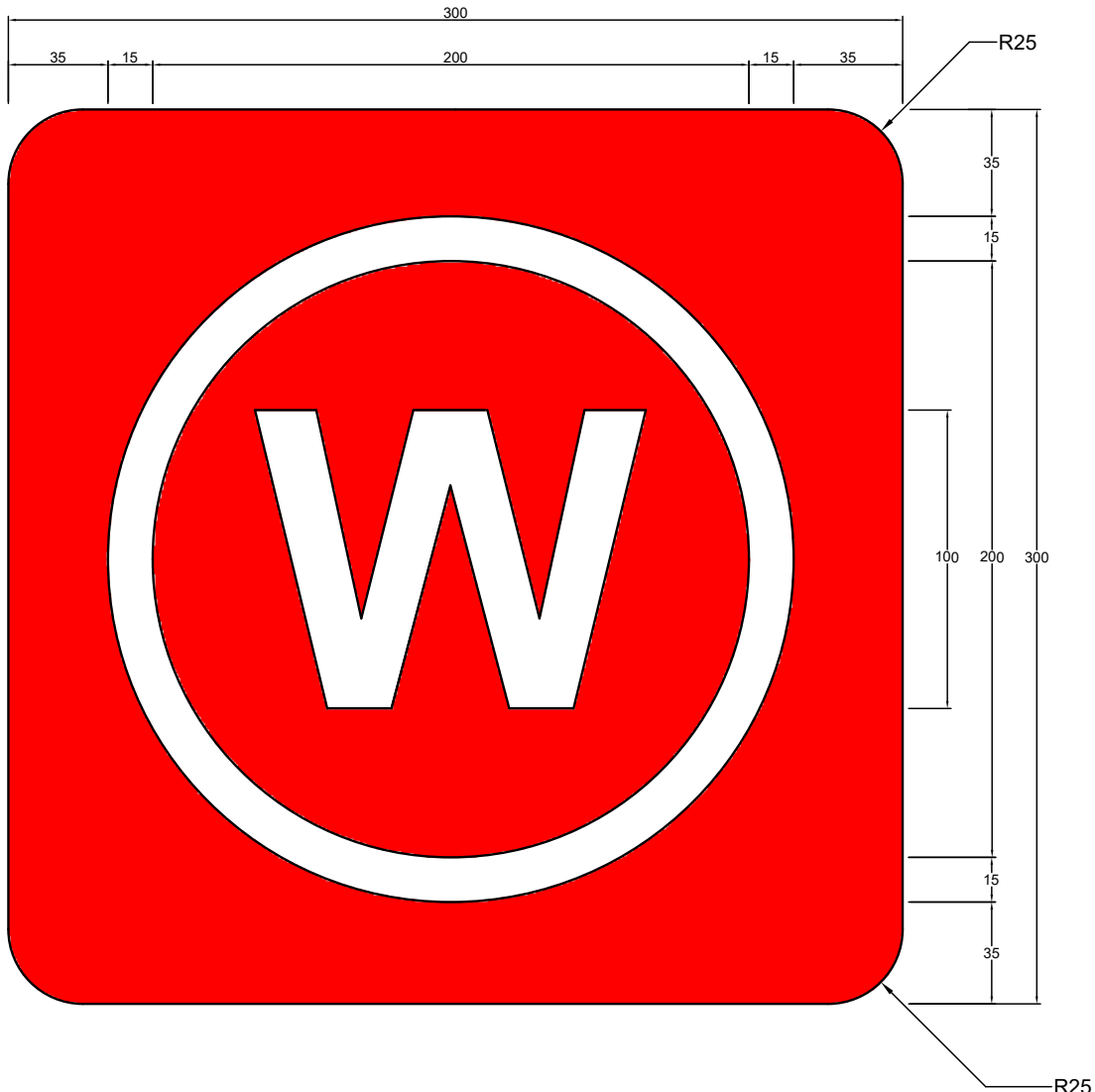
# Signage for static water connections

The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The current building regulations require signage to be consistent with the *Tasmania Fire Service Water Supply Signage Guidelines*.



GRID MODULE X = 30mm Y= 30mm

OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5  
 SURFACE AREA OF SIGN (sq m) : 0.0895  
 LEGEND COLOUR: RETROREFLECTIVE WHITE CL. 1  
 BACKGROUND COLOUR: SIGNAL RED R.13  
 FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES  
 FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES



**Figure 4** Static water supply sign design

# RETICULATED WATER SUPPLIES

## Distance between building to be protected and reticulated water supply

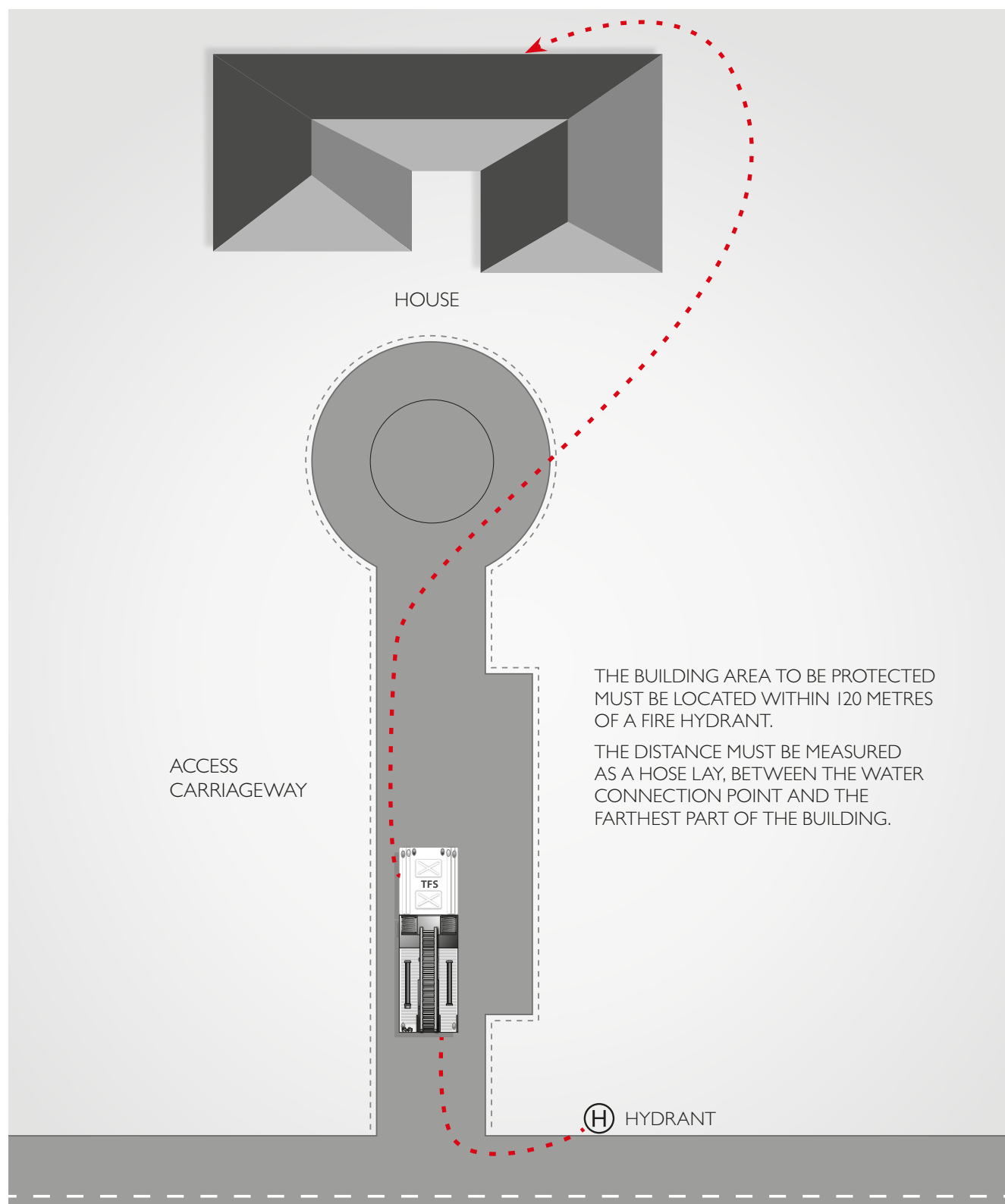
The following requirements apply:

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

## Design criteria for fire hydrants

The following requirements apply:

- Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and
- Fire hydrants are not installed in parking areas.



**Figure 5** Typical hydrant connection

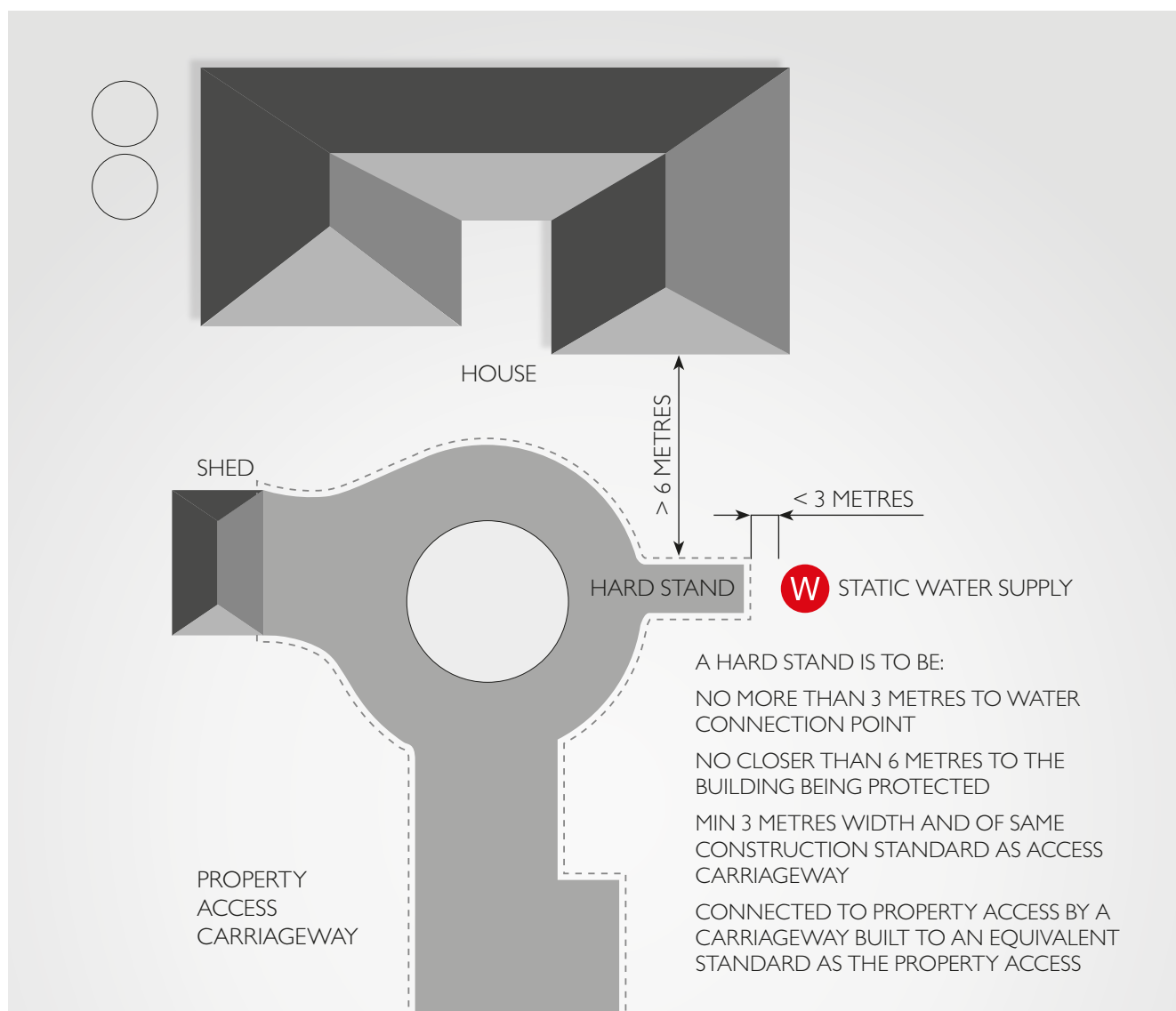


## HARDSTAND

A hard stand is a suitably drained area beside a water connection point which provides stability for fire appliances. An area beside a water connection point which was unstable, soft or boggy could result in a truck becoming stuck or bogged. At its best this might result in unnecessary delays with pumping operations or relocating the fire appliance, but at its worst, it may endanger crews if they are not able to relocate if conditions worsen.

### Design Criteria for Hardstand:

- no more than three metres from the water connection point, being a hydrant or static supply, measured as a hose lay (including to the minimum water level in dams, swimming pools and the like);
- No closer than six metres from the building area to be protected;
- With a minimum width of three metres constructed to the same standard as the carriageway; and
- Connected to the property access by a carriageway equivalent to the standard of the property access.



**Figure 6** Typical hydrant connection

# GLOSSARY OF TERMS

## **Bushfire-prone area means:**

- (a) land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and
- (b) (i) where there is no overlay on a planning scheme map; or
- (ii) where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.

**Deemed-to-Satisfy** – provisions which are deemed-to-satisfy the performance requirements.

**Fire hydrant** – as described in AS 2419.1 Fire hydrant installations – System design, installation and commissioning: An assembly installed on a branch from a water pipeline, which provides a valved outlet to permit a supply of water to be taken from the pipeline for firefighting.

**Hardstand** – an identifiable and clearly marked trafficable all-weather pavement providing access and capable of supporting a fire brigade pumping appliance during firefighting operations.'

**Hose-lay** – the distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.

**Reticulated water supply** – a continuous supply of water which has been made available from a network of pressurised underground mains which are supplied from the municipal water supply.

**Static water supply** – water stored in a tank, swimming pool, dam, or lake, that is available for firefighting purposes at all times.

**TFS** – Tasmania Fire Service.

**Firefighting water point** – the point where a fire appliance is able to connect to a water supply for firefighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake or pool).



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## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

---

#### 1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

**Street address:**

45 Morrison Ave, Loorana, King Island

**Certificate of Title / PID:**

246774/1 PID3245310

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

Two lot Subdivision of Rural Resource land to create a Utilities zoned title along Morrison Avenue

**Applicable Planning Scheme:**

King Island Interim Planning Scheme 2013

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Site plan	Tracks Building Design	24/03/2023	Rev. B
Bushfire Hazard Report KI 212	Tracks Building Design	24/03/2023	2.0
Bushfire Hazard Management Plan KI 212	Tracks Building Design	24/03/2023	Rev. B

---

<sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.

#### 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
	<b>Compliance test</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	<b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	<b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective



## 5. Bushfire Hazard Practitioner

Name:

Chris Moore obo Chief Officer,  
Tasmania Fire Service

Phone No:

(03) 6173 2740

Postal  
Address:

Cnr Argyle & Melville Streets  
HOBART 7000

Email  
Address:

bfp@fire.tas.gov.au

Accreditation No:

N/A

Scope:

1, 2, 3A, 3B, 3C

## 6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:  
certifier



Name:

Chris Moore obo Chief Officer,  
Tasmania Fire Service

Date:

28rd March 2023

Certificate  
Number:

TFS-V1-6477

(for Practitioner Use only)