

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for the following development:-

NO:	SD 2184
LOCATION:	683 & 673 Deep Creek Road WYNYARD
APPLICANT:	CLTP Panel Products
SCHEME:	Tasmanian Planning Scheme – Waratah-Wynyard
ZONING:	Rural
USE CLASS:	N/A
PROPOSAL:	Subdivision (Boundary Reconfiguration (2 into 2 lots))
DISCRETIONARY MATTER:	Lot design 20.5.1 (P1)

The application and associated plans and documents are available for inspection on Council website <https://www.warwyn.tas.gov.au/planning-and-development/advertised-permits/> and at Council offices, located at 21 Saunders Street Wynyard during normal office hours for a period of 14 days from the date of this notice.

Any person who wishes to make representations in accordance with the *Land Use Planning and Approvals Act 1993*, must do so during the 14-day period.

Representations in writing will be received by the General Manager, PO Box 168, Wynyard, 7325, or email council@warwyn.tas.gov.au by **Wednesday 24 April 2024**.

Dated Wednesday 10 April 2024.



Shane Crawford
GENERAL MANAGER

SECTION 51 LAND USE PLANNING & APPROVALS ACT 1993

PERMITTED APPLICATION - Assessment and determination of permit application under <i>S58 Land Use Planning and Approvals Act 1993</i>	\$260.00 plus \$1.25 per \$1,000 of value for use or development
DISCRETIONARY APPLICATION -- Assessment and determination of a permit application under <i>S57 Land Use Planning and Approvals Act 1993</i>	\$365.00 plus \$1.60 per \$1,000 of value for use or development plus advertising fee
SUBDIVISION APPLICATION – Assessment and determination of a subdivision application for 1 to 5 lots under s57 or s58 <i>Land Use Planning & Approvals Act 1993</i>	\$365.00 plus \$1.55 per \$1,000 of value for use or development plus advertising fee
SUBDIVISION APPLICATION – Assessment and determination of a subdivision application for more than 5 lots under s57 or s58 <i>Land Use Planning & Approvals Act 1993</i>	\$750.00 plus \$160 per lot plus advertising fee
Level 2 "Environmental Activity – Additional charge to permit application"	\$490.00 + advertising fee by quote
Advertising fee will be reimbursed if no advertising is required	
Please refer to www.warwyn.tas.gov.au (Council Services – Planning Services – Planning Fees) for all other fees	

Is a hard copy of planning permit and endorsed documents required? Yes No

1. Value of work (inc GST) \$ 0 Contract Price Estimate

2. Development Address 673 & 683 Deep Creek Road, Wynyard

3. Full Name of Applicant(s) CLTP Panel Products Pty Ltd
C/O Ben Daly, Tract Consultants

Contact Details: Address:

Email Address bdaly@tract.net.au Telephone 0401 039 759

For requests in hardcopy format all correspondence in relation to this application, will be sent to the contact address, otherwise all correspondence will be forwarded to the email address

4. Would you like the contact address recorded above to be applied for all future Council correspondence? (including rates/animal control etc)? Yes.....No

5.

Where the Applicant is not the Owner

In accordance with Section 52 of the *Land Use Planning and Approvals Act 1993* if the applicant for the permit is not the owner of the land in respect of which the permit is required, the applicant must include in the application for the permit, a declaration that the applicant has notified the owner of the intention to make the application.

In the event that the property is owned or managed by the Crown or Council, this application is to be signed by the relevant Crown Minister responsible, or General Manager of the Council, and accompanied by written permission of the Minister/General Manager to the making of this application.

Owners Full Name CLTP Panel Products PL

Address 3 Waterworth St, Wynyard TAS 7325.... Telephone Work/Business ...0488 173 222...

Crown Minister/General Manager Signature.....

Applicant's Notification to Owner

I, Angelika Kons

of L6, 6 Riverside Quay, Southbank, VIC plicant(s)

Applicant's Address

Declare that I/we have notified the owner(s) of the property(ies) of the intention to make this application.

I/We understand that in accordance with Section 52(2) of the *Land Use Planning and Approvals Act 1993* a person must not obtain or attempt to obtain a permit by wilfully making, or causing to be made, any false representation or declaration either orally or in writing.

Applicant's Signature(s) AK

6. Proposed Development (Fully describe intended use of land or premises)

Boundary realignment application.

7. Supporting Information if necessary to explain special features of the proposal.

(Attach separate sheet if required)
Site plan and architectural plans.

To include –

a. One Copy (electronic copy if available) of any plan(s) and/or specification(s) for the proposed development, showing where applicable:

- i. Sufficient information to demonstrate compliance with all applicable standards, purpose statements in applicable zones and codes, any relevant local area objectives or desired future character statements;
- ii. a full description of the proposed use or development;
- iii. a full description of the manner in which the use or development will operate;
- iv. a site analysis and site plan at an acceptable scale;
- v. a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200;
- NA vi. a plan of the proposed landscaping;
- vii. car parking facilities and capacity;
- NA viii. area of clearing of trees and bushland;
- NA ix. size, position, colour, illumination, fixing or support and other design details of advertising sign(s).

b. A full copy of your title shall also accompany the application.

Title Certificate Title Plan Schedule of Easements

c. Relevant engineering pre-lodgement approvals

Access ^{NA - (existing)} Stormwater ^{NA - (existing)}

8. Present use of site and/or buildings – full description
Resource processing.

9.

Car Parking		Floor Area	
Existing on site	30	Existing	N/A
Total no. proposed	No change	Proposed	No change

Site Area 26.56 Ha

Questions 10 to 13 relate to Commercial and industrial Uses and Development ONLY


10.	<p>What days and hours of operation are proposed? No proposed change to current arrangement, 7am - 6pm</p> <p>Monday to Friday: Froma.m. to p.m.</p> <p>Saturday Froma.m. top.m.</p> <p>Sunday Froma.m. top.m.</p>						
11.	<p>Number of Employees? Existing..... 50 Proposed..... No change</p>						
12.	<p>Vehicles visiting or delivering to or from the site?</p> <p>Type Truck deliveries No. 3 per week</p> <p>Cars Will vary depending on car pooling arrangements etc.</p>						
13.	<p>What type of machinery is to be installed or used</p> <table border="1"> <tr> <td>Type</td> <td>No.</td> </tr> <tr> <td>NA</td> <td>NA</td> </tr> </table>	Type	No.	NA	NA		
Type	No.						
NA	NA						

Declaration By Applicant (Mandatory)

I declare that the information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with the development application may be made available to the public. I understand that the Council may make such copies of the information and materials as in its opinion are necessary to facilitate a thorough consideration of the Permit Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application for the purposes of assessment of that application. I indemnify the Waratah-Wynyard Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

I/We hereby acknowledge that Section 20(a) of the *Local Government Act 1993* provides the power for persons authorised by the General Manager to enter land without notice in relation to an application by the owner or occupier for a licence, permit or other approval given by the council.

Signature(s)
 (all applicants to sign)



 Angelika Kons, Tract Consultants

Date . 30 November 2023



SEARCH OF TORRENS TITLE

VOLUME 105108	FOLIO 1
EDITION 7	DATE OF ISSUE 11-Dec-2019

SEARCH DATE : 13-Jun-2023

SEARCH TIME : 09.58 AM

DESCRIPTION OF LAND

Parish of QUIGGIN, Land District of WELLINGTON
 Lot 1 on Sealed Plan 105108
 Derivation : Part of Lots 13790 & 13793 Gtd. to O.A.Morey
 Prior CT 3939/44

SCHEDULE 1

M789336 TRANSFER to CLTP PANEL PRODUCTS PTY LTD Registered
 11-Dec-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP105108 FENCING PROVISION in Schedule of Easements
 B364435 NOTIFICATION of Private Timber Reserve pursuant to
 Section 15 of the Forsest Practices Act 1985
 Registered 13-Jul-1990 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 180074	FOLIO 1
EDITION 1	DATE OF ISSUE 28-May-2021

SEARCH DATE : 13-Jun-2023

SEARCH TIME : 09.58 AM

DESCRIPTION OF LAND

Parish of QUIGGIN Land District of WELLINGTON
 Lot 1 on Sealed Plan 180074
 Derivation : Part of Lot 14819, 147A-3R-31P Gtd. to Robert Quiggin, Part of Lot 13790, 84A-3R-0P Gtd. to O A Morey, Part of 29A-3R-38P Gtd. to G F Stone and Whole of Lot 1000, 3307m2 on Sealed Plan 180074, The Crown
 Prior CTs 123044/2 and 180074/1000

SCHEDULE 1

M849100 & M874225 TRANSFER to CLTP PANEL PRODUCTS PTY LTD
 Registered 28-May-2021 at 12.01 PM

SCHEDULE 2

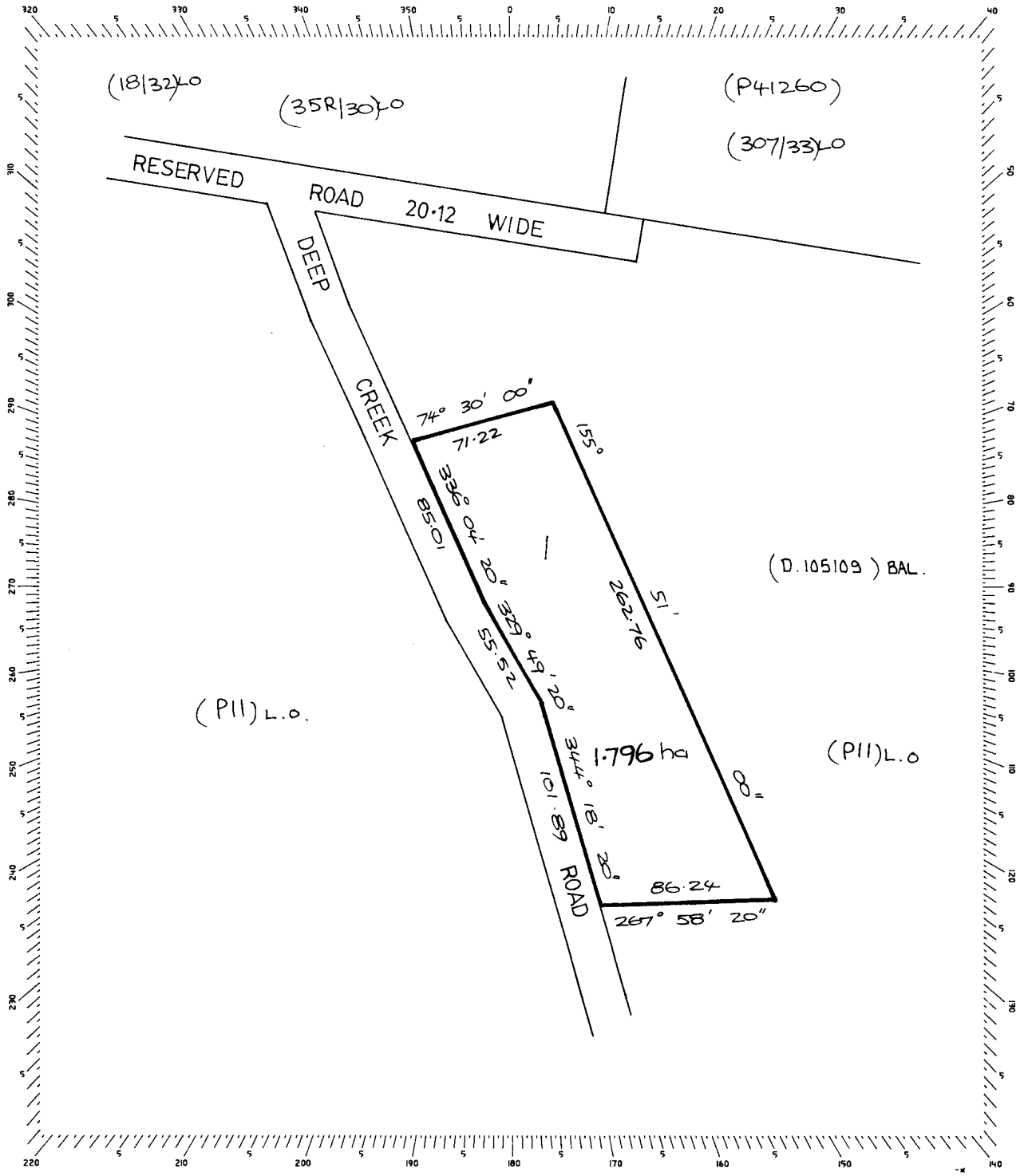
M874229 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
 M874225 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
 SP121818 & SP123044 FENCING PROVISION in Schedule of Easements
 SP121818 WATER SUPPLY RESTRICTION
 SP121818 SEWERAGE AND/OR DRAINAGE RESTRICTION
 M874225 FENCING PROVISION in Transfer
 B364435 NOTIFICATION: Private Timber Reserve pursuant to Section 15 (1) of the Forest Practices Act 1985
 Registered 13-Jul-1990 at noon

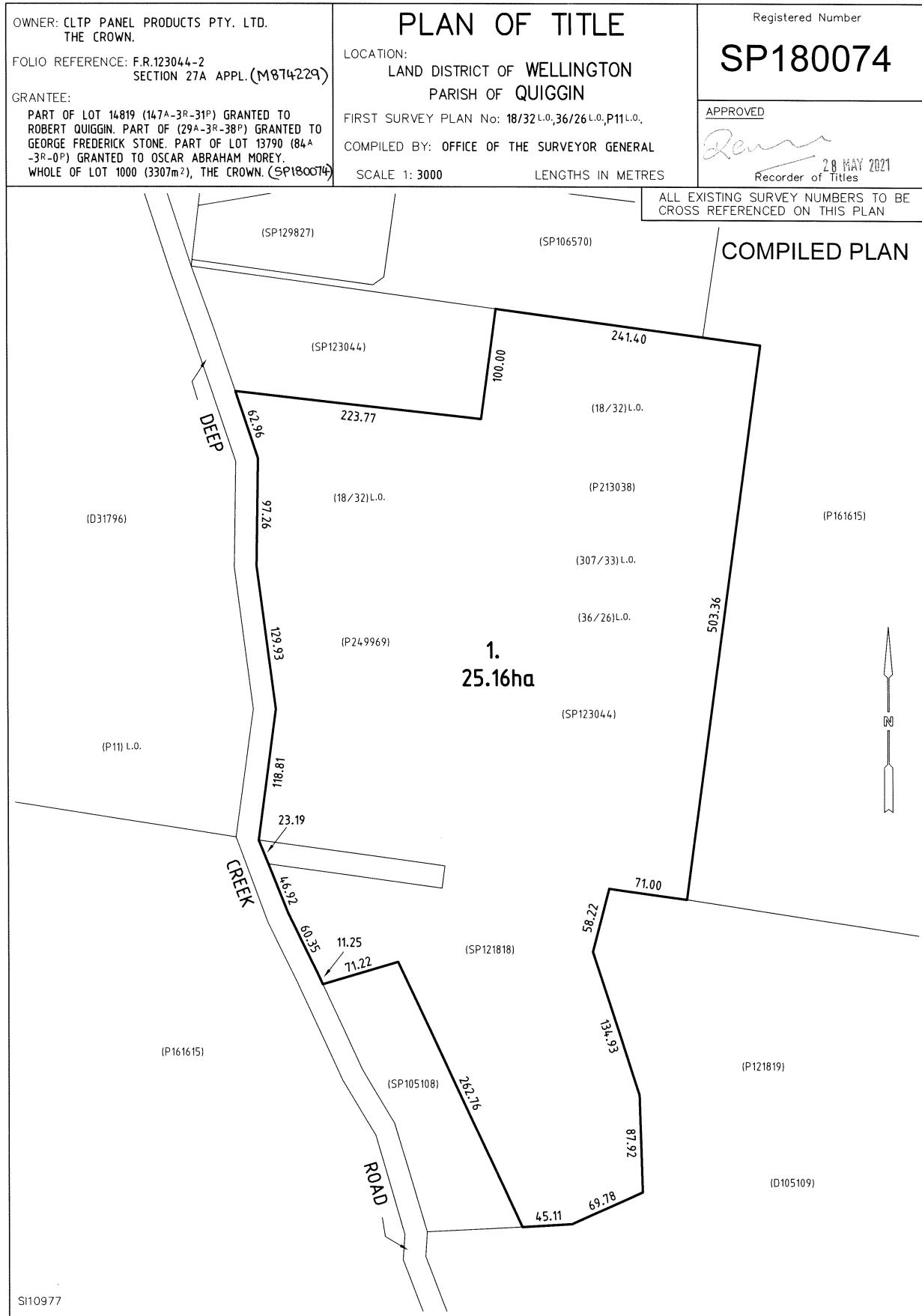
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SP 105108

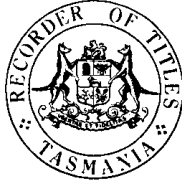
OWNER IAN RAYMOND SMITH		PLAN OF SURVEY	REGISTERED NUMBER
FOLIO REFERENCE CT 3939/44			SP 105108
GRANTEE PART OF LOT 13790 (84° 32' 00")		BY SURVEYOR LEN C. MACKENZIE	
GTD TO OSCAR ABRAHAM MOREY		LOCATION WELLINGTON QUIGGIN	EFFECTIVE FROM - 4 MAY 1993
STATE MUNICIPAL CODE No. 66		SCALE 1: 2000 LENGTHS IN METRES	<i>Michael Quinn</i> Recorder of Titles
LAST UPI No. 4076	LAST SURVEY PLAN No. 307/33 L.O.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	





REGISTERED NUMBER

105108



SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

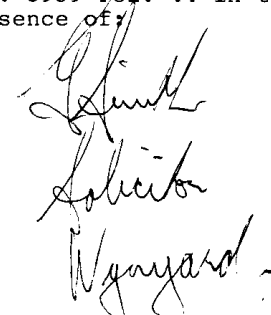
The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

No easements profits a prendre or covenants are created to benefit or burden any lot shown on the plan.

FENCING PROVISION

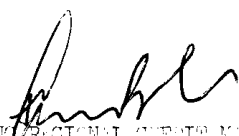
In respect of Lot 1 the Vendor Ian Raymond Smith shall not be required to fence.

SIGNED by IAN RAYMOND SMITH the)
 registered proprietor of the)
 land in Certificate of Title)
 Vol. 3939 Fol. 44 in the)
 presence of:)





Signed by WESTPAC BANKING CORPORATION by its Attorneys
 PETER FRANCIS NUYKE
 and
 RICHARD F. SMITH (who
 under power No. 875183 (who
 hereby respectively declare that
 they have received no notice of
 revocation of the said power) in
 the presence of
 Bank Clerk, Launceston

WESTPAC BANKING CORPORATION
 by its Attorneys



ACTING REGIONAL GENERAL MANAGER
 TASMANIA DIVISION



ADMINISTRATOR
 REGIONAL LAWYERS OFFICE
 TASMANIA DIVISION
 NORTHGATE UNDER MORTGAGES A676121 & B597557

This is the schedule of easements attached to the plan of

(Insert Subdivider's Full Name)

Ian Raymond Smith

affecting land in

CT 3939/20

(Insert Title Reference)

Sealed by Municipality of Raymond on 22-3-1993

Solicitor's Reference Council Clerk/Town Clerk

OSK 2134

SCHEDULE OF EASEMENTS	Registered Number SP180074
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

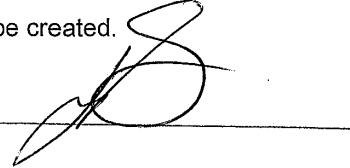
Each lot on the plan is subject to:-

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

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

No easements covenants or profits a prendre are intended to be created.

SIGNED by Timothy William Baker
being and as Director General of Lands



and pursuant to an
Instrument of ~~Authorisation~~ dated 20 December 2020.
Delegation in the presence of:)

Name of witness: Amelia Bucharan
Signature of witness: ABucharan
Occupation: Executive Officer
Address: 14 Elkhick Rd, Glenorchy

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: CLTP PANEL PRODUCTS PTY LTD and the CROWN FOLIO REF: SOLICITOR 123044/2 & 180074/1000 & REFERENCE:	PLAN SEALED BY: DATE: REF NO. Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

APPROVAL BY LOCAL AUTHORITY

The subdivision shown in this Plan
is approved

Insert here any
qualification to
the approval
under section 468 (12),
section 472 or
section 477B of
the Local Government
Act 1962.
Rule through any
blank space.

Seal

In witness whereof the common seal of the Warden, Councillors
and Electors of the Municipality of Wynyard
has been hereunto affixed, pursuant to a resolution of the Council of the said
municipality passed the 22nd day of March 1993, in the presence
of us

Roger S. Chalk } Members
[Signature] }
[Signature] Council Clerk

COUNCILS REFERENCE *SD 1304*

**TO BE COMPLETED AND SIGNED
BY COUNCIL CLERK OR OWNER**

For the purposes of section 464 of the Local Govern-
ment Act 1962, the owner has nominated/I nominate
As his/my solicitor *KAY RUDDLE & LILLAS*

As his/my surveyor *L.C. MACKENZIE & ASSOCIATES*

[Signature] Council Clerk/Owner

TO BE FILLED IN BY SURVEYOR

Survey commenced *1-3-93*

Survey finished *3-3-93*

Error of Close *See Calcs*

OFFICE EXAMINATION

Plot Checked *HL* *23-4-93*

Mathematically Checked *HL* *23-4-93*

Examined as to boundaries *HL* *23/4/93*

Entered on Card

Surveyor's Certificate

I, *LEONARD CHARLES MACKENZIE*
of *WYNYARD*
in Tasmania, registered surveyor, hereby certify that this plan:

Requires the approval of the local authority, which has been
obtained (or does, not require the approval of any local
authority)

Dated this *4th* day of *March* 19*93*

[Signature]
Registered Surveyor

SURVEYOR'S REFERENCE *693*

OS-D 464

Registered Number

SP180074

COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)
The subdivision shown in this plan is approved

- THIS PLAN DOES NOT REQUIRE APPROVAL BY THE COUNCIL BY VIRTUE OF S.121 OF THE LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT 1993.
- UNDER SECTION 111 TO ENABLE [^]THE PORTIONS OF LOT 1 TO FORM A SINGLE PARCEL

In witness whereof the common seal of

has been affixed, pursuant to a resolution of the Council of the said municipality

passed the day of 20 , in the presence of us

Member

Member

Council Delegate

Council Reference

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993 the owner has nominated

..... CROWN SOLICITOR Solicitor to act for the owner

..... SURVEYOR GENERAL Surveyor to act for the owner

OFFICE EXAMINATION:

Indexed ✓

Computed N/A

Examined *[Signature]*
26/5/2021



environmental service & design

Environmental Service and Design Pty Ltd

ABN 97 107 517 144 ACN 107 517 144

Office

74 Minna Road
Heybridge TAS 7316
Phone: (03) 6431 2999
www.esandd.com.au

Postal

PO Box 231
Wynyard TAS 7325

BUSHFIRE HAZARD REPORT- Version 3
Client – The Hermal Group

**Subdivision and Worker
Accommodation and Hazardous Use**

**673 and 683 Deep Creek
Road**

WYNYARD TAS

Author- Bruce Harpley

BFP- 140

23 January 2024

Scope of Assessors Accreditation

Bruce Harpley (BFP-140) is accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979* for scope of works:

1. *Certify a Bushfire Hazard Management Plan for the purposes of the Building Act 2016*
2. *Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the Building Act 2016 or the Land Use Planning and Approvals Act 1993*
- 3A. *Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the Land Use Planning and Approvals Act 1993.*
- 3B. *Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions for the purposes of the Land Use Planning and Approvals Act 1993.*

Works performed by **Bruce Harpley (BFP-140)** that require Tasmania Fire Service endorsement:

4. *Certify an Emergency Management Strategy or Bushfire Emergency Plan*

Disclaimer

This document has been prepared for the sole use of the client and for a specific purpose, as expressly stated in the document. *Environmental Services and Design Pty Ltd* undertakes no duty nor accepts any responsibility to any third party not being the intended recipient of this document. The information contained in this document has been carefully compiled based on the clients' requirements and *Environmental Services and Design Pty Ltd's* experience, having regard to the assumptions that *Environmental Services and Design Pty Ltd* can reasonably be expected to make in accordance with sound professional principles. *Environmental Services and Design Pty Ltd* may also have relied on information provided by the client and/or other external parties to prepare this document, some of which may not have been verified. Subject to the above conditions, *Environmental Services and Design Pty Ltd* recommends this document should only be transmitted, reproduced or disseminated in its entirety.

Bushfires in Tasmania are an unpredictable natural phenomenon and preparing a Bushfire Hazard Management Plan increases your chances of defending your property and assists in the protection the people whom frequent it. This Fire Hazard Management Plan in no way guarantees immunity from a bushfire in or around your property or the effects thereof.

Any measures implemented based on the advice from *Environmental Services and Design Pty Ltd*, is offered as potential methods of reducing your properties risk of fire damage only and is not to be relied upon as a total solution. It in no way guarantees that any or all buildings on site will survive the effects of a bushfire nor does it guarantee the safety and security of any individuals whom frequent the property.

In the event that any advice or other services rendered by *Environmental Services and Design Pty Ltd* constitutes a supply of services to a consumer under the Trade Practices Act 1974 (as amended), then *Environmental Services and Design Pty Ltd's* liability for any breach of any conditions or warranties implied under the Act shall not be excluded but will be limited to the cost of having the advice or services supplied again.

Nothing in this Disclaimer affects any rights or remedies to which you may be entitled under the Trade Practices Act 1974 (as amended). Each paragraph of this disclaimer shall be deemed to be separate and severable from each other. If any paragraph is found to be illegal, prohibited or unenforceable, then this shall not invalidate any other paragraphs.

Re-Certification – Ability to Re-Evaluate

If in the event that the land owner requests a re-assessment of this plan due to a reduced or eliminated bushfire risk in the future; an Accredited Bushfire Assessor can over-ride any or all of the requirements or provisions of this plan. This provision serves to formally expunge any Part 5 Agreement with a Council Planning Authority (if placed on a Title as a condition of Permit) or to reduce the construction standards required under AS3959 *Construction of Buildings in Bushfire Prone Areas* (as amended) if the bushfire risk is reduced to **BAL – LOW** or a threat no longer exists.

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Appendix A – Site Plan - Subdivision

Appendix B – Hazard Management Plan – Drawing numbers 9037-1, 9037-2 and 9037-3

Appendix C – Certificate – Bushfire Prone Areas Code

Appendix D – Requirements for Access and Static Water Supply

Appendix E – Emergency Management Strategy

Form 55

1. Introduction

Environmental Services and Design Pty Ltd has been engaged to complete a bushfire hazard management assessment for subdivision of the existing 2 lots and extension to the existing wood drying process operations consisting of proposed workers accommodation, research facility and additional sheds.

The subdivision amalgamates CT 105108/1 with CT180074/1 to create lot B and Lot A is created from CT180074/1.

The additional habitable buildings, pyrolysis shed and worker accommodation, are noted as building numbers 5 and 7 on the plan provided. The pyrolysis shed is classified as a class 8 building and the workers accommodation is a class 1 building.

The pyrolysis shed is less than 6m from the workers accommodation and is considered a single building area for assessment and hazard management purposes.

There are existing class 10 sheds and class 8 buildings within the existing site at 683 Deep Creek Road (proposed lot B). Each of the existing class 8 buildings are 6m or greater from each other and from the proposed accommodation and pyrolysis sheds.

There is no intent or proposal to conduct permit or significant work on any of the buildings within lot B. However, Code C13 requires that each lot must demonstrate the capacity to achieve a minimum bushfire rating of BAL 19. A 30m x 15m building area, for assessment purposes only, will be shown on the hazard management plan to demonstrate the ability to comply with Code C13.

The quantity of equipment service chemicals (oils and greases) is not greater than 1,000L and is below the manifest quantity for classification as a hazardous use. However, the existing LPG tanks located west of the existing kilns within lot B have a capacity of 7,500L which exceeds the manifest quantity of 5,000L making the lot a hazardous use.

An emergency management strategy is required under Code C13. The emergency management strategy, endorsed by Tasmania Fire Service, is attached at appendix E.

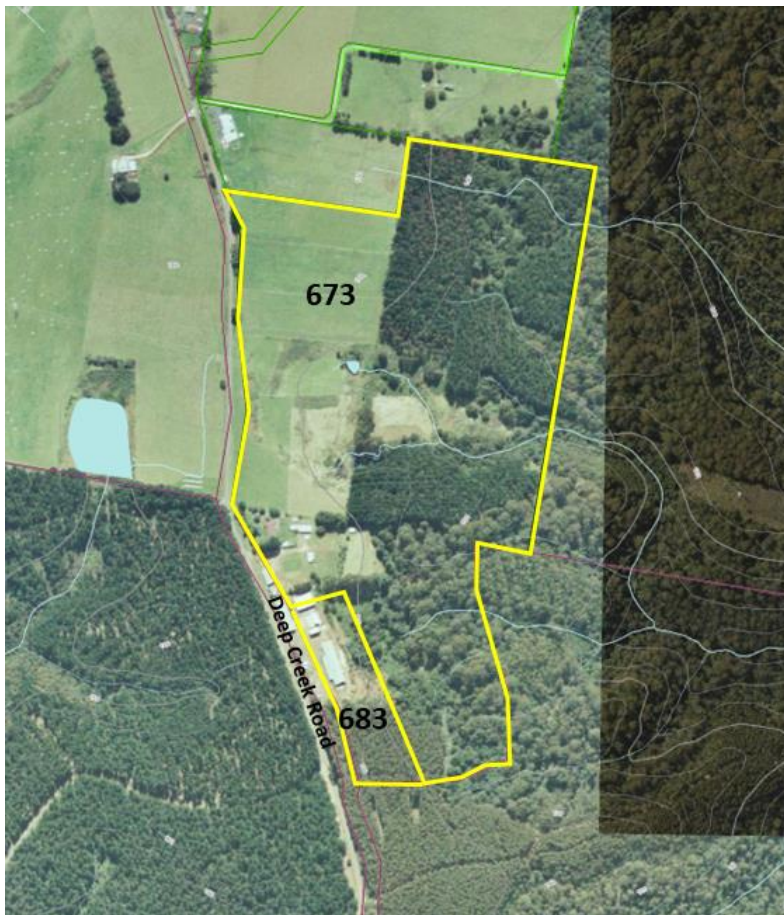
A bushfire emergency plan is required for the hazardous use. The bushfire emergency plan is a separate document and must be completed and forwarded to Tasmania Fire Service for approval. The bushfire emergency plan must be approved by Tasmania Fire Service prior to the issue of the certificate of occupancy.

The purpose of this report is to document the assessment, bushfire attack level and associated hazard management areas under the Tasmanian Planning Scheme – Waratah Wynyard, Code C13 and AS3959-2018 relating to the subdivision, habitable building construction and the hazardous use.

2. Site Description

2.1 Property Details

Property Address	673 and 683 Deep Creek Road Wynyard
Certificate of Title	CT180074/1 PID 7892451 and CT105108/1 PID 7892451
Type of Application	Hazardous Use and construction of habitable buildings
Area	27ha
Zoning	Rural
Surrounding Zoning	Rural and Agriculture
Planning Scheme	Tasmanian Planning Scheme – Waratah Wynyard
Existing land Use	Timber drying
Proposed land use	In accordance with Tasmanian Planning Scheme – Waratah-Wynyard



Site Aerial

2.2 Surrounding Land Use

Surrounding land use consists of plantation forestry, cropping and grazing and associated residential uses.

3. Proposed Development

The proposal is for a 2 lot subdivision, workers accommodation, research facility and associated control and storage buildings.

Site Plan (for subdivision) prepared by Search Studio dated 11 Dec 2023 is at appendix A

4. Bushfire Hazard Assessment

A site assessment was carried out on 10 October 2023.

Report assessment was conducted on 17 October 2023 and revision for the proposed subdivision was conducted 14 December 2023. Feedback from Tasmania Fire Service recommended minor revision of the hazard management distances which are incorporated in the revision.

4.1. Vegetation & Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed development has been inspected and classified in accordance with AS 3959-2018.

Vegetation

Lot A

North/Northeast – grassland 55m then forest to 100m,
South – low threat - existing internal sheds and accesses for 150m,
East – forest 45m,
West – low threat – access, car park and road 84m then forest.

The area to the south consists of existing accesses and buildings and is assessed as low threat in accordance with AS3959-2018 clause 2.2.3.2 (f).

There has been some clearing of trees to the east for the development for approximately 45m. Further clearing to the east will be required to meet the required hazard management distance.

Tree clearing to the northeast results in an assessment of grassland.

The forest vegetation to the west consists of young plantation forest and the bushfire threat will increase over years.

Lot B

Northeast – low threat infrastructure for 36m then forest,
Southeast – low threat infrastructure for 33m then forest,
Southwest – low threat internal and roadway for 39m then forest, and
Northwest – low threat internal and roadway for 36m then forest.

Although the assessment requires the lot to demonstrate it achieve a minimum BAL 19 it is important to include a hazard management area for the existing habitable buildings related to the hazardous use. The overall lot B hazard management plan will be included in drawing 9037-3.

Topography

Slope under the assessable vegetation was assessed in accordance with AS3959-2018:

Lot A

- North – up slope,
- South – up slope
- East – down 11° , and
- West – down 2° .

Lot B (assessment building area)

- Northeast – down 10° ,
- Southeast - down 8° ,
- Southwest - upslope,
- Northwest – across slope.



Image 4.1.1 – North - grassland



Image 4.1.2 – South - low threat existing sheds and accesses



Image 4.1.3 – East - forest



Image 4.1.4 northwest – forest

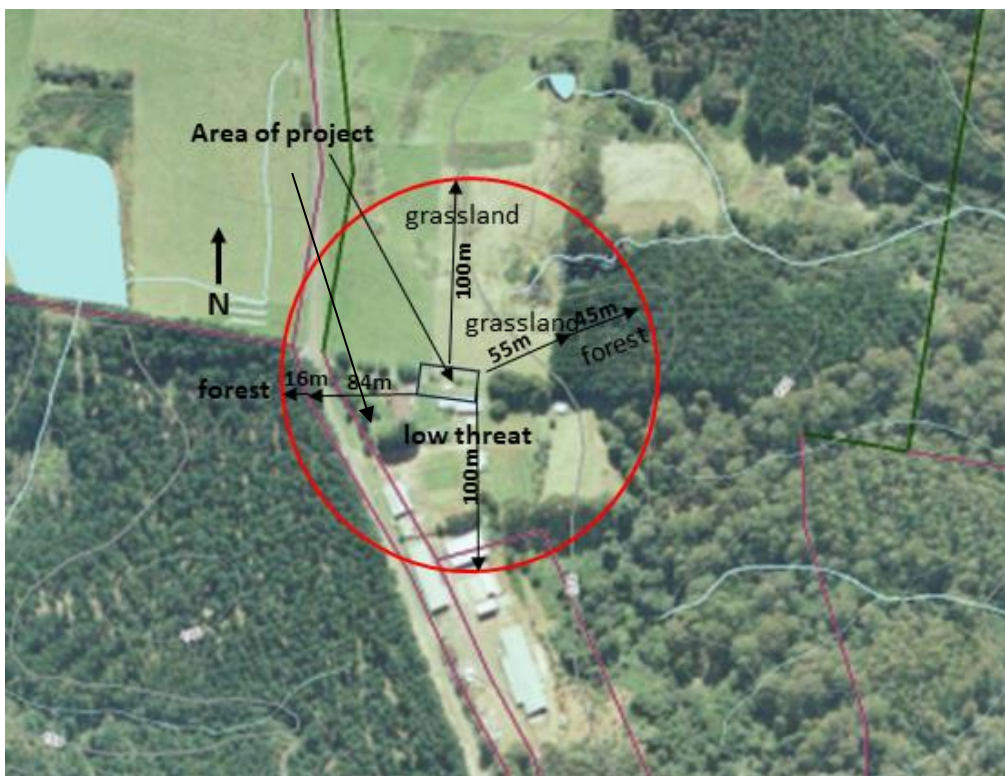


Image 4.1.6 – Site Analysis – construction area lot A



Image 4.1.7 – Site Analysis – Assessment building area lot B

4.2. Bushfire Attack Level

Workers Accommodation and Pyrolysis Plant – Lot A

A Bushfire Attack Level assessment has been completed using Method 1 of AS 3959-2018.

Step 1: Relevant fire danger index (clause 2.2.2): FDI 50

Step 2: Assess the vegetation within 100m in all directions

Vegetation Classification	N	S	E	W
Group A - Forest			X	X
Group B – Woodland				
Group C – Shrubland				
Group D – Scrub				
Group E – Mallee/Mulga				
Group F – Rainforest				
Group G – Grassland	X			
Low threat (cl. 2.2.3.2)		X		X

Step 3: Distance from classified vegetation (clause 2.2.4)

	N	S	E	W
Available distance	0-100m grassland	0-100m low threat	0-55m grassland 55-100m forest	0-84m Low threat 84-100m forest
Hazard management area distance	10m	10m	56m	38m

Step 4: Effective slope under classified vegetation

	N		S		E		W	
	Upslope/0	X	Upslope/0	X	Upslope/0		Upslope/0	
	>0-5°		>0-5°		>0-5°		>0-5°	X
	>5-10°		>5-10°		>5-10°		>5-10°	
	>10-15°		>10-15°		>10-15°	X	>10-15°	
	>15-20°		>15-20°		>15-20°		>15-20°	

Step 5: Determination of Bushfire Attack Level (BAL)

	N	S	E	W
BAL value for each quadrant	12.5	12.5	12.5	12.5

The applicable Bushfire Attack Level is: **BAL – 12.5**

The Directors Determination – Bushfire Hazard Areas Table 4 element D requires new class 1b, 2 and 3 buildings to achieve a separation distance equivalent to BAL 12.5 hazard management distances.

The required hazard management distance for BAL 12.5 cannot be achieved within the boundary of the proposed lot A. To ensure adequate area is available for the required hazard management distances the proposed eastern boundary of Lot A must be revised to ensure a minimum distance of 56m from the eastern elevation of the proposed pyrolysis building.

Compliance Building Area – Lot B

A Bushfire Attack Level assessment has been completed using Method 1 of AS 3959-2018 for the compliance building area.

Step 1: Relevant fire danger index (clause 2.2.2): FDI 50

Step 2: Assess the vegetation within 100m in all directions

Vegetation Classification	NE	SE	SW	NW
Group A - Forest	X	X	X	X
Group B – Woodland				
Group C – Shrubland				
Group D – Scrub				
Group E – Mallee/Mulga				
Group F – Rainforest				
Group G – Grassland				
Low threat (cl. 2.2.3.2)	X	X	X	X

Step 3: Distance from classified vegetation (clause 2.2.4)

	NE	SE	SW	NW
Available distance	0-36m low threat 36-100m forest	0-33m low threat 33-100m forest	0-39m Low threat 39-100m forest	0-36m Low threat 36-100m forest
Hazard management area distance	34m	34m	23m	23m

Step 4: Effective slope under classified vegetation

	NE		SE		SW		NW	
	Upslope/0		Upslope/0		Upslope/0	X	Upslope/0	X
	>0-5°		>0-5°		>0-5°		>0-5°	
	>5-10°	X	>5-10°	X	>5-10°		>5-10°	
	>10-15°		>10-15°		>10-15°		>10-15°	
	>15-20°		>15-20°		>15-20°		>15-20°	

Step 5: Determination of Bushfire Attack Level (BAL)

	NE	SE	SW	NW
BAL value for each quadrant	19	19	19	19

The applicable Bushfire Attack Level is: **BAL – 19**

Existing Buildings – Lot B

To ensure the existing habitable buildings within the proposed lot B are protected, as much as is possible, from bushfire attack a hazard management area should be established as shown on the hazard management plan.

5. Bushfire Protection Measures

Lot A

The Bushfire Attack Level assessment is based on the position of the proposed workers accommodation and pyrolysis shed and slope under the classified vegetation. The assessment at section 4.2 assesses the Bushfire Attack Level as **BAL 12.5**.

Hazard management

- Based on the location of the proposed habitable buildings and distances greater than 6m to all other sheds and buildings the project requires a hazard management area equivalent to AS3959-2018 BAL 12.5 distances as shown on hazard management plan drawing 9037-2.
- The proposed boundary of Lot A must be extended to a minimum of 56m from the eastern elevation of the pyrolysis building (building 5 on the master plan) to ensure adequate hazard management area is available within the lot.

Water Supply

- Site assessment revealed existing 2 x 250KL water tanks, fire pump and motor are positioned within proposed lot B to the south of the lot.
- There is an existing hydrant within lot B southwest of the pyrolysis shed that is within a 120m hose lay of the accommodation and the pyrolysis shed.
- The site plan shows a proposed additional 317KL firefighting water tank adjacent to the northern carpark with a dedicated fire pump within proposed lot B.
- The plans show an additional 2 hydrants to be installed within lot A with both firefighting tanks connected.
- A total of 6 double head fire hydrants are shown on the site master plan which are a combination of existing and proposed hydrants.
- Existing 4 x double outlet hydrants were observed during the site assessment in a line from south to north.
- There are 14 fire hose reels noted on various existing buildings throughout the site.
- The proposed subdivision results in all hydrants and hose reels fed by both firefighting tanks systems will be within a separate title to the current construction proposal.

The client has stated the intent to amalgamate lots A and B in the future however, this may not be for a period of up to 18 months. The subdivision boundaries and placement of the new firefighting tank and hydrants does not guarantee access to a firefighting water supply for lot A.

The options available for a compliant water supply for the construction of habitable buildings within lot A are:

- Installation of a non-combustible firefighting water supply tank with a minimum capacity of 10,000L, or
- A part 5 agreement allowing lot A access to the firefighting water supply within lot B.

The client has agreed to the installation of a static water supply for firefighting.

- A non-combustible static water supply tank for firefighting purposes must be installed,
- Water tank must have a minimum capacity of 10,000L and must have a storz fitting installed.
- Tank must be located adjacent to the accommodation building as shown on the hazard management plan drawing number 9037-1,
- Static water supply must comply with the requirements of Code C13 – Bushfire Prone Areas Code Table C13.5,
- A copy of Table C13.5 is included at appendix D.

Access

Lot A

- Access to the property is required to access the static water supply.
- The site master plan and site plan for subdivision show the lot A access as approximately 3m wide.
- Access must be upgraded to a minimum 4m width with 0.5m horizontal clearance both side of the carriageway.
- Position of the static water supply 5m from the carpark allows for the carpark to be used as the hardstand turning area which is greater than 8m x 4m.
- Property access and hardstand areas have the capacity to comply with the requirements of Coe C13 – Bushfire Prone Areas Code Table C13.2.
- A copy of Table C13.2 is included at appendix D.

Lot B

The Bushfire Attack Level assessment is based on the position of the compliance building area and slope under the classified vegetation. The assessment at section 4.2 assesses the Bushfire Attack Level as **BAL 19**.

Hazard management

- Hazard management area equivalent to AS3959-2018 BAL 19 distances is required as shown on hazard management plan drawing 9037-3.
- A hazard management area is shown on the hazard management plan to include all existing buildings within the proposed lot B to improve the overall bushfire safety for the hazardous use.

Water Supply

- Site assessment revealed existing 2 x 250KL water tanks, fire pump and motor are positioned within proposed lot B to the south of the lot.
- There is an existing hydrant within lot B northeast of the compliance building area.
- The existing hydrant is within a 120m hose lay of the compliance building area.
- Reticulated water supply complies with the requirements of Code C13 – Bushfire Prone Areas Code Table C13.4.

Access

Lot B

- Access to the property is not required to access the static water supply.
- Property access and hardstand areas comply with the requirements of Code C13 – Bushfire Prone Areas Code Table C132 element A.

Hazardous Use

Clause C13.5.2 A1 has no acceptable solution and must be assessed under the performance criteria.

A hazardous use must only be located in a bushfire prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:

- (a) the location, characteristics, nature and scale of the use;*
- (b) whether there is an overriding benefit to the community;*
- (c) whether there is no suitable alternative lower risk site;*
- (d) the emergency management strategy (hazardous use) and bushfire management plan; and*
- (e) other advice, if any, from the TFS.*

Assessment Against Performance Criteria

- (a) The proposal is for subdivision and expansion of an existing use under the Tasmanian Planning Scheme – Waratah Wynyard and will require assessment and approval in line with Council processes.
- (b) There is an economic and employment benefit to the community stemming from the expansion of the facility and the proposed research facility.
- (c) There may be alternative sites available, however the use is existing and expansion within the area of the existing site and addition to the existing protection measures improves the overall protection from bushfire. The current zoning makes the site suitable.
- (d) A hazard management strategy is required and is attached at appendix E and is endorsed by Tasmania Fire Service.
- (e) As the site is occupied and contains habitable buildings a bushfire emergency plan under the Directors Determination – Bushfire Hazard Areas is required.

6. Statutory Compliance

The applicable bushfire requirements are specified in the *Tasmanian Planning Scheme – Waratah Wynyard Code C13 – Bushfire Prone Areas Code*.

Table 1 – Compliance Schedule

Deemed-to-Satisfy requirement	Compliance
C13.4.1 Exemptions	N/A
C13.5.2 Hazardous Use	Subject to endorsement of the emergency management strategy by Tasmania Fire Service the proposal complies with clause C13.5.2
C13.6.1(a) Hazard management areas	Subject to implementing the hazard management area prescribed on the Bushfire Hazard Management Plan, the proposal will comply with clause C13.6.1
C13.6.2 Property access	Subject to implementing the upgraded access as prescribed in section 5 Access and will comply with clause C13.6.2
C13.6.3 Water supply for firefighting	Subject to the existing reticulated water supply and hydrants and proposed additional static water supply prescribed in section 5, the proposal will comply with clause C13.6.3

7. Conclusion

A bushfire hazard management plan is required and attached as appendix B drawings 9037-1, 9037-2 and 9037-3.

This risk assessment report must be read in conjunction with the bushfire hazard management plan.

The hazard management plan requirements for lot A must be implemented, to the satisfaction of the building surveyor, prior to issue of the certificate of occupancy.

The eastern boundary of lot A must be extended to a minimum 56m from the eastern elevation of the pyrolysis shed to ensure adequate distance is available for the hazard management area.

Should a habitable building be proposed for lot B the hazard management plan requirements for lot B must be implemented, to the satisfaction of the building surveyor, prior to issue of the certificate of occupancy.

The hazard management distances shown on plan 9037-3 for the existing buildings should be implemented prior to sealing of the final plan of subdivision to the satisfaction of Council planning staff.

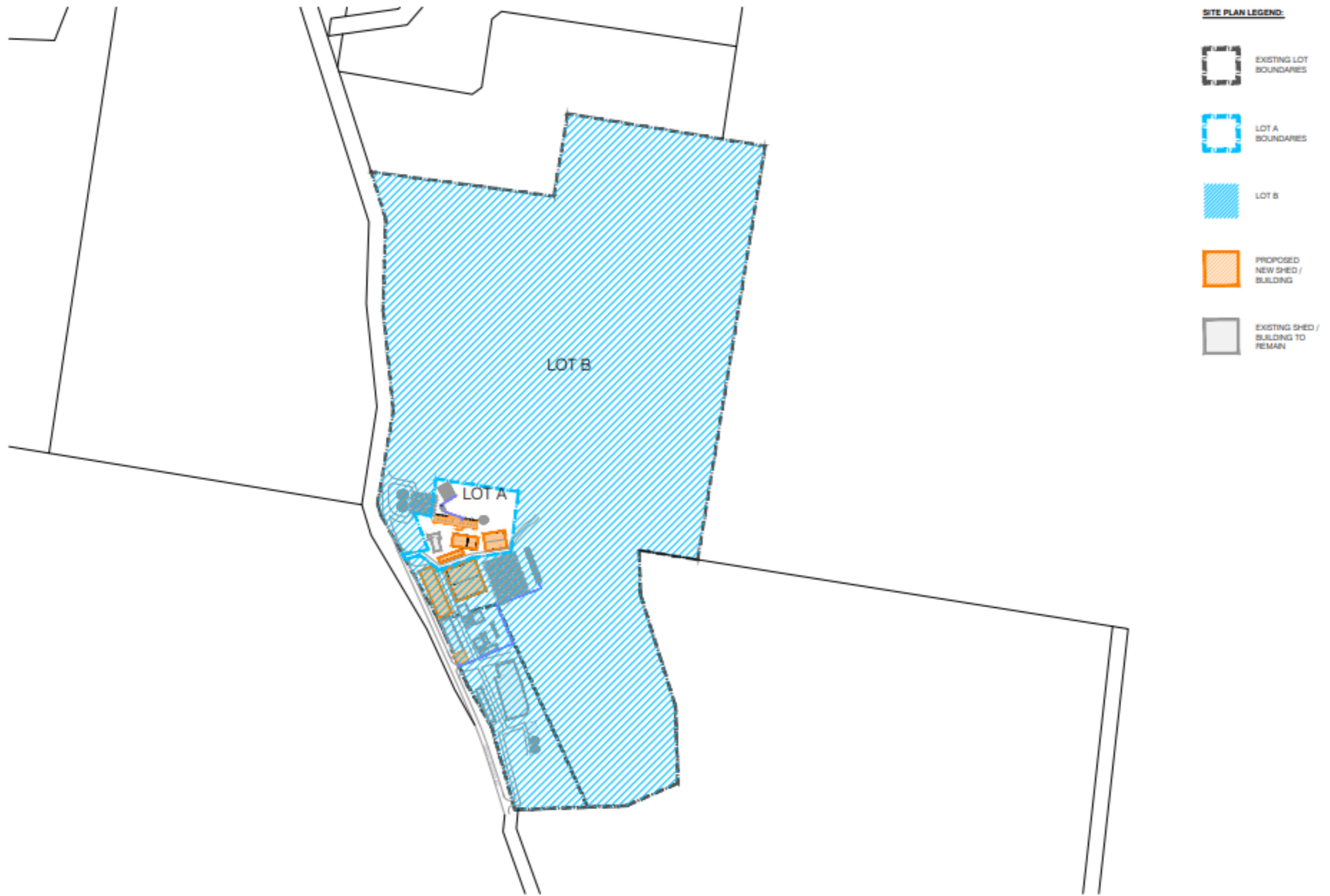
An emergency management strategy is required. A copy of the strategy, endorsed by Tasmania Fire Service is attached at appendix E.

A bushfire emergency plan is required and must be endorsed by Tasmania Fire Service prior to the issue of the certificate of occupancy for the workers accommodation and the research facility buildings. It is the responsibility of the applicant to ensure the emergency plan is drafted and endorsed by Tasmania Fire Service.

The proposal has the capability to meet the requirements of the Tasmanian Planning Scheme – Waratah Wynyard Code C13 – Bushfire-Prone Areas Code in relation to the proposed subdivision, hazardous use and AS3959-2018 for **BAL 12.5 for lot A and BAL 19 for lot B.**

The proposed construction of the workers accommodation has the capacity to meet the requirements of the Directors Determination – Bushfire Hazard Areas Table 4 element D and AS3959-2018 for **BAL 12.5.**

Appendix A



SITE PLAN LEGEND:

-  EXISTING LOT BOUNDARIES
-  LOT A BOUNDARIES
-  LOT B
-  PROPOSED NEW SHED / BUILDING
-  EXISTING SHED / BUILDING TO REMAIN

DATE	REV	ISSUE	DATE	REV	ISSUE

NOTES:
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 All construction drawings, contractors must verify all dimensions or calculations and marking any work or preparing site drawings.



PROJECT STATUS
DESIGN DEVELOPMENT



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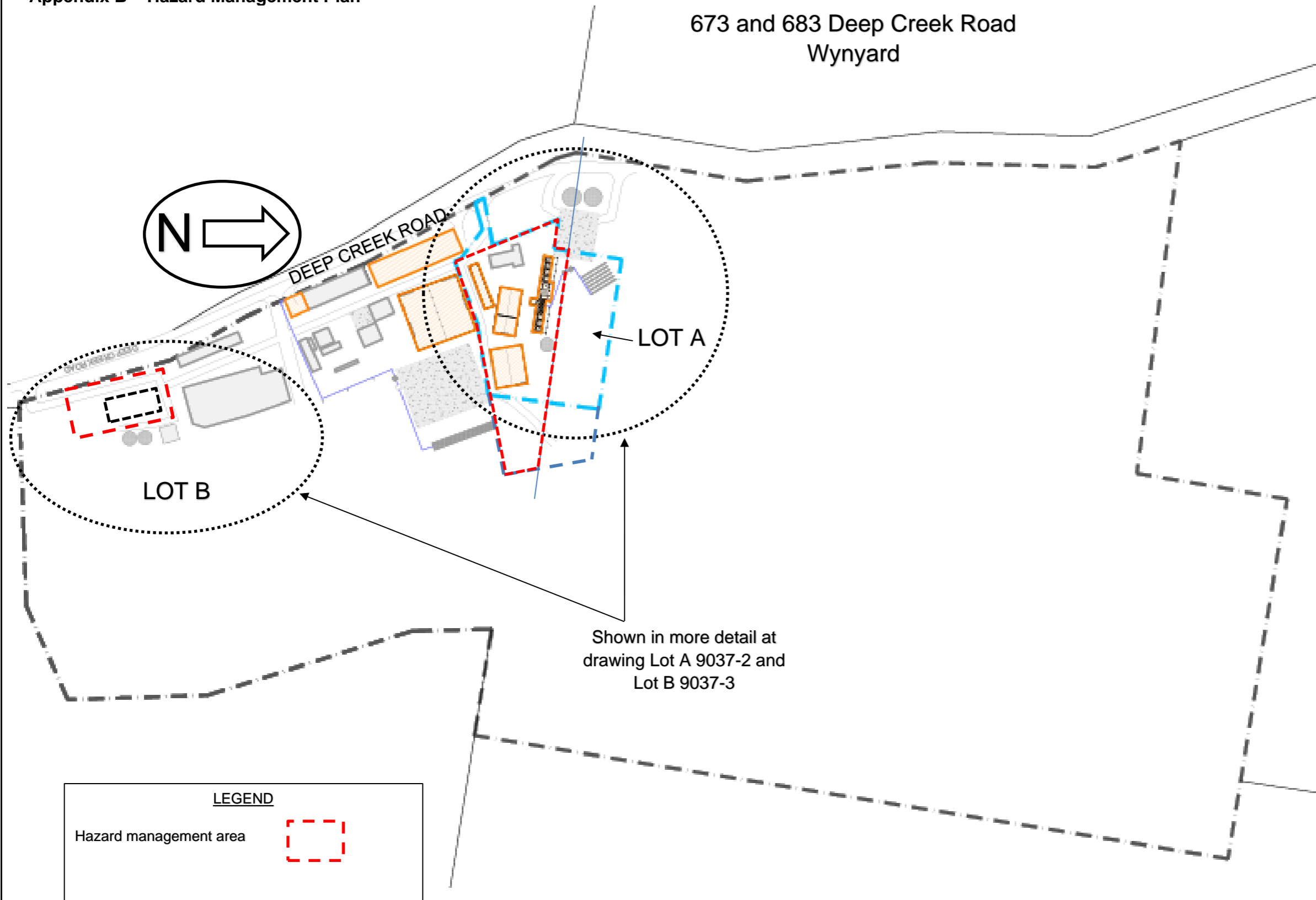
PROJECT
 638 Deep Creek Road
 Wynyard, TAS 7325

DRAWING
SITE PLAN

DATE	OWNER	SCALE	JOB NO.	DWG NO.	REV.
11 DEC 2023	SS	1:2000 (A1)	23808	A100	

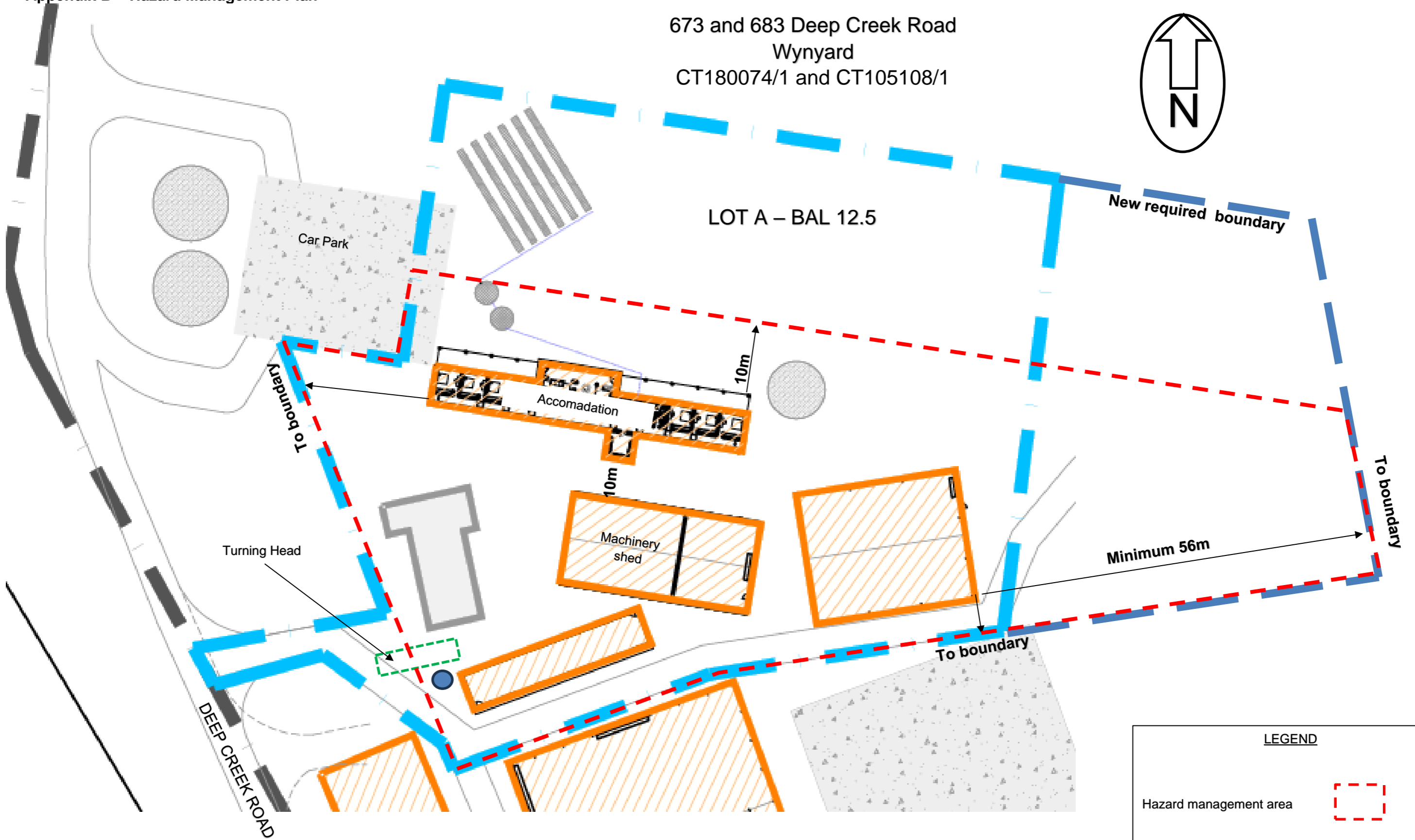
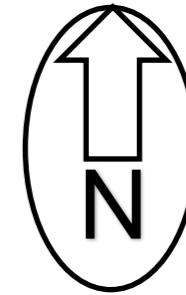
Appendix B – Hazard Management Plan

673 and 683 Deep Creek Road
Wynyard



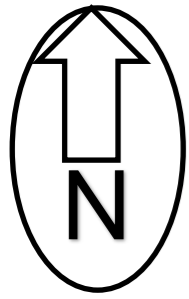
Appendix B – Hazard Management Plan

673 and 683 Deep Creek Road
Wynyard
CT180074/1 and CT105108/1



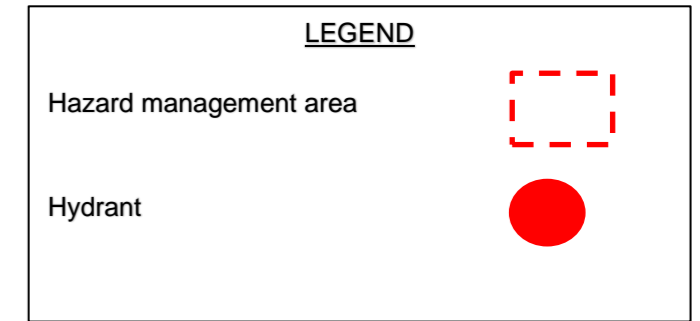
LEGEND

Hazard management area	
Static water supply	

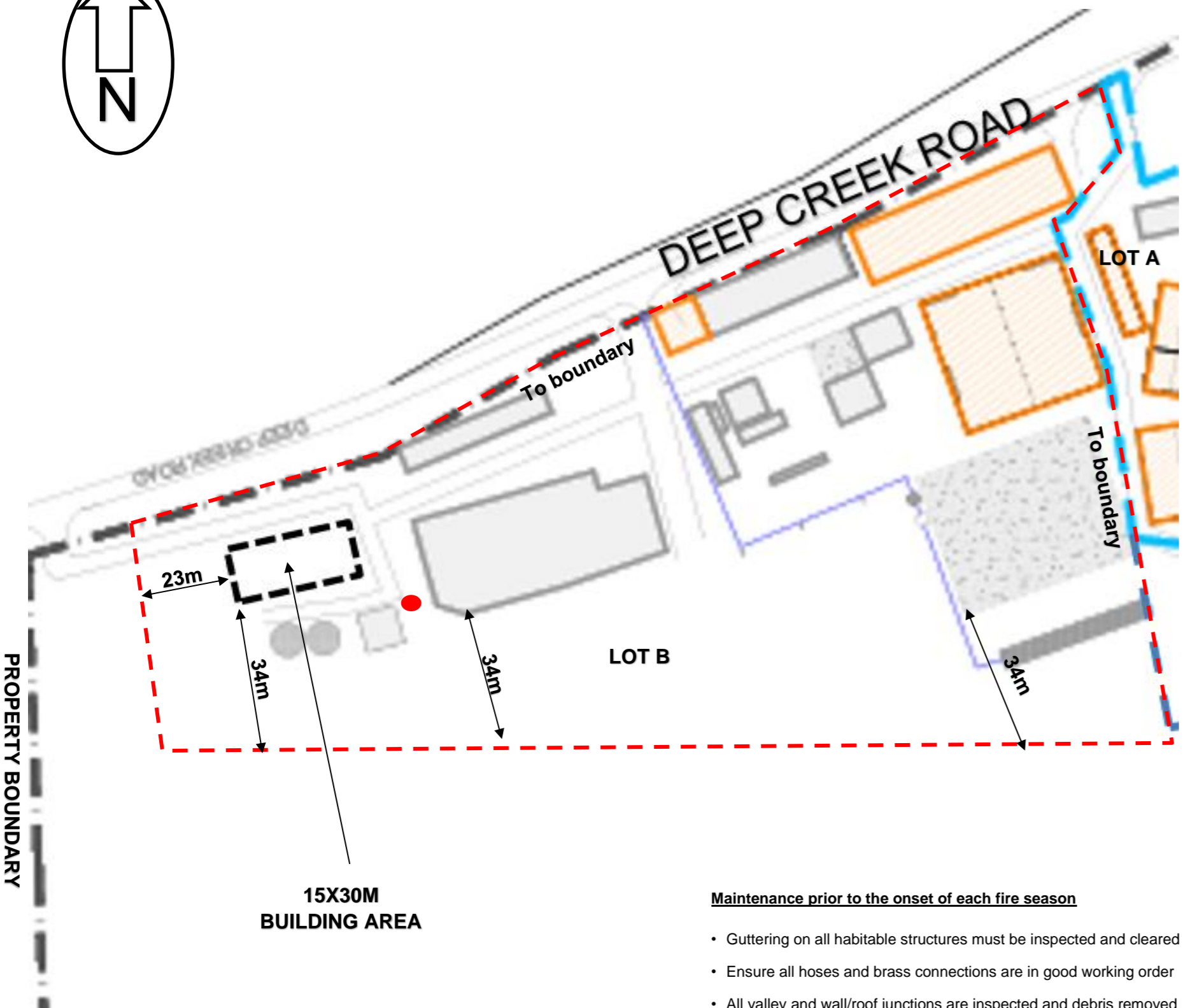


673 and 683 Deep Creek Road
Wynyard
CT180074/1 and CT105108/1

LOT B – BAL 19



- General Notes
- Hazard Management (HMA)
- It is the responsibility of the landowner to maintain the landscaping in accordance with the Bushfire Hazard Management Plan
 - Establish hazard management area for whole site as shown on the Bushfire Hazard Management Plan.
 - Ensure fuels are reduced sufficiently & other hazards are removed such that the fuel & other hazards do not significantly contribute to the bushfire attack
 - The hazard management area is to be regularly maintained and managed and in particular between the months of September and March in each calendar year.
 - Landscaping in the HMA is to be minimised with grass maintained to a maximum height of 100mm
 - Pathways and landscaping material surrounding any habitable structures must be of non-combustible elements for a minimum of 1m from any external walls or decks
 - To be established prior to occupancy



Maintenance prior to the onset of each fire season

- Guttering on all habitable structures must be inspected and cleared of debris annually
- Ensure all hoses and brass connections are in good working order
- All valley and wall/roof junctions are inspected and debris removed
- Roof sheeting inspected for damages or dislodged roofing materials (replace if necessary)
- Painted surfaces are in good condition and decaying timbers given particular attention to repair
- Screens/shutters on windows and doors are in good working condition and fit well without breaks, holes or tears,
- Door mats to be of non-combustible materials

Woodpiles, garden sheds and other combustible materials to be kept well away from habitable structures.

General

- Plan to be read in conjunction with Bushfire Hazard Assessment Report v1.0
- Ensure that all relevant consultants and contractors are provided with a full copy of this plan and supporting report

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ 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:

673 and 683 Deep Creek Road Wynyard

Certificate of Title / PID:

CT 180074/1 PID 9310892 and CT105108/1 PID 7892451

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision and Worker Accommodation and Pyrolysis Research Facility

Applicable Planning Scheme:

Tasmanian Planning Scheme – Waratah Wynyard

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Site Plan (Subdivision)	Search Studio	11/12/2023	1
Bushfire Hazard Report	Bruce Harpley BFP-140	23/01/2024	3
Hazard Management Plan	Bruce Harpley BFP-140	23/01/2024	3
Emergency Strategy	Bruce Harpley BFP-140	10/01/2024	2

¹ 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"/> E1.4 / C13.4 – Use or development exempt from this Code		
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses		
	Acceptable Solution	Compliance Requirement
<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 checked="" type="checkbox"/> E1.5.2 / C13.5.2 – Hazardous Uses		
	Acceptable Solution	Compliance Requirement
<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 checked="" type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy (lot B)
<input checked="" type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan (lot B)

<input checked="" type="checkbox"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas		
	Acceptable Solution	Compliance Requirement
<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 checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<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 checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table (lot B)
<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 (lot A)
<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:	Bruce Harpley	Phone No:	0429 355 259
Postal Address:	Environmental Service and Design Pty Ltd PO Box 651 BURNIE TAS 7320	Email Address:	bharpley@esandd.com.au
Accreditation No:	BFP – 140	Scope:	1, 2, 3A and 3B

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: Bruce Harpley **Date:** 23/01/2024

Certificate Number: 9037-3

(for Practitioner Use only)

Appendix D

Requirements for Property Access

Column 1		Column 2
Element		Requirement
A.	Property access length is less than 30 metres, or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater, or access is required for a fire appliance to access a firefighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20 tonnes, including for bridges and culverts; (c) minimum carriageway width of 4 metres; (d) minimum vertical clearance of 4 metres; (e) minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10 metres; (i) 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 (j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10 metres; (ii) a property access encircling the building; or (iii) a hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) complies with requirements for B above; and (b) passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Column 1		Column 2
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

Requirements for Static Water Supply

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) the building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) the distance must be measured as a hose lay between the firefighting water point and the furthest part of the building area.
B.	Static water supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> (a) may have a remotely located offtake connected to the static water supply; (b) maybe a supply for combined use (firefighting and other uses), but the specified minimum quantity of firefighting water must be available at all times; (c) must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose, including firefighting sprinkler or spray systems; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located, so it is shielded in all directions in compliance with Section 3.5 of AS 3959, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a firefighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm;

Column 1		Column 2
Element		Requirement
		<ul style="list-style-type: none"> (e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); and (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 (i) where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) visible; (ii) accessible to allow connection by firefighting equipment; (iii) at a working height of 450mm – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	<p>The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> (a) comply with water tank signage requirements within AS 2304; or (b) comply with the TFS Water Supply Signage Guideline.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) no more than three metres from the firefighting water point measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than six metres from the building area to be protected; (c) a minimum width of three metres constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Emergency Management Strategy The Hermal Group 673 and 683 Deep Creek Road Wynyard

Background

The site is currently developed as a timber drying facility with a proposal to construct workers accommodation and a pyrolysis plant for research purposes. The existing operations include 2 aboveground LPG tanks with a total capacity of 7,500L.

The proposed buildings are located on lot A created by the proposed subdivision and the LPG tanks and current operations are located on lot B.

Code C13 of the Tasmanian Planning Scheme – Waratah Wynyard requires an Emergency Management Strategy approved by Tasmania Fire Service prior to approval of the planning permit.

The proposal does not increase the risk from bushfire attack to surrounding areas or infrastructure however, it may be affected by bushfire attack.

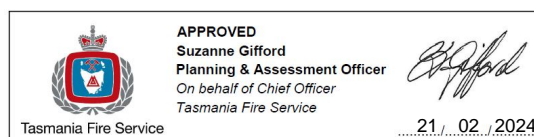
Management Strategy

Emergency Management Structure

The current emergency management structure is noted in the Site Emergency Response Plan. These details will be included in the Bushfire Emergency Plan.

Site Vulnerability

- The site is vulnerable to bushfire attack predominantly from the east and west forest vegetation. To the north is grassland and south is low threat cleared and maintained land and access for over 100m.
- The proposed development has the capacity to meet the requirements of BAL 19 hazard management distances.
- The dominant slope is to the east with the potential bushfire direction from the 11⁰ downslope under the forest vegetation.
- The existing LPG tanks are aboveground tanks approved and constructed to Australian Standards.
- Proposed and existing site access meets the requirements of Code C13 – Bushfire-prone Areas Code and includes adequate hardstand turning areas and entry and exit of fire appliances and other emergency vehicles.



Complementary Protection Strategies

- The lot B internal tank water supply provides 4 existing fire hydrants located to the west of existing buildings.
- 2 additional double hydrants and an additional 317,000L water tank and hydrant pump are to be installed within lot B to the west of the proposed workers accommodation on lot A.
- Fire hose reels are located throughout numerous buildings.

Bushfire Risk

- The highest bushfire risk is related to the forest to the east as well as forest to the west external to the site.
- Bureau of Meteorology statistics show the predominant wind direction during bushfire months is west and northwest with a bushfire direction from the west.
- On-site ignition risk is medium based on the processes and presence of the LPG tanks.

Bushfire Safety

- Primary action in the event of bushfire is for staff and site visitors/contractors to evacuate.
- Evacuation is to the north to Wynyard township.

Access

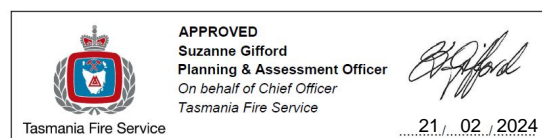
- The existing and proposed accesses meet the requirements of Code C13 and the Directors Determination – Bushfire Hazard Areas.
- There is adequate access and turning area for firefighting vehicles and personnel to access and exit the site safely.

Static Water Supply

- The existing hydrant water supply and proposed additional tank, pump and hydrants meet the requirements of Code C13 and the Directors Determination – Bushfire Hazard Areas.

Bushfire Risk Analysis

The bushfire risk assessment results in a BAL 19 and equivalent hazard management area.



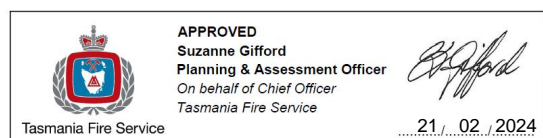
Emergency Management Responses

- Staff and visitor/contractor primary response is to leave site and travel to Wynyard township to the north.
- Alternate evacuation route will be to the southeast to Upper Mount Hicks and then north to Wynyard.

Emergency Management Rationale

- Evacuation of the site moves all personnel to a safer place.
- Emergency services personnel are able to respond and focus on the fire risk.
- Existing and proposed firefighting water tanks, pumps and hydrants provide emergency services personnel with adequate services to fight a bushfire.

10 January 2024



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

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

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

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

Details of work:

Address: Lot No:
 Certificate of title No:

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

Certificate details:

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

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

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report V3 and Bushfire Hazard Management Plan V3 23 January 2024
Relevant calculations:	Contained in above report
References:	Code C13 – Tasmanian Planning Scheme Waratah/Wynyard, Directors Determination – Bushfire Prone Areas and AS3959-2018 and AS3959-2018.

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

Analysis and reporting of bushfire hazard assessment and determination of bushfire attack level.

Proposal is assessed as **BAL 19**

Scope and/or Limitations

Scope

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property and new dwelling. All comment, advice and fire suppression measures are in relation to compliance with Directors Determination – Bushfire Prone Areas, the *Building Act & Regulations, Building Code of Australia* and *Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas.*

Limitations

The assessment has been undertaken and report provided on the understanding that:

The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.

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.


Impacts of future development and vegetation growth have not been considered.

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.

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.

Qualified person:	Signed: 	Certificate No: 9037-3	Date: 23/01/2024
-------------------	--	---------------------------	---------------------

From: [Ben Daly](#)
To: [Town Planning](#)
Cc: [Angelika Kons](#)
Subject: RE: SD2184 Additional Information Required
Date: Thursday, 28 March 2024 3:44:52 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.gif](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Hi Mario

No problem at all – thank you for the email to keep things moving.

The split is 45 employees in the larger site and 5 employees in the smaller site.

Regards, Ben



Ben Daly

Senior Principal Town Planner

[0401 039 759](tel:0401039759)



Tract

Wurundjeri Country
Level 6, 6 Riverside Quay
Southbank VIC 3006 Australia
[03 9429 6133](tel:0394296133)

We acknowledge the Traditional Custodians of Country throughout Australia, their Elders and ancestors. We recognise the rich heritage and profound connection to Country of First People, including their influence on land, waters, sky and community as skilled land shapers and place makers, which has endured for millennia.



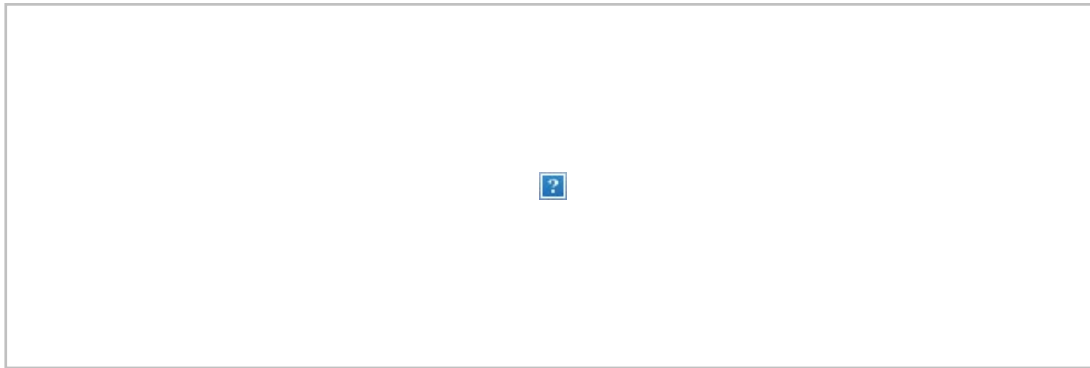
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From: Town Planning <townplanner@warwyn.tas.gov.au>
Sent: Thursday, March 28, 2024 3:37 PM
To: Ben Daly <BDaly@tract.net.au>
Cc: Angelika Kons <AKons@tract.net.au>
Subject: RE: SD2184 Additional Information Required

Hi Ben,

I am sorry for bothering you a day before the Easter break.

Yes, I will clarify the temporary parking area is actually permanent based on your email below. I notified it as temporary as per the RFI response on 19 March 2024.



Another matter to clarify is, can you get the information in regard to the number of staff or full-time employees who usually work in the buildings on the smaller Lot A?

I need the information to calculate the number of car-parking space required on Lot A because the calculation in Table C2.1 for Research and development use saying "1 space per 100m² of floor area or 2 spaces per 3 employees, whichever is greater". If there is no regular staff working in the buildings on Lot A then I can go by calculation the total floor area on Lot A.

Enjoy your Easter break!

Thanks.

Regards,
Mario Ang
Town Planner
Waratah-Wynyard Council,
21 Saunders Street (PO Box 168)
Wynyard, TAS, 7325
P: 03 6443 8308
E: townplanner@warwyn.tas.gov.au

Working Days

M: 7:30 - 5 | **TU:** 7:30 - 5 | **W:** 7:30 - 5 | **TH:** NWD | **F:** 7:30 - 5



Council office will be closed on Good Friday, the 29th of March, re-opening Wednesday, 3rd of April.

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From: Ben Daly <BDaly@tract.net.au>
Sent: Wednesday, 27 March 2024 11:16 AM
To: Town Planning <townplanner@warwyn.tas.gov.au>
Cc: Angelika Kons <AKons@tract.net.au>
Subject: RE: SD2184 Additional Information Required

Hi Mario

We have requested the access points be updated on the site plan.

Regarding the car parks, these are not proposed to be temporary and the revised subdivision plan was corrected as part of the previous RFI submission to accurately locate the buildings.

Can Council please clarify this point?

Regards, Ben



Ben Daly

Senior Principal Town Planner
[0401 039 759](tel:0401039759)

Tract

Wurundjeri Country
Level 6, 6 Riverside Quay
Southbank VIC 3006 Australia
[03 9429 6133](tel:0394296133)



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From: Town Planning <townplanner@warwyn.tas.gov.au>
Sent: Monday, March 25, 2024 3:10 PM
To: Angelika Kons <AKons@tract.net.au>
Cc: Ben Daly <BDaly@tract.net.au>
Subject: RE: SD2184 Additional Information Required

Good afternoon Angelika,

My big apology for the delay replay. I am bit overwhelmed with the planning workload as I am working solo now.

There are still more additional information required for this application. Please find the attached correspondence regarding subdivision application SD 2184 (2 into 2 lots) at 673 & 683 Deep Creek Road, Wynyard.

Should you have any further queries, please contact me as per the details below.

Thanks.

Regards,

Mario Ang

Town Planner

Waratah-Wynyard Council,
21 Saunders Street (PO Box 168)

Wynyard, TAS, 7325

P: 03 6443 8308

E: townplanner@warwyn.tas.gov.au

Working Days

M: 7:30 - 5 | TU: 7:30 - 5 | W: 7:30 - 5 | TH: NWD | F: 7:30 - 5



Council office will be closed on Good Friday, the 29th of March, re-opening Wednesday, 3rd of April.

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From: Angelika Kons <AKons@tract.net.au>
Sent: Tuesday, 19 March 2024 10:17 AM
To: Town Planning <townplanner@warwyn.tas.gov.au>
Cc: Ben Daly <BDaly@tract.net.au>
Subject: RE: SD2184 Additional Information Required

Hi Mario,

I hope you are well.

Can you please confirm receipt of the RFI response and when we should expect to proceed to advertising?

Kind Regards,



Angelika Kons

Senior Town Planner
[03 8420 0620](tel:0384200620)



Tract

Wurundjeri Country
Level 6, 6 Riverside Quay
Southbank VIC 3006 Australia
[03 9429 6133](tel:0394296133)

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From: Angelika Kons
Sent: Friday, March 15, 2024 4:32 PM
To: 'Town Planning' <townplanner@warwyn.tas.gov.au>
Cc: Ben Daly <BDaly@tract.net.au>
Subject: RE: SD2184 Additional Information Required [Filed 15 Mar 2024 16:31]

Hi Mario,

Thanks for your assistance with this project.

Please find attached our response to Councils request for further information.

We kindly request that this application proceeds to advertising as soon as possible.

Please don't hesitate to contact me or Ben.

Kind Regards,



Angelika Kons

Senior Town Planner
[03 8420 0620](tel:0384200620)

Tract

Wurundjeri Country
Level 6, 6 Riverside Quay
Southbank VIC 3006 Australia
[03 9429 6133](tel:0394296133)



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From: Town Planning <townplanner@warwyn.tas.gov.au>
Sent: Wednesday, March 13, 2024 3:59 PM
To: Angelika Kons <AKons@tract.net.au>
Cc: Ben Daly <BDaly@tract.net.au>
Subject: RE: SD2184 Additional Information Required [Filed 15 Mar 2024 14:41]

Hi Angelika,

Please find the attached correspondence regarding subdivision application SD 2184 (2 into 2 lots) at 673 & 683 Deep Creek Road, Wynyard.

Please note that Council also requires a confirmation of the purpose of the subdivision to assist the planning assessment.

Should you have any further queries, please contact me as per the details below.

Thanks.

Regards,

Mario Ang

Town Planner
Waratah-Wynyard Council
21 Saunders Street (PO Box 168)
WYNYARD Tas 7325
T: 6443 8308

Horizontal Logo



From: Angelika Kons <AKons@tract.net.au>
Sent: Wednesday, 13 March 2024 9:04 AM
To: Town Planning <townplanner@warwyn.tas.gov.au>
Cc: Ben Daly <BDaly@tract.net.au>
Subject: RE: SD2184 Additional Information Required

Hi Mario,

Jasmin Briggs
Town Planner
Waratah-Wynyard Council
townplanner@warwyn.tas.gov.au

28 February 2024

Dear Jasmin

Additional Information Response
673-683 Deep Creek Road, Wynyard

Tract acts for CLTP Panel Products in this matter.

We refer to Council's correspondence dated 6 December 2023 requesting further information.

Please see our responses to the requested information in the table overleaf.

We look forward to working with Council to resolve the application.

Please do not hesitate to contact me or Ben Daly if we can be of any assistance in this regard.

Yours sincerely



Angelika Kons
Senior Town Planner
Tract
akons@tract.net.au

1 Required Information

Request	Response
A revised bushfire hazard risk assessment and management plan prepared by a suitably qualified person addressing Clauses C13.6.1, C13.6.2 and C13.6.3 of the Bushfire-Prone Areas Code under the Tasmanian Planning Scheme – Waratah-Wynyard (TPS). These clauses specifically address subdivision in bushfire-prone areas, the report submitted with the application addresses hazardous use only.	<p>A revised bushfire hazard risk assessment and management plan has been provided. These documents address the relevant requirements of the Bushfire-Prone Areas Code under the Tasmanian Planning Scheme.</p> <p>Specifically, the report concludes a bushfire management plan is required and has been provided, the risk assessment report must be read in conjunction with the bushfire hazard management plan the lot A boundary must be extended and that the emergency management strategy has been endorsed.</p> <p>The Tasmania Fire Service approved the document on 21 February 2024.</p> <p>We note that the plan prepared by Search Studio has been updated to implement the recommendations of the Environmental Service and Design report.</p>
Written address of Performance Criteria P1(a) and P1(c) for Clause 20.5.1 of the Rural zone provisions under the TPS.	See below.
Confirmation of the setback of buildings from new title boundaries.	The plans have been updated to include the setback of buildings from the new title boundaries.
Performance Criteria (Clause 20.5.1)	Response
P1(a) Each lot, or a lot proposed in a plan of subdivision, must: have sufficient useable area and dimensions suitable for the intended purpose, excluding Residential or Visitor Accommodation, that: (i) requires the rural location for operational reasons; (ii) minimises the conversion of agricultural land for a non-agricultural use;	<p>The lots have been designed to ensure they have sufficient useable space and that their dimensions are suitable for the intended purposes.</p> <p>The proposed change is unlikely to impact the use of agricultural land for agricultural purposes, particularly given the site is currently used for resource processing purposes and is also heavily vegetated in parts.</p> <p>Notwithstanding, proposed lot B would remain suitable in part for agricultural land use in the future and would result in the larger of the two lots</p>

- (iii) minimises adverse impacts on non-sensitive uses on adjoining properties; and**
- (iv) is appropriate for a rural location; or**

becoming bigger in area than the larger of the two lots is today. From a land fragmentation perspective, this would increase the agricultural potential of the land.

The proposal is appropriate for the rural location given no new uses or buildings and works are proposed as part of this application and the uses remain sufficiently setback from existing sensitive uses.

P1(c)

be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (i) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;**
- (ii) the topography of the site;**
- (iii) the functionality and useability of the frontage;**
- (iv) the anticipated nature of vehicles likely to access the site;**
- (v) the ability to manoeuvre vehicles on the site;**
- (vi) the ability for emergency services to access the site; and**
- (vii) the pattern of development existing on established properties in the area.**

Each lot is provided with a connection to Deep Creek Road. These connections are sufficient for the existing uses located on the site.

No changes are proposed to the nature of the vehicles accessing the site as part of this application and no changes are proposed to the ability to manoeuvre vehicles on the site either. Emergency services access continues to be provided to all lots.

The proposal responds to the topography of the site by consolidating Lot A as a parcel serviced by existing circulation which has already been cut into the landscape. The more challenging terrain of the site's north-west corner is included in the larger Lot B.

The pattern of existing subdivision at the Site is continued in that there remains one smaller lot and one substantially larger lot.

Mario Ang
Town Planner
Waratah-Wynyard Council
townplanner@warwyn.tas.gov.au

15 March 2024

Dear Mario

Additional Information Response
673-683 Deep Creek Road, Wynyard

Tract acts for CLTP Panel Products in this matter.

We refer to Council's correspondence dated 13 March 2024 requesting further information.

Please see our responses to the requested information in the table overleaf.

We respectfully request that the enclosed revised plan be progressed to public notice at Council's earliest opportunity and we look forward to working with Council to resolve the application.

Please do not hesitate to contact me or Ben Daly if we can be of any assistance in this regard.

Yours sincerely



Angelika Kons
Senior Town Planner
Tract
akons@tract.net.au

1 Required Information

Request	Response
<p>Confirmation of the purpose of the subdivision on why the separate titles are required.</p>	<p>It is proposed to amend the boundary of the existing lots to allow for the manufacturing part of the business to be fully located within a single (larger) lot.</p> <p>Currently, the manufacturing portion of the business operates in the smaller lot and it has run out of space such that it has now spread into two lots.</p> <p>It is important that two lots are retained because there are two sets of utility connections, each of which must be retained in its own lot.</p> <p>Both lots will continue to form part of the existing business on the site and will be retained in the same ownership.</p>
<p>Demonstration of compliance with Clause C2.5.1 (A1/P1) Car parking numbers of the Parking and Sustainable Transport Code provisions (copy attached). Based on the endorsed plans of the previous approved development applications, DA 245/2023 & DA 314/2023 (copy of those permits attached), I found there are 40 approved car parking areas, 30 of which are located to the south end of the site office, research facility and machinery shed; and the other 10 are to the east of the storage shed. However, in the site plan within this proposal, it does not show any car parking spaces on proposed Lot A and does not appear to provide sufficient area for these. Are these being relocated? If so, could you please provide the location?</p> <p>Please note that the required on-site car parking spaces cannot rely on parking areas provided on another lot.</p>	<p>With respect to car parking requirements, we have calculated that the proposal generates the need to provide 16 spaces on Lot A (i.e. 1 space per 100sqm (Research Facility) over some 1550sqm of floor area) and 30 car parking spaces on Lot B (i.e. 2 to each 3 employees based on 45 staff).</p> <p>16 spaces are now shown in Lot A and Lot B is provided with 33 spaces (i.e. 3 spaces in excess of the requirement).</p> <p>In summary, each lot is self-sufficient in terms of car parking.</p> <p>It is acknowledged that the revised car parking locations may require a minor amendment to the existing approvals. It is requested that this be managed separately in due course.</p>

Demonstration of compliance with Clause C2.5.4 (A1/P1) Loading bays of the Parking and Sustainable Transport Code provisions. It requires a plan showing the arrangement of loading bay on proposed Lot A and Lot B.

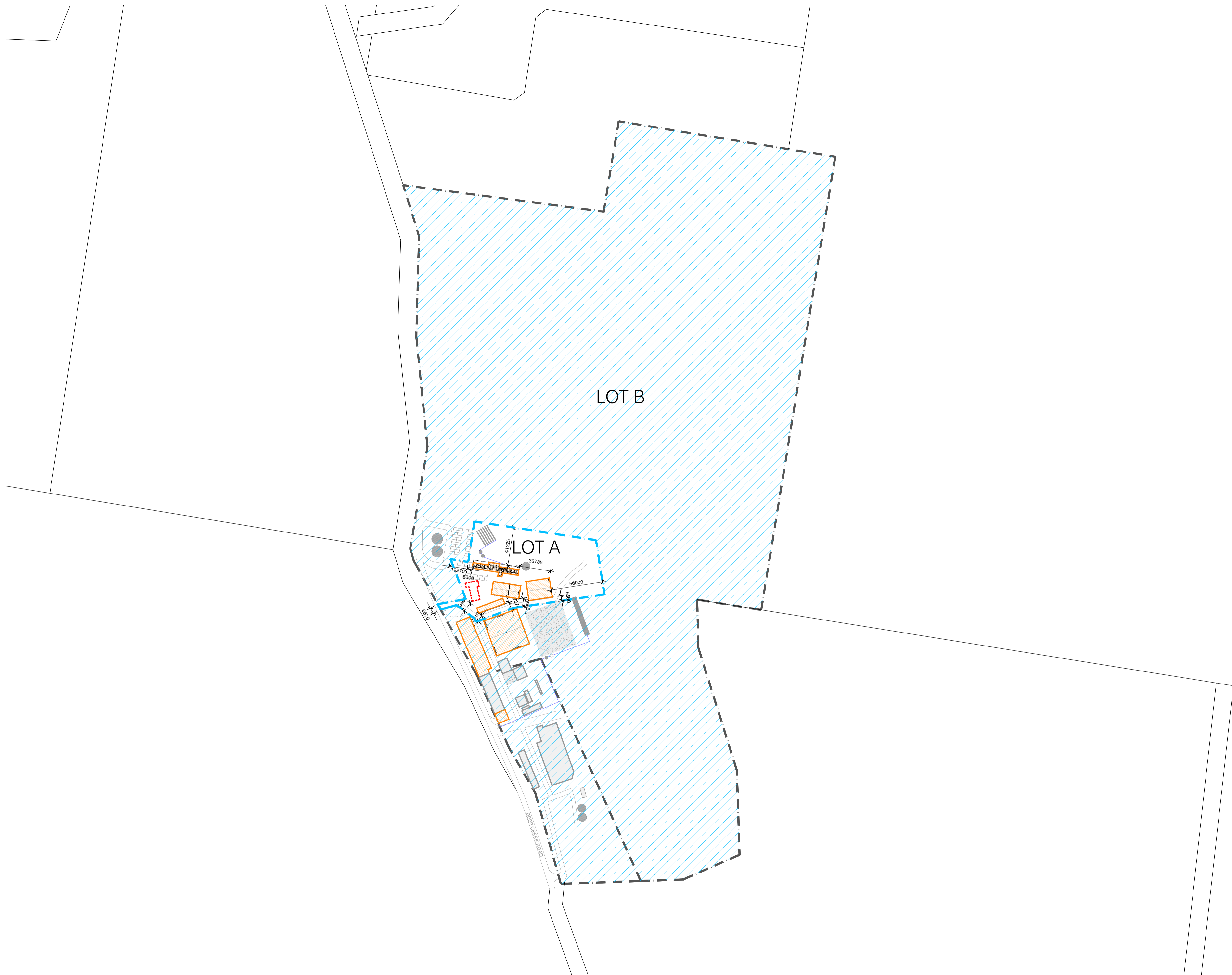
There is ample area for loading and unloading within the large format sheds provided within both lots. Likewise, the hardstand areas that surround the buildings in both lots are sufficiently dimensioned to functionally accommodate loading.

If the proposal includes a construction of new parking area, it requires demonstration of compliance with Clause C2.6.1 (A1/P1) & C2.6.2 (A1.1/P1) of the Parking and Sustainable Transport Code provisions. Onsite there appears to be parking forming to the east of the approved water tanks near the frontage. I attach a picture for your records. Is this a temporary arrangement? If not, these spaces will require a permit and it is recommended they be included within the application.






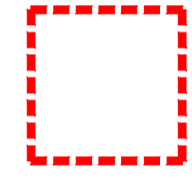
The current location is a temporary arrangement. The updated plan submitted as part of this application provides the proposed location of the car parking areas within both Lot A and Lot B. It is understood that an amendment to the existing permit approvals may be required to update the locations of the car parking areas.

The proposed site plan, current site arrangements and previously issued planning permits have buildings of different locations and sizes. Please provide an up-to-date site plan for consistency. This may be easiest with a site plan showing all the existing and proposed buildings onsite after development, similar to the site plan of the most recent approved development application.

The project architect visited the site last week and has corrected the site plan to reflect the as-constructed conditions. This arrangement is now included as the base layer to the enclosed revised subdivision plan. It is acknowledged that these corrections may require a minor amendment to the existing approvals. It is requested that this be managed separately in due course.

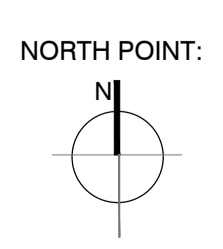


SITE PLAN LEGEND:

-  EXISTING LOT BOUNDARIES
-  LOT A BOUNDARIES
-  LOT B
-  PROPOSED NEW SHED / BUILDING
-  EXISTING SHED / BUILDING TO REMAIN
-  EXISTING HOUSE TO BE DEMOLISHED

DATE	REV	ISSUE	DATE	REV	ISSUE

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 Do not scale drawings, contractors must verify all dimensions on site before commencing any work or preparing shop drawings



PROJECT STATUS
DESIGN DEVELOPMENT
 0 10.020.0 50m 100m



SEARCH STUDIO
 L4,80 Market Street, South Melbourne,VIC 3205 Australia
 P : 04 21 24 77 82
 E : ss@search-studio.com
 W : search-studio.net
 ABN 47825684789
 ARB 18609
 BOAT 1465

PROJECT
 638 Deep Creek Road
 Wynyard, TAS 7325
 DATE 15 MAR 2024
 DRAWN SS
 SCALE 1:2000 @A1

DRAWING
SITE PLAN
 JOB NO. 23608
 DWG NO. A100
 REV.