32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2026 / 00241
Applicant	Chris Triebe & Associates Town Planning Services Limited
Proposal	Visitor Accommodation - Construction of Non-Habitable Pavilion Building with Amenities and attached Deck, Construction of Separate Sauna Room with attached Deck PLUS Landscaping, Water Tanks and Wastewater Treatment System.
Location	795 Reids Road, Binalong Bay (CT 140893/3)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 28th November 2026 **until 5pm Friday 11th December 2026.**

John Brown
GENERAL MANAGER

PIPPA ARCHITECTURE

PA honours Aboriginal and Torres Strait Islander people as the traditional custodians of Country and respects the land, air and waterways of lutruwita around which we live, learn and create.

lutruwita / Tasmania

project

P031

-41.263276, 148.282242

drawing list

ID	Drawing Name	Revision	Issued
SK00	Cover	DA01	☒
SK01	Location Plan	DA01	☒
SK02	Site Plan	DA01	☒
SK03	Pavilion Plan	DA01	☒
SK04	Pavilion Elevations	DA01	☒
SK05	Pavilion Elevations	DA01	☒
SK06	Sauna Plan and Elevations	DA01	☒



Bay of Fires Bush Retreat

Proposed Pavilion & Outdoor Sauna

project details

Property ID	2283657
Title (Volume/Folio)	140893/3
Address	795 Reids Road Binalong Bay, 7216
Municipality	Break O'Day Council
Planning Scheme	Tasmanian Planning Scheme
Zone	Landscape Conservation
Planning Overlays	Priority vegetation area, Waterway and coastal protection area, Bushfire-prone areas
Existing Use	Tourism Operation
Proposed Use	Tourism Operation
Taswater	Not Serviced
Sewer	Onsite Management
NCC Classification	Pavilion, Class 9 and Sauna, Class 10
Construction type	C
Bushfire Risk	BAL 12.5 designed to BAL 19 (refer BAL Report)
Landslip Risk	NA
Wind Classification	N2 (refer GES report)
Soil Classification	Class A (refer GES report)
Climate Zone	7
Alpine Area	NA
Corrosion Environment	LOW (refer BCA 3.4.4.2)
Site area	87,330m^2

architects details

Contact Pippa Jensen
0458 313 770
hello@pippaarchitecture.com.au

Building Services Provider
Licence number 437343312
Category/Class Architect

Affiliations
Australian Institute of Architects Tasmanian A+ Member

Tasmanian Registered Architect
No. 1153

TASMANIA REGISTERED ARCHITECT NO. 1153

general notes

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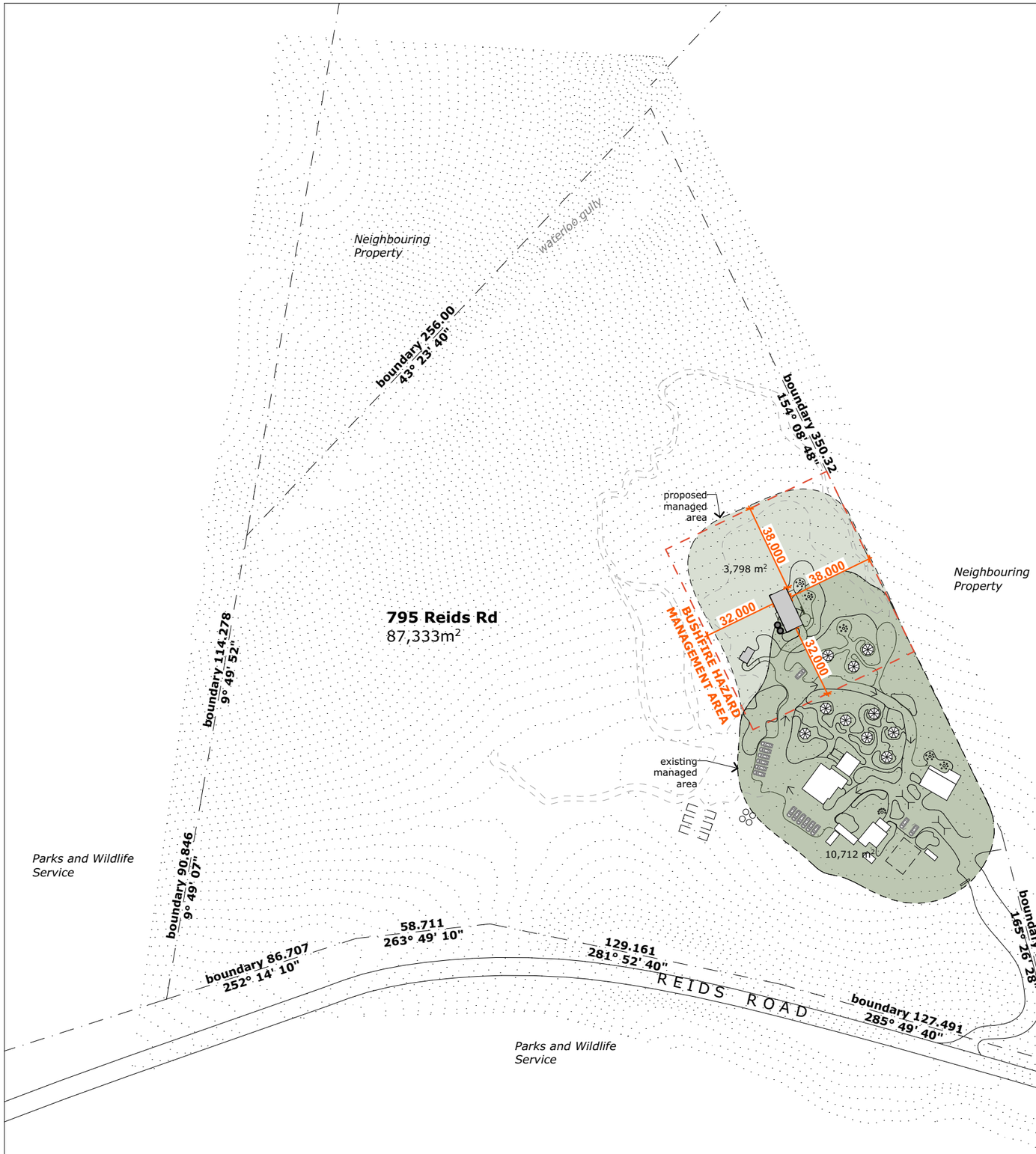
drawing

drawing title	Cover	drawn by	PJ
stage	Concept Design	drawing scale	
drawing nº	P031-SK00	page size	A3
date	3/11/2026	revision	DA01



Proposed Site for Pavilion and Sauna






Site Character





PIPPA ARCHITECTURE

TASMANIA REGISTERED ARCHITECT NO. 1153

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project

P031

Bay of Fires Bush Retreat

-41.263276, 148.282242

795 Reids Road Binalong Bay TAS 7216

N

drawing

drawing title	Location Plan
stage	Concept Design
drawing nº	P031-SK01
date	3/11/2026
drawn by	PJ
drawing scale	1:2000
page size	A3
revision	DA01



Site Plan Notes

Site Coverage

Existing	
Camp Kitchen	114 m²
Camp Kitchen Deck	38 m²
Amenities	61 m²
Reception	77 m²
Reception Deck	20 m²
Bunk House and Store	176 m²
	486 m²

Proposed	
Pavilion	121 m²
Pavilion Deck	21 m²
Pavilion Concrete	25 m²
Sauna	13 m²
Sauna Deck	5 m²
Sauna Concrete	10 m²
	195 m²

Existing and Proposed Total	681 m²

Car Parking
14 car parks shown (as per DA June 2014)

Existing site character







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project

P031

Bay of Fires Bush Retreat

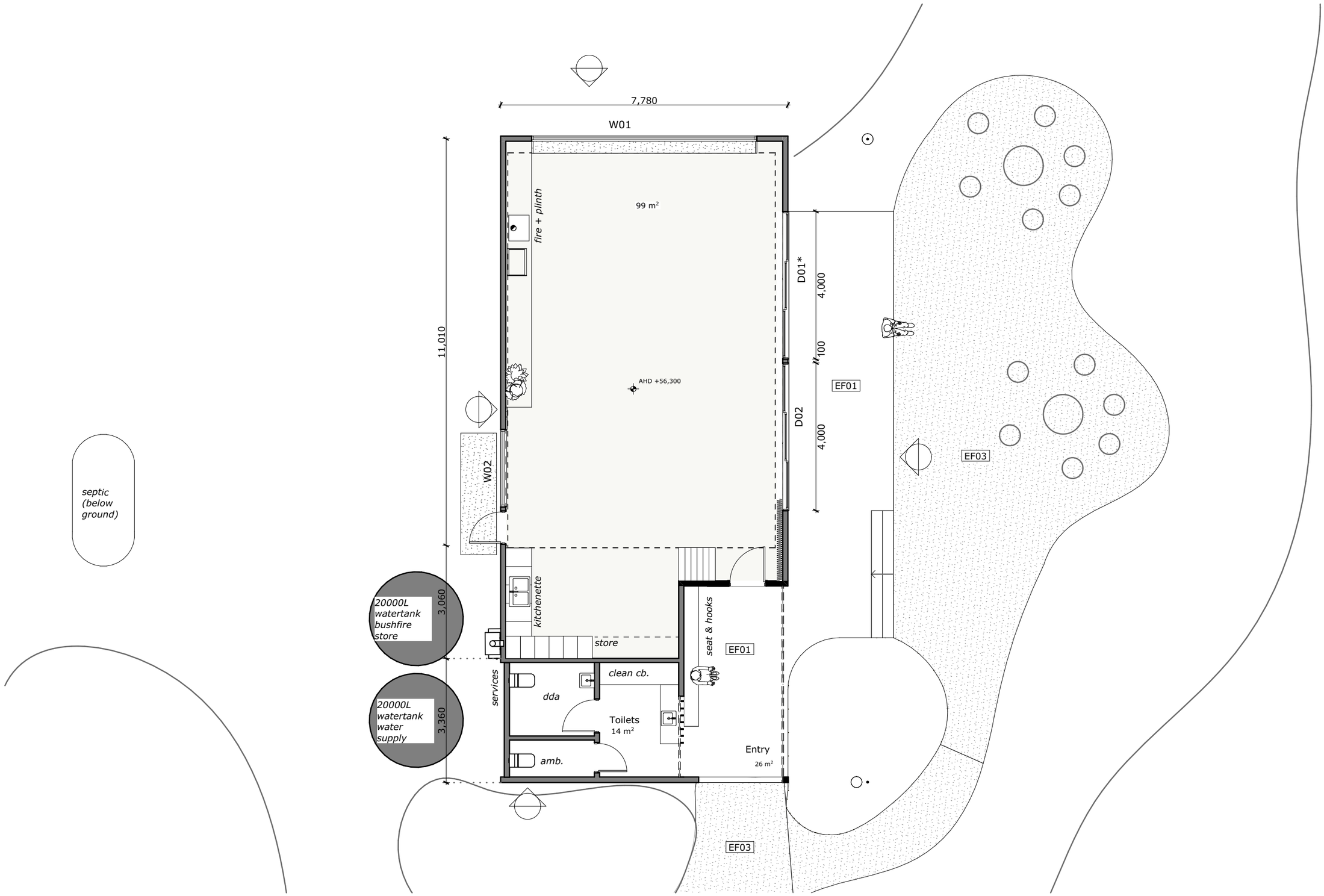
-41.263276, 148.282242

795 Reids Road Binalong Bay TAS 7216

N

drawing

drawing title	Site Plan
stage	Concept Design
drawing nº	P031-SK02
date	3/11/2026
drawn by	PJ
drawing scale	1:500
page size	A3
revision	DA01



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project

P031

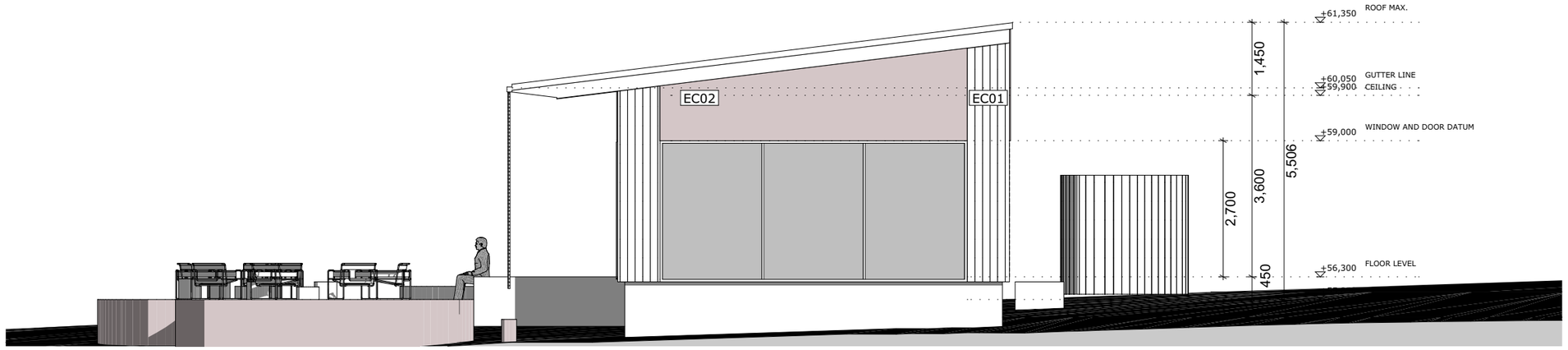
Bay of Fires Bush Retreat

-41.263276, 148.282242

795 Reids Road Binalong Bay TAS 7216

drawing

drawing title	Pavilion Plan	drawn by	PJ
stage	Concept Design	drawing scale	1:100
drawing n°	P031-SK03	page size	A3
date	3/11/2026	revision	DA01

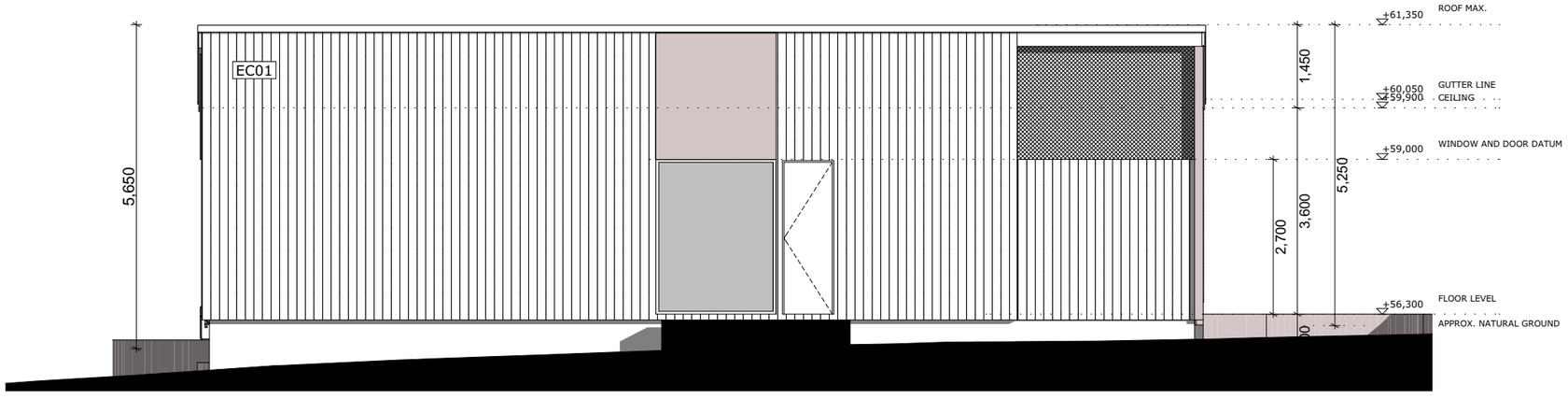


P_North Elevation
1:100

MATERIALS

note
BAL rating to AS 3959

EC01	Rough Sawn Ironbark Timber Cladding	*> BAL 29*
EC02	Corten Steel Sheet Cladding	*> BAL FZ*
R01	Galvanised or similar corrugated roof sheet	*> BAL 40*
EF01	Exposed aggregrate concrete, soft white, grey and sandstone ag (not bluestone)	*> BAL FZ*
EF02	Ironbark or similar hardwood decking	*> BAL 29*
EF03	Compacted granite gravel	*> BAL FZ*



P_West Elevation
1:100

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project

P031

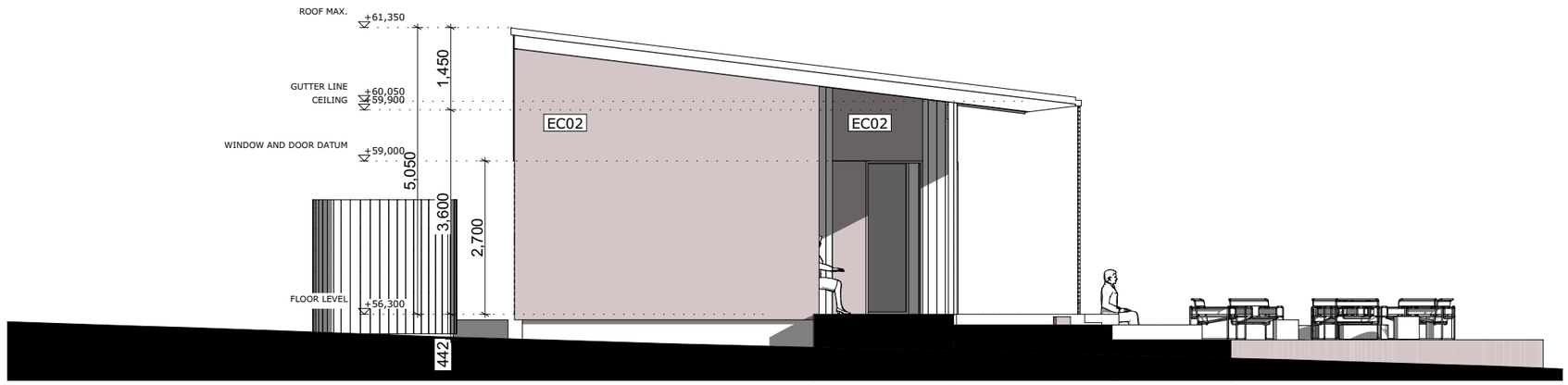
Bay of Fires Bush Retreat

-41.263276, 148.282242

795 Reids Road Binalong Bay TAS 7216

drawing

drawing title	Pavilion Elevations	drawn by	PJ
stage	Concept Design	drawing scale	1:100
drawing n°	P031-SK04	page size	A3
date	3/11/2026	revision	DA01



P_South Elevation
1:100

MATERIALS

note
BAL rating to AS 3959

EC01	Rough Sawn Ironbark Timber Cladding	*> BAL 29*
EC02	Corten Steel Sheet Cladding	*> BAL FZ*
R01	Galvanised or similar corrugated roof sheet	*> BAL 40*
EF01	Exposed aggregrate concrete, soft white, grey and sandstone ag (not bluestone)	*> BAL FZ*
EF02	Ironbark or similar hardwood decking	*> BAL 29*
EF03	Compacted granite gravel	*> BAL FZ*



P_East Elevation
1:100

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project

P031

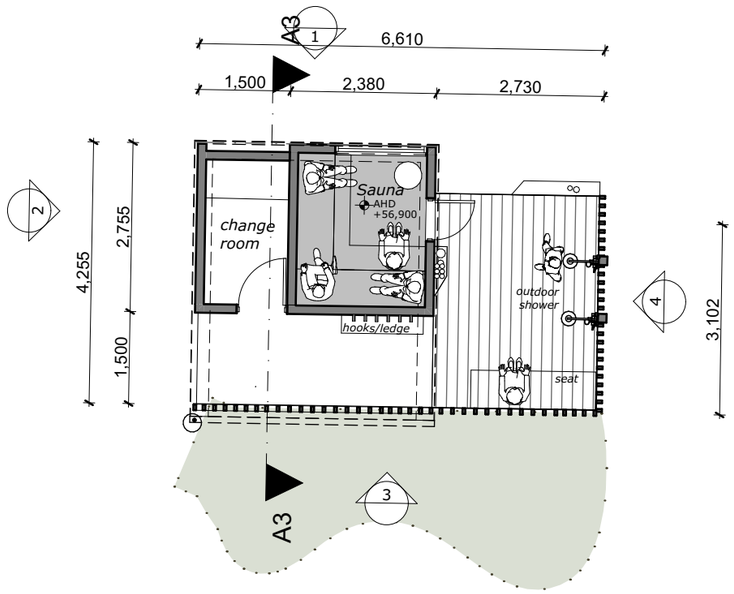
Bay of Fires Bush Retreat

-41.263276, 148.282242

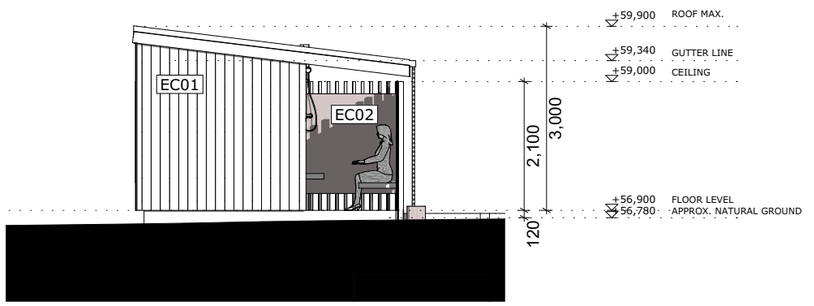
795 Reids Road Binalong Bay TAS 7216

drawing

drawing title	Pavilion Elevations	drawn by	PJ
stage	Concept Design	drawing scale	1:100
drawing n°	P031-SK05	page size	A3
date	3/11/2026	revision	DA01



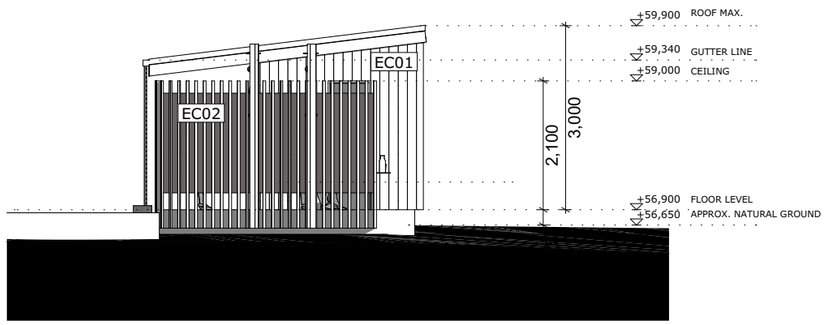
1. | S- Ground Floow
- | 1:100



2 | S_South Elevation
- | 1:100



1 | S_West Elevation
- | 1:100



4 | S_North Elevation
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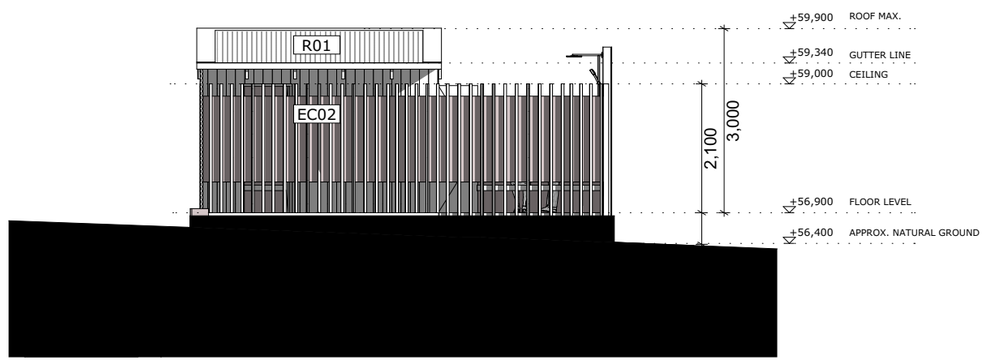

3 | S_East Elevation
- | 1:100

MATERIALS

note
BAL rating to AS 3959

EC01	Rough Sawn Ironbark Timber Cladding	*> BAL 29*
EC02	Corten Steel Sheet Cladding	*> BAL FZ*
R01	Galvanised or similar corrugated roof sheet	*> BAL 40*
EF01	Exposed aggregrate concrete, soft white, grey and sandstone ag (not bluestone)	*> BAL FZ*
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EF03	Compacted granite gravel	*> BAL FZ*

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project

P031

Bay of Fires Bush Retreat

-41.263276, 148.282242

795 Reids Road Binalong Bay TAS 7216

drawing

drawing title	Sauna Plan and Elevations	drawn by	PJ
stage	Concept Design	drawing scale	1:100
drawing nº	P031-SK06	page size	A3
date	3/11/2026	revision	DA01

Submission addressing the
Tasmanian Planning Scheme – Break O'Day
and
Break O'Day Local Provisions Schedule
for

construction of an indoor pavilion, outdoor sauna and new wastewater treatment system

at

795 Reids Rd, St Helens, Tasmania, 7216

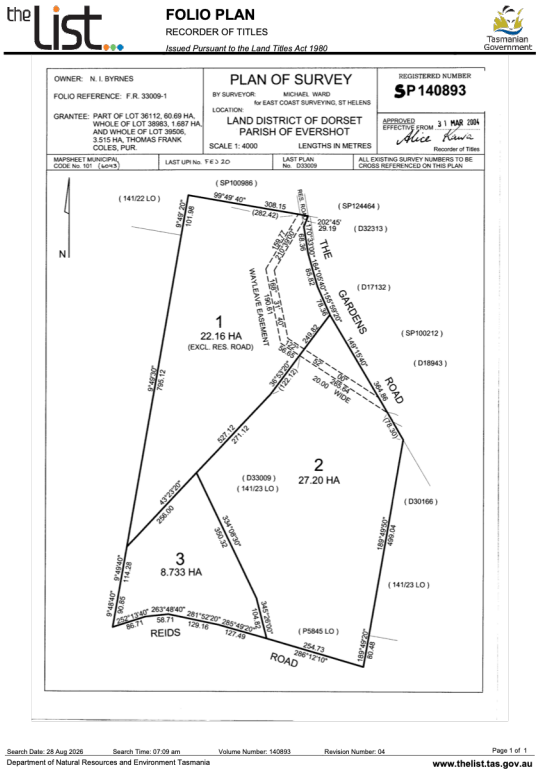

Figure 1: Folio Plan of the Development Site

05 November 2026
Amended 13 November 2026

Written by

Chris Triebe BBus (MarMgt)Hons, GradDip Env&Plan of
Chris Triebe & Associates Town Planning Services
PO Box 313 St Helens
Tasmania 72160417 524 392

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1. INTRODUCTION

Ms Pippa Jensen of Pippa Architecture engaged Chris Triebe and Associates Town Planning Services to prepare and submit a development application for the construction of a building to house a pavilion and sauna at the Bay of Fires Bush Retreat, 795 Reids Road, St Helens, Certificate of Title 140893 Folio 346467-1. The pavilion with tearooms and amenities will be used by guests of the Retreat as an indoor guest lounge for yoga retreats or on occasion, wedding receptions.

The 8.733 hectare, slightly sloping, unserviced and unfenced Title is located against the northern boundary of the eastern end of C849 Reids Road. The property houses the existing Bay of Fires Bush Retreat which includes the existing 10 glamping tents, separate reception building, barbecue pavilion, amenities building, bunk house and store.

The purpose of this report and documentation forming the application is to demonstrate compliance with the relevant Zone and Codes of the Tasmanian Planning Scheme – Break O'Day (the Planning Scheme), the Break O'Day Local Provisions Schedule, the Objectives and more specifically Section 57 of the Land Use Planning and Approvals Act 1993 (the Act).

2. DEVELOPMENT SITE

2.1 Ownership and Title Information

A review of the Folio Text and Property Information Report demonstrates Mr Thomas J. Dicker settled on the property on or around 07 May 2004. The original Sealed Plan submitted with this report, consists of a single Title approved 11 October 1990. The owner's current postal address is PO Box 500, St Helens, Tasmania 7216. The application form has been signed to declare the landowner was notified of the application being submitted on his behalf.

2.1.1 Folio Text and Plan

The site is identified by Property Identification Number (PID) 2283657 and Certificate of Title 140893 Folio 3. The Title is one of 3 folios on the Sealed Plan though is not burdened by any easements or covenants.

2.2 The Site

The 8.733 hectare, multi-sided, slightly sloping, unserviced and unfenced Title is located against the northern boundary of the eastern end of C849 Reids Road. Approximately 10,712m^2 of the existing site houses the developer's dwelling and the existing Bay of Fires Bush Retreat. The existing accommodation provides for 30 people within 10 'Bell Tents' each with 1 king bed, 1 king bed in the single 'King Room' as well as the 'Bunk House' with 1 king bed and 2 bunks (4 single beds). A communal kitchen and dining area enables guests to cook their own meals, or an assortment of pre-prepared meals may be purchased. Guests have the option of booking 1 or more of the accommodation options and associated buildings or book the whole facility for yoga retreats, group events or on occasion, wedding receptions.

The property has a single frontage to Reids Road which leads to the gravelled on-site pedestrian and vehicle movement areas intertwining the buildings and tents. abuts similar zoned Titles to the north-west and north-east and Environmental Management to the west and south.

Drawing SK02 Site Plan indicates the area of development slopes down from the approximate 62m contour located near the existing reception building, to the approximate 55.3m contour on the northern edge of the pavilion. The established crossover is approximately 32m west of the south-eastern boundary corner.

An un-named watercourse tributary runs in a south-west to north-eastern direction inside the north-western boundary, through Waterloo Gully before discharging in the western end of Grants Lagoon. This is tributary is approximately 220m north-west of the proposed development and will not be impacted by the development proposed in this DA.

Private properties abut the north-western and eastern boundaries while the Parks and Wildlife Service maintained Mount Pearson State Reserve abuts the western Title.

The property abuts similar zoned Titles to the north-west and north-east and Environmental Management to the west and south.

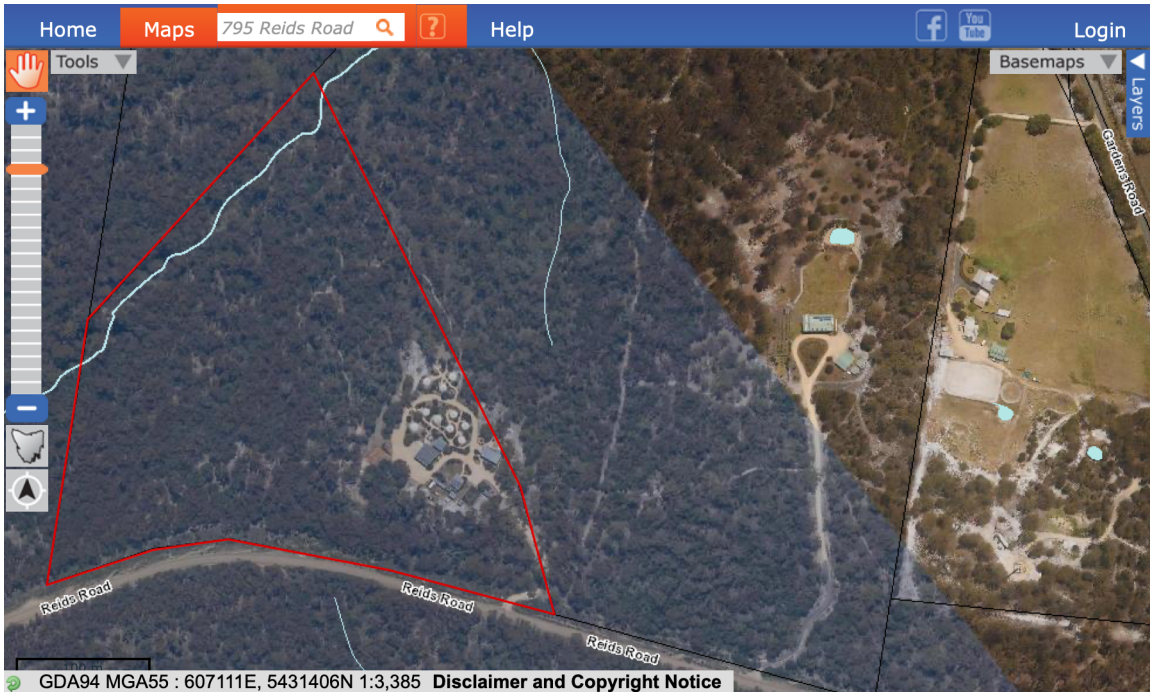


Figure 2: Aerial view of development site and adjoining properties

The above LISTmap State Aerial Photo (https://maps.thelist.tas.gov.au/listmap/app/list/map viewed 23 August 2026) shows much of the native vegetation is retained. It is not known if any historical agricultural operations have occurred in this area, however the surrounding vegetation is Eucalypt open forest.

A review of the Fire History overlay (undefined period) on the electronic LIST database confirmed the development site has not been impacted by bushfire. However, fuel reduction burns have been undertaken on the southern side of Reids Road in April 2010 approximately 160m south of the site as well as on the Mount Pearson Reserve in August 2026. A bushfire ignited November 1993 on the western adjoining land, approximately 445m from the area of

development.

2.3 Proposal

This development application (DA) proposes the construction of a pavilion as an indoor guest lounge and tearoom with deck for yoga retreats, storing yoga and exercise equipment such as mats, blocks and bolsters and on occasion, wedding receptions. Separate able-bodied and disabled toilets will be provided, the later with hand basin, a change room and on-site wastewater treatment system. A separate 25m^2 building to the south-west of the pavilion will offer a sauna with change room and outdoor showers. These structures and all facilities associated with it, will only be used by guests who are staying in the on-site accommodation or be bussed in and will not increase the number of guests and/or traffic movements over the existing crossover beyond the existing number.

2.4 Discretions

The application is discretionary on the following Clauses:

22.2 Use Table – Visitor Accommodation is a Discretionary Use
22.3.2 Visitor Accommodation P1 – a Discretionary Use in this Zone
22.3.3 Discretionary Use P1 – an acceptable solution not offered
22.4.1 Site coverage P1 – total site coverage exceeds 300m^2
22.4.4 Landscape protection P1 – Title not burdened by a building envelope
22.4.4 Landscape protection P2.1 & P2.2 – Title not burdened by a building envelope and application does not propose an alteration or extension to an existing building
C2.6.5 Pedestrian access P1 – pedestrian access
C7.6.2 Clearance within a priority vegetation area P1.1 & P1.2 – clearance not within a building envelope on a Sealed Plan

3. ZONE

3.1: 22.0 Landscape Conservation Zone

22.1 Zone Purpose

The purpose of the Landscape Zone is:

22.1.1: To provide for the protection, conservation and management of landscape values.

22.1.2: To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

22.2 Use Table

In accordance with this Table the proposed pavilion, sauna and associated decking will be for the existing Visitor Accommodation Use. That is, these facilities will only be utilised by guests accommodated within the existing tents or bungalow. In accordance with this Table, this development will be an unqualified Discretionary Use.

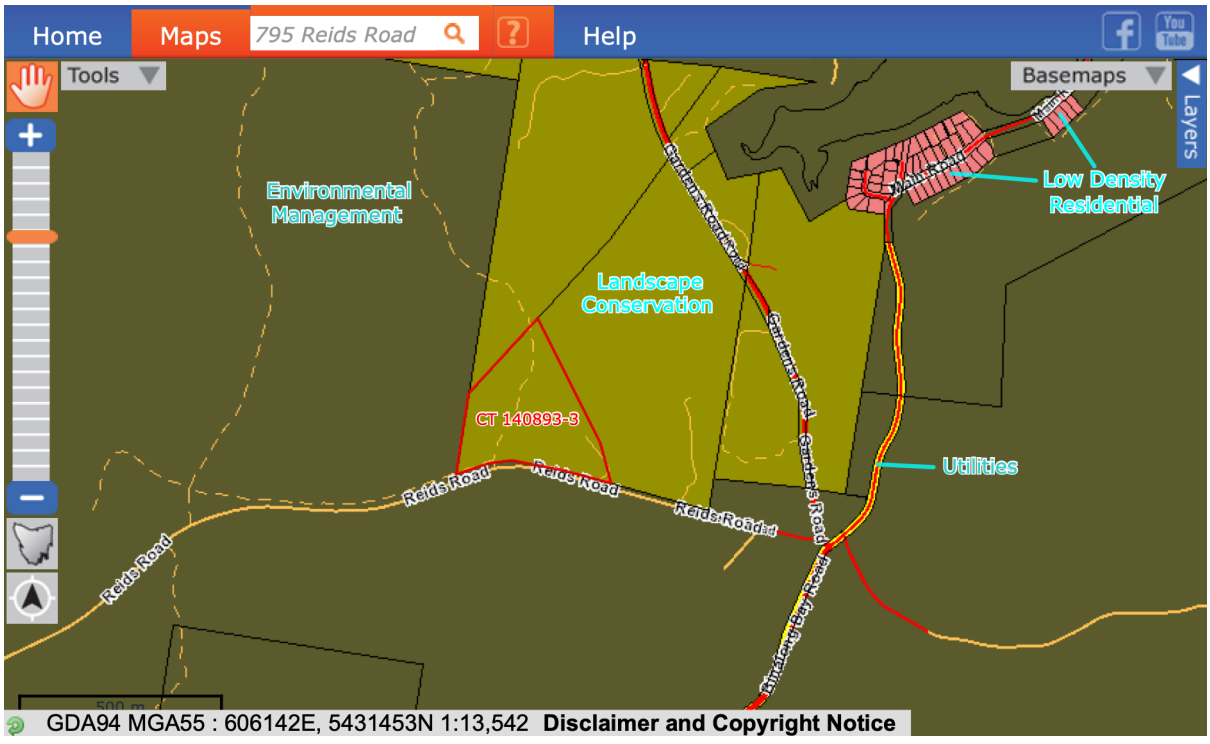


Figure 3: Zoning map – LISTmap image

22.3 Use Standards

22.3.1 Community Meeting and Entertainment, Food Services, and General Retail and Hire uses.

Objective: That Community Meeting and Entertainment, Food Services, and General Retail and Hire uses operate at a scale and in a manner that does not cause an unreasonable impact on landscape values.

A1 – Not Applicable

The building and services proposed in this application will only be utilised by guests of the on-site accommodation. These are all a part of the Visitor Accommodation Use.

22.3.2 Visitor Accommodation

Objective: That Visitor Accommodation is of a scale that is:

(a) compatible with the landscape values of the site and surrounding area; and

(b) does not impact the safety and efficiency of local roads or private rights of way.

P1 – Performance Criterion

The application is discretionary on this subclause because the total gross floor area will be greater than 300m^2. However, the Visitor Accommodation Use will continue to comply with this subclause as follows:

(a) be of a scale that respects the character of use in the area: the proposed pavilion and sauna will cover an area of approximately 134m^2 with the wastewater approximately 60m^2 This will increase the site coverage of the existing development to 562m^2 of the 8.73ha site or approximately 6.4 per cent of the Title. This is not excessive and respects the residential nature of the nearby eastern properties.

(b) not cause an unreasonable impact on the landscape values of the site: the proposed pavilion will be located over a section of the Title from which the native vegetation was previously removed while adjoining the existing development. This will maximise the retention of existing landscape values and complies with this discretion; and

(c) not adversely impact the safety and efficiency of the local road network or unreasonably disadvantage owners and users of rights of carriageway: the proposed facilities will be used by guests staying within the retreat; this will neither increase the number of visitors to the site nor vehicle movements over the existing crossover. In addition, the development site is neither burdened nor benefits from a Right of Way. It is therefore put to the Planning Authority this DA will not alter the safety or efficiency of the local road network or unreasonably disadvantage owners or users of rights of carriageway.

22.3.3 Discretionary Use

Objective: That the location, scale and extent of a use listed as Discretionary is compatible with landscape values;

P1 – Performance Criterion

The application is discretionary because the existing Visitor Accommodation Use is discretionary and an acceptable solution is not offered for this subclause. However, this Use will continue to be compatible with landscape values, having regard to the following:

(a) the nature, scale and extent of the use: the purpose of the retreat is to relax and get away from an urban environment for a short period. The low-set single storey buildings have a slightly sloping roof to mimic the approximate ground slope. This building will be used by the clients to undertake their yoga and other meditative practices either in the open and on the deck or within the room. The sliding glass doors will allow for air to circulate during warm days or to enable guests to practice meditation or yoga during

inclement weather. As the facility will only be available to accommodated guests, the scale and extent of the existing Visitor Accommodation Use will not alter from the current usage;

(b) the characteristics and type of the use: being a pavilion for undertaking meditative practices, the building has been designed to create framed views of the bush from a contained viewing space that provides for a quiet and low-key environment enabling the guests to enjoy the native flora and fauna and natural sounds and views of the Australian bush and its wildlife;

(c) the landscape values of the site: the pavilion and all associated infrastructure have been specifically located over ground that was previously altered. As stated above, the development site consists of native vegetation associated with a coastal environment that has not been impacted by bushfire and has not knowingly been used for agricultural operations as other parts of Binalong Bay have. While a small amount of standing vegetation will be removed to comply with the Bushfire Hazard Management Plan (BHMP), the retention of existing landscape values is an important aspect for the building located in this position;

(d) the landscape value of the surrounding area: the landscape values of the area surrounding the development site have been subject to intentional fuel reduction burns as well as an accidental burn. The proposed development will be contained within a small area against the eastern Title boundary over ground that has been previously disturbed. This will ensure as much of the similar on-site coastal native vegetation will be retained to not be adversely impacted by the proposed; and

(e) measures to minimise or mitigate impacts: the building and infrastructure associated with this project have been located over previously disturbed ground. The structures are low-set single storey with the exterior cladding utilising rough sawn ironbark timber, Corten steel sheet cladding, galvanised or similar corrugated roof sheeting, exposed aggregate concrete, soft white, grey and sandstone aggregate (not bluestone) selected to mimic the surrounding features and colours of the nearby bush. These features ensure the visual bulk of the proposed buildings will be dominated by the surrounding vegetation when viewed from else on the property.

22.4 Development Standards for Buildings and Works

22.4.1 Site coverage

Objective: That the site coverage is compatible with the protection, conservation and management of the landscape values of the site and surrounding area.

P1 – Performance Criterion

The plans and elevations drawn on drawing numbers SK01 to SK06 and submitted with this report demonstrate how the proposed site coverage will be compatible with the landscape values of the site and surrounding area, having regard to the following:

(a) the topography of the site: the site plan property provided on SK01 confirms the property slopes down from the south-eastern to northern boundary corner, with the proposed development on the lower northern side of the existing development. Standing native

vegetation is being retained over the remainder of the property. Keeping the development single storey with a sloping roof mimicking the ground slope as well as the chosen materials and colours of the external cladding ensures the proposed works are compatible with protecting, conserving and managing the landscape values both on- and off-site;

(b) the capacity of the site to absorb run-off: in his Geo-Environmental Assessment of the property dated 21 May 2026, Dr Cumming confirmed the soil profile of the site has sufficient capacity to absorb run-off;

(c) the size and shape of the existing buildings and any constraints imposed by existing development: the proposed building with deck will be constructed to a similar design and external cladding materials, covering a similar area to each of the 4 existing buildings which have been spread around the developed area. By locating the proposed building to the north of the existing development ensures this will not have any constraints placed on it by the existing development;

(d) the existing buildings and any constraints imposed by existing development: the development site is located within a bushfire prone area and an unserviced area of the Break O'Day municipality. The new structure will be supported by its own storm and effluent wastewater systems and has had a Bushfire Attack Level Assessment (BAL) completed. Through being located some distance from the existing buildings, there are no known constraints placed upon the proposal by the existing development;

(e) the need to remove vegetation: every effort has been made to locate the new building and infrastructure over previously 'damaged' land. As stated in the Bushfire Attack Level Assessment dated 24 September 2026 by Mr Jason Van Zetten of Red Dog Bushfire, only a minimal amount of existing vegetation will require removal to attain and maintain a BAL 12.5;

(f) the location of development in relation to cleared areas: the development proposed in this application will be located against the northern 'boundary' of the existing guest accommodation. This area has been located because native vegetation had previously been altered while still abutting the accommodation; and

(g) the location of development in relation to natural hazards: a review of the Planning Scheme mapping confirms the location of development is only prone to bushfire, has been addressed in the BAL report completed by Mr Jason Van Zetten with the impact of the new development considered.

22.4.2 Building height, siting and exterior finishes

Objective: That building height, siting and exterior finishes:

(a) protects the amenity of adjoining properties;
(b) minimises the impact on the landscape values of the area; and
(c) minimises the impact on adjoining agricultural uses.

A1 – Acceptable Solution

SK11 demonstrates the maximum building height proposed in this application will not exceed 5.85m above existing ground level;

A2 – Acceptable Solution
SK01 Location Plan demonstrates the proposed works will be setback greater than 10m from the Reids Road frontage;

A3 – Acceptable Solution
SK01 Location Plan demonstrates the proposed works will be setback greater than 20m from both the side and rear boundaries;

A4 – Acceptable Solution
The Zoning overlay provided in Figure 3 above confirms the development site is not within 200m of either the Rural or Agriculture Zone;

A5 – Acceptable Solution
As demonstrated in drawing numbers SK04, SK05 and SK06, all exterior building surfaces will be clad with similar materials and colours to the existing on-site buildings. These will be either natural timber, corroded steel sheeting or weathered galvanised iron sheeting. None of these materials will have a light reflectance value exceeding 40 per cent and all will be in the natural tones of grey and brown.



Figure 4: North-western and northern views over the area of development

22.4.3 Access to a road
Objective: That new dwellings have appropriate vehicular access to a road maintained by a road authority.

A1 – Not Applicable
This application does not propose a new dwelling.

22.4.4 Landscape protection
Objective: That the landscape values of the site and surrounding area are protected or managed to minimise adverse impacts.

P1 – Performance Criterion

The application is discretionary on this subclause because the Title is not burdened by a building envelope. However, all building and works have been located to minimise native vegetation removal and the impact on landscape values, having regard to the following:

(a) the extent of the area from which vegetation has been removed: Figure 4 above shows the existing cleared area upon which the pavilion and wastewater infrastructure will be located. Some undergrowth will be removed to achieve and maintain the BAL rating;

(b) the extent of native vegetation to be removed: the extent of native vegetation to be removed will be minimal and has been shown on the BHMP report and transposed onto the site plan provided on SK02. This will only require the bracken and other ground vegetation to be removed. A fuel reduction burn was undertaken in August 2026, just to the west of this location, reducing the threat to the general development site and surrounding properties.

It is understood from the Bushfire Assessment, the Director's Determination – Bushfire Hazard Areas version 1.2 requires new buildings, alterations or additions to accommodation building Classes 1b, 2 or 3 must be provided with a Hazard Management Area no smaller than that required for BAL-12.5. Although the pavilion and sauna could be constructed to a BAL 12.5, a BAL 19 was chosen to minimise the HMA and therefore the vegetation management area;

(c) any remedial or mitigation measures or revegetation requirements: the area of existing development equating to approximately 10,712m^2 will be extended to approximately 3,798m^2 by the proposed development. This will be approximately 16.61 per cent of the 8.733ha Title along with the hundreds of hectares forming the adjoining Mount Pearson State Reserve. Native flora species will continue to be utilised around the proposed buildings in a manner similar to that intertwining the existing development. This will ensure no remedial, mitigation or revegetation is required while maintain the required BAL rating;

(d) provision for native habitat for native fauna: the yoga pavilion and sauna will only be accessible to guests of the Bay of Fires Bush Retreat and therefore be ancillary to the existing glamping accommodation. As this equates to approximately 16.61 per cent of the total area of the Title and adjoining properties have largely retained their native vegetation, additional native habitat for native fauna will not be provided;

(e) the management and treatment of the balance of the site or native vegetation areas: the balance of the native vegetation contained within the Title boundaries will be left as is and managed through the removal of any listed weeds. This will provide a natural environment through which the guests may continue to explore the existing tracks that meander through the balance of the property;

(f) the type, size, and design of development: the proposed pavilion and sauna will be constructed to a similar design with similar external cladding materials and a site coverage of approximately 161m^2. This will increase the coverage of the 4 existing buildings which have been spread around the developed area to approximately 589m^2 or 0.7 per cent of the Title. By locating the proposed pavilion and sauna to the north ensures this will not have any constraints placed on it by the existing development; and

(g) the landscape values of the site and surrounding area: the landscape values of the area surrounding the development site have been subject to intentional fuel reduction burns as well as an accidental burn. The proposed development will be contained within a small area against the eastern Title boundary over ground that has been previously disturbed. This will ensure as much of the similar on-site coastal native vegetation will be retained and not be adversely impacted by the proposed.

P2.1 – Performance Criterion

Buildings and works must be located to minimise impacts on landscape values, having regard to:

(a) the topography of the site: the site plan property provided on SK01 confirms the property slopes down from the south-eastern to northern boundary corner, with the proposed development on the lower northern side of the existing development. Keeping the development single storey and with a sloping roof mimicking this slope as well as the chosen materials and colours of the external cladding ensures the proposed works are compatible with protecting, conserving and managing the landscape values both on- and off-site;

(b) the size and shape of the site: the 8.733 hectare, multi-sided, slightly sloping, unserviced and unfenced Title is located against the northern boundary of the eastern end of C849 Reids Road. The existing development covers an area of approximately 10,712m^2 including the glamping accommodation and ancillary buildings associated with camp kitchens and reception, forming the Bay of Fires Bush Retreat. This area of development totalling approximately 16.61 per cent, has been contained near the south-eastern end of the eastern Title boundary over land previously and adversely altered;

(c) the proposed building height, size and bulk: the maximum proposed height of the pavilion will be approximately 5.85m above existing ground level. In addition the pavilion and sauna will be located to the north of the existing structures, clad with an assortment of ironbark and galvanised iron sheeting to assist it blending with the surrounding vegetation. While they are in proximity to the existing development, the single storey buildings are separated from those by short distances and low native vegetation, factors that minimise the size and bulk of the proposed structures;

(d) any constraints imposed by existing development: no constraints will be placed on the proposed building by the existing development, with the developers continuing the existing rustic appearance on the proposed building and deck. will be constructed to a similar design and external cladding materials, covering a similar area to each of the 4 existing buildings which have been spread around the developed area. By locating the proposed building to the north of the existing development ensures this will not have any constraints placed on it by the existing development;

(e) visual impact when viewed from roads and public places: at its closest points, the proposed development will be setback approximately 245m from the western boundary and 151m from the southern road frontage, the only 2 boundaries adjoining public land. In addition, the Title rises from the road ensuring no part of the Retreat is

visible from Reids Road. The distance as well as the variety of native vegetation located between the development and the western boundary, provide adequate screening from that public land. Finally, the natural, non-reflective colours chosen for the external cladding materials further minimises any possible visual impacts the building may have when viewed from a nearby public place; and

(f) any screening vegetation: the existing native vegetation including both ground cover and standing, will be retained and continue to form a natural screen around the area of development.

P2.2 – Performance Criterion

The Location Plan provided on SK01 indicates the proposed development will be located on the approximate 53m contour. With Mount Pearson (350m +) to the north-west and 'Baretop' (150m+) to the south-west, all buildings and works will be positioned greater than 10m below a skyline or ridgeline.

22.5 Development Standards for Subdivision

22.5.1 Lot design

Objective: That each lot:

(a) has an area and dimensions appropriate for use and development in the zone;
(b) contain areas which are suitable for development, located to protect and conserve landscape values; and
(c) is provided with appropriate access to a road.

Not Applicable

This application does not propose a subdivision.

4. PART E: CODES

A review of the Overlays on the Planning Scheme maps indicates the development site is burdened by the following:

- E7 Natural Assets Code – Priority Vegetation Area;
- E7 Natural Assets Code – Waterway and Coastal Protection Area – Buffer Area;
- E13 Bushfire-prone Areas – Bushfire-prone Areas Code;

These overlays will be discussed in further detail below.

C1.0 Signs Code

Not Applicable

No signage is proposed in this application.

C1.1 Code Purpose

The purpose of the Signs Code is:

C1.1.1: To provide for appropriate advertising and display of information for business and community activity.

C1.1.2: To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.

C1.1.3: To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

C1.2 Application of this Code

C1.2.1: Unless otherwise stated in a particular purpose zone, this Code applies to all development for signs, unless the following clauses apply:

(a) C1.4.2; or

(b) C1.4.3.

C1.2.2: This Code does not apply to use.

Not Applicable

This Code is not applicable because no additional signage is required for this proposal.

4.1: C2.0 Parking and Sustainable Transport Code

It is put to the Planning Authority this Code is not applicable because the pavilion will only be available for use by the guests staying within the glamping accommodation.

C2.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

C2.1.1: To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2: To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3: To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4: To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5: To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6: To provide for parking precincts and pedestrian priority streets.

C2.2 Application of this Code

In accordance with C2.2.1, this Code is applicable to all Use and development, ensuring this Code is applicable for the proposed non-habitable buildings.

In accordance with subclause C2.2.2, C2.5.3 is not applicable to this application;
In accordance with subclause C2.2.3, C2.5.4 is not applicable to this application; and
In accordance with subclause C2.2.4, C2.5.5 is not applicable to this application;

C2.4 Use or Development Exempt from this Code

C2.4.1: There are no exemptions to this Code.

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective: That an appropriate level of car parking spaces is provided to meet the needs of the Use.

A1 – Acceptable Solution

Sheet A2 of the original stamped approved plans provided 13 car parking spaces which included 12 spaces for able-bodied and 1 disabled space. Eight spaces including the disabled space were provided either side of the reception building with the loading bay while 5 individual parking spaces were provided beside the 5 'Camp Sites'. As the camp sites have been upgraded to glamping, all parking spaces are provided within the 2 parking areas either side of the reception building, to prevent vehicles moving through the accommodation area.

Drawing No. SK02 demonstrates the existing locations of all parking spaces around the southern and south-western borders of the Retreat. An additional DDA compliant space will be provided for disabled guests, against the western side of the pedestrian access to the

pavilion as a matter of courtesy rather than requirement. This will improve safety, accessibility as well as accommodate likely Building Approval requirements, subject to confirmation. This complies with Table C2.1 of the Planning Scheme because the development site is not:

(a) subject to a Council adopted parking plan;
(b) contained within a parking precinct plan and subject to Clause 2.7;
(c) subject to Clause C2.5.5 because it is within the General Residential Zone; or
(d) (ii) it is put to the Planning Authority that no additional parking spaces are required for the proposed pavilion and sauna. That is, the building will only be used by guests staying within the retreat and will not be available to the general public. It is intended to not specifically advertise for weddings though if they are undertaken on-site, all guests will be bussed in;

C2.5.2 Bicycle parking numbers

Objective: That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

A1 – Not Applicable

In accordance with Table C2.1 of the Planning Scheme the provision of bicycle parking spaces is not required for the Visitor Accommodation Use.

C2.5.3 Motorcycle parking numbers

Objective: That an appropriate level of motorcycle parking is provided to meet the needs of the Use.

A1 – Not Applicable

In accordance with subclause C2.2.2 and Table C2.4 of the Planning Scheme, the provision of a motorcycle parking space is not required for the Visitor Accommodation Use.

C2.5.4 Loading bays

Objective: That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.

A1 – Acceptable Solution

In accordance with subclause C2.2.3 of the Planning Scheme, the provision of a loading bay is not required for the Visitor Accommodation Use though an existing bay is provided to the east of the reception building.

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

Objective: To:

(a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and
(b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.

A1 – Not Applicable

In accordance with subclause C2.2.4 this subclause is not applicable because the development site is zoned Landscape Conservation.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective: That parking areas are constructed to an appropriate standard.



Figure 5: Photos of existing on-site buildings

A1 – Acceptable Solution

This application will utilise the existing parking, access ways, manoeuvring and circulation spaces and does not require new spaces. However, the existing spaces and proposed additional DDA compliant space:

(a) are constructed with a durable all-weather compacted gravel;
(b) direct and dispose stormwater runoff on-site; and
(c) not applicable. Development site is zoned Landscape Conservation.

C2.6.2 Design and layout of parking areas

Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.

A1.1 – Acceptable Solution

Drawing number SK-02 demonstrates the parking, access ways, manoeuvring and circulation spaces will:

(a) comply with the following:
  (i) the vehicle access, manoeuvring and parking areas are and will be on almost level ground, on a gradient in accordance with *Australian Standard AS 2890 – Parking facilities, Parts 1 – 6*;
  (ii) this application requires the provision of fourteen car parking spaces, with Drawing SK-02 demonstrating the proposal allows for vehicles to enter and exit the site in a forward direction;
  (iii) the existing driveway has a minimum 4.5m width for the initial 7m then retains a minimum 3m width in accordance with the requirements of Table C2.2;

(iv) Drawing SK-02 shows all car parking spaces comply with the minimum dimensions of Table C2.3;
(v) have a combined access and manoeuvring width adjacent to parking spaces has been provided that will comply with Table C2.3;
(vi) as all car parking spaces are uncovered, there is no minimum height required;
(vii) all car parking spaces are clearly delineated by their location;

(b) comply with *Australian Standard AS 2890 – Parking facilities, Parts 1 – 6*;

A1.2 – Acceptable Solution

A minimum 2 parking spaces will be provided for use by persons with a disability, satisfying the following:

(a) one space is located beside the existing reception area and a second space will be provided beside the pedestrian access to the pavilion;
(b) have been incorporated into the overall car park design; and
(c) have been designed and constructed in accordance with *Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.*

C2.6.3 Number of accesses for vehicles

Objective: That:

(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
(b) accesses do not cause an unreasonable loss of amenity of adjoining Uses; and
(c) the number of accesses minimise impacts on the streetscape.

A1 – Acceptable Solution

SK01 Location Plan confirms the development site will continue to utilise the single existing vehicular access point with no additional accesses required or proposed.

A2 – Not Applicable

The development site is within the Landscape Conservation Zone.

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

Objective: That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:

(a) enables easy and efficient use;
(b) promotes the safety of users;
(c) minimises opportunities for crime or anti-social behaviour; and
(d) prevents unreasonable light overspill impacts.

A1 – Not Applicable

The development site is within the Landscape Conservation Zone. However no lighting of parking areas are proposed except for existing motion activated security lighting that is

contained within the property boundaries.

C2.6.5 Pedestrian access

Objective: That pedestrian access within parking areas is provided in a safe and convenient manner.

P1 – Performance Criterion

Based on the nature of the Bush Retreat, a dedicated footpath will continue to not be provided. However safe and convenient pedestrian access will continue within parking areas, having regard to the following:

(a) the characteristics of the site: the Bush Retreat consists of a number of 1 and 2 storey buildings and glamping tent accommodation separated by low-lying native vegetation and connected by compacted gravel paths. The purpose of the Retreat is for relaxing accommodation within a bush setting. Vehicles enter the property and are advised of moving slowly to the parking spaces beside the reception area before being directed to the nearby specific parking space/s associated with the guest's accommodation. All vehicle parking and manoeuvring areas are provided around the outside of the developed area to separate them from the accommodation;

(b) the nature of the use: the purpose of the Bush Retreat is to provide short-term visitor accommodation within which to relax and enjoy the natural environment and sounds, with guests knowingly booking it for this purpose;

(c) the number of parking spaces: a total of 14 car parking spaces, including 2 disabled, will be provided in dedicated spaces away from the accommodation and walking areas. A separate loading bay exists;

(d) the frequency of vehicle movements: guests generally enter and leave the property by car in the morning and evening. As the users of the pavilion and sauna will be guests, no additional vehicle movements are expected;

(e) the needs of persons with a disability: 2 parking spaces will be provided for persons with a disability: 1 space exists beside the reception area while the second will be provided beside the pedestrian access to the pavilion;

(f) the location and number of footpath crossings: to maintain the relaxed atmosphere, specific footpath crossings have not been provided. Adequate sight distances are provided for vehicles approaching pedestrians and guests are advised to drive slowly and carefully between their parking space and the entry / exit driveway;

(g) vehicle and pedestrian traffic safety: with the signage, clear sight distances and location of vehicle manoeuvring and parking areas well separated from the accommodation areas, pedestrians will be safe from vehicles;

(h) the location of any access ways or parking aisles: vehicles enter the property off Reids Road via the existing crossover in the south-eastern corner of the Title. All vehicle manoeuvring and parking areas are separated from the accommodation areas; and

(i) any protective devices proposed for pedestrian safety: the Bush Retreat has been operating for several years without the need for protective devices and as the number

of vehicles entering and exiting the property will not change, this application does not propose any.

C2.6.6 Loading bays

Objective: That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.

Not Applicable

In accordance with C2.2.3 of the Planning Scheme, this application for the Visitor Accommodation Use does not require the provision of a loading bay;

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

Objective: That parking for bicycles are safe, secure and convenient, within the General Business Zone and Central Business Zone.

Not Applicable

The development site is located within the Landscape Conservation Zone.

C2.6.8 Siting of parking and turning areas

Objective: That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.

Not Applicable

The development site is within the Landscape Conservation Zone.

C2.7 Parking Precinct Plan

C2.7.1 Parking precinct plan

Objective: To minimise the amount of on-site car parking spaces within an area defined by a parking precinct plan, and that parking does not detract from the streetscape of the area.

Not Applicable

The development site is not within an area containing a defined parking precinct plan.

4.2: C3.0 Road and Railway Assets Code

C3.1 Code Purpose

The purpose of the Road and Railway Assets Code is:

C3.1.1: To protect the safety and efficiency of the road and railway networks; and

C3.1.2: To reduce conflicts between sensitive uses and major roads and the rail network.

C3.2 Application of this Code

C3.2.1: This Code applies to a use or development that:

(a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;

(b) will require a new vehicle crossing, junction or level crossing; or

(c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.

(d)

C3.4 Use or Development Exempt from this Code

C3.4.1: There are no exemptions from this Code.

C3.5 Use Standards

C3.5.1: Traffic generation at a vehicle crossing, level crossing or new junction

Objective: To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

A1.1 Not Applicable

Reids Road is an unsealed Council owned and maintained road that is not a category 1 or limited access road.

A1.2 – Acceptable Solution

This proposal will utilise the existing crossover and does not require a new vehicular access.

A1.3 – Not Applicable

The development site is not on or near a rail network.

A1.4 – Acceptable Solution

This application proposes the construction of2 non-habitable buildingw that will not alter the number of traffic movements over the existing crossover because only guests of the Retreat will use the pavilion. It is therefore put to the Planning Authority, vehicular traffic to and from the site, using the existing vehicle crossing will not increase by more than:

(a) the existing number of existing vehicle movements; or

(b) not applicable. This section of the A3 is no longer defined as a limited access road under Part IVA of the *Roads and Jetties Act 1935*.

A1.5 – Acceptable Solution

The site plan provided on Drawing No. SK02 demonstrates the location of existing parking and manoeuvring spaces that are of sufficient size to ensure all vehicular traffic are able to enter and leave a major road in a forward direction.

C3.6 Development Standards for Buildings or Works

C3.6.1: Habitable buildings for sensitive uses within a road or railway attenuation area

Objective: To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.

A1 – Not Applicable

The proposed pavilion and sauna are Class 9B structures which are non habitable in the residential sense. Therefore, although the Title does not have a building envelope, no habitable building for a sensitive use will be constructed within a road or railway attenuation area ensuring this subclause is not applicable.

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Objective: To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.

A1 – Not Applicable

This application does not propose a subdivision.

C4.0 Electricity Transmission Infrastructure Protection Code

Not Applicable

C4.1 Code Purpose

The purpose of the Electricity Transmission Infrastructure Protection Code is:

C4.1.1: To protect use and development against hazards associated with proximity to electricity transmission infrastructure.

C4.1.2: To ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure.

C4.1.3: To maintain future opportunities for electricity transmission infrastructure.

C4.2 Application of this Code

C4.2.1: This Code applies to use or development of land within the following areas:

(a) electricity transmission corridor, and if for:

(i) building or works;

(ii) a sensitive use contained within a building;

(iii) use listed in Table C4.1; or

(iv) subdivision; and

(b) communications station buffer area, and if for:
   (i) buildings or works; or
   (ii) subdivision; and

(c) substation facility buffer area, and if for:
   (i) a sensitive use contained within a building;
   (ii) a use listed in Table C4.1;
   (iii) buildings or works within 5m of a substation facility; or
   (iv) subdivision

Not Applicable
The development site is not located near or within an electricity transmission corridor ensuring this Code is not applicable.

C5.0 Telecommunications Code

Not Applicable

C5.1 Code Purpose

The purpose of the Telecommunications Code is:
C5.1.1: To provide for telecommunication networks as a service for the community.
C5.1.2: To ensure that facilities are co-located where practicable.
C5.1.3: To ensure that facilities use mitigation measures to avoid an unreasonable loss of visual amenity.

C5.2 Application of this Code

C5.2.1: Unless otherwise stated in a Particular Purpose Zone, this Code applies to all development for telecommunication facilities.
C5.2.2: This Code does not apply to use.

C5.4 Use or Development Exempt from this Code

C5.4.1: There are no exemptions from this Code.

Not Applicable
As this application does not propose development involving telecommunication facilities, this Code is not applicable in accordance with subsection C5.2.1 above.

C6.0 Local Historic Heritage Code

Not Applicable

C6.1 Code Purpose

The purpose of the Local Historic Heritage Code is:

C6.1.1: To recognise and protect:

(a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and

(b) significant trees.

C6.1.2: This Code does not apply to Aboriginal heritage values.

C6.2 Application of this Code

C6.2.1: This Code applies to:

(a) development on land within any of the following, as defined in this Code:

(i) a local heritage place;

(ii) a local heritage precinct;

(iii) a local historic landscape precinct; and

(iv) for excavation only, a place or precinct of archaeological potential; and

(b) the lopping, pruning, removal or destruction of a significant tree as defined in this Code.

C6.1.2: This Code does not apply to the Aboriginal heritage values.

C6.2.2: If a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are proposed for an area of the site outside the identified specific extent of the local heritage place.

C6.2.3: This Code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this Code.

C6.2.4: This Code does not apply to use.

C6.4 Development Exempt from this Code

C6.4.1: Development described in Table C6.4.1 is exempt from this Code provided it meets the corresponding qualifications [listed in Table C6.4.1 Exempt Development]. The development and qualifications listed as being exempt from this Code were reviewed and none considered relevant to this proposal.

Not Applicable

This application is not on land identified as a local heritage place, within a local heritage precinct, a local historic landscape precinct or propose works involving significant trees as defined in this Code. It is put to the Planning Authority that while this Code is not applicable, an Unanticipated Discovery Plan will be kept on-site during the construction phase and implemented in accordance with the *Aboriginal Heritage Act 1975* and the *Coroners Act 1995* should any potential Aboriginal relics be uncovered.

4.3: C7.0 Natural Assets Code

This Code is applicable because the Title is burdened by the Priority Vegetation Area overlay.

C7.1 Code Purpose

The purpose of the Natural Assets Code is:

C7.1.1: To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2: To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3: To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4: To minimise impacts on identified priority vegetation

C7.1.5: To manage impacts on threatened fauna species by minimising clearance of significant habitat.

C7.2 Application of this Code

C7.2.1 This Code applies to development on land within the following areas:

(a) a waterway and coastal protection area;
(b) a future coastal refugia area; and
(c) a priority vegetation area only if within the Landscape Conservation Zone.

This Code is applicable because the development site is zoned Landscape Conservation and the Planning Scheme mapping indicates the site is burdened by the Priority Vegetation Overlay.

C7.2.2: This Code does not apply to use.

C7.4 Use or Development Exempt from this Code

C7.4.1: The Uses and development listed under this subclause were reviewed and confirmed none are applicable to this application.

C7.5 Use Standards

C7.5.1: There are no Use Standards in this Code.

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Objective: That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.

A1 – Not Applicable

The waterway and coastal protection area overlay burdens the tributary running almost parallel with the north-western Title boundary, approximately 161m north-west of the proposed development. No works will occur within this overlay.

A2 – Not Applicable

The development site is not burdened by the future coastal refugia area overlay.

A3 – Not Applicable

The waterway and coastal protection area overlay burdens the tributary running almost parallel with the north-western Title boundary while the property does not have a future coastal refugia area. No new stormwater point source discharge will occur into that tributary or other wetland or lake.

A4 – Not Applicable

This application does not require nor propose dredging or reclamation.

A5 – Not Applicable

This application neither proposes nor requires works for coastal protection, watercourse erosion or inundation protection works within a waterway and coastal protection area or a future coastal refugia area.

C7.6.2 Clearance within a priority vegetation area

Objective: That clearance of native vegetation within a priority vegetation area:

(a) does not result in unreasonable loss of priority vegetation;
(b) is appropriately managed to adequately protect identified priority vegetation; and
(c) minimises and appropriately manages impacts from construction and development activities.

P1.1 – Performance Criterion

The application is discretionary because the small amount of native vegetation required to be modified for the hazard management area, is within a priority vegetation area; the application will comply with this subclause in the following manner as stated by Jason Van Zetten BFP113:

(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person: On page 8 of his Bushfire Attack Level Report Mr Jason Van Zetten advised: "…*The new works are associated with the existing use being an accommodation and glamping site. A BAL 12.5 classification has been adopted. The BAL 12.5 classification and setbacks ensure compliance with the Director's Determination – Bushfire Hazard Areas, where the short-term occupants are involved. A Bushfire Hazard Management Plan is attached to this Report*…" As stated previously, the developers would prefer to leave as much native vegetation as possible, but are required

to provide the minimum hazard management area (HMA) as stipulated by the Bushfire Practitioner.

In the conclusion on page 10 of his report, Mr Van Zetten stipulated the pavilion "…*should be constructed to BAL 19 to add extra protection in a Shelter-in-Place scenario*…" This is further evidence of the developer's intention to maintain as much surrounding native vegetation as possible;

(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding: the new building is associated with an existing use. Clearing is associated with the building only to achieve a BAL 12.5 rating;

(c) subdivision in the General Residential Zone or Low Density Residential Zone: not applicable. The development site is zoned Landscape Conservation and a subdivision is not proposed;

(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design: the accommodation and glamping site is already established. The new building is located close to the existing use. Even if the building were located elsewhere on the site it would still be a BAL 12.5 classification;

(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence: not addressed; or

(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site: the additional clearance of native vegetation, is associated with the new buildings only, with much of this area falling within the existing Bushfire Hazard Management Area. This area is only a small percentage of the overall site area.

P1.2 – Performance Criterion

Clearance of the native vegetation within the identified priority vegetation area will minimise any adverse impacts on priority vegetation, having regard to the following:

(a) the design and location of buildings and works and any constraints such as topography or land hazards: the building works are associated with existing accommodation/glamping and only adds a minimal extra hazard management area;

(b) any particular requirements for the buildings and works: the Bushfire Hazard Management Plan is required in line with the Building Act;

(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings: the building has been sited to achieve a BAL 12.5 classification with the intention to build the structure to a higher BAL 19 level as a 'go-to Shelter-in-Place' building in the event of a fire. The new works will be constructed to meet AS2959:2018 requirements;

(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation: the BHMP has a BAL 12.5 classification as required by the Director's Determination – Bushfire Hazard Areas for short-term accommodation. Much of the hazard management area (HMA) is across the existing managed area;

(e) any on-site biodiversity offsets: as the proposed buildings will increase the area of development to approximately 14.5 per cent of the Title, the Title being in proximity to the Mount Pearson State Reserve and the LIST not identifying any threatened flora or fauna or their potential habitats on-site, no biodiversity offsets will be provided; and

(f) any existing cleared areas on the site: an existing BHMP area is in place surrounding existing buildings associated with the existing use.

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Objective: That:

(a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and

(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.

Not Applicable

This application does not propose a subdivision.

C8.0 Scenic Protection Code

Not Applicable

C8.1 Code Purpose

C8.1.1: The purpose of the Scenic Protection Code is to recognise and protect landscapes that are identified as important for their scenic values.

C8.2 Application of this Code

C8.2.1: This Code applies to development on land within a scenic protection area or scenic road corridor and in the Landscape Conservation Zone making it applicable to this application.

C8.4 Use or Development Exempt from this Code

C8.4.1: The following development is exempt from this Code:

(d) subdivision not involving works;

Not Applicable

A review of the Planning Scheme mapping confirms the development site is not within a scenic

protection area or scenic road corridor.

C9.0 Attenuation Code

Not Applicable

C9.1 Code Purpose

The purpose of the Attenuation Code is:

C9.1.1: To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions.

C9.1.2: To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.

C9.2 Application of this Code

C9.2.1: This Code applies to:

(a) activities listed in Tables C9.1 and C9.2;
(b) sensitive uses; and
(c) subdivision if it creates a lot where a sensitive use could be established, within an attenuation area.

C9.2.2: The Code does not apply to attenuation areas between the activities listed in Tables C9.1 and C9.2 where those activities occur within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.

C9.2.3: The Code does not apply to sensitive uses occurring within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.

C9.2.4: The Code does not apply to a plant nursery or controlled environment agriculture activities occurring within the Rural Zone and Agriculture Zone.

C9.4 Use or Development Exempt from this Code

C9.4.1: The following use or development is exempt from this Code:

(a) use or development assessed as a level 2 activity; and
(b) additions or alterations to an existing building used for sensitive use, provided that the gross floor area does not increase by more than 50% or 100m², whichever is the greater, from that existing at the effective date.

All the activities listed in Tables C9.1 and C9.2 were reviewed and none are known to operate within the specified distances of the development site. It is therefore put to the Planning Authority this Code is not applicable.

C10.0 Coastal Erosion Hazard Code

Not Applicable

C10.1 Code Purpose

The purpose of the Coastal Erosion Hazard Code is:

C10.1.1: To ensure that use or development subject to risk from coastal erosion is appropriately located and managed, so that:

(a) people, property and infrastructure are not exposed to an unacceptable level of risk;
(b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;
(c) it does not increase the risk from coastal erosion to other land or public infrastructure; and
(d) works to protect land from coastal erosion are undertaken in a way that provides appropriate protection without increasing risks to other land.

C10.2.1: To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

C10.2.2: The Planning Authority may only make a request under clause C10.2.1(b) where it reasonably believes, based on information in its possession, that the land is located on an actively mobile landform within the coastal zone.

C10.2.3: For the purposes of C10.5.1, Residential and Visitor Accommodation are not Use Classes that are reliant on a coastal location.

C10.2 Application of this Code

C10.2.1: This Code applies to:

(a) use and development of land within a coastal erosion hazard area; or
(b) development identified in a report, that is lodged with an application or required in response to a request under Section 54 of the Act, as located on an actively mobile landform within the coastal zone.

C10.4 Use or Development Exempt from this Code

C10.4.1: Excluding where development occurs on an actively mobile landform in the coastal zone, the following Use or development is exempt from this Code:

(a) use or development that requires authorisation under the *Building Act 2016*, excluding:
    (i) a critical use, hazardous use, or vulnerable use;
    (ii) if located within a high coastal erosion hazard band; or
    (iii) coastal protection works;

(b) intensification of an existing use, if not for a critical, hazardous or vulnerable use;

(c) alterations or extensions to an existing building locate within a high coastal erosion hazard band, if:

(i) the site coverage is not increased by more than 20m^2 from that existing at the effective date; and
(ii) not for a critical, hazardous, or vulnerable use;

(d) use or development of land for:
(i) Natural and Cultural Values Management;
(ii) Passive Recreation;
(iii) Port and Shipping in a proclaimed wharf area;
(iv) Resource Development, excluding use or development in the high coastal erosion hazard band that requires authorisation under the *Building Act 2016;* or
(v) Minor utilities;

(e) planting or disturbance of vegetation on existing pasture or crop production land; or

(f) consolidation of lots.

The development site is not burdened by the Coastal Erosion Hazard Band on the Planning Scheme mapping ensuring this Code is not applicable.

C11.0 Coastal Inundation Hazard Code

Not Applicable

C11.1 Code Purpose

The purpose of the Coastal Inundation Hazard Code is:

C11.1.1: To ensure that use or development subject to risk from coastal inundation is appropriately located and managed so that:

(a) people, property and infrastructure are not exposed to an unacceptable level of risk;
(b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;
(c) it does not increase the risk from coastal inundation to other land or public infrastructure; and
(d) works to protect land from coastal inundation are undertaken in a way that provides appropriate protection without increasing risks to other land.

C11.1.2: To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

C11.2 Application of this Code

C11.2.1: This Code applies to use and development of land within a coastal inundation hazard area.

C11.2.2: This Code applies to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land that falls within one

of the coastal inundation hazard band levels shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule and the standards relevant to each band apply.

C11.2.3: This Code does not apply to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land in excess of the low hazard band level relevant for that land, as shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule.

C11.2.4: For the purposes of C11.5.1 and C11.5.2, Residential or Visitor Accommodation are not Use Classes that are reliant on a coastal location.

C11.4 Use or Development Exempt from this Code

This Clause was reviewed though not included due to the number of exemptions listed. None were considered applicable to this application.

Not Applicable

The development site is not burdened by the Coastal Inundation Hazard Band on the Planning Scheme mapping ensuring this Code is not applicable.

C12.0 Flood-Prone Areas Hazard Code

Not Applicable

C12.1 Code Purpose

The purpose of the Flood-Prone Areas Hazard Code is:

C12.1.1: To ensure that use or development subject to risk from flood is appropriately located and managed, so that:

(a) people, property and infrastructure are not exposed to an unacceptable level of risk;
(b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and
(c) it does not increase the risk from flood to other land or public infrastructure.

C12.1.2: To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.

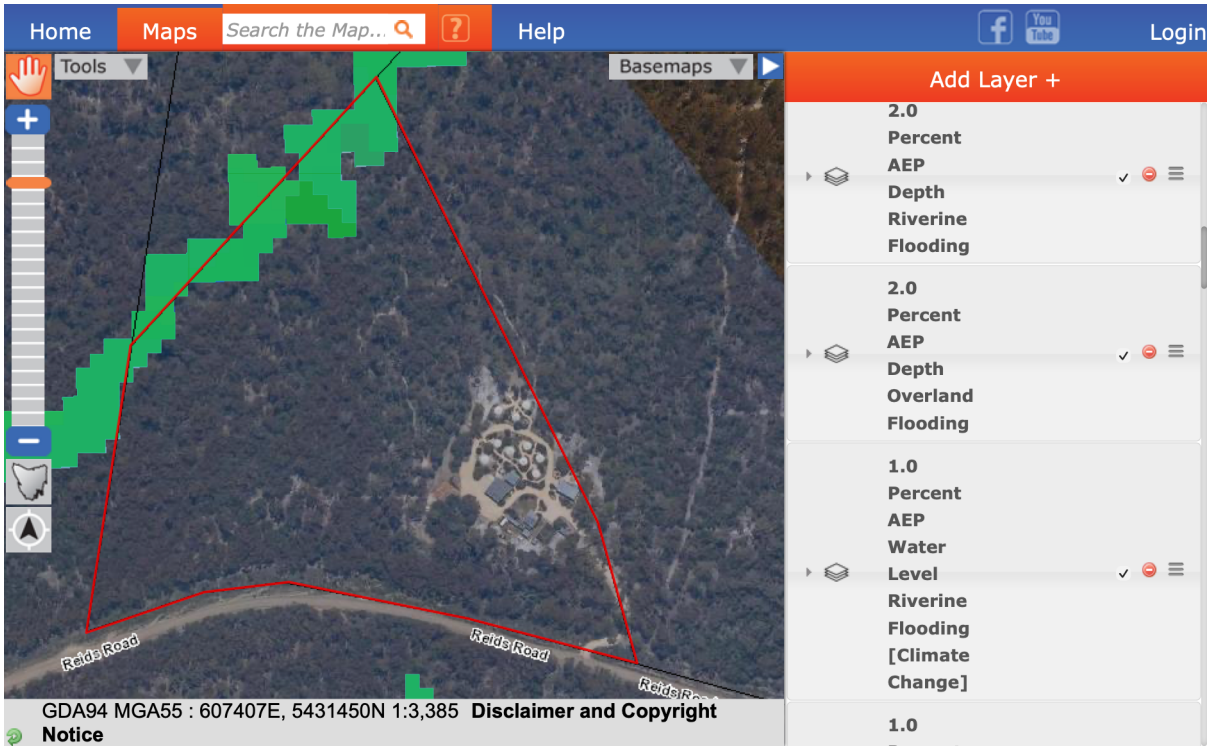


Figure 6: LISTmap Statewide Flood Hazard 0.5, 1.0 and 2.0 per cent overlays

C12.2 Application of this Code

C12.2.1: this Code applies to development of land within a flood-prone area.

C12.2.2: this Code applies to use of land within a flood-prone hazard area if for:

C12.2.3: this Code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under Section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.

C12.2.4: the Planning Authority may only make a request under clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.

C12.2.5: This Code does not apply to land subject to the Coastal Inundation Hazard Code.

C12.4 Use or Development Exempt from this Code

The exemptions listed under subclause C12.4.1 were reviewed though none considered applicable to this application.

Not Applicable

The Statewide Flood Hazard overlay burdens the tributary running inside the north-western Title boundary, approximately 145m north-west of the proposed area of development. Figure 6 above shows the location of the 0.5, 1.0 and 2.0 flood hazard overlays with respect to the on-site development.

It is put to the Planning Authority this Code is not applicable as no works will occur within the

flood-prone hazard area and the building will be approximately 10-12m above the tributary. For these reasons, this Code has not been addressed.

4.4: C13.0 Bushfire-Prone Areas Code

A review of the Planning Scheme mapping confirms the entire development site is prone to bushfire. Mr Jason Van Zetten (BFP-113) of Red Dog Bushfire Assessors has provided the Bushfire Attack Level (BAL) Assessment and Bushfire Hazard Management Plan (BHMP) dated 24 September 2026.

In accordance with AS3959:2018, a BAL 12.5 rating has been issued for the development with the Hazard Management Area maintained to the distances set out for BAL 12.5 and the pavilion constructed to a BAL 19. This is discussed in the reports accompanying this application.

C13.1 Code Purpose

The purpose of the Bushfire-Prone Areas Code is:

C13.1.1: To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

C13.2 Application of this Code

C13.2.1: This Code applies to:

(a) subdivision of land that is located within, or partially within, a bushfire-prone area; and

(b) a use on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

C13.4 Use or Development Exempt from this Code

C13.4.1: The following use or development is exempt from this code:

(a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and

(b) adjustment of a boundary in accordance with Clause 7.3 of this Planning Scheme.

A review of the Planning Scheme overlays indicate the development site is prone to bushfire. While the proposal is not considered to be exempt from this Code in accordance with subclause C13.4.1, neither a subdivision, hazardous nor vulnerable Use as defined in C13.3.1 of the Planning Scheme is proposed.

C13.5 Use Standards

C13.5.1 Vulnerable uses

Objective: That vulnerable uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the vulnerable use and the bushfire hazard.

Not Applicable

This application does not propose a vulnerable use.

C13.5.2 Hazardous uses

Objective: That hazardous uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the hazardous use and the bushfire hazard.

Not Applicable

This application does not propose a hazardous use.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas

Objective: That subdivision provides for hazard management areas that:

(a) facilitate an integrated approach between subdivision and subsequent building on a lot;

(b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and

(c) provide protection for lots at any stage of a staged subdivision.

Not Applicable

This application does not propose a subdivision.

C14.0 Potentially Contaminated Land Code

Not Applicable

C14.1 Purpose of the Potentially Contaminated Land Code

The purpose of the Potentially Contaminated Land Code is:

C14.1.1: To ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

C14.2 Application of this Code

C14.2.1: This Code applies to a sensitive use, a use listed in a Use Class in Table C14.1 as one of the specified uses, or development, on land that:

(a) is shown on an overlay map in the relevant Local Provisions Schedule as within an area of potentially contaminated land;
(b) the planning authority knows to have been used for a potentially contaminating activity, by reference to:
    (i) a notice issued in accordance with Part 5A of the Environmental Management and Pollution Control Act 1994; or
    (ii) a previous permit;
(c) the planning authority reasonably suspects may be contaminated by reference to:
    (i) a notice issued in accordance with Part 5A of the Environmental Management and Pollution Control Act 1994; or
    (ii) advice from the Director that it is likely that contamination has migrated onto the land; or
(d) has been identified as having been used, or may have been used, for a potentially contaminating activity, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated:
    (i) in a report lodged with the application; or
    (ii) in a report prepared by a site contamination practitioner in response to a request under Section 54 of the Act.

The vacant site has not knowingly been previously used for activities that may have potentially contaminated the land. For this reason, it is put to the Planning Authority this Code is not applicable.

C15.0 Landslip Hazard Code

Not Applicable

C15.1 Code Purpose

The purpose of the Landslip Hazard Code is:

C15.1.1: To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.

C15.2 Application of this Code

C15.2.1: This Code applies to:

(a) Use or development of land within a landslip hazard area; or
(b) Use or development of land identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as having potential to cause or contribute to a landslip.

C15.2.2: The Planning Authority may only make a request under subclause C15.2.1(b) where it reasonably believes, based on information in its possession, that the use or development of land has the potential to cause or contribute to landslip.

Not Applicable

This Code has not been addressed because a review of the Planning Scheme mapping noted the site is not burdened by a landslip hazard area.

C16.0 Safeguarding of Airports Code

Not Applicable

C16.1 Code Purpose

The purpose of the Safeguarding of Airports Code is:

C16.1.1: To safeguard the operation of airports from incompatible use or development.

C16.1.2: To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.

C16.2 Application of this Code

C16.2.1: This Code applies to:

(a) a sensitive use within an airport noise exposure area; and

(b) development within an airport obstacle limitation area.

C16.4 Use or Development Exempt from this Code

C16.4.1: The following use or development is exempt from this Code:

(a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

The development site is not burdened by an overlay indicating it is within an airport noise exposure area or airport obstacle limitation area. This Code is therefore not applicable.

The Break O'Day Local Provisions Schedule was reviewed with none of those listed, applicable to this application.

5. CONCLUSION

The submitted application is seeking Planning approval for the construction of two separate buildings, one to house a pavilion and one a sauna at the Bay of Fires Bush Retreat. The pavilion with tearooms and amenities as well as the sauna, will be used by guests of the Retreat as an indoor guest lounge for yoga retreats or on occasion, wedding receptions.

The 8.733 hectare, slightly sloping, unserviced and unfenced Title is located against the northern boundary of the eastern end of C849 Reids Road. The property houses the existing

Bay of Fires Bush Retreat which includes the existing 10 glamping tents, separate reception building, barbecue pavilion, amenities building, bunk house and store.

This submission has been written in conjunction with the accompanying documentation demonstrating compliance with the relevant development standards and uses of the *Tasmanian Planning Scheme – Break O'Day* and the *Break O'Day Local Provisions Schedule*. As the proposal is discretionary on seven sub-clauses, the application is submitted for assessment and approval in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993*.

6. Appendices

- Development Application Form;
- Planning Report - amended;
- Site plans and elevations – Proposed Pavilion & Outdoor Sauna – Pippa Architecture dated 05 November 2026;
- Certificate of Title 140893 – 3;
    - Folio Text;
    - Folio Plan;
    - Schedule of Easements;
    - Torrens Scanned Dealing C519518;
    - Council Certificate;
    - Survey Notes; and
    - Property Information Report;
- Bushfire Attack Level Assessment and Bushfire Hazard Management Plan – Red Dog Bushfire, Jason Van Zetten dated 24 September 2026;
- Soil and wastewater report, Geo-Environmental Solutions, Dr JP Cumming dated June 2026;

GEO-ENVIRONMENTAL ASSESSMENT

795 Reids Road

Binalong Bay

June 2026

GEO-ENVIRONMENTAL

SOLUTIONS

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Bay of Fires Bush Retreat
Site Address:	795 Reids Road, Binalong Bay
Date of Inspection:	21/05/2026
Proposed Works:	Alterations/Additions
Investigation Method:	Hand Auger
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	140893/3
Title Area:	Approx. 8.751ha ha
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation
Slope & Aspect:	5° N facing slope
Vegetation:	Mixed Flora
Ground Surface:	Disturbed

Background Information

Geology Map:	MRT
Geological Unit:	Devonian Granite
Climate:	Annual rainfall 700mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	*AS2870:2011, AS1726:2017 & AS1547:2012*

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below.

Soil Profile Summary

TH 1 Depth (m)	TH 2 Depth (m)	TH 3 Depth (m)	USCS	Description
0.00-0.40	0.00-0.30		SM	**Silty SAND**: Fine to medium grained, dark brown, slightly moist, medium dense.
0.40-1.50	0.30-1.00	0.00-0.70	SW	**Silty SAND**: Fine to coarse grained, dark grey, slightly moist, dense, refusal on rock.

Site Notes

The soils on site consist of windblown sand topsoils overlying deep clay dominant subsoils developing from Permian siltstone.

Site Classification

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

The site has been classified as:

Class A

Y_s range: **0mm**

Notes: The site has been classified as Class A, which is an unreactive sand site and isn't expected to exhibit any ground surface movement due to moisture fluctuations. Design and construction should be made in accordance with this classification.

Wind Loading Classification

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

Wind Classification:	N2
Region:	A
Terrain Category:	2.0
Shielding Classification:	PS
Topographic Classification:	T0
Wind Classification:	N2
Design Wind Gust Speed – m/s ($V_{h,u}$):	40

Wastewater Classification & Recommendations

The proposed function center and sauna have facilities including a small kitchen, toilets and outdoor rinse showers. Use of facilities is expected to be sporadic therefore the full capacity of the facilities will not be used on a daily basis. Due to the low frequency of the high loads it is proposed that the size of the trenches be based on a 7 day average where the system can store high volume and drain it over time.

The wastewater load is as follows.

Guest	Litres/person/day	Maximum Persons	Total	Frequency
Wedding	30	80	2400	15/days year
Yoga	3	26	78	30 days/year
Sauna shower	30	30	900	Daily

Daily use for the wedding guest and yoga are based on table 4. of the directors guidelines for on-site wastewater management systems. The rinse showers are based on an estimate of a two-minute shower using a 15L/minute shower head.

It is proposed that the system be sized based on a 7 day average accommodating maximum numbers from a wedding and daily use from yoga and sauna on the other six days.

Wastewater budget

Water Use	7 Day water use
Wedding use	2400L
Yoga use	486L
Sauna use	5400L
7 Day total	8268L
Daily water use	**1182L/day**

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Sand (category 1).** It is proposed to install a dual-purpose septic tank with on-site absorption. A Design Loading Rate (DLR) of 20L/m^2/day has been assigned for primary treated effluent. The proposed buildings have a calculated maximum wastewater output of 1182L/day. Using the DLR of 20L/m^2/day, an absorption area of at least 60m^2 will be required to accommodate the expected flows. This can be accommodated by two 20m x 1.5m x 0.6m absorption trenches connected to a dual-purpose septic tank (min 4000L) via a two-way splitter box with speed levelers to ensure equal distribution. For all calculations please refer to the Trench summary reports. A cut-off drain will be required upslope of the absorption area and the area excluded from traffic or any future building works. A 100% reserve area should be set aside for future wastewater requirements. There is sufficient space available on site to accommodate the reserve due to the large property size (>2ha). Therefore, a formal reserve area has not been assigned.

The following setback distances are in agreement with the Building Act 2016:

Upslope or level buildings:	3m
Downslope buildings:	9m
Upslope or level boundaries:	1.5m
Downslope boundaries:	10m
Downslope surface water:	100m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table. During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

Construction Notes & Recommendations

The site has been classified as **Class A**.

It is recommended that all footing loads are transferred to bedrock (either directly or via piers/piles).

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.



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

Director

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Bay of Fires Bush Retreat	Assess. Date	26-Jun-26
		Ref. No.	
Assessed site(s)	795 Reids Road, Binalong Bay	Site(s) inspected	21-May-26
Local authority	Break O'Day	Assessed by	JP Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 1,182 (using a method independent of the no. of bedrooms)

Septic tank wastewater volume (L/day) = 394

Sullage volume (L/day) = 788

Total nitrogen (kg/year) generated by wastewater = 3.6

Total phosphorus (kg/year) generated by wastewater = 2.9

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	51	46	56	55	46	49	68	67	70	68	64	62
Adopted rainfall (R, mm)	51	46	56	55	46	49	68	67	70	68	64	62
Retained rain (Rr, mm)	43	39	48	47	39	42	58	57	60	58	54	53
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**87**	**71**	**43**	**16**	**3**	**-12**	**-26**	**-15**	**3**	**26**	**51**	**73**

Annual evapotranspiration less retained rain (mm) = 320

Soil characterisitics

Texture = Sand Category = 1 Thick. (m) = 1.5

Adopted permeability (m/day) = 3 Adopted LTAR (L/sq m/day) = 20 Min depth (m) to water = 3

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In dual purpose septic tank(s)
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Trench(es)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	40
Width (m) =	1.5
Depth (m) =	0.6
Total disposal area (sq m) required =	60
comprising a Primary Area (sq m) of:	60
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

Comments:

The wastewater loading is calculated at 1182L/day with a required area of 60m^2 for the proposed buildings. Therefore the system will have the capacity to cope with predicted climatic loading events

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Bay of Fires Bush Retreat	Assess. Date	26-Jun-26
		Ref. No.	
Assessed site(s)	795 Reids Road, Binalong Bay	Site(s) inspected	21-May-26
Local authority	Break O'Day	Assessed by	JP Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	1,000	V. high	Moderate	No change	
	Density of disposal systems	/sq km	20	Mod.	Moderate		
	Slope angle	degrees	5	High	Low		
	Slope form	Convex spreading		High	Very low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces N		V. high	Very low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	1,182	High	High	Moderate	Other factors lessen impact
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	1.5	V. high	Very low		
	Depth to bedrock	m	1.5	V. high	Moderate		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	3	Mod.	Very high	Moderate	Other factors lessen impact
	Long Term Accept. Rate	L/day/sq m	20	High	Low	Moderate	

Comments

This site has the capability to accept secondary treated wastewater.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Bay of Fires Bush Retreat	Assess. Date	26-Jun-26
		Ref. No.	
Assessed site(s)	795 Reids Road, Binalong Bay	Site(s) inspected	21-May-26
Local authority	Break O'Day	Assessed by	JP Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
AA	Cation exchange capacity	mmol/100g	20	High	Very high		
AA	Phos. adsorp. capacity	kg/cub m	0.1	High	Very high		
	Annual rainfall excess	mm	-320	High	Very low		
	Min. depth to water table	m	3	High	Very low		
	Annual nutrient load	kg	6.5	High	Low		
A	G'water environ. value	Recreational		V. high	High		
	Min. separation dist. required	m	3	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
A	Surf. water env. value	Recreational		V. high	High		
	Dist. to nearest surface water	m	130	V. high	Moderate		
	Dist. to nearest other feature	m	180	V. high	Very low	Low	
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	858	V. high	Very low		

Comments

There is low risk of environmental harm associated with onsite wastewater disposal.

Explanatory Notes

1 Scope of Works

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

1.1 Site Classification AS2870:2011

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

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

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

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

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

1.2 Soil Characterisation

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

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

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

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

1.3 USCS Material Descriptions

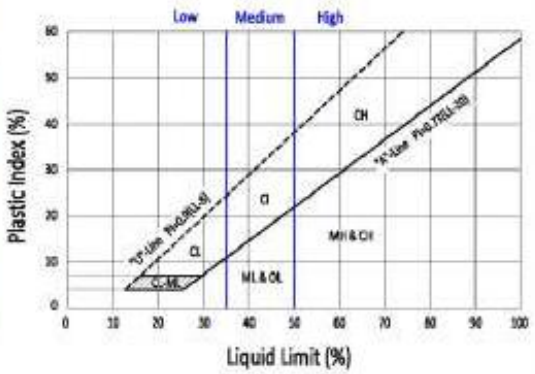
Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

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

Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'

Plasticity Chart

For classification of fine grained soils and fine fraction of coarse grained soils.



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

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

1.4 Bearing Capacities and DCP testing.

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

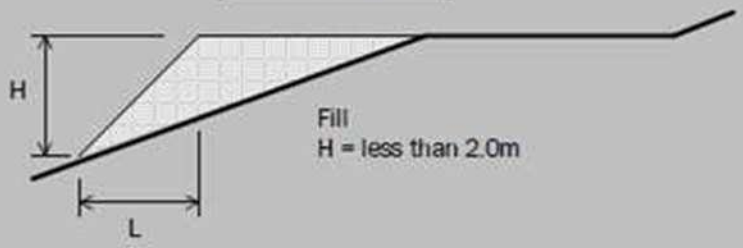
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the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

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

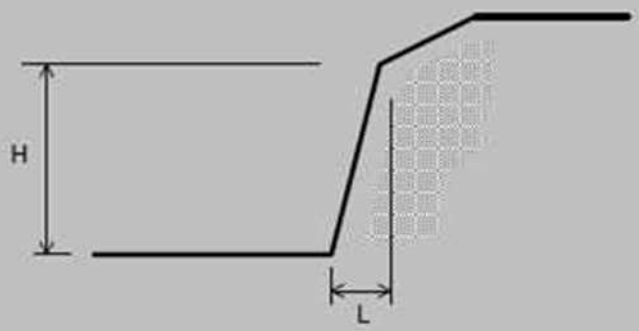
1.5 Batter Angles for Embankments *(Guide Only)*

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-

FILL EMBANKMENTS



CUT EMBANKMENTS



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
Silt (P*)		1 : 4	1 : 4
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

Glossary of Terms

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

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

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

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

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

Foundation – Ground which supports the building

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

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

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

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

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

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

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

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

Disclaimer

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

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

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

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

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Consistent with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Consistent with A1 (b) (ii) Land application area will be located with a minimum separation distance of 9m from a downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A2 (a) Land application area located > 100m from downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1 .5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Consistent with A3 (b) (ii) Land application area will be located with a minimum separation distance of 10m from a downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Consistent with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Consistent with A5 (a) No groundwater encountered
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with P6 vertical setback of 0.6m consistent with AS/NZS 1547 Appendix R
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Consistent

GES
GEO-ENVIRONMENTAL
SOLUTIONS

AS1547:2012 – Loading Certificate – Septic System Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 795 Reids Road, Binalong Bay

System Capacity: 7 people @ 0L/person/day

Summary of Design Criteria

DLR: 20L/m^2/day.

Absorption area: 60m^2

Reserve area location /use: Not Assigned - more than 100% available

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to capacity of system and site area (provided loading changes within 25% of design)

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to visible signs of overloading and owner monitoring.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Risk considered acceptable.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the absorption area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Septic tank de-sludging must also be monitored to prevent excessive sludge and scum accumulation. Monitoring and regulation by the property owner required to ensure compliance.

Other operational considerations: Owners/occupiers must be aware of the operational requirements and limitations of the system, including the following; the absorption area must not be subject to traffic by vehicles or heavy stock and should be fenced if required. The absorption area must be kept with adequate grass cover to assist in evapotranspiration of treated effluent in the absorption trenches. The septic tank must be desludged at least every 3 years, and any other infrastructure such as septic tank outlet filters must also be cleaned regularly (approx. every 6 months depending upon usage). Foreign materials such as rubbish and solid waste must be kept out of the system.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Bay of Fires Bush Retreat *Owner name*
PO Box 500 *Address*
St Helens 7216 *Suburb/postcode*

Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Bay of Fires Bush Retreat
Designer's project reference No. J13000
Address: 795 Reids Road
Lot No: 140893/3
Binalong Bay 7216

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:
On-site wastewater management system - design

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (*X the appropriate box*)

Other details:

Septic tank and absorption trench

Design documents provided:

The following documents are provided with this Certificate –
Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Jun-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Jun-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Jun-26

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Geo-Environmental Assessment - 795 Reids Road Binalong Bay - Jun-26

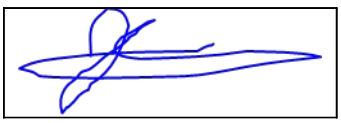
Geo-Environmental Assessment - 795 Reids Road Binalong Bay - Jun-26

Attribution as designer:

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		26/06/2026
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

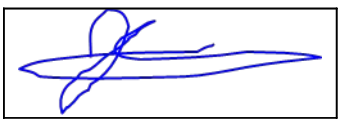
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..... John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		26/06/2026



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Bay of Fires Bush Retreat *Owner /Agent*
PO Box 500 *Address*
St Helens 7216 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming
Address: 29 Kirksway Place
Battery Point 7004
Phone No: 03 6223 1839
Fax No:
Licence No: AO999
Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 795 Reids Road
Binalong Bay 7216
Lot No:
Certificate of title No: 140893/3

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011
(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: Foundation Classification
(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

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

building work, plumbing work or plumbing installation or demolition work ☒
or
a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

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

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

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

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

Qualified person:

Signed:

Certificate No: J13000

Date: 26/06/2026



Wastewater system:

Dual-purpose septic tank (min 4000L)

Two-way splitter box

Absorption Trenches
2 x 20m x 1.5m x 0.6m

Min 3m separation

Min 3m from upslope buildings
Min 9m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 10m from downslope boundary
Min 100m from downslope surface water

Refer to GES report

GES
GEO-ENVIRONMENTAL SOLUTIONS
29 Kirkaway Place Battery Point
T| 62231839 E| office@geosolutions.net.au

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A
26/06/2026

PIPPA ARCHITECTURE

TASMANIA REGISTERED ARCHITECT NO. 1153

architects details

contact	Pippa Jensen
licence n°	437343312
phone	0458 313 770
email	hello@pippaarchitecture.com.au

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general notes

These drawings show design intent & are suitable as a guide only. Do not scale off the drawings. All dimensions in millimetres. All documents shall be read in conjunction with specifications and any consultants detail. All work shall be in accordance with the Building Code of Australia, relevant Australian Standards & local authority by-laws and regulations. Any discrepancies, errors or omissions shall be referred to the Architects. Drawings are not to be used for construction until issued Construction.

project

#Pln

BOFBR Pavilion & Sauna

#Site Coordinates
#Site Full Address

N

drawing

drawing title	Site Plan	drawn by	PJ
stage	#Project Status	drawing scale	1:500
drawing n°	#Pln-SK02	page size	A3
date	23/4/2026	revision	

Design notes:

1. Absorption trench dimensions of up to 20m long by 0.60m deep by 1.5m wide.
2. Base of trenches to be excavated level and smearing and compaction avoided.
3. Lower 450mm of bed to be filled with 20mm drainage aggregate and slotted 100mm distribution pipes packed into upper 100mm of aggregate
4. Final finished surface with sandy loam from on site to be 100 mm above natural surface to allow for settlement.
5. Construction on slopes up to 20% to allow trench depth range 650mm upslope edge to 450mm on down slope edge.
6. On slopes over 5% the sandy loam cover should be 75-100mm above natural with a toes no less than 500mm in length to avoid surface water accumulation (up slope ag drain also recommended to divert surface water flows).
7. The distribution pipe grid must be absolutely level to allow even distribution of effluent around the absorption area – it is recommended that the level be verified by running water into the system before backfilling and commissioning the trench
8. The slotted 90-100mm PVC distribution pipes must be slotted at “8 and 4 o’clock” when looking at the pipe section end-on, with the slots running level along the horizontal length of the pipe – please see figure 2 – or commercially available pre-slotted PVC pipe utilised
9. All works on site to comply with AS3500 and Tasmanian Plumbing code.

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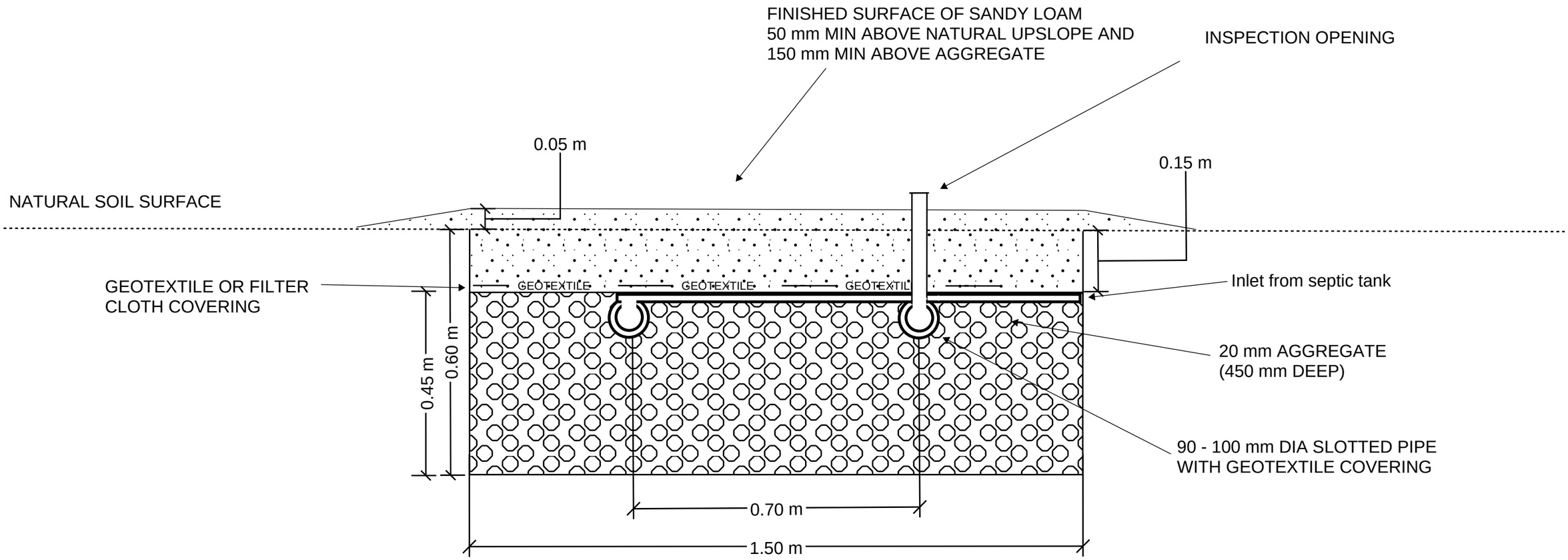

Do not scale from these drawings. Dimensions to take precedence over scale.				Absorption Trench Design- Slotted Pipe

Figure 2 - Distribution Pipe Detail

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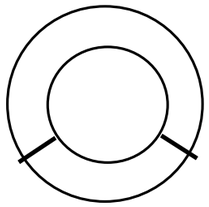
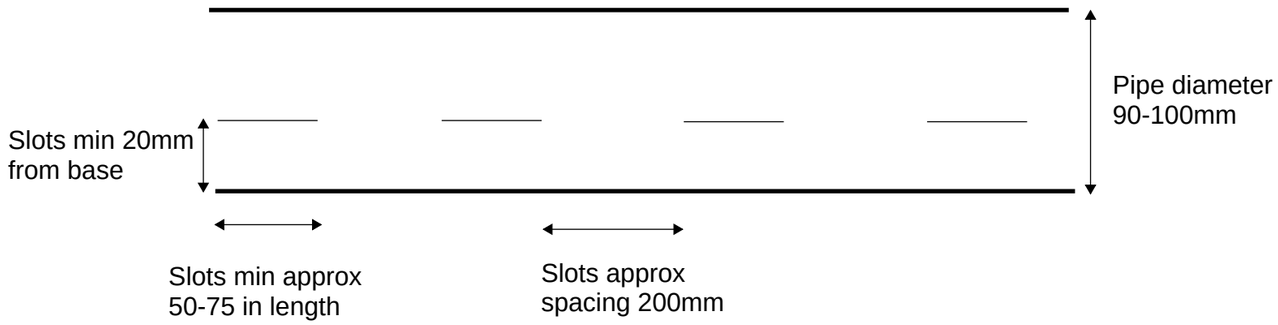
Cross Section

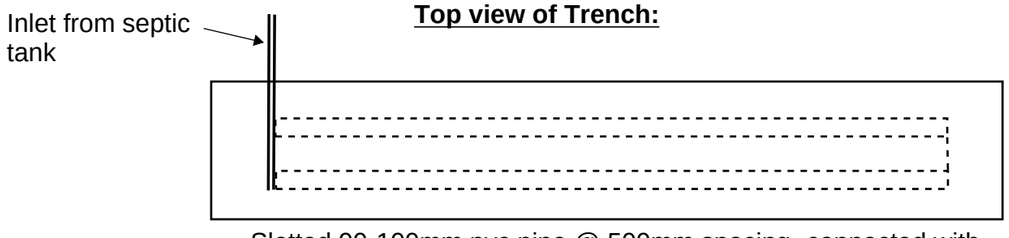


Slotted 100mm distribution pipe
- slots at "8 and 4 o'clock"

Side View



Top view of Trench:



Slotted 90-100mm pvc pipe @ 500mm spacing- connected with
90 degree corner joins- 500mm spacing from ends of trench

Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions		Date: Feb 20	Terraced Absorption Trench Detail	Sheet 2 of 2

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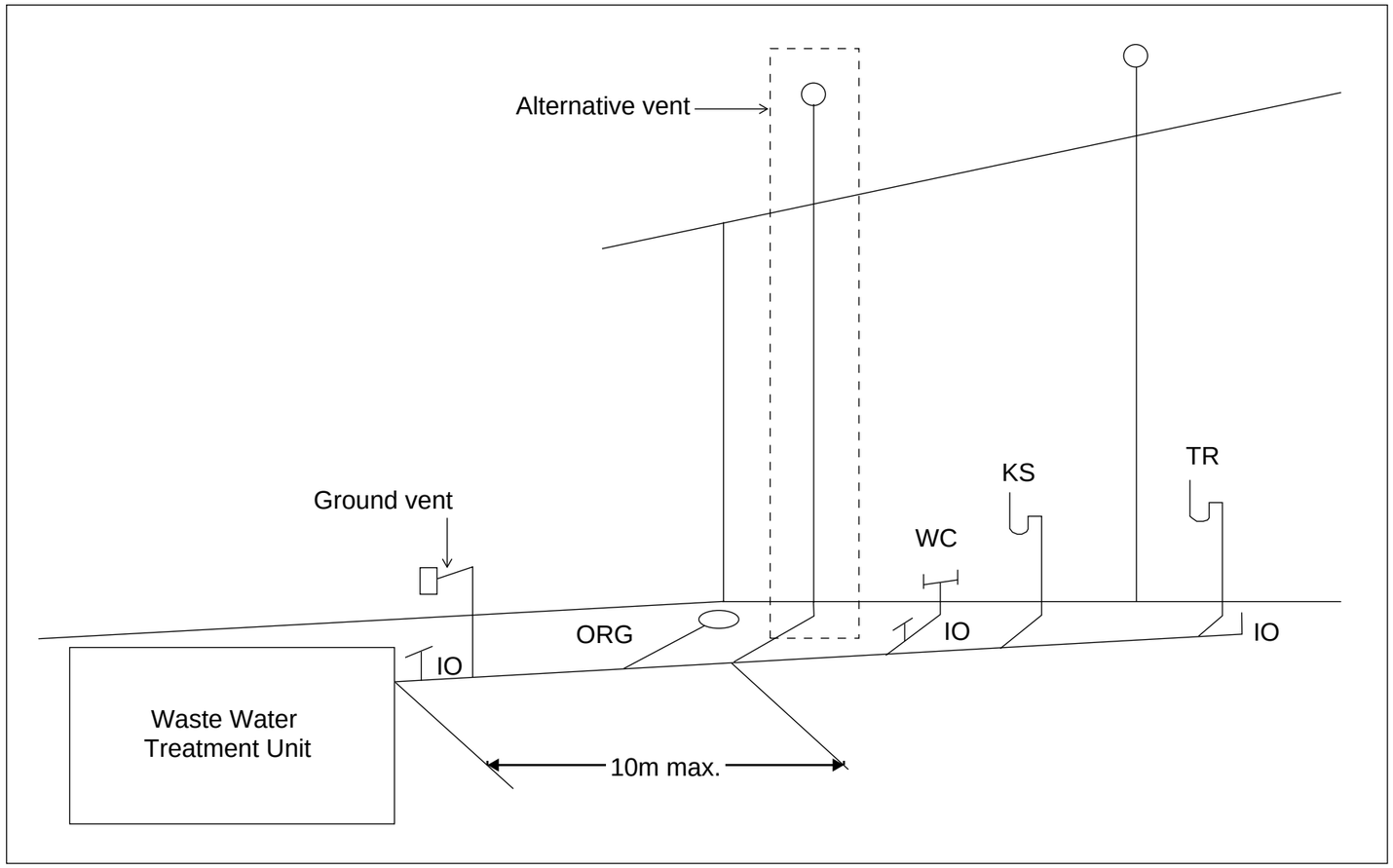


Tas Figure C2D6 Alternative Venting Arrangements

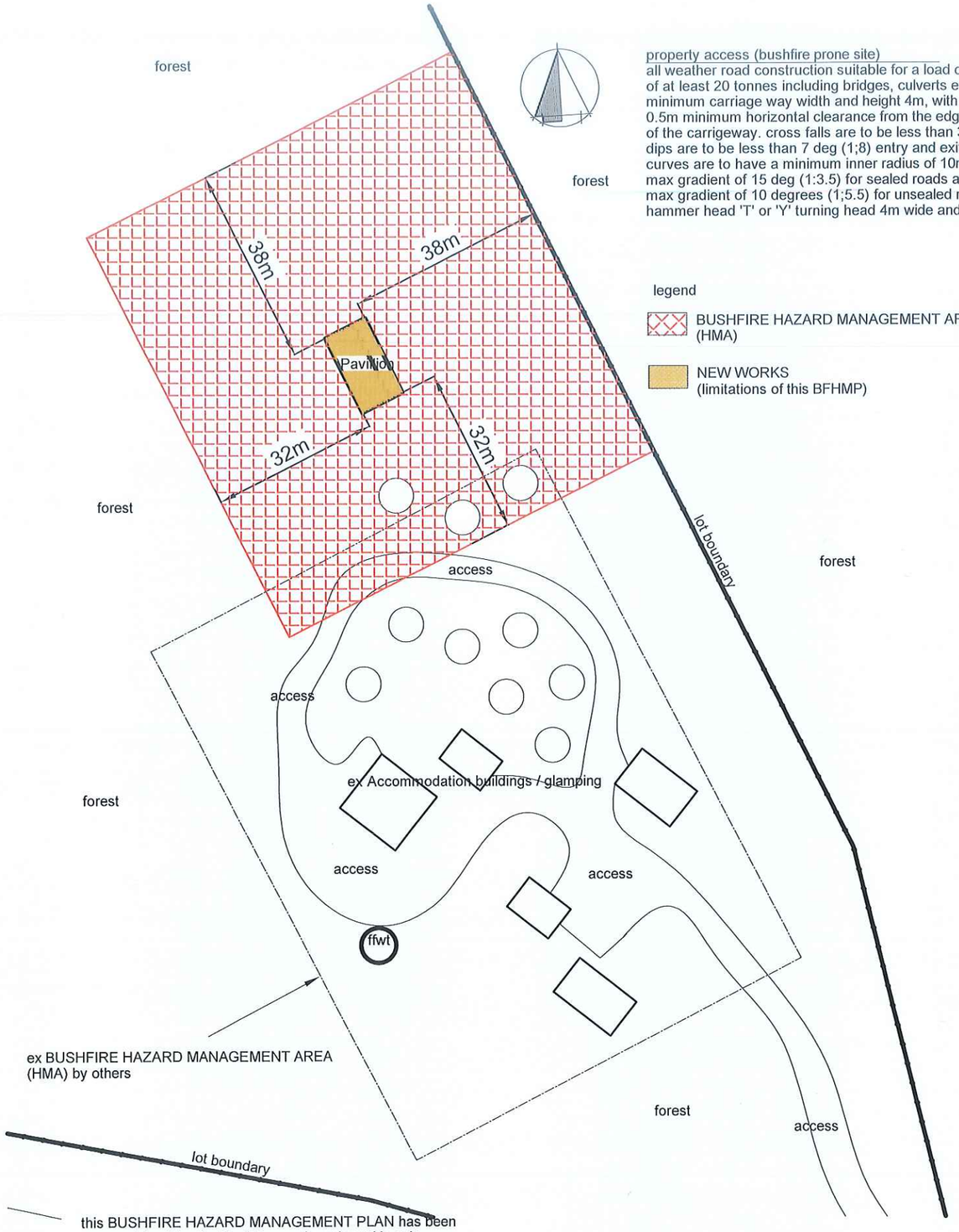
Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent in not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment unites must terminate at or above finished surface level

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure C2D6 Alternative Venting Arrangements		Sheet 1 of 1



property access (bushfire prone site)
all weather road construction suitable for a load capacity of at least 20 tonnes including bridges, culverts etc.
minimum carriage way width and height 4m, with 0.5m minimum horizontal clearance from the edge of the carrigeway. cross falls are to be less than 3deg (1;20)
dips are to be less than 7 deg (1;8) entry and exit angle and curves are to have a minimum inner radius of 10m.
max gradient of 15 deg (1:3.5) for sealed roads and max gradient of 10 degrees (1;5.5) for unsealed roads
hammer head 'T' or 'Y' turning head 4m wide and 8m long

legend

BUSHFIRE HAZARD MANAGEMENT AREA (HMA)

NEW WORKS (limitations of this BFHMP)

bush fire water supply
min 10000 litre water tank / static water supply

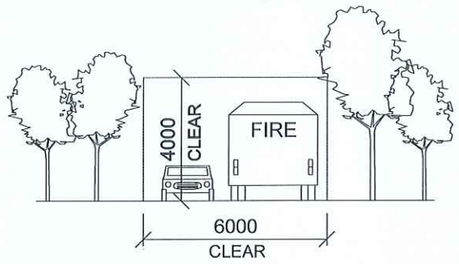
constructed of steel (colorbond) or concrete
to be located greater than 6m from the dwelling and within 3m of the driveway available for fire fire fighting purposes at all times.
tank is to be fitted with a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to firefighting equipment
coupling is to be fitted with a blank cap and securing chain minimum 220mm length

bush fire water supply signage
provide signage as per Tas Fire signage requirements for size, details and colour permanently fixed to the exterior of the water tank in a location visible from the driveway
refer to 'Tasmanian Fire Service water supply signage guidelines' document (Tas Fire web site)

bush fire water supply - fittings pipework & accessories
Fittings and pipework assoc with fite fighting static water supply must;
- have a minimal internal diameter of 50mm
- be fitted with a valve with a diameter of 50mm
- be metal if above ground
- if buried have a minimum depth of 300mm
- provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment
- ensure coupling is accessible and available for connection at all times
- ensure the coupling is fitted with a blank cap and securing chain 220mm long securing chain minimum 220mm length
- where a remote offtake is installed, ensure the offtake is in a position that is
  - visible
  - accessible to allow connection by fire fighting equipment
  - at a working height of 450 - 600mm above ground level
  - and be protected from possible damage by vehicles

ACCESS / DRIVEWAY to dwelling is constructed of suitable all weather material suitable for fire truck access or exit from the site in all weather from the site at the time of a fire

vegetation must be cleared and kept clear and maintained to a height of 4m and a width of 6m clear access for fire fighting / fire truck access and other emergency vehicles

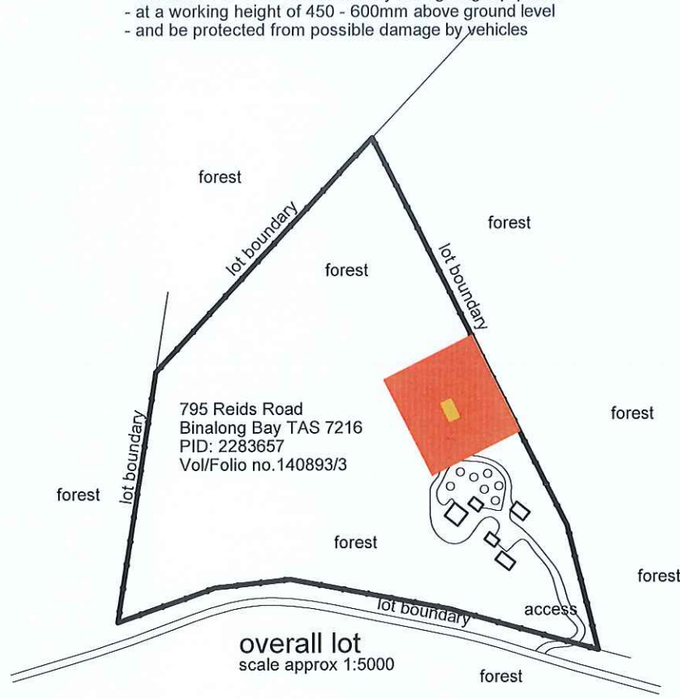


the BUSHFIRE HAZARD MANAGEMENT AREA (defendable space) as shown on this plan (shown hatched) has been designated between the building and the risk and MUST be maintained / managed to reduce the spread of embers / flames / fires.

the implementation of this BUSHFIRE HAZARD MANAGEMENT PLAN must be carried out prior to occupancy of the building.

the occupant must
- -keep grass / lawns to a length of less than 100mm, and maintain
- -remove fallen limbs, bark and litter from the BFHM area
- -not use flammable garden mulch such as pinebark
- -regularly thin out the under storey of trees and shrubs
- -prune low hanging tree limbs to create separation from flammable ground litter
- -prune larger trees to create canopy separation
- -remove and maintain flammable debris from gutters and around the building
- -construct non flammable driveways, paths and structures
- -keep fire wood storage to a minimum and greater than 6m from the building

planting establishment, where possible is to be primarily of low flammability shrubs species



this Bushfire Hazard Management Plan is to be read in conjunction with report no.8445 prepared by Jason Van Zetten
Accreditation no. BFP113
scope of work 1,2,3A

this Bushfire Hazard Management Plan has been prepared by Jason Van Zetten
Accreditation no. BFP113
scope of work 1,2,3A

bal 12.5 | construction to bal 19

bushfire hazard management plan

SCALE: 1:1000 approx

this BUSHFIRE HAZARD MANAGEMENT PLAN has been prepared for this site / building works only and is only associated with this project and is to be read in line with report associated with this plan. failure to implement / continue the management of this plan may result in failure to comply with insurance requirements / conditions

A COPY OF THIS DOCUMENT MUST BE PROVIDED TO ALL CURRENT & SUCCESSIVE OWNERS TO MAKE THEM AWARE OF THEIR OBLIGATIONS OF CONTINUING MAINTENANCE AND BUSHFIRE ASSOCIATED RISK

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amendment
1.
2.
3.
4.

bushfire hazard management plan
for: Bay of Fires Bush Retreat / T Dickers
lot:3 no.795 Reids Road
Binalong Bay

dwg no.	BFHMP - 8445			version - 01
sheet:	01	of	01	print date
date:	September 2026			24 SEP 2026
scale	1:1000 @ A3 approx			
bal	12.5			drawn: JVZ

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VZ Designs Pty Ltd ABN 50 110 377 421 e: info@reddogbushfire.com.au PO Box 7647, Launceston

BUSHFIRE ASSESSMENT

Client	Tom Dickers and Anna Hoffman Bay of Fires Bush Retreat	Volume/Folio Number	140893/3
Site	795 Reids Road, Binalong Bay, Tas, 7216	PID	2283657
Report By	Jason Van Zetten	Accreditation	BFP113
Date	24 September 2026	Report Reference No.	8445



Introduction

The proposal is for a new 100sqm pavilion associated with the existing Bay of Fires Bush Retreat accommodation and function centre.

Directors Determination

From the description of the proposed works it is believed that it fits into the highlighted requirements set out below in Table 4 of the Directors Determination.

There is no Subdivision Report available due to the age of the lot, however an existing BAL, Bushfire Hazard Management Plan and Emergency Plan was carried out, associated with previous works in 2014. It is assumed that this Report was inline with TFS requirements at the time, however it was prior to The Directors Determination being implemented. It is deemed that the best fit is D in the Table below due to the nature of the overall use.

Table 4 – requirements for Hazard Management Area – Directors Determination – Bushfire Hazard Areas version 1.2
(Note, this table does not depict the BAL level for this site, however, does provide clarification of the definition set out in the building act in relation to application of when the lot was created.)

	Element	Requirement
A	New buildings on lots provided with a BAL at the time of subdivision.	A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL-19, except where a higher BAL was approved as part of the subdivision bushfire hazard management plan; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
B	New buildings on lots not provided with a BAL at the time of subdivision.	A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL-29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
C	Alterations or additions to buildings.	An alteration or addition to a building must: (a) be located on the lot so as to be provided with a HMA which: (i) has the separation distances required for the BAL assessed for the construction of the existing building; or (ii) in the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL-29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
D	New buildings and additions and alterations to buildings classified as an accommodation building Class 1b, Class 2, or Class 3, other than communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	A new building or an alteration or addition must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL-12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
E	New buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the relevant planning scheme.	A new building or an addition or alteration including change of use must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL-12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
F	New buildings or additions and alterations to buildings associated with the use, handling, generation or storage of a hazardous chemical or explosive.	A new building or an alteration or addition, including change of use, for a building associated with the use, handling, generation or storage of a hazardous chemical must: (a) be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and (b) have a HMA established in accordance with a certified bushfire hazard management plan

G	Additional requirements for Certain Class 9 Buildings and associated Class 10a Buildings and decks.	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43

Site Description

Property Information: 795 Reids Rd Binalong Bay TAS 7216
Property Type: Primary
Property Identification Number (PID): 2283657
Certificate of Title Reference (Volume/Folio): 140893/3
Total Area: 87330 sqm
Locality: Binalong Bay
Municipality: Break O'Day
Planning Scheme: Tasmanian Planning Scheme
Planning Zones: Landscape Conservation
Planning Code Overlay: Waterway and coastal protection area, Priority vegetation area, Bushfire-prone areas

The 8.7-hectare site is located on Reids Road, around 600m west of its junction with Binalong Bay Road, Gardens Road on the western side of Binalong Bay. The site is flanked by forest in all directions, with Parks and Wildlife land to the west, across the southern hillsides of Mount Pearson.

At the time of inspection, the building location was partially managed with the existing use being predominantly managed.

To the north east of the works, woodland becomes forest at 38m to the boundary line. Beyond the boundary forest extends across the undulating slopes for around 500m through to the Gardens Road. Beyond this forest and scrub extends through to Binalong Bay and Grants Lagoon from around 1-2kms from the works.

To the south east of the works is the existing glamping and cabin site, the owner's residence and other associated buildings extending around 70-100m as managed, with forest extending through to the front boundary around 200m from the works. Forest extends across the undulating hillsides, beyond Reids Road, across Binalong Bay Road through to Moulting Bay around 2kms from the works.

To the south west of the works woodland becomes forest, extending across the undulating hillsides for around 300m to the western boundary. Parks and Wildlife land, mostly forest, extends beyond this for around 7kms through to an area known as Priory.

To the north west of the works, woodland becomes forest extending down the gentle undulating hillside through to a creek near the rear boundary, around 250m from the works. Beyond the rear boundary, forest extends across the undulating hillsides, being private land to around 350m and then Parks and Wildlife land extending through to the top of Mount Pearson, around 4.5kms from the works.

Vegetation classification AS3959	North	South East	South West	West
Group A	Forest	Forest	Forest	Forest
Group B	Woodland	Woodland	Woodland	Woodland
Group C	Shrub-land	Shrub-land	Shrub-land	Shrub-land
Group D	Scrub	Scrub	Scrub	Scrub
Group E	Mallee-Mulga	Mallee-Mulga	Mallee-Mulga	Mallee-Mulga
Group F	Rainforest	Rainforest	Rainforest	Rainforest
Group G	Grassland	Grassland	Grassland	Grassland
Predominant Feature	Forest	Forest	Forest	Forest
Excluded		Existing managed area covered by a prior BHMP		
Effective slope (degrees)	Up/0^0	Up/0^0	Up/0^0	Up/0^0
	>0-5^0	>0-5^0	>0-5^0	>0-5^0
	>5-10^0	>5-10^0	>5-10^0	>5-10^0
	>10-15^0	>10-15^0	>10-15^0	>10-15^0
	>15-20^0	>15-20^0	>15-20^0	>15-20^0
Distance to classified vegetation	Nominal 10 metres	70 metres	Nominal 10 metres	Nominal 10metres
Distance Required for Onsite Bushfire Hazard Management	38 metres	32 metres	32 metres	38 metres
Likely direction of bushfire attack	North	East	South	West
Prevailing winds	North	East	South	West
BAL Value (FDI 50)	BAL – 12.5	BAL – 12.5	BAL – 12.5	BAL – 12.5

The values have been achieved from the location proposed, within the constraints of the site. If the location or nature of the proposal is to be altered for any reason this report will need to be amended to suit.

Water Supply for Fire Fighting

There is no reticulated water to the area and therefore firefighting water supply will be needed, meeting the requirements below in line with The Director's Determination – Bushfire Hazard Areas: Table 3B – Requirements for Static Water Supply for Firefighting.

As the new works is one individual use, this triggers one 10,000 litre tank. It is recommended that this tank be located near the large hardstand area, 60 metres to the south.

The following requirements apply:

(a) the building 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.

A static water supply:

(a) may have a remotely located offtake connected to the static water supply;

(b) may be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;

(c) must be a minimum of 10,000 litres per building including associated Class 10 Building or deck 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:

(i) metal;

(ii) non-combustible material; or

(iii) fibre-cement a minimum of 6 mm thickness.

Fittings and pipework associated with a firefighting water point for a static water supply must:

(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;

(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);

(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:

(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.

The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

(a) comply with water tank signage requirements within AS 2304; or
(b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

A hardstand area for fire appliances must be provided: (a) no more than three metres from the firefighting water point measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than six metres from the building to be protected; (c) with a minimum width of three metres and a minimum length of six 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.

Requirements for Property Access

Access is via a well-formed gravel turning area. In its current format, access meets the requirements below.

Access for the water tank also needs to meet the following requirements.

The following design and construction requirements apply to property access greater than 30m in length or for access for a fire appliance to a firefighting water point as per *The Building Act 2016 Director's Determination Bushfire Hazard Areas, Table 2 – Requirements for Property Access, Element B:*

(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° (1:20 or 5%);
(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
(h) Curves with a minimum inner radius of 10 metres;
(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
(j) Terminate with a turning area for fire appliances provided by one of the following: (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.

Additionally, the following requirements apply where property access length is 200 metres or greater, as per *The Building Act 2016 Director's Determination Bushfire Hazard Areas, Table 2 – Requirements for Property Access, Element C*:
The following design and construction requirements apply to property access:

a) Complies with requirements for *Element B* above; and
b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Tasmanian Planning Scheme – State Planning Provision C7.6.2 – Clearance in a Priority Vegetation Area

A1 - does not comply - it is not believed that there is a sealed plan in place due to the nature and age of the title.

P1.1 Clearance of native vegetation within a priority vegetation area must be for:

(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;
The new works are associated with the existing use being an accommodation and glamping site. A BAL 12.5 classification has been adopted. The BAL 12.5 classification and setbacks ensure compliance with The Directors Determination – Bushfire Hazard Areas, where the short-term occupants are involved. A Bushfire Hazard Management Plan is attached to this Report by Jason Van Zetten BFP113.

(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;
The new building is associated with an existing use. Clearing is associated with the building only to achieve a BAL 12.5 rating.

(c) subdivision in the General Residential Zone or Low Density Residential Zone;
There are no subdivision works proposed

(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
The accommodation and glamping site is already established. The new building is located close to the existing use. Even if the building was located elsewhere on the site it would still be a BAL 12.5 classification.

(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; ***or***

(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.
The additional clearance of native vegetation, is associated with the new building only, with much of this area falling within the existing Bushfire Hazard Management Area. This area is only a small percentage of the overall site area.

P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

(a) the design and location of buildings and works and any constraints such as topography or land hazards;
The building works are associated with an existing accommodation/glamping and only add minimal extra hazard management area.

(b) any particular requirements for the buildings and works;
The Bushfire Hazard Management Plan is required in line with the Building Act.

(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;
The building has been sited to achieve a BAL 12.5 classification with the intention to build the structure to a higher BAL level as a go-to Shelter-in-Place building in the event of a fire. The new works will be constructed to meet AS3959:2018 requirements.

(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;
The bushfire hazard management plan has a BAL 12.5 classification as required by The Directors Determination – Bushfire Hazard Areas for short-term accommodation. Much of the HMA is across the existing managed area.

(e) any on-site biodiversity offsets; and
None.

(f) any existing cleared areas on the site.
An existing Bushfire Hazard Management Area is in place surrounding existing buildings associate with the use.

Opportunities & Constraints

1. Much of the Hazard Management Area (HMA) required is across existing HMA associated with previous work
2. It is recommended that the building be designed to a higher BAL level to add additional protection in the event of a fire for a Shelter-in-Place scenario.
3. The existing use has a management regime in place with suitable equipment and staff when required to keep the site constantly managed.
4. Due to the nature of the site and its surrounds it should be considered that fire season is actually most of the year, not just limited to the summer months.

Conclusion

As the proposed works are within 100m of 1 hectare or greater of classifiable vegetation and the site is within a bushfire prone mapped area, a BAL assessment is required for the purpose of these works.

After consideration of the proposed new pavilion building, set amongst forest to the NE, SW and NW, with forest beyond the existing accommodation/glamping facility to the SE, and with the ability to create a Hazard Management Area (HMA) to the distances set out for BAL 12.5 on the site itself, across both 0-5-degree downslopes and upslopes, it is deemed a BAL 12.5 classification can be adopted.

Therefore, with a HMA extending 38m to the NE and NW and 32m to the SE and SW, partially across the existing managed area, a BAL 12.5 classification is adopted to AS3959:2018 2.2.3.2 (e) and (f), Table 2.3 Classification of Vegetation and Table 2.6 Determination of BAL FDI50, upon implementation of the Bushfire Hazard Management Plan.

As the use is associated with short-term accommodation, The Directors Determination – Bushfire Hazard Areas has a maximum allowable BAL level of 12.5. This has been based on guests that may be staying there, who may not know the best way to leave the site in the event of a fire, or even in the dark. As this building is the largest gathering building onsite, it should be constructed to BAL 19, to add extra protection in a Shelter-in-Place scenario. It should be noted that Bushfire Emergency Planning is required to be approved by Tas Fire Service prior to occupancy of the works. It is recommended that this is implemented at Certificate of Likely Compliance Stage to ensure any advice from Tas Fire can be adopted.

BAL 12.5 to AS3959:2018

Construction of pavilion to BAL 19 to AS3959:2018

It is the responsibility of the accredited architect/designer to provide specific construction details to AS3959:2018 and fire fighting water supply and property access requirements on the plans, as per this report for approval in line with the requirements setout in CBOS schedule 1. Water supply and property access details can be copied from this report and hazard management plan without fear of copyright.

Emergency Management Strategy

This is not a Vulnerable or Hazardous use as described in the Tasmanian Planning Scheme and therefore EMS is not required.

Bushfire Emergency Plan

This report has been provided with a new building associated with short-term accommodation and therefore requires Bushfire Emergency Planning to be approved by Tas Fire Service prior to occupancy of the works. It is recommended that this is implemented at Certificate of Likely Compliance Stage to ensure any advice from Tas Fire can be adopted.

Bushfire Hazard Management Plan

The attached Bushfire Hazard Management Plan must be implemented prior to occupation of the new works.

Failure to meet the requirements of this report may invalidate your insurance policy in the event of a bushfire.

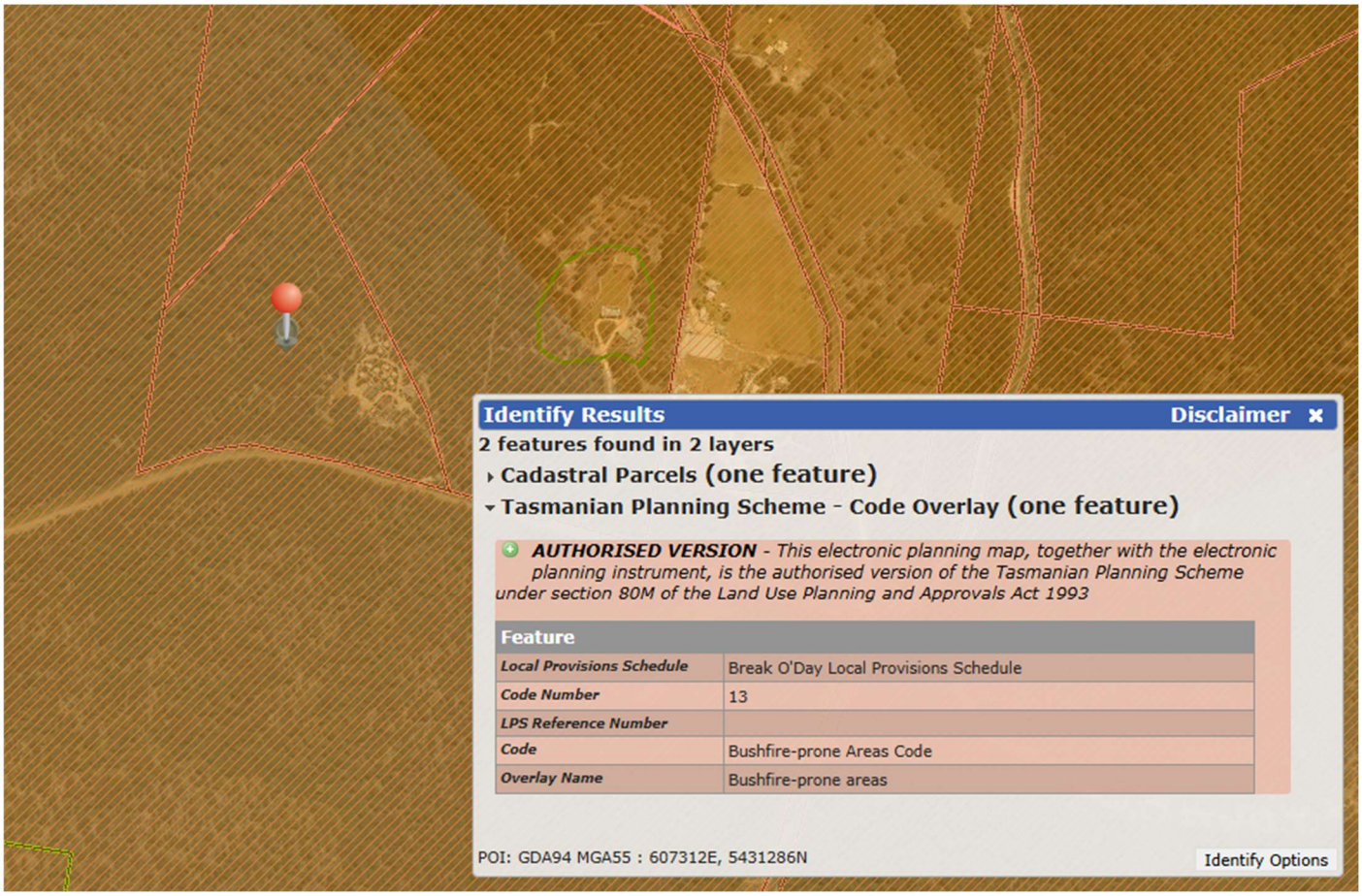
The **highlighted area** is required to be maintained as per the plan and in line with AS3959:2018.

Limitations

This report only deals with potential bushfire risk and all other statutory assessments are outside this report. All information provided was as at the time of inspection of the site, and this report is not to be used for further or future development of the site other than what has been provided by the plans attached. This report and/or management plan does not guarantee that the building will survive a bushfire.

Bushfire Mapping

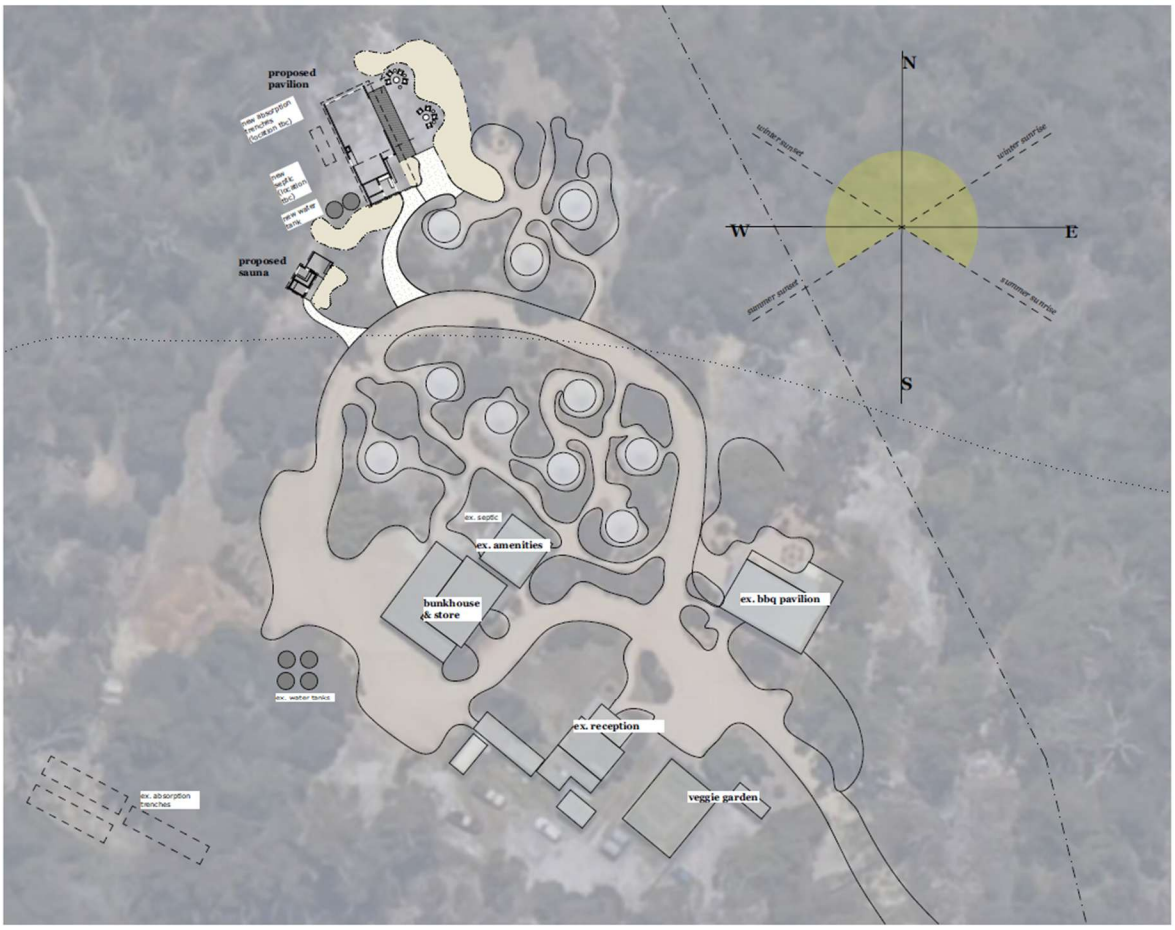
This site is considered bushfire prone as per LISTmap.



Appendix 1: General Overview of Bushfire Attack Level Classifications

BAL – LOW	**The risk is considered to be VERY LOW.** There is insufficient risk to warrant any specific construction requirements but there is still some risk.
BAL – 12.5	**The risk is considered to be LOW.** 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^2.
BAL – 19	**The risk is considered to be MODERATE.** There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m^2.
BAL – 29	**The risk is considered to be HIGH.** 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^2.
BAL – 40	**The risk is considered to be VERY HIGH.** 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^2.
BAL – FZ	**The risk is considered to be EXTREME.** 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^2.

Appendix 2 – plan as provided by client



P031

Bay of Fires Bush Retreat
Pavilion & Sauna

client
Anna Hoffman and Tom Dicker

project
795 Reids Road
Binalong Bay
TAS 7216

41.2515° S, 148.3111° E

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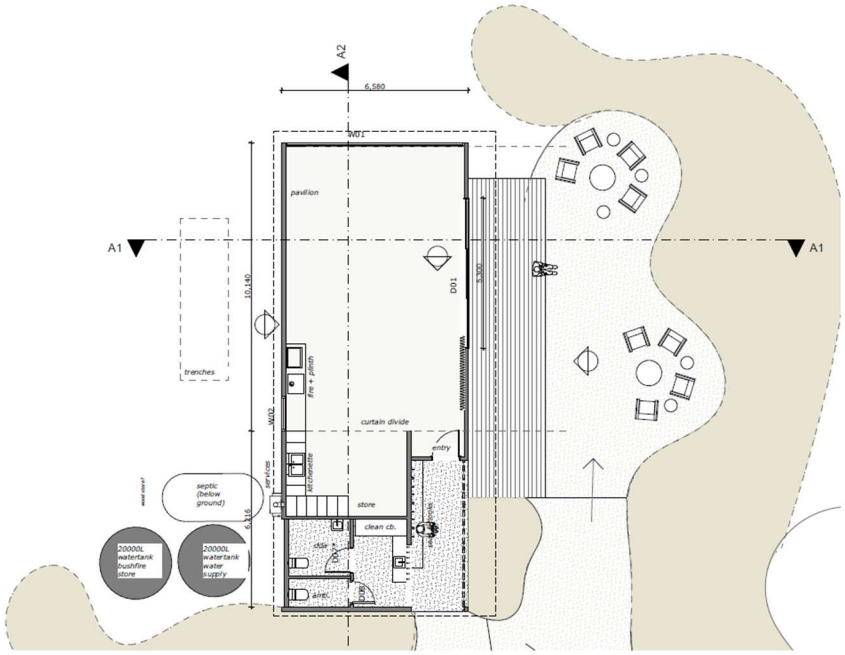
Concept Design

SK02
Site Plan

revision

date
10/8/2026

PIPPA ARCHITECTURE



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Concept Design

SK01
Pavilion Plan

revision

date
10/8/2026

PIPPA ARCHITECTURE

Appendix 3: Photos




















