

DISCRETIONARY APPLICATION

For Public Display

Applicant:

I Cooper

Location:

6485 Lyell Highway, Ouse

Proposal:

Outbuilding & Bond Store

DA Number:

DA 2021 / 00073

Date Advertised:

11 April 2022

Date Representation Period Closes:

2 May 2022

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

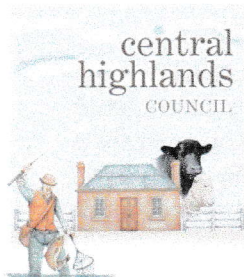
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au



Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the Land Use Planning and Approvals Act 1993

Applicant / Owner Details:

Applicant Name

IAIN COOPER

Postal Address

6 CHARLES ST

Phone No: 0401965257

NEW NORFOLK

7140

Fax No: -

Email address

iancooperdesigns@optusnet.com.au

Owner/s Name

RIM MACE (LAWRENNY ESTATE DISTILLERY)

(if not Applicant)

Postal Address

6485 LYELL HIGHWAY

Phone No: 0417133523

OUSE

7140

Fax No: _____

Email address:

admin@lawrenny.com

Description of proposed use and/or development:

Address of new use
and development:

6485 LYELL HIGHWAY (LAWRENNY ESTATE)

Certificate of Title
No:

Volume No

D44719

Lot No:

1

Description of
proposed use or
development:

1 NEW STORE BUILDING FOR

BOXES, EMPTY BOTTLES, 400M²

1x WHISKY BOND STORE 400M²

ie: New Dwelling / Additions / Demolition
/ Shed / Farm Building / Carport /
Swimming Pool or detail other etc.

Current use of land
and buildings:

FARMING, CROPPING

DWELLING

DISTILLERY

Eg. Are there any existing buildings
on this title?
If yes, what is the main building
used as?

Proposed Material

What are the proposed
external wall colours

TIMBER &
LIGHT GREEN
IRON

What is the proposed roof colour

ZINC ALUM

What is the proposed
new floor area m².

2 x 400M²

What is the estimated value of
all the new work proposed:

\$250 000.00

Is proposed development to be staged:

Yes ☒ No ☐ Tick ☒

Is the proposed development located on land previously used as a tip site?

Yes ☐ No ☒

Is the place on the Tasmanian Heritage Register?

Yes ☐ No ☒

Have you sought advice from Heritage Tasmania?

Yes ☒ No ☐

Has a Certificate of Exemption been sought for these works?

Yes ☐ No ☒

LAWRENCE HOMESTEAD & OUTBUILDINGS ARE
ON THE HERITAGE REGISTER, THE PROPOSED SHEDS ARE
Signed Declaration NOT PART OF THE HERITAGE PRECINCT.

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the Land Use Planning Approvals Act 1993 (or the land owner has signed this form in the box below in "Land Owner(s) signature");
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature

(if not the Owner)

Applicant Name (Please print)

IAN COOPER

Date

10/3/2022

Land Owner(s) Signature

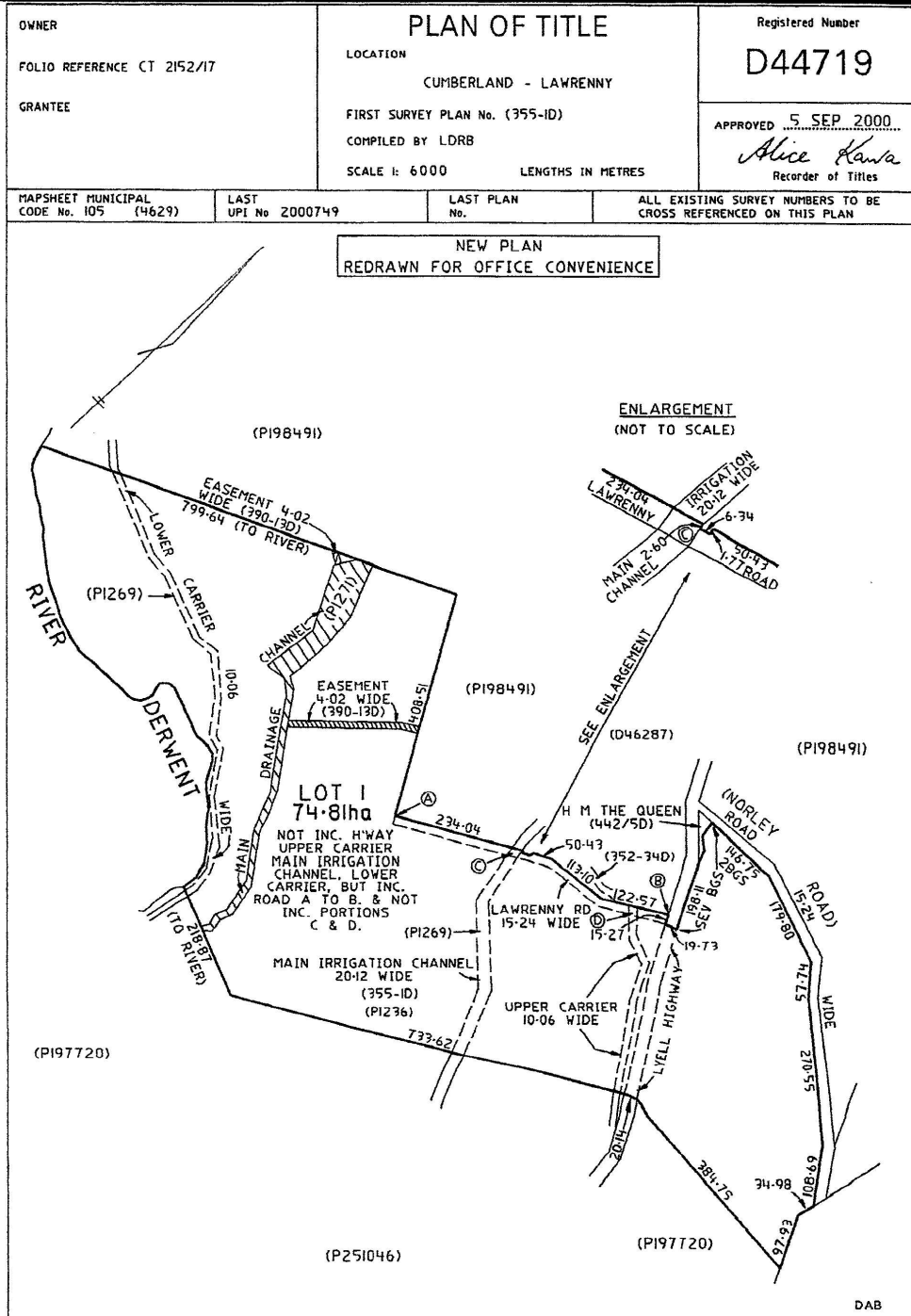
Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date



UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 44719	FOLIO 1
EDITION 2	DATE OF ISSUE 05-Nov-1992

SEARCH DATE : 23-Sep-2016

SEARCH TIME : 02.01 PM

DESCRIPTION OF LAND

Parish of LAWRENNY, Land District of CUMBERLAND
Lot 1 on Diagram 44719
Derivation : Part of 20,903A-OR-17Ps. Vested in The Closer
Settlement Board
Prior CT 2152/17

SCHEDULE 1

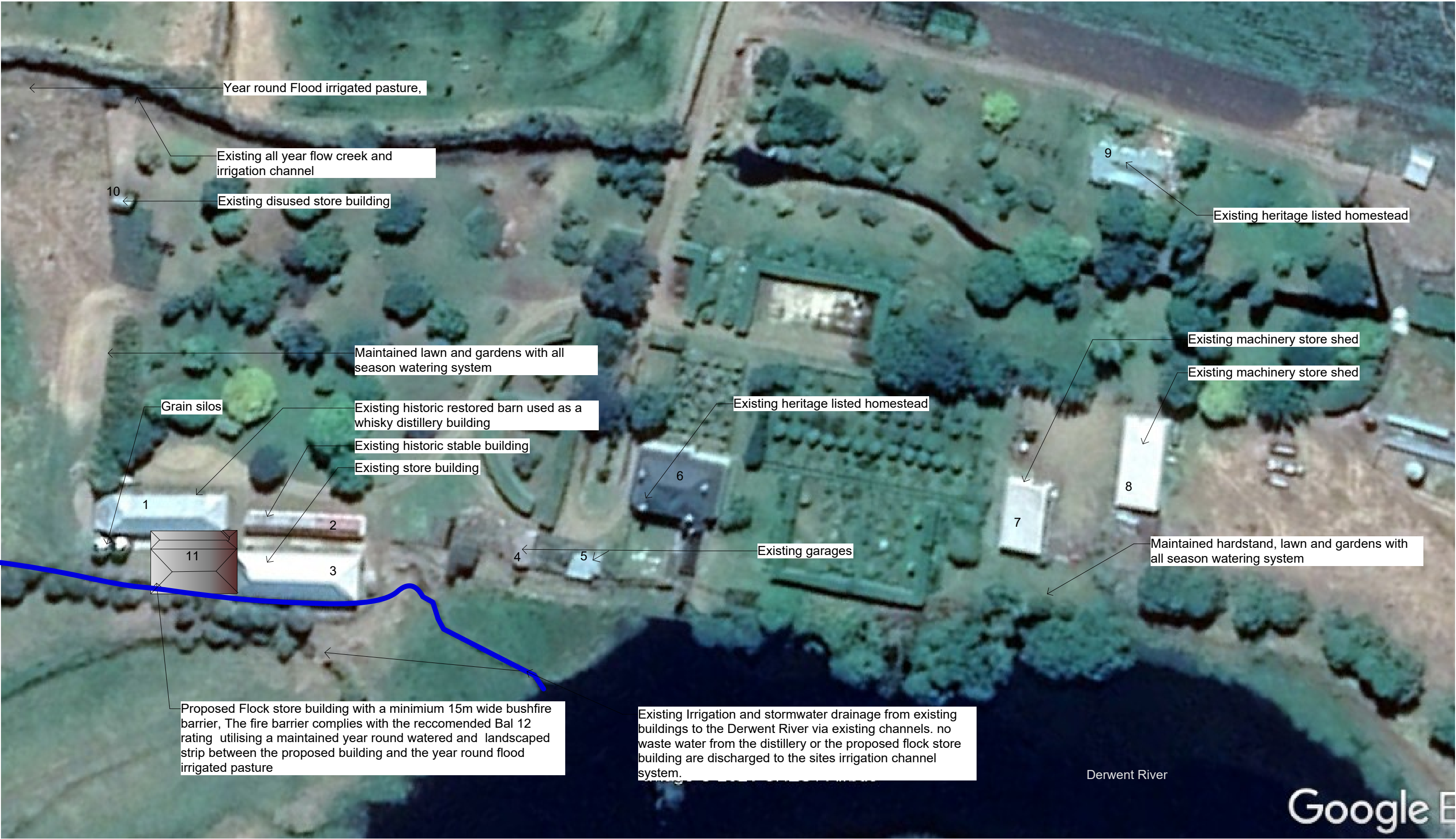
B607572 TRANSFER to ROSS RICHARD MACE and MARY ALEXANDRIA
MACE Registered 05-Nov-1992 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITTING EASEMENT: Right of Carriageway over the lands
marked C. and D. on Diagram No. 44719
BURDENING EASEMENT: Right of Carriageway [appurtenant to the
lands comprised in Certificate of Title Volume 986
Folio 76 and to Lot 6 on Plan No. 1236) over the land
marked "Lawrenny Road 15.24 wide" on Diagram No.
44719 excepting thereout the said lands marked C. and
D. thereon
BURDENING EASEMENT (appurtenant to the land comprised in the
said Certificate of Title Volume 986 Folio 76) the
right at all times to construct lay and maintain such
drains channels and pipes as Lawrenny Water Trust
from time to time considers necessary for the passage
and flow of water in through along and upon the
lands shown by hatched lines on Diagram No. 44719 and
the right at all times to enter into and upon the
said land shown by hatched lines and upon the said
Lot 1 as may be reasonably necessary for the purpose
of inspecting repairing cleansing or renewing the
said drains channels and pipes without doing
unnecessary damage to the said lands shown by hatched
lines and the said Lot 1
B607573 MORTGAGE to National Australia Bank Limited
Registered 05-Nov-1992 at 12.03 PM

CHECK ALL DIMENSIONS ON SITE

D				<p>Trade Cert C&J TAFE BA Environmental Design TCAE Grad Dip Architecture TSIT Building accreditation No CC2642 T</p> <p>Phone 0401 965 257 iancooperdesigns@optusnet.com.au</p>	<p>SCALE @A3</p> <p>Warning: printing from PDF may alter scale</p>	<p>PROJECT</p> <p>Bond Store 2a - 2b Lawrenny Distillery 6485 Lyell Highway Ouse, Tasmania</p>	DRAWING TITLE
C							DRAWING DETAILS
B							
A							
REVISION		ISSUE DA Plans	DATE 15 / 2 / 2022	IAN COOPER DESIGNS			<p>Drawing No 010-2021 Sheet No A-00-1 Revision <u> </u></p>



Building use description:

- 1 Existing historic barn converted to whisky distillery

2 Existing Historic barn (future restoration)

3 Existing bond store

4, 5 Existing garage / sheds
- 6 Existing Lawrenny historic homestead

7 Existing farm workers cottage

8, 9 Existing machinery sheds

10 Existing store shed

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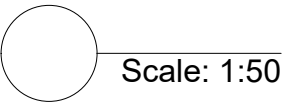
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PROJECT
Bond Store 2a - 2b
Lawrenny Distillery
6485 Lyell Highway
Ouse, Tasmania

DRAWING TITLE
Site Building uses, Fire landscaping

DRAWING DETAILS
Drawing No 010-2021 Sheet No A-10-1 Revision



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PROJECT

Bond Store 2a - 2b
Lawrenny Distillery
6485 Lyell Highway
Ouse, Tasmania

DRAWING TITLE

Site distances & location

DRAWING DETAILS

Drawing No 010-2021 Sheet No A-10-2 Revision

Permanent all year creek and water channel with natural lagoons. minimum volume stored in natural lagoons calculated at an estimated conservative volume of 500 000L.

Water supply pipes, 2 x PE100, PN16 110 O/D. 1 pipe to Hose reel, 1 pipe to storage tank refill for hydrants, to AS 2419.1, fit under ground as per AS3500.1. 9.1

Upgrade road and hardstand to suit access by distillery service vehicles and emergency fire trucks to park at least 10m from the building.

Fit appropriately sized Fire Fighting pumps and pipe manifold to tanks, complete with large bore suction point, with vortex inhibitor, shut of valves, strainers etc as required by AS2419.1 Section 5.

Fire compliant bulk storage water tanks, by Taztank 115 500 litre capacity each, complete with access ladders, hatches and pipe connection points to AS 2304. Connect all pipes and valves as required by AS2419.1

Extend DN 38mm existing potable water supply, fit a vacuum break to top of tank with cut out tank float valves to maintain level of water tanks.,

To interior of building fit a 36m long Fire Hose Reel, with fluorine free + AR foam dispenser on trolley,

To interior of building fit a 36m long Fire Hose Reel, with fluorine free + AR foam dispenser on trolley,

To exterior of building fit a 36m long Fire Hose Reel, with fluorine free + AR foam dispenser on trolley,

Upgrade road and hardstand to suit access by distillery service vehicles and emergency fire trucks to park at least 10m from the building.

Permanent pump feed pipes fitted to float 600mm above base of creek bed. fit strainers and accessories as required to comply with static water supply.

Diesel fire pump, to provide pressure for Hose reel water supply, pump to be capable of instant start on demand to provide continuous water at the required flow rate and pressure to all hose reels simultaneously as per AS 2419.1, fit valves strainers, accessories and weather cover as required.

2a, Bond store building 400m2, to hold 50 to 300 litre whiskey barrels, approximately 100 000 litre storage capacity> Class II Flammable hazardous liquid store, complete with required ventilation, bunds, Hydrants, Hose reels and extinguishers to AS1940. Timber exterior cladding with zincalume custom orb roofing

2b, Future store building 400m2, future liquor bottling line and store for empty cartons, bottles, barrels and office stocks, complete with required ventilation, Hydrants, Hose reels and extinguishers to AS1940. Steel frame with colorbond trimdeck cladding with zincalume custom orb roof cladding

Fit to front wall of each building to the side of the access door a 36m long Fire Hose Reel, to 2a Bond store fit a fluorine free + AR foam dispenser on trolley,

Existing Diesel fire fighting pump. to pump from permanent creek to replenish water storage tank, (with connection if required as back up for Hose reel supply) fit connections to suit fire fighting connections, valves strainers, accessories and weather cover as required by AS2419.1

2 x Fire hydrants fitted with 2 x 65mm Storz connectors each, with shut of valves, strainers etc as required by AS2419.1

Hydrant water supply pipe PE100, PN16 110 O/D connect to Hydrant fixture, fit pipe under ground to AS3500.1.

Fire hydrants fitted with 2 x 65mm Storz connectors, with shut of valves, strainers etc as required by AS2419.1

Existing 50mm water supply from the Derwent River to the distillery and taps, water is pumped from the Derwent River by two high and low pressure electric pumps, capable of supplying 5 l/s

Existing underground P100 P16 150mm irrigation line poly pipe, capable of 1100KPA pumped from permanent irrigation channel approximately 500mm toward Lyell highway at a head of plus 7m, pump is permanently positioned at the channel.

Fire hydrants fitted with 2 x 65mm Storz connectors, with shut of valves, covers etc , Hydrant a minimum distance of 10m from building. Hardstand to allow firetruck to be parked 10m from building, as required by AS2419.1.



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REVISION		ISSUE	DATE
		DA Plans	15 / 2 / 2022

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PROJECT

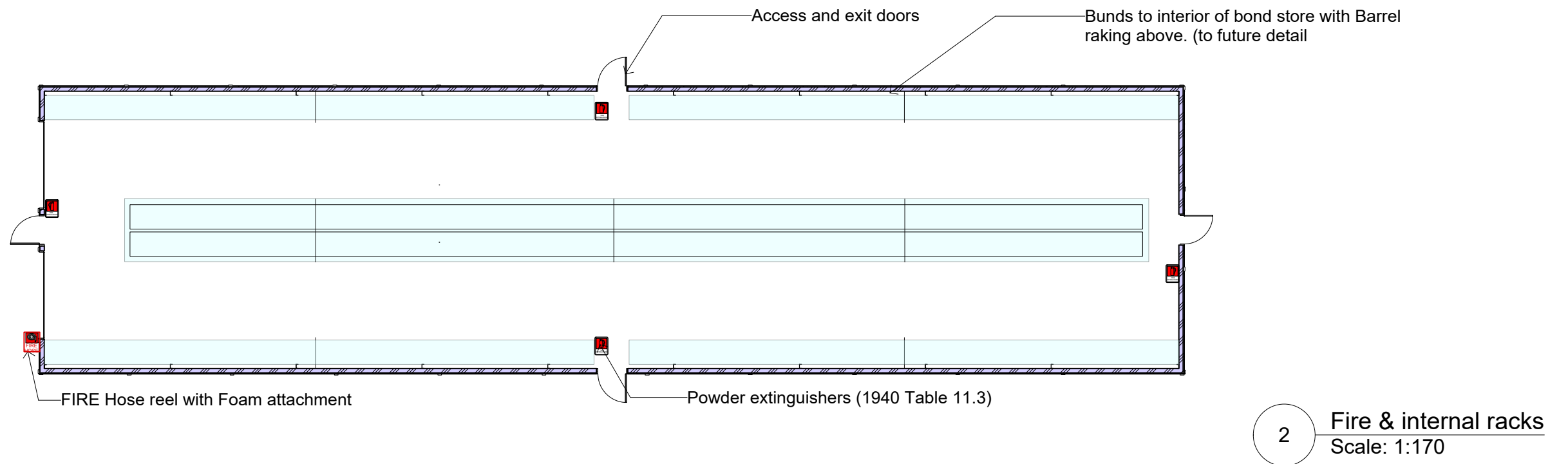
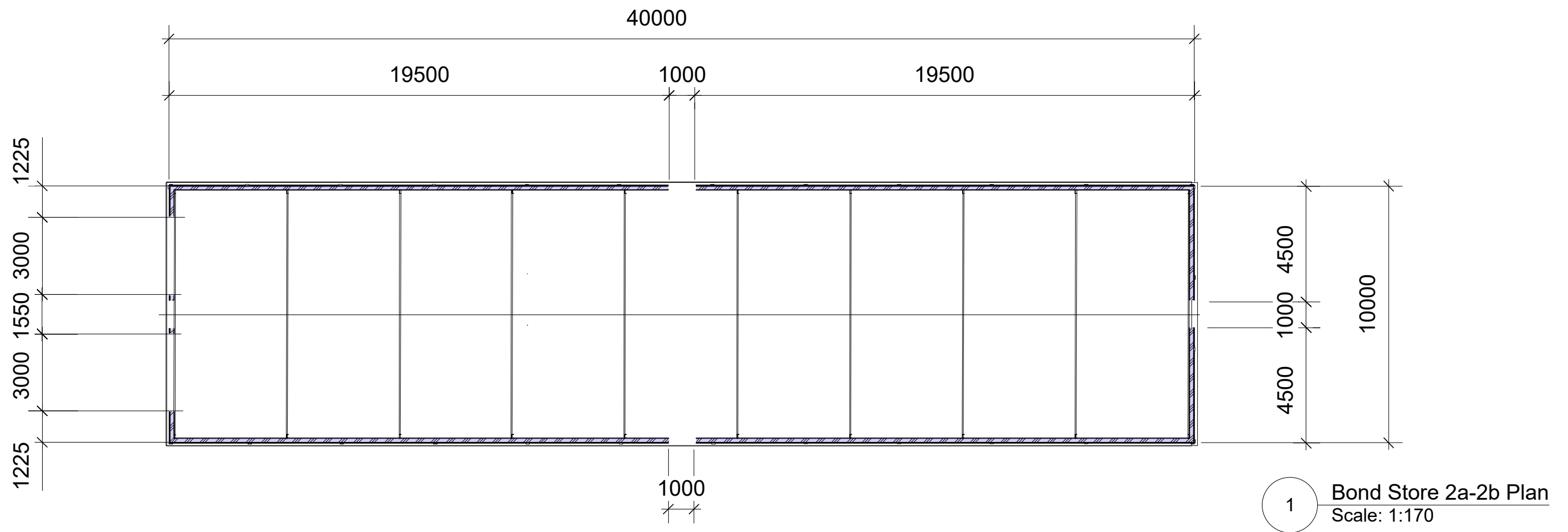
Bond Store 2a - 2b
Lawrenny Distillery
6485 Lyell Highway
Ouse, Tasmania

DRAWING TITLE

Site-Fire Protection

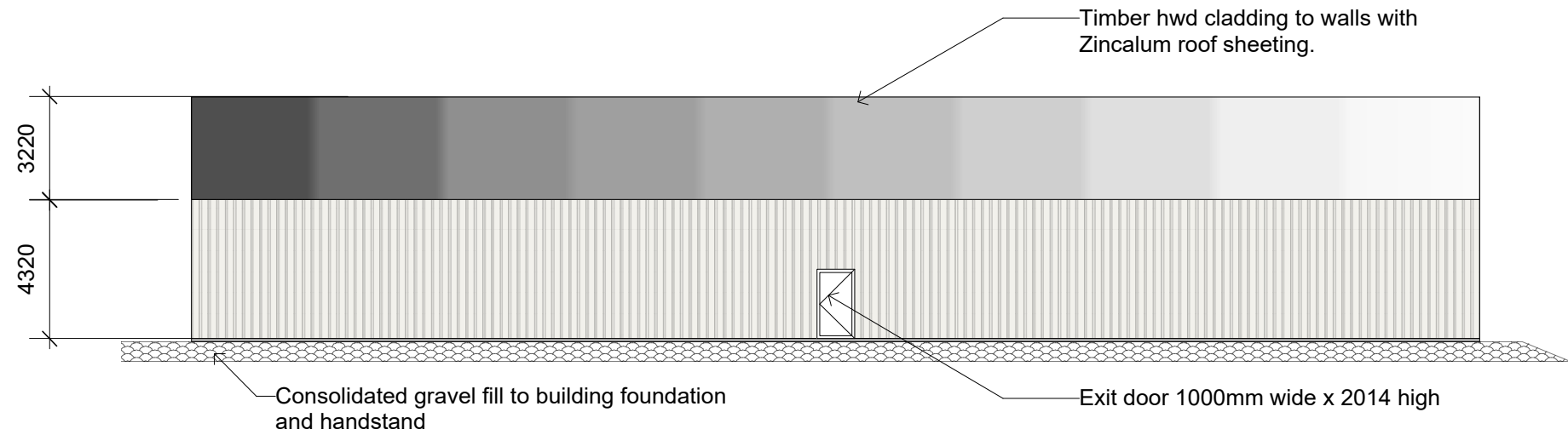
DRAWING DETAILS

Drawing No 010-2021 Sheet No A-10-3 Revision

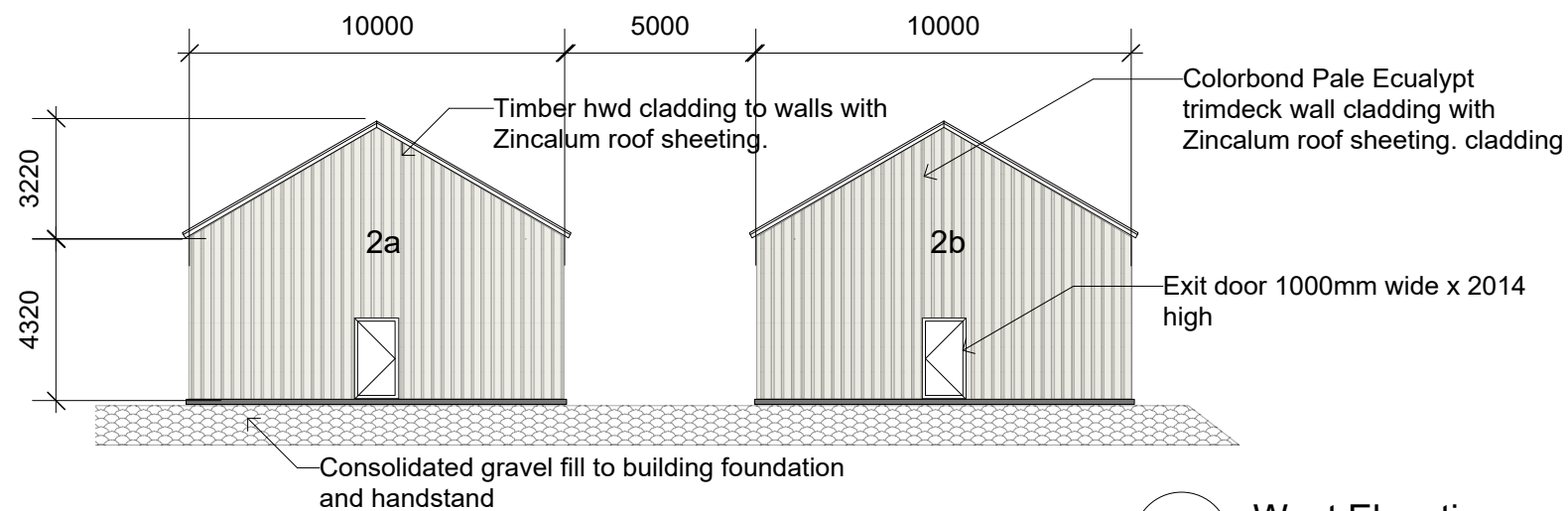


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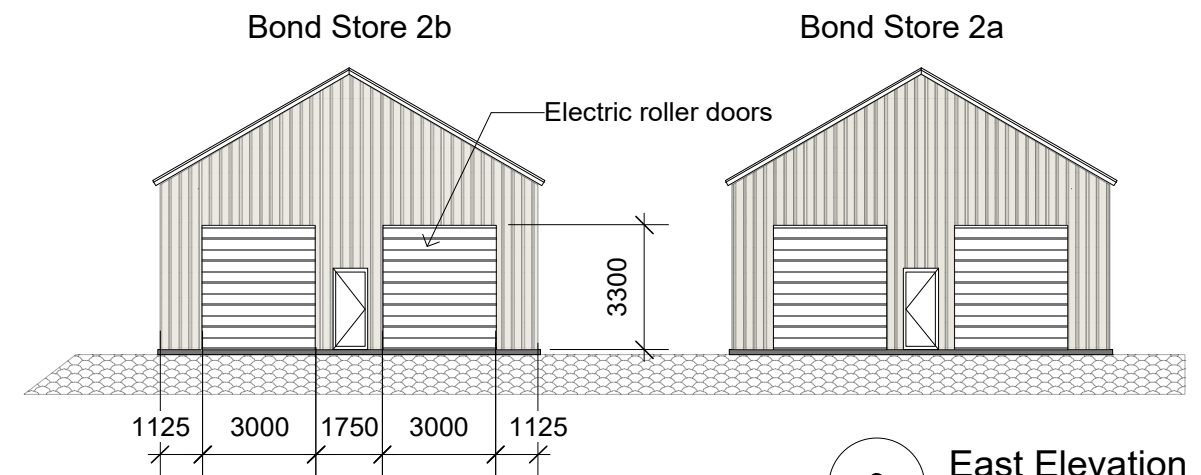
D				IAN COOPER DESIGNS	Trade Cert C & J TAFE BA Environmental Design TCAE Grad Dip Architecture TSIT Building accreditation No CC2642 T Phone 0401 965 257 iancooperdesigns@optusnet.com.au	SCALE @A3 Warning: printing from PDF may alter scale	PROJECT Bond Store 2a - 2b Lawrenny Distillery 6485 Lyell Highway Ouse, Tasmania	DRAWING TITLE	
C								Plan - New Bond Store 2a	
B									
A									
REVISION		ISSUE DA Plans	DATE 15 / 2 / 2022						
								Drawing No 010-2021	Sheet No A-20-1 Revision



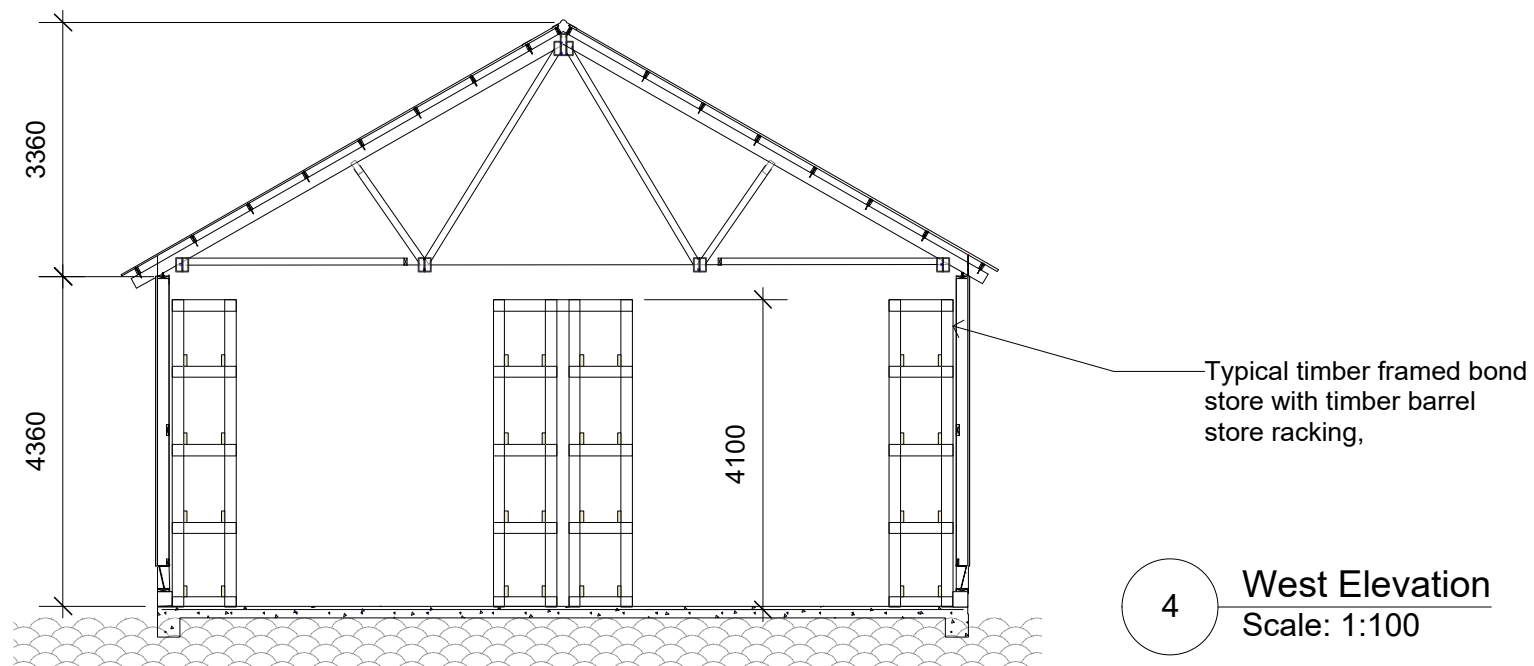
1 **South Elevation**
Scale: 1:200



2 **West Elevation**
Scale: 1:200



3 **East Elevation**
Scale: 1:200



4 **West Elevation**
Scale: 1:100

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PROJECT

Bond Store 2a - 2b
Lawrenny Distillery
6485 Lyell Highway
Ouse, Tasmania

DRAWING TITLE

Bond Store 2a Elevation / Section

DRAWING DETAILS

Drawing No 010-2021 Sheet No A-20-2 Revision

Bushfire Hazard Report

For proposed hazardous
use at 6485 Lyell
Highway, Ouse

Executive Summary

This bushfire hazard report for two new bond stores at 6485 Lyell Highway, Ouse (F.R. 44719/1) has been developed based on a risk assessment of the use of the proposed development and as a requirement of an application for a hazardous use within a bushfire prone area as it involves the storage of flammable substances within 100 m of classified bushfire-prone grassland vegetation.

The development will be used for the storage of significant volumes of alcohol products. The flammable and potentially explosive properties of alcohol can result in immediate injury to people or damage to property and as such is a physical hazard (SWA 2009) and must be managed as a hazardous use.

The Bushfire-prone Areas Code (E1.0) requires a new hazardous use to achieve a minimum BAL 12.5 rating and a Bushfire Hazard Management Plan (BHMP) to illustrate the bushfire hazard management and protection measures needed to achieve the rating.

Based on Drawing 321-2022 (Appendix 2), the neighbouring land uses, and separation distances to classified vegetation, the bushfire attack level (BAL) assessment has determined the new hazardous use settlement store will be able to achieve BAL 12.5 provided the following conditions are achieved:

- The Hazard Management Area (HMA) meets the minimum separation distance from the grassland bushfire hazard as set out in Table 1 and the BHMP (Attachment 1). The minimum separation distances for the new building are **14 m** across slope in all directions.
- Property access, which is greater than 200 m long, must provide access to the firefighting water point, and meet design and construction specifications as per E1.6.2 and Table E2 Elements B and C of the Code.
- Static firefighting water supply must meet specifications as per Section E1.6.3 and Table E5 of the Code.

It is noted that the proposed buildings are exempt from construction standards under AS3959 as it is classified as a warehouse.

Disclaimers

The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

Whilst measures outlined in this report are designed to reduce the bushfire risk to the dwelling, due to the unpredictable nature of wildfires and impacts of extreme weather conditions the survival of the structure during a fire event cannot be guaranteed.

Andrew Welling – ENVIRO-DYNAMICS PTY LTD

ACCREDITED BUSHFIRE ASSESSOR (BFP-135)

CERTIFICATE No: ED0470 DATE: 02/03/2022

Signed 

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1 Introduction

The following bushfire hazard report for 6485 Lyell Highway, Ouse (Title Reference 44719/1) has been developed as part of the planning requirements of the Central Highlands Interim Planning Scheme 2015 for a hazardous use located within a bushfire-prone area. E1.0 the Bushfire-prone Areas Code (the Code) of the planning scheme requires that a new hazardous use located on land within a bushfire-prone area ensures tolerable risks are achieved through mitigation measures that consider the specific characteristics of both the hazardous use and the bushfire hazard. Under the Code, a hazardous use can only achieve performance criteria and development standards must be certified by the Tasmania Fire Service (TFS) or an accredited person.

This report provides an assessment of the BAL and outlines protective features and controls that must be incorporated into the design and construction to ensure compliance with the Bushfire-prone Areas Code, AS3959-2018 Construction of buildings in bushfire-prone areas and the National Construction Code 2019 (Vol. 2).

1.1 Site Details

<u>Landowner:</u>	Lawrenny Distillery Pty Ltd
<u>Location:</u>	6485 Lyell Highway, Ouse
<u>Title reference:</u>	44719/1 PID: 5472382
<u>Municipality:</u>	Central Highlands
<u>Zoning:</u>	Rural Resource – Central Highlands Interim Planning Scheme 2015
<u>Planning Scheme Overlays:</u>	Specific Area Plan
<u>Type of Building:</u>	Two new Class 8 buildings – hazardous use where the volume of hazardous materials stored on site exceeds the manifest quantity as specified in the <i>Work Health and Safety Regulations 2012</i>
<u>Date of Assessment:</u>	25 November 2021
<u>Assessment Number:</u>	ED0470

1.2 Site Description

The 77-ha property is located at 6485 Lyell Highway Ouse, approximately 4.5 km south-west of Ouse and adjacent to the River Derwent (Figure 1). The site of the proposed settlement stores

is approximately 60 m north of the existing distillery and is situated in the flat agricultural valley between agricultural drains adjacent to the River Derwent at 76 m above sea level.

The distillery is associated with the heritage listed Lawrenny House and is set adjacent to manicured lawns and landscaped gardens to the south and south-east. The site is surrounded by agricultural land in all other directions. The surrounding properties are generally irrigated agricultural land to the north, east, and across the river to the south and west with some riparian vegetation along the river and drainages. It is unlikely, but the agricultural land has the potential to revert to unmanaged grassland.

The lot is currently serviced with power but is not serviced by reticulated water, however the River Derwent and the Lawrenny Irrigation Scheme provides a permanent source of irrigation water.

Under the *Central Highlands Interim Planning Scheme 2015*, the land is zoned Rural Resource and the site is within the Lake Meadowbank Specific Area Plan (theLIST 2022) which has been considered in the development proposal but does not apply to the bushfire assessment.

1.3 Building Proposal

The proposal is to construct two hazardous use settlement stores (new class 8 buildings, exempt from AS3959), in the south-western portion of the property. The buildings will be accessed from the south-west by a driveway directly off the Lyell Highway that will be greater than 200 m long. The assessment is based on discussions with the landowner and the proposed site plan provided by Ian Cooper Designs (Appendix 2).

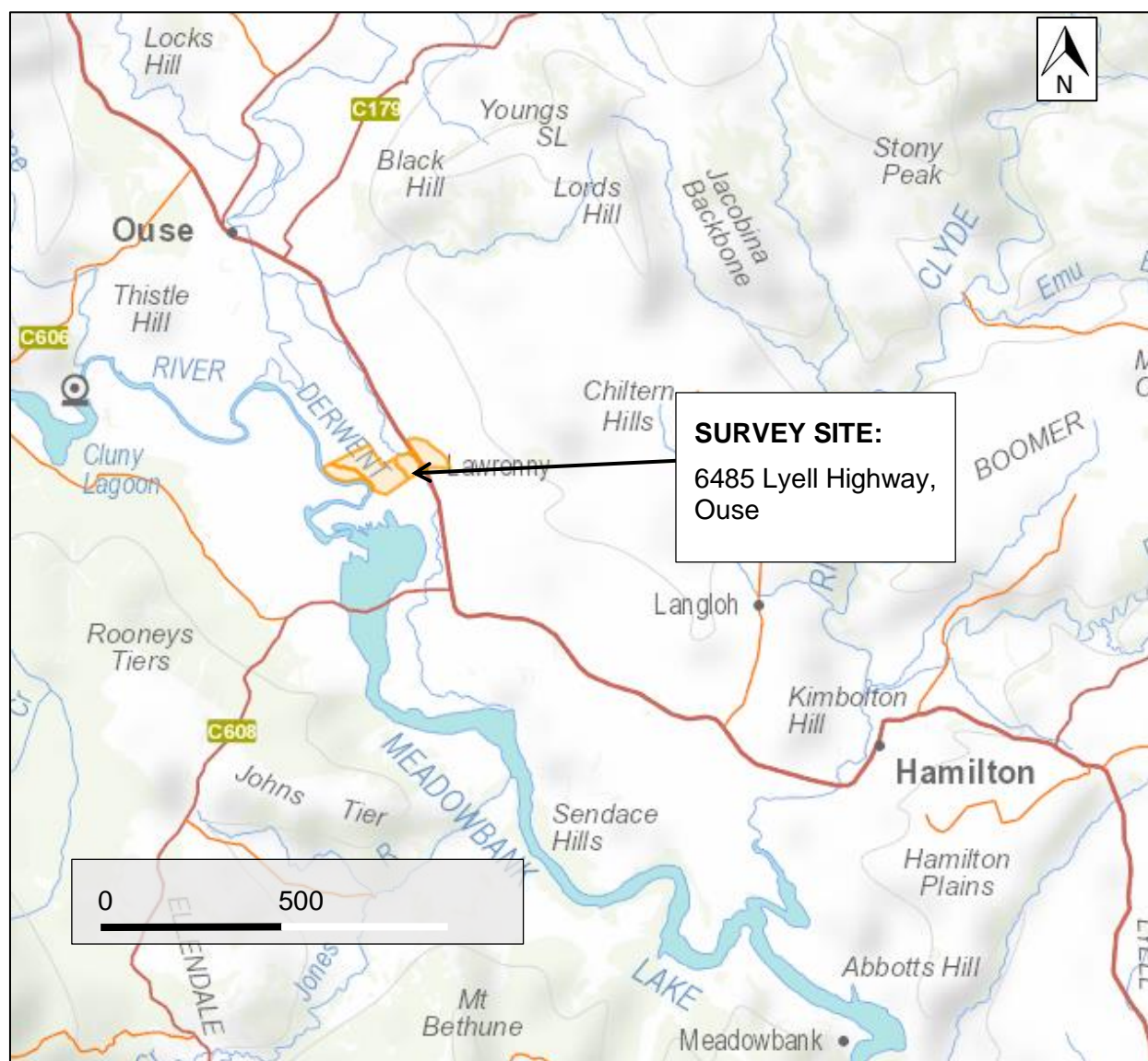


Figure 1 – Site location plan (Image source: theLIST 2022)

2 Bushfire Attack Level Assessment

The following is a summary of the bushfire risk at the property.

Bushfire Hazard

The hazards at the site are slope, grassland vegetation and fuel loads.

Bushfire Attack Mechanisms

The mechanisms are radiant heat, ember attack, wind, direct flame and smoke.

Bushfire Threat Direction

The highest bushfire threat to the proposed structures is from the grassland vegetation across slope from the north, north-west and north-east which are the prevailing wind directions during the bushfire season. There is no recorded fire history for the property within the last 10 seasons (theLIST 2022). The closest recorded fire was the Lake Repulse fire which burnt over 10,000 ha 2.3 km to the west and south-west in 2013.

Fire Danger Index (FDI)

The FDI is 50 (this index applies across Tasmania).

Vegetation & Slope

There are landscaped gardens with scattered non-native trees within 100 m on flat land to the south-east and agricultural grassland across flat land in all other directions.. The management of the agricultural grass by cattle grazing and the proximity of the River Derwent reduces the bushfire risk considerably. The prevailing wind direction during the fire season is from the north-west, north, and north-east. Fire travelling down the valley from these directions is a potential but low risk. Ember attack from nearby bushfire is a higher potential risk.

Significant Natural Values: No threatened flora species are recorded on the site (LISTmap 2021). There are no native vegetation communities on the site and consequently there are no threatened vegetation communities under Schedule 3A of the *Nature Conservation Act 2002*.

Refer to **Error! Reference source not found.** Table 1 for the summary of the BAL Assessment and Figure 2for the BAL Assessment Area for the proposed development.

Table 1 – Summary of bushfire site assessment

Direction of slope	North-east	South-east	South-west	North-east
Vegetation classification ^A	Grassland	Managed Land	Grassland	Grassland
Distance to classified vegetation posing greatest threat	0 m	>100 m	0 m	0 m
Effective slope under vegetation	+/- flat	+/- flat	+/- flat	+/- flat
Exclusions [*]	NA	(e) (f)	NA	NA
Current BAL value for each side of the site	BAL FZ	BAL LOW	BAL FZ	BAL FZ
Width of HMA to achieve BAL-12.5	14 - <50 m	NA	14 - <50 m	14 - <50 m

^A Vegetation within 100 m of the proposed settlement stores and existing development is identified as Agricultural land (FAG) (TasVeg 4.0) in all directions. Managed land exists to the south and south-east in the form of a combination of gravel driveways, gardens, dwellings, and buildings. There is a windbreak along the drain that flows from north-west to south-east parallel and bordering the development

^{*} **Exclusion** – As per definitions in paragraph 2.2.3.2 of AS3959-2018, an 'Exclusion' is provided by low threat vegetation and non-vegetated areas. At this site, exclusions exist within 100 m to the south-east of the proposed development. As such the bushfire attack level shall be classified BAL LOW where the vegetation is one or a combination of any of the following in all directions:

- Non-vegetated areas, including waterways, **roads, footpaths, buildings**, and rocky outcrops.
- Low threat vegetation, including grassland managed in a minimal fuel condition, **maintained lawns, parklands, and windbreaks**. NOTE: minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognisable as short-cropped for example, to a nominal height of 100 mm).

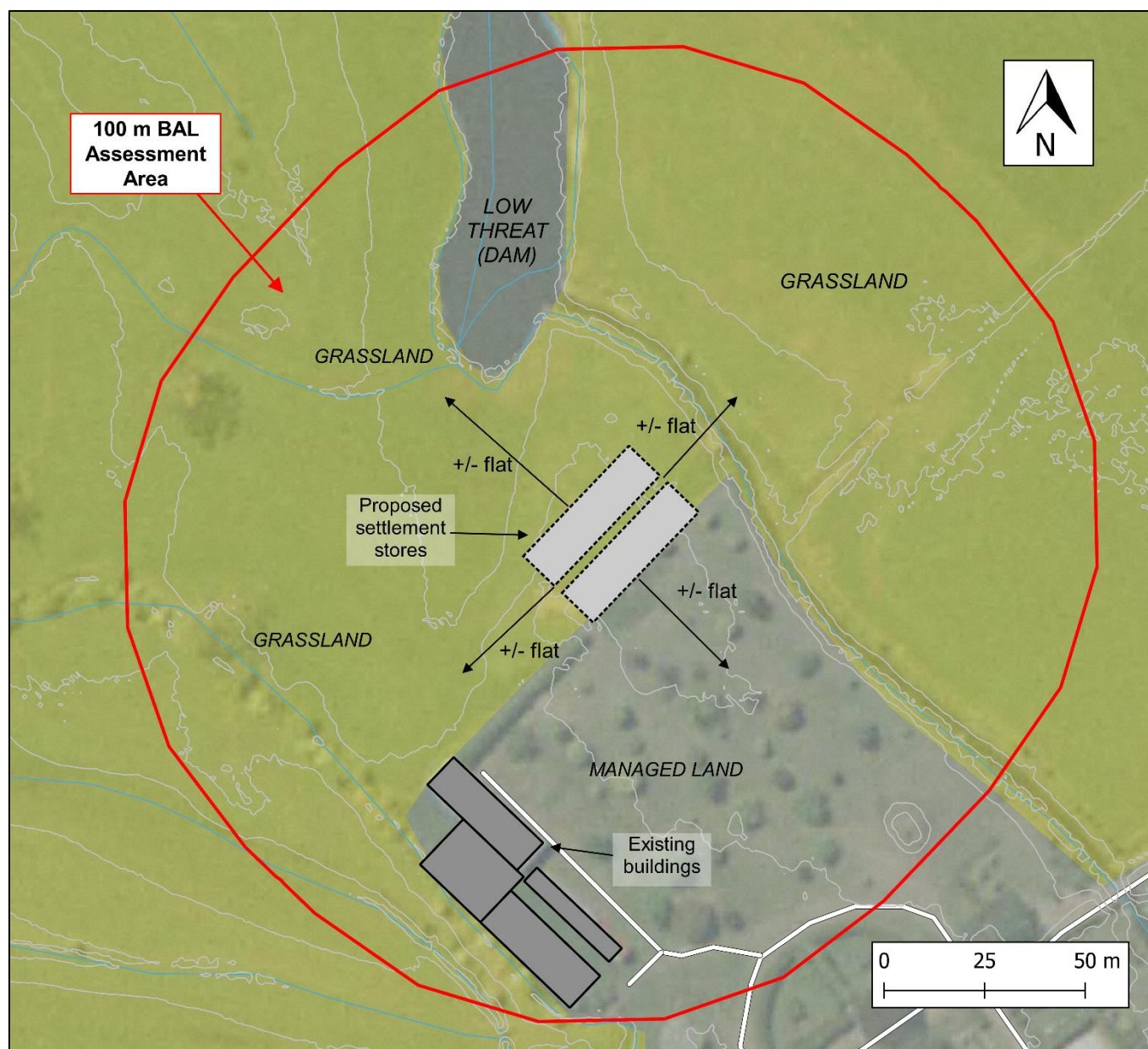


Figure 2 – Aerial photo of the site showing managed land and classified vegetation within 100 m radius BAL assessment area and slopes. Refer to Appendix 1 for photos.

3 Bushfire Protection Measures

The site is within a defined Bushfire-Prone Area as it is within 50 m of bushfire-prone vegetation (grassland). The grassland vegetation requires ongoing management as it is recognised as having the potential to become an elevated bushfire risk.

As such, a new hazardous use at the site must meet minimum performance criteria (P1) of the Bushfire-Prone Areas Code meaning it *must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained*. Additional development standards are set out under clause E1.5.2 of the Code and include provision of an (A2) emergency management strategy; and a (A3) bushfire hazard management plan with consideration of access and water supply for firefighting purposes. The store development must comply with clauses E1.5.2 of E1.0 – Bushfire-Prone Areas Code (shaded clauses in Table 2).

Table 2 – Compliance with requirements for building in bushfire-prone areas

CLAUSE	ISSUE
E1.2	Application of Code
E1.3	Definition of terms in this Code
E1.4	Use or development exempt from this Code
E1.5	Use Standards
E1.5.1	Vulnerable Uses
E1.5.2	Hazardous Uses – Performance Criteria P1
	Hazardous Uses - Acceptable Solutions A2, A3
E1.6	Developments Standards
E1.6.1	Subdivision: Provision of hazard management areas (HMA) for habitable buildings
E1.6.2	Subdivision: Public and firefighting access
E1.6.3	Subdivision: Provision of water supply for firefighting purposes

3.1 Hazardous Uses

The Bushfire-prone Areas Code defines a hazardous use where:

- (a) the amount of hazardous chemicals used, handled, generated or stored on a site exceeds the manifest quantity as specified in the *Work Health and Safety Regulations 2012*; or
- (b) explosives are stored on a site and where classified as an explosives location or large explosives location as specified in the *Explosives Act 2012*.

In the case of the Lawrenny Distillery, the hazardous chemical/liquid (alcohol) generated and stored onsite exceeds the specified manifest quantity in the *Work Health and Safety Regulations 2012*, Schedule 11.

The current conditions and the compliance of the proposed hazardous use buildings affected by potential bushfire-prone vegetation are described below relative to the performance criteria and acceptable solutions for hazardous use.

E1.5.2 Requirements – Performance Criteria (P1)

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

- The location, characteristics, nature, and scale of the use
- Whether there is an overriding benefit to the community
- Whether there is no suitable alternative lower-risk site
- The emergency management strategy and BHMP as specified in A2 and A3 of this standard and
- Other advice (if any) from the TFS.

Current conditions:

The Lawrenny distillery is located at 6485 Lyell Highway on a 77-ha property bordering the River Derwent comprises an existing brick house and outbuildings, landscaped manicured gardens and four buildings now associated with the distillery. The remainder of the property is otherwise covered by agricultural grassland. Since purchasing the estate in 1991, the Mace family have returned the property to its former glory of luscious gardens, fertile pastures and breeding Black Angus beef cattle.

The distillery is a commercial enterprise established as a “paddock to bottle” estate producing new world single malt whiskey and gins to an international market including a cellar door for

local sales. The barley grains are grown and harvested from the Lawrenny fields then mashed, fermented, and distilled using the pure waters that flow through the Estate.

The distillery provides benefits to the local community as a local employer of 5-10 individuals and by managing 400 acres, the company contributes to the scenic and economic values of the Derwent Valley.

Any location on the property would likely have equal or greater risk than the proposed site. The development site can achieve 'tolerable risk' from bushfire as it is surrounded by managed land to the south and south-east and irrigated pasture in all other directions. The development is also close to two water sources: a permanent, all year creek to the north and east and the River Derwent to the south. There is an existing compliant access road to the other main estate buildings to the south, and construction of a compliant access to the proposed new buildings will be uncomplicated. Existing resources to protect the built infrastructure can also be optimised as indicated in Appendix 2.

Compliance:

Based on the proposed location of the hazardous use in an accessible location with good water supply it is judged that a tolerable risk from bushfire can be achieved and maintained, if the emergency management strategy and BHMP are in place.

E1.5.2 Requirements – Acceptable Solution (A2)

A hazardous use development must have an emergency management strategy (EMS), endorsed by the TFS or accredited person, that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use having regard to:

- the nature of the bushfire-prone vegetation including the type, fuel load, structure, and flammability; and
- available fire protection measures to:
 - prevent the hazardous use from contributing to the spread or intensification of bushfire;
 - limit the potential for bushfire to be ignited on the site;
 - prevent exposure of people and the environment to the hazardous chemicals, explosives, or emissions as a consequence of bushfire; and
 - reduce risk to emergency service personnel.

Current conditions:

- An Emergency Management Strategy for the Distillery was developed in 2021.

- The proposed new bond stores will not be accessed by visitors, and therefore modifications to the pre-existing EMS are not required.

Compliance

Refer to the EMS provided for the Lawrenny Distillery in the 2021 Bushfire Hazard Report for a hazardous use settlement store (Enviro-dynamics, 2021).

E1.5.2 Requirements – Acceptable Solution (A3)

A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.

Current conditions:

There is an existing Bushfire Hazard Management plan for the property, however it does not account for the proposed new buildings (Enviro-dynamics, 2021).

Compliance

A new bushfire hazard management plan (BHMP) for the site contains appropriate bushfire protection measures including:

- A. hazard management areas around the development that comply with BAL 12.5 distances
- B. public and firefighting access; and
- C. provision of water supply for firefighting purposes.

These measures are described in more detail in the following sections and indicated in the BHMP (Attachment 1).

3.2 Hazard Management Area

A hazardous use development must have a bushfire hazard management plan that contains appropriate separation distances from the bushfire hazard and that is certified by the TFS or an accredited person.

The bushfire hazard management area (HMA) provides a cleared space between buildings and the bushfire hazard. Any vegetation in this area needs to be strategically modified and then maintained in a low fuel state to protect buildings from direct flame contact and intense radiant heat thereby allowing them to be defended from lower intensity bushfires. Fine fuel loads must be minimal to reduce the quantity of windborne sparks and embers reaching buildings, to reduce the radiant heat at the building, and to halt or check direct flame attack.

Current conditions:

- The landscaped gardens are managed to the south and south-east while the agricultural grasslands are generally managed by grazing cattle in all other directions.
- There is an existing BHMP for the existing distillery buildings to the south with a HMA creating separation between the buildings and grassland vegetation.

Compliance:

The proposed settlement stores will be managed in compliance with the BHMP (Attachment 1) and the following separation distances. Refer to .

- An HMA with separation distances of **14 m** to the north-west, north-east and south-west will be established within the property boundaries. Existing managed land occurs to the south-east.
- The vegetation across the HMA must be maintained with short grass (<100mm), and clearance from the edge of the stores to any clusters of vegetation must be a minimum of 10m. This will reduce fuel loads and protect the building from direct flame contact and intense radiant heat. In addition, clearing and clean-up of leaf litter, branches and bark is required as on-going management.

Maintenance of Hazard Management Areas

The HMAs around the building areas, must be always maintained in a minimal fuel condition to ensure bushfire protection mechanisms are effective. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season and any flammable material such as leaves, litter, wood piles removed.

3.3 Public and Firefighting Access

Requirements

Property access is greater than 200 m long and as such must meet the following design and construction requirements as per E1.6.2 Table E2 Elements B and C of the Code:

- All -weather construction;
- Load capacity of at least 20 tonnes, including for bridges and culverts;
- Minimum carriageway width of 4 metres;
- and minimum vertical clearance of 4 metres;
- Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- Cross falls of less than 3° (1:20 or 5%);
- Dips less than 7° (1:8 or 12.5%) entry and exit angle;

- Curves with a minimum inner radius of 10 metres;
- Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
- Terminate with a turning area for fire appliances provided by one of the following
 - A turning circle with a minimum outer radius of 10 metres
 - A property access encircling the building or
 - A hammerhead “T” or “Y” turning head 4 m wide and 8 m long
- Passing bays of 2 m additional carriageway width and 20 m length provided every 200 m.

Current conditions

- The Lyell Highway complies with road construction requirements.
- The existing driveway into 6485 Lyell Highway is greater than 200 m long in a wide easement with approximately 6 m wide gravel driveway. Its present condition enables two-way traffic to pass and complies with passing bay requirements (Photo 5)

Compliance

The driveway to existing buildings on the property complies with E1.6.2 and Table 2 of Table E2 Elements B and C of the Code as described above.

Subject to implementing the BHMP requirements, the proposal will comply with acceptable solution E1.5.2 A3.

3.4 Firefighting Water Supply

An adequate, accessible and reliable water supply for firefighting purposes must be supplied for the protection of life and property from the risks associated with bushfire.

Requirements

The building areas are not serviced by reticulated water and therefore a static water supply for firefighting must be provided as per the following requirements of Section E1.6.3 and Table E5 of the Code must be established.

Distance between building area to be protected and water supply:

- Building area must be within 90 m of the water connection point of a static water supply measured as a hose lay
- The distance between the building must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Static water supply requirements:

- May have a remotely located off-take connected to the static water supply.
- May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times.
- Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems.
- Must be metal, concrete or lagged by non-combustible materials if above ground, and
- If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: metal, non-combustible material, or fibre-cement a minimum of 6 mm thickness.

Fittings and pipework and accessories requirements:

- associated with a water connection point for a static water supply must: have a minimum nominal internal dia. 50 mm
- fitted with a valve with a minimum nominal internal dia. of 50 mm;
- metal or lagged by non-combustible materials if above ground;
- where buried, have a minimum depth of 300 mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
- provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;
- ensure the coupling is accessible and available for connection at all times;
- ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
- ensure underground tanks have either an opening at the top of not less than 250 mm dia. or coupling compliant with Table 4.3B; and
- where a remote offtake is installed, ensure the offtake is in a position is: visible, accessible to allow connection by firefighting equipment, at working height of 450 – 600 mm above ground level, and protected from possible damage, including damage by vehicles.

Signage for static water connections requirements:

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

- Water tank signage requirements within AS 2304-2011, or
- the following: Mark with the letter “W” contained within a circle with the letter in upper case of not less than 100 mm in height, in fade-resistant material with white reflective lettering and circle on a red background, be located within one metre of the water connection point in a situation which will not impede access or operation and be no less than 400 mm above the ground.

Hardstand area for fire appliances must be provided;

- No more than 3 m from water connection point, measured as a hose-lay (including the minimum water level in dams, swimming pools and the like).
- No closer than 6 m from the building area to be protected.
- With a minimum width of 3 m constructed to the same standard as the carriageway, and
- Connected to the property access by a carriageway equivalent to the standard of the property access.

Current conditions:

- The site is not within a reticulated water supply area and there are no fire hydrants nearby.
- There is existing static firefighting water supply on site (irrigation channels, dams and river), but they do not contain a compliant remote off-take connection within a 90 m hose lay of the new stores.

Compliance:

The BHMP requires that the proposed hazardous use building comply with static firefighting water supply requirements as per the preceding section. This means that each store building must have a 10,000 L static water supply (i.e. a combined capacity of minimum 20,000 L) for firefighting. In addition, all parts of the buildings must be within 90 m of the water connection point measured as a hose lay and the water supply connection point must be adjacent to a hardstand area. An indicative location for the static firefighting water supply (or remote off-take connection) is adjacent to the gardens to the south-west of the proposed sheds).

Subject to implementing the BHMP requirements, the proposal will comply with acceptable solution E1.5.2 A3.

4 Conclusions

Based on the proposed location of the hazardous use in an accessible location with good water supply, it is judged that a tolerable risk from bushfire can be achieved and maintained if there is compliance with the BHMP.

The assessment of the bushfire risk of the proposed hazardous use settlement stores at 6485 Lyell Highway indicates that the development can achieve the requirements of PD5.1, E1.0 Bushfire-Prone Areas Code for hazardous use and BAL 12.5 provided compliance with the following bushfire hazard management and protection measures:

- A permanent HMA must meet the minimum separation distance from the grassland bushfire hazard as per Section 3.4 of this report and as set out in the BHMP (Attachment 1). The minimum separation distances for the new building are: **14 m** to the north-west, north-east and south-west (across flat grassland). There is existing managed land to the south-east of the proposed buildings.
- Property access, which is greater than 200 m long, must provide access to the firefighting water point, and meet design and construction specifications as per Section 3.3 of this report and the BHMP (Attachment 1). The existing road is 6m wide and as such does not require specific passing bays.
- Provision of static firefighting water supply must meet specifications as per Section 3.4 of this report and the BHMP (Attachment 1) which includes an indicative location for the static firefighting water supply or remote offtake connection.

5 Recommendations

The recommendation is to adopt the BHMP as per Attachment 1.

6 Limitations of Plan

The protection measures outlined in the Bushfire Hazard Management Plan (Attachment 1) are based on a Fire Danger Index of 50 (FDI 50) which relates to a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS3959-2018 on days when the fire danger rating is greater than 50 (i.e. 'severe' or higher) is not recommended.

Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

7 Glossary and Abbreviations

AS – Australian Standard

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

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

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

Class 1a building – A single habitable building, being a detached house, or one of a group of attached habitable buildings being a town house, row house or the like (NCC 2019).

Class 8 building – in which a process (or handicraft) is carried out for trade, sale or gain. The building can be used for production, assembling, altering, repairing, finishing, packing, or cleaning of goods or produce.

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

ha – hectares

HMA – Hazard Management Area – The area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

m – metres

ha - hectares

NASH – National Association of Steel Framed Housing

8 References

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Appendix 1 – Photos of site, surrounds and vegetation



Photo 1 – North-west of existing buildings and west of proposed buildings – +/- flat



Photo 2 – Managed land south-east of the proposed buildings – +/- flat



Photo 3 – South-west of proposed buildings towards grassland and River Derwent – +/- flat



Photo 4 – Typical grassland vegetation surrounding the site and north-west of the proposed buildings (irrigated pasture) - +/- flat

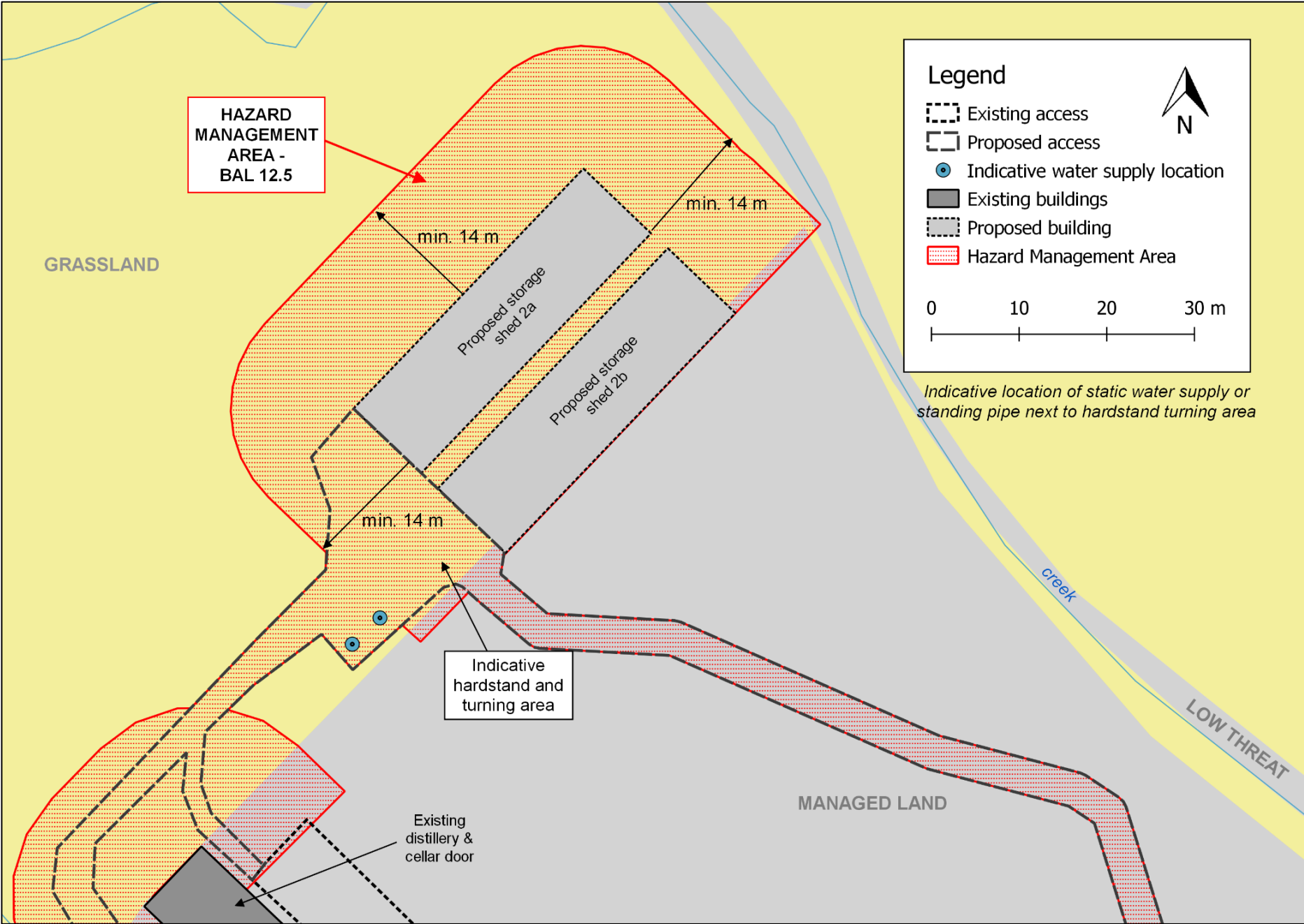


Photo 5 - Existing property access to the site from the Lyell Highway - 6 m wide

Appendix 2 – Site plan (Ian Cooper Designs – DWG 321-2022)



ATTACHMENT 1 – Bushfire Hazard Management Plan – February 2022



NOTES

Hazard Management Area

- HMA to be established to distances indicated in this plan and as set out in Table 1 of Bushfire Attack Level Assessment for BAL 12.5
- Vegetation in the HMA needs to be strategically maintained in a low fuel state to protect buildings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm). Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of windborne sparks and embers reaching buildings, and to halt or check direct flame attack.
- Vegetation clearance from the edge of the stores to any clusters must be a minimum of 10 m. This will reduce fuel loads and protect the buildings from direct flame contact and intense radiant heat.
- No trees to overhang buildings to prevent branches or leaves from falling on the buildings.
- Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
- Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).

Construction Standards

- The proposed class 8 buildings are exempt from construction standards under AS3959 as they are classified as warehouses.

Firefighting Access requirements

- Property access, which is greater than 200 m long, must provide access to the firefighting water point, and meet design and construction specifications as per E1.6.2 and Table E2 Elements B and C of the Code.

Static Firefighting Water Supply

- A static firefighting water supply must be provided for any new hazardous use building as indicated on this plan and will meet requirements of Section E1.6.3 and Table E5 of the Bushfire-prone Areas Code to ensure an adequate, accessible and reliable static water supply for firefighting is supplied.

This plan is to be printed at A3 and read in conjunction with the preceding Bushfire Hazard Report (Enviro-dynamics, 2022)



For: Lawrenny Distillery Pty Ltd – 6485 Lyell Highway, Ouse
Title: C.T. 44719/1 PID: 5472832
February 2022 Assessment #: ED0470

Andrew Welling – ENVIRO-DYNAMICS PTY LTD
ACCREDITED BUSHFIRE ASSESSOR (BFP-135)
CERTIFICATE No: ED0470 DATE: 02/03/2022

Signed