



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/051303

PROPOSAL: Distillery, Cellar Door, Bond Store & Signage
(Resource Processing)

LOCATION: 849 South Arm Road, Sandford (CT188766/6)
including adjacent Rifle Range Road Reservation

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 25 August 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 25 August 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 25 August 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Distillery, Cellar Door, Bond Store

Location:

Address.... **849 South Arm Road South Arm & part of Rifle Range Road
Reservation**

Suburb/Town Postcode **7022**

Current
Owners/s:

Name/s / Company..... **TASMANIAN DEVELOPMENT CORPORATION PTY LTD**

Applicant:

Name / Company..... **e3planning pty ltd obo Tas Development Corp**

Address..... **PO Box 58 South
Hobart**

Suburb Postcode **7004**

Telephone (Daytime contact)..**0438376840**

Email (Please print).....**evan@e3planning.com.au**

(Please note it is your responsibility to provide your correct email address and to check your email for communications from Council.)

☐

To expedite the planning assessment process, I consent to Council communicating with me via email in relation to my application.

Tax Invoice for
application fees to
be in the name of:
(if different from
applicant)

Name / Company..... **Tasmanian Development Corporation**

Address..... **193 Murray St, Hobart TAS 7000**

Suburb Postcode

Telephone (Daytime contact).....

Email (Please print).....**evan@e3planning.com.au**

(Please note it is your responsibility to provide your correct email address and to check your email for communications from Council.)

Estimated cost of development

\$ 450,000

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

Ajistment of sheep and approved subdivision.

Does the proposal involve land administered or owned by the Crown or Council?

Yes

☒

☐


Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's
Signature:


Signature..... Date **23 July 2025**

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ **Site analysis plan and site plan**, including where relevant:
 - *Existing and proposed use(s) on site.*
 - *Boundaries and dimensions of the site.*
 - *Topography, including contours showing AHD levels and major site features.*
 - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
 - *Soil type.*
 - *Vegetation types and distribution, and trees and vegetation to be removed.*
 - *Location and capacity of any existing services or easements on/to the site.*
 - *Existing pedestrian and vehicle access to the site.*
 - *Location of existing and proposed buildings on the site.*
 - *Location of existing adjoining properties, adjacent buildings and their uses.*
 - *Any natural hazards that may affect use or development on the site.*
 - *Proposed roads, driveways, car parking areas and footpaths within the site.*
 - *Any proposed open space, communal space, or facilities on the site.*
 - *Main utility service connection points and easements.*
 - *Proposed subdivision lot boundaries.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- ☐ Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- ☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 188766	FOLIO 6
EDITION 1	DATE OF ISSUE 26-May-2025

SEARCH DATE : 10-Jul-2025

SEARCH TIME : 02.17 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 6 on Sealed Plan 188766

Derivation : Part of 2000 Acres Gtd. to Robert Mather

Prior CT 186820/1

SCHEDULE 1

M707609 TRANSFER to TASMANIAN DEVELOPMENT CORPORATION PTY LTD
Registered 27-Aug-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP188766 COVENANTS in Schedule of Easements

SP188766 FENCING PROVISION in Schedule of Easements

M747095 MORTGAGE to Murdoch Clarke Mortgage Management
Limited Registered 12-Apr-2019 at noon

E313642 AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
01-Nov-2022 at noon

E410589 AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
26-May-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

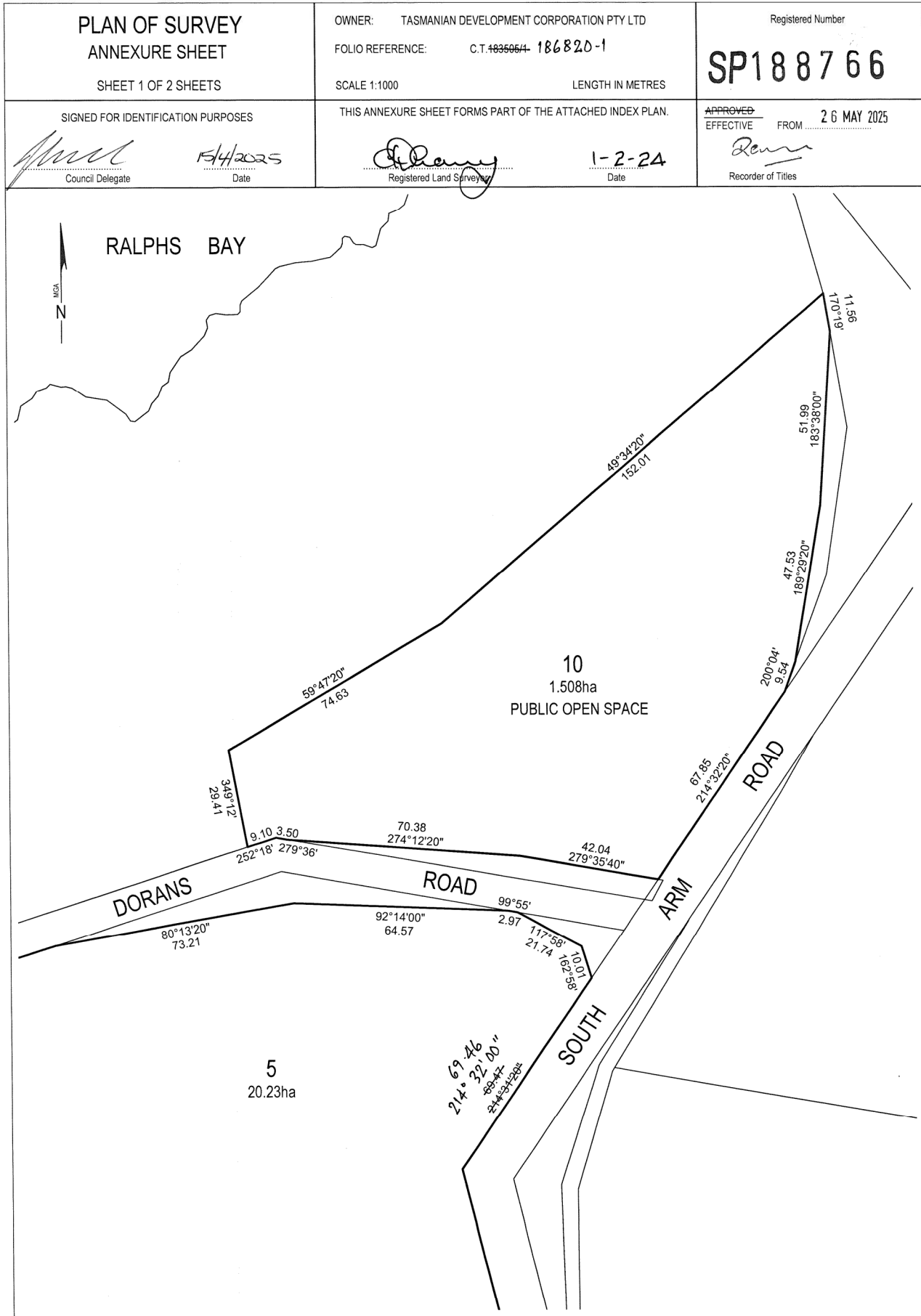
<p>OWNER: TASMANIAN DEVELOPMENT CORPORATION PTY LTD</p> <p>FOLIO REFERENCE: C.T. 183505/1 186820-1</p> <p>GRANTEE: PART OF 2000 ACRES GRANTED TO ROBERT MATHER</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR: N. D. LEARY of LEARY, COX & CRIPPS SURVEYORS Unit G04 40 Mole Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com</p> <p>LOCATION: CITY OF CLARENCE</p> <p>SCALE 1:4000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP188766</p> <p>APPROVED EFFECTIVE FROM 26 MAY 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>
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PRIORITY FINAL PLAN

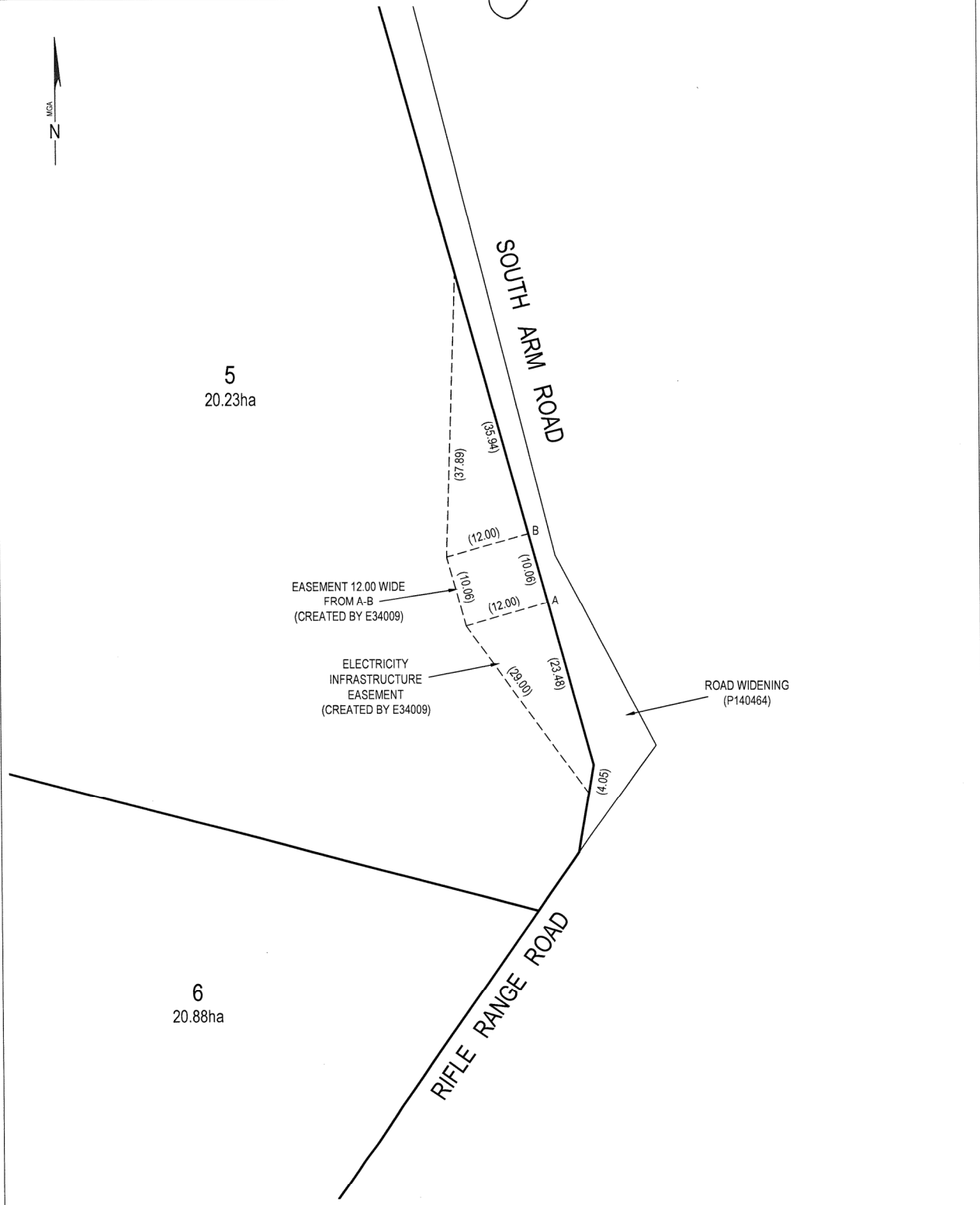
RALPHS BAY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

<p><i>[Signature]</i> Registered Land Surveyor</p> <p style="text-align: right;">1-2-24 Date</p>	<p><i>[Signature]</i> Council Delegate</p> <p style="text-align: right;">15/4/2025 Date</p>
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<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 2 OF 2 SHEETS</p>	<p>OWNER: TASMANIAN DEVELOPMENT CORPORATION PTY LTD</p> <p>FOLIO REFERENCE: C.T.188766-1 186820-1</p> <p>SCALE 1:1000 LENGTH IN METRES</p>	<p>Registered Number</p> <p>SP 188766</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> 15/4/2025 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 1-2-24 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 26 MAY 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 188766

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits a prendre described hereunder.

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

1. EASEMENTS

Lot 5 on the Plan is subject to a Wayleave Easement (as defined in Transfer E34009) with the benefit of a restriction as to the user of land in favour of Tasmanian Networks Pty Ltd over the land marked Easement 12.00 Wide from A-B (created by E34009) and Electricity Infrastructure Easement (created by E34009) on the Plan, as more fully set out in Transfer E34009.

2. COVENANTS

The owner or owners of Lot 5 and Lot 6 on the Plan hereby covenants with the owner of each and every other Lot on the Plan and the Clarence City Council to the intent that the burden of this covenant may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof may be created in favour of each and every other Lot on the Plan and in gross in favour of the Clarence City Council to observe the following stipulation:

1. Not to build, construct, erect or develop (or permit the building, construction, erection or development of) any dwelling, building or structure on Lot 5 or Lot 6 except within the area of a Lot marked "A.B.C.D." on the Plan.

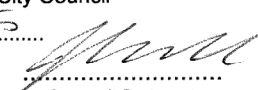
3. FENCING PROVISION

In respect of each Lot on the Plan, Tasmanian Development Corporation Pty Ltd shall not be required to fence.

Tasmanian Development Corporation Pty Ltd: 
Ian Whitehouse


Zhe Xu


(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Tasmanian Development Corporation Pty Ltd</p> <p>FOLIO REF: 403505/4 186820 /1</p> <p>SOLICITOR & REFERENCE: Simmons Wolfhagen Curtis Browne - 221937</p>	<p>PLAN SEALED BY: Clarence City Council</p> <p>DATE: 15/4/2025</p> <p>POPULANAMTD - REF NO. 2019/006202</p> <p> Council Delegate</p> <p>Stage 3</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 188766
SUBDIVIDER: Tasmanian Development Corporation Pty Ltd FOLIO REFERENCE: 464847 186820/1	

4. EXECUTION

Signed by Tasmanian Development
Corporation Pty Ltd, ACN 619 397 901 in
accordance with Section 127 of the
Corporations Act 2001:

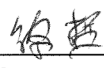


Director/Secretary

Ian Whitehouse

Print Full Name

Director


Zhe Xu 

Print Full Name

Murdoch Clarke Mortgage Management Limited as mortgagee hereby consents to the Plan and this Schedule:

Executed by **MURDOCH CLARKE MORTGAGE
MANAGEMENT LIMITED** ACN 115 958 560 as
Responsible Entity of the **MURDOCH CLARKE
MORTGAGE FUND** ARSN 093 2555 559 by its duly
authorised Attorney **REBECCA JANOKA RYD**
pursuant to Power of Attorney registered on 25
January 2024 Registered Number **PA153519** having
received no notice of the revocation thereof:



WITNESS: 
.....
FULL NAME:
ADDRESS:
OCCUPATION: **Andrea Marie Thomas**
10 Victoria Street
Hobart Tas 7000
Personal Assistant

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



23 July 2025

Amanda Beyer
City of Clarence
38 Bligh Street
ROSNY PARK 7018
Via email: clarence@ccc.tas.gov.au

PDPLANPMTD-2025/051303 - Planning Permit Discretionary - 849 South Arm Road, Sandford

Please accept this correspondence as a response to Council's request for further information dated 2 July 2025. Council's request is highlighted, and our response follows.

Since the application was lodged new Property Titles for the parent title have been issued by the Land Titles Office and accordingly a current property title for the property is attached to this correspondence.

The Property Title is subject to a Part 5 Agreement requiring all buildings to be located within a designated building envelope. The location of all buildings has been designed to meet this Agreement.

The following documents are attached in support of this development application.

- City of Clarence Landowner Consent Form
- Traffic Drawings 849 South Arm Road
- Traffic Impact Assessment
- Emergency Management Plan (Bushfire)
- Bushfire Hazard Management Plan
- Property Title CT[188766/6](#)
- 849 South Ram Road (Plans and Elevations)
- Development Application Form

Updated planning application form.

An updated planning application form is included with this correspondence.



Council Consent

A Council Consent Form is attached to this correspondence.

A full set of traffic drawings prepared by Howarth Fisher and Associates is attached to this correspondence. These drawings demonstrate the proposed extent of the works proposed within Council's Road reservation of Rifle Range Road. Figure 1 is a screenshot of the proposed extent of works. The extent of works is also shown on the attached plans and elevations.

All access and driveway designs now comply with Tasmanian Standard Drawing TSD R03 and TSD R03 and provide for culvert headwalls to be constructed as driveable.



Figure 1: Proposed extent of works within Rifle Range Road source Howarth Fisher and Associates.

Site Plan

A site plan showing the setbacks of the proposed bond store from all respective boundaries is attached to this correspondence.

The closest building is over 54 metres from a property boundary.

Signs Code

A 1500mm x 750mm identifying sign is proposed at the frontage of the Property. The indicative appearance of the sign is shown in Figure 2.



Figure 2: Indicative appearance of the artwork for the sign.

Bushfire prone Areas Code

A Bushfire Hazard Management Plan and an Emergency Management Plan is attached to this correspondence.



If you have any further queries, please do not hesitate to contact me on 0438 376 840 or email evan@e3planning.com.au.

Regards

Evan Boardman
Grad Dip URP, B ScEnv, B Econ MEIANZ



	DRAWING SCHEDULE
A.01	LOCATION PLAN
A.02	SITE PLAN 1:4000
A.03	SITE PLAN 1:200
A.04	SITE PLAN 1:200
A.05	SITE PLAN 1:200
A.06	SITE PLAN 1:200
A.07	SITE ANALYSIS PLAN
A.08	EX FLOOR PLAN,SHED 01
A.09	PROPOSED GROUND FLOOR PLAN,SHED 01
A.10	EXTENDD GROUND FLOOR PLAN,SHED 02
A.11	PROPOSED GROUND FLOOR PLAN,SHED 02
A.12	PROPOSED FIRST FLOOR PLAN,SHED 02
A.13	PROPOSED FLOOR PLAN,BOND STORE
A.14	ELEVATIONS,SHED 01
A.15	ELEVATIONS,SHED 01
A.16	ELEVATIONS,SHED 02
A.17	ELEVATIONS,SHED 02
A.18	ELEVATIONS,BOND STORE
A.19	ELEVATIONS - FIRE FIGHTING TANKS



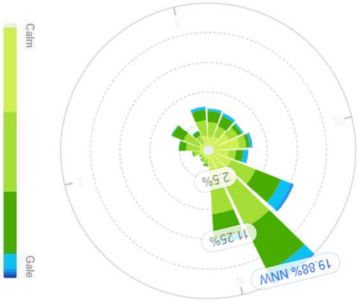
849 SOUTH ARM ROAD,
SANDFORD TAS

DISTILLERY-RESOURCE
PROCESSING

SITE INFORMATION

Title Reference:	183505/1
Property ID:	3413185
Lot:	Lot 6
Council:	Clarence
Planning Zone:	Rural
Covenants:	N/A
General Overlays:	
- Flood Prone Area	
- Bushfire Prone Area	
- Priority Vegetation Area	
- Road and Railway Assets	
- Safeguarding of airports code	
Code Overlays:	N/A
Soil Classification:	Class H-1
Refer to GES Soil Assessment	
Wind Classification	N3
Topography:	T1
Shedding:	NS
Climate zone:	7
NCC Building Class:	Class 7b & 8
Land area:	20.88ha
Shed 01:	198m ²
Shed 02:	198m ²
Bond Store:	438.79m ²

WIND ROSE



All dimensions in millimetres
unless noted otherwise.

PRINT ALL DRAWINGS IN COLOUR



MATT KENNEDY

DRAFTING & DESIGN

P 0427 656 173

E admin@matt-kennedy.com.au

Licence: 180909392



BUILDING DESIGNERS

ASSOCIATION OF AUSTRALIA

CLIENT:

TASMANIAN DEVELOPMENT CORPORATION PTY LTD

ADDRESS:

849 SOUTH ARM ROAD, SANDFORD

JOB NO:

2450

PROPOSAL

DISTILLERY

PROJECT STAGE

DA

DATE

01/08/2025

SCALE

1:8000@A3

REV

AMENDMENT

DATES

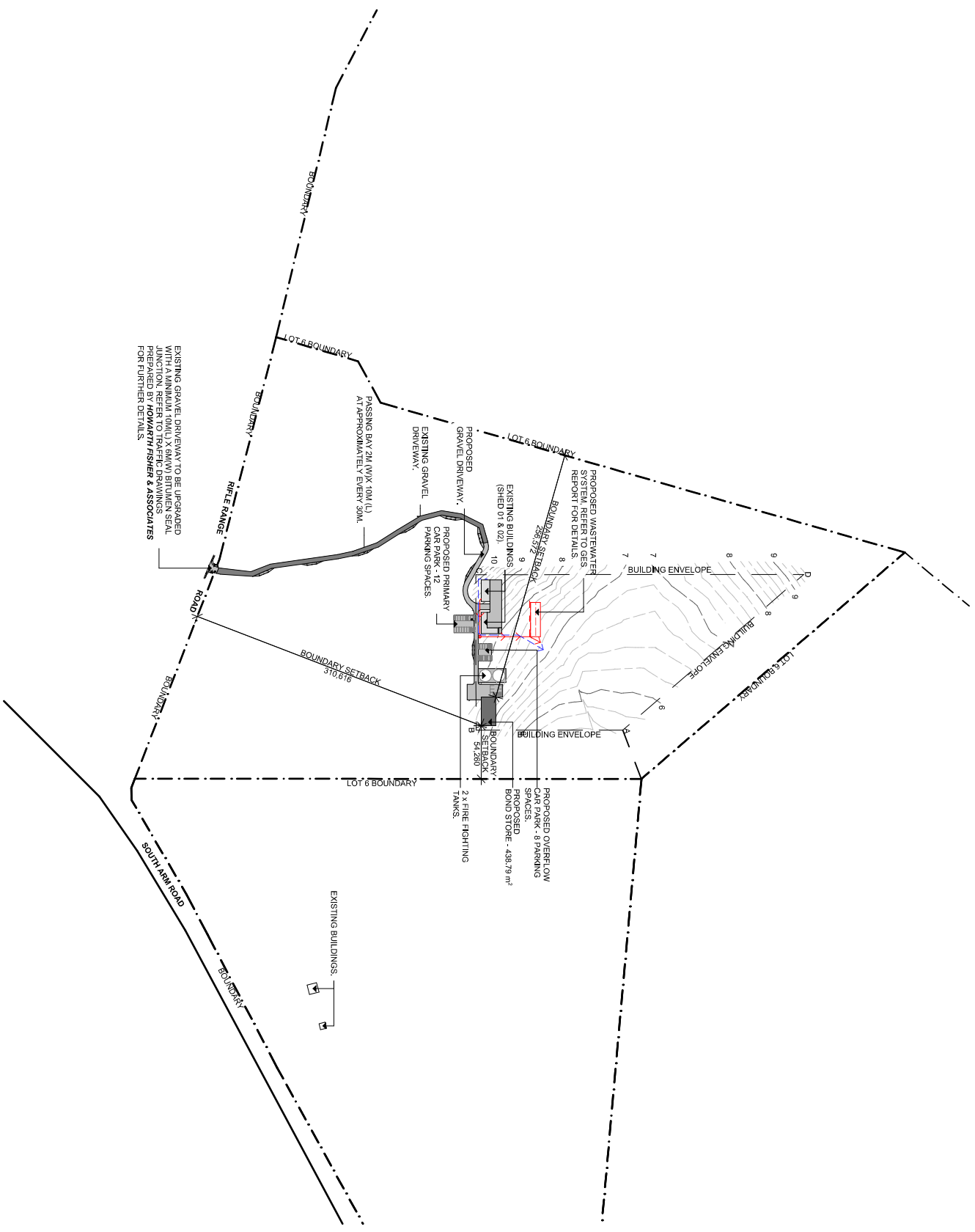
A.01

LOCATION PLAN



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EXISTING BUILDING
PROPOSED BUILDING
LOT BOUNDARY
BUILDING ENVELOPE
CONTOUR



CLIENT:
TASMANIAN DEVELOPMENT
CORPORATION PTY LTD
ADDRESS:
849 SOUTH ARM ROAD, SANDFORD

JOB NO:
2450

PROPOSAL
DISTILLERY

PROJECT STAGE
DA

DATE
01/08/2025
SCALE
1:4000@A3



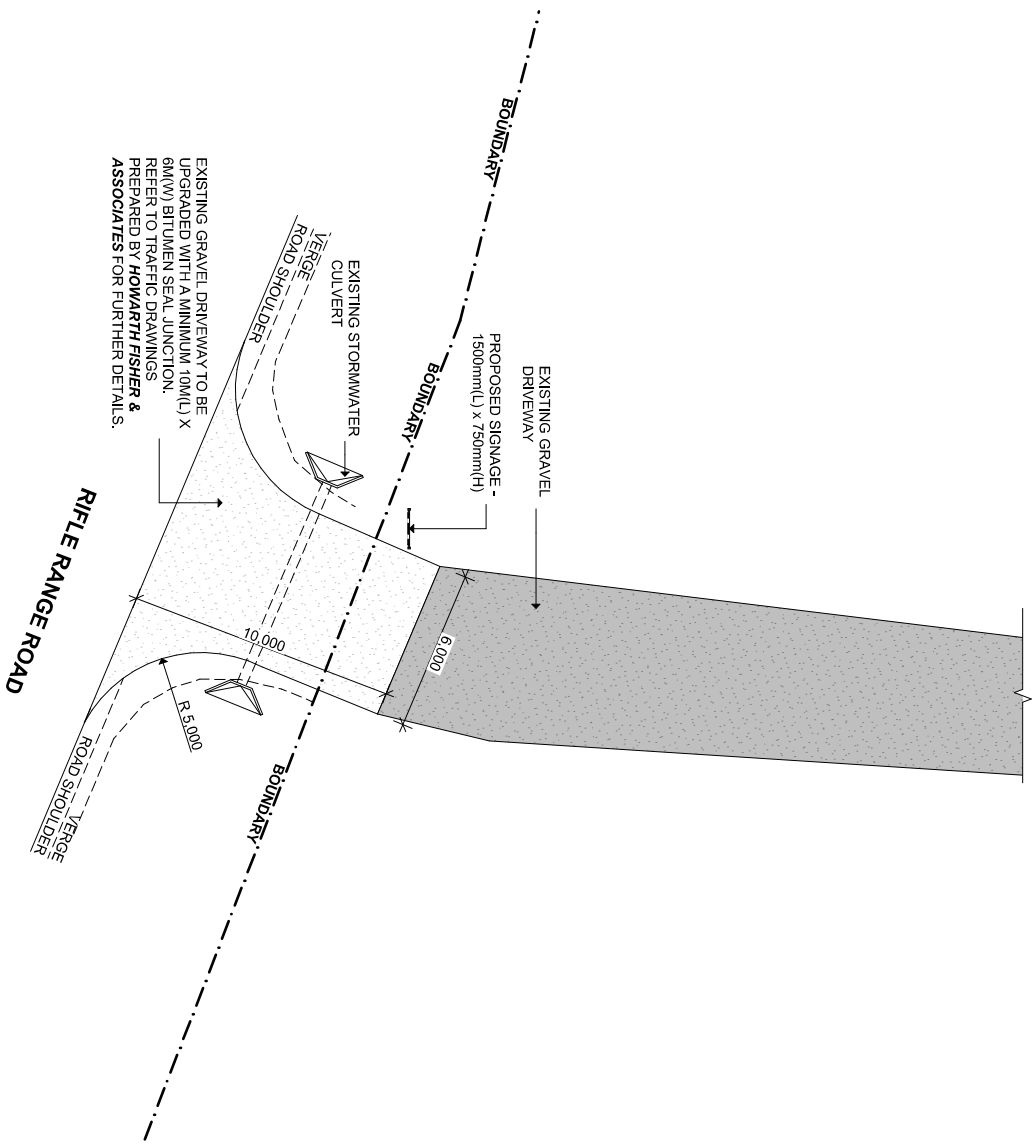
REV AMENDMENT

DATE

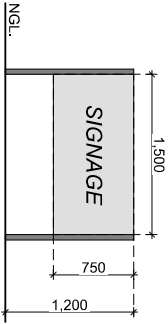
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LEGEND

--- LOT BOUNDARY

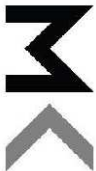


1 SITE PLAN
1:200 @ A3



2 PROPOSED SIGNAGE
1:50 @ A3

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MATT KENNEDY
DRAFTING & DESIGN
P 0422 666 123
E admin@matt-kennedy.com.au
Licence: 189093932



CLIENT:
TASMANIAN DEVELOPMENT
CORPORATION PTY LTD
ADDRESS:
849 SOUTH ARM ROAD, SANDFORD

JOB NO:
2450
PROPOSAL
DISTILLERY
PROJECT STAGE
DA

DATE
01/08/2025
SCALE
AS SHOWN



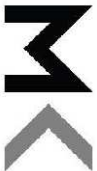
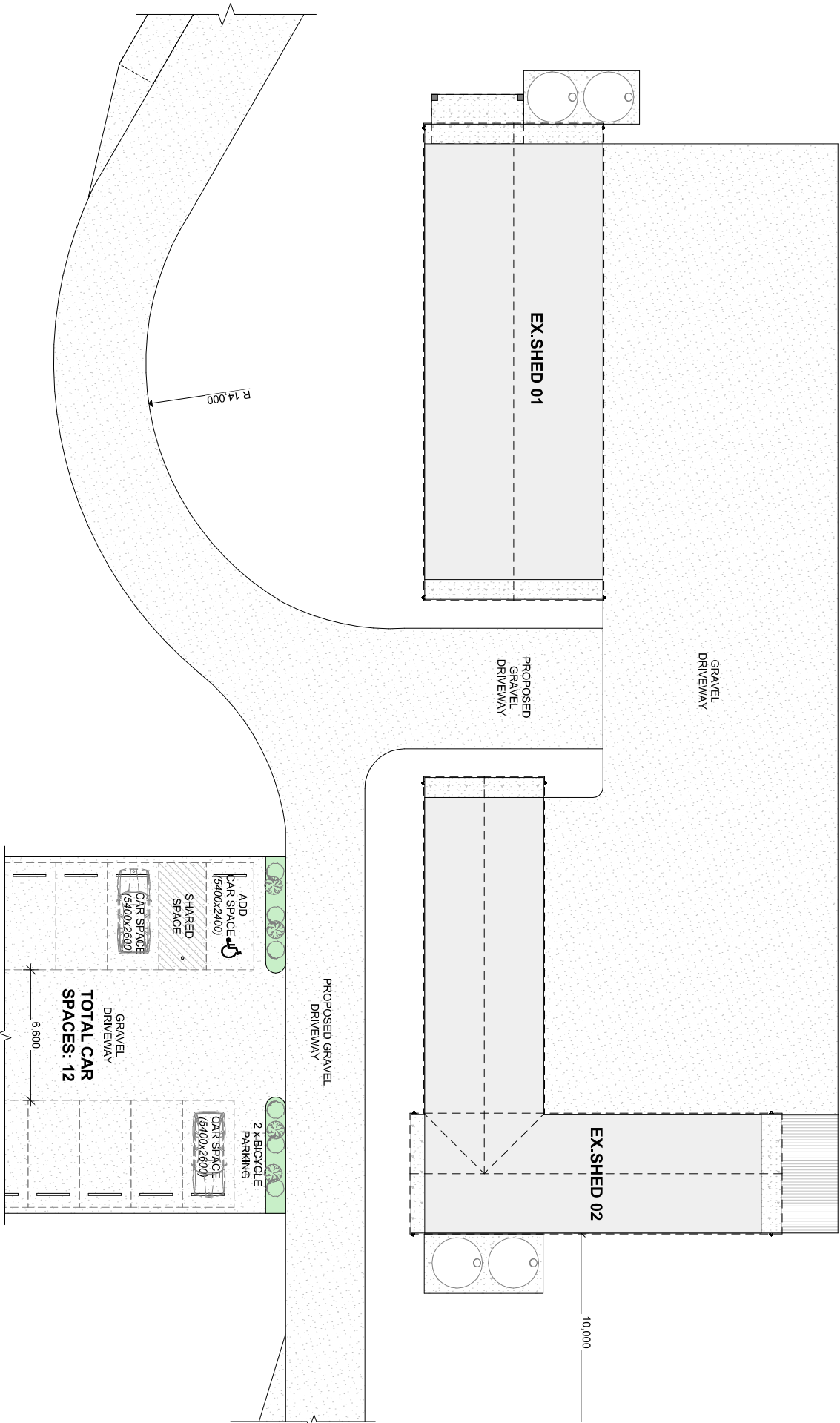
REV
AMENDMENT

DATES

A.03
SITE PLAN 1:200

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED LANDSCAPING



MATT KENNEDY
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E admin@matt-kennedy.com.au
Licence: 48909382



CLIENT:
TASMANIAN DEVELOPMENT
CORPORATION PTY LTD
ADDRESS:
849 SOUTH ARM ROAD, SANDFORD

JOB NO:
2450

PROPOSAL
DISTILLERY
PROJECT STAGE
DA

DATE
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REV
AMENDMENT

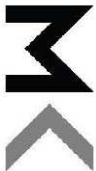
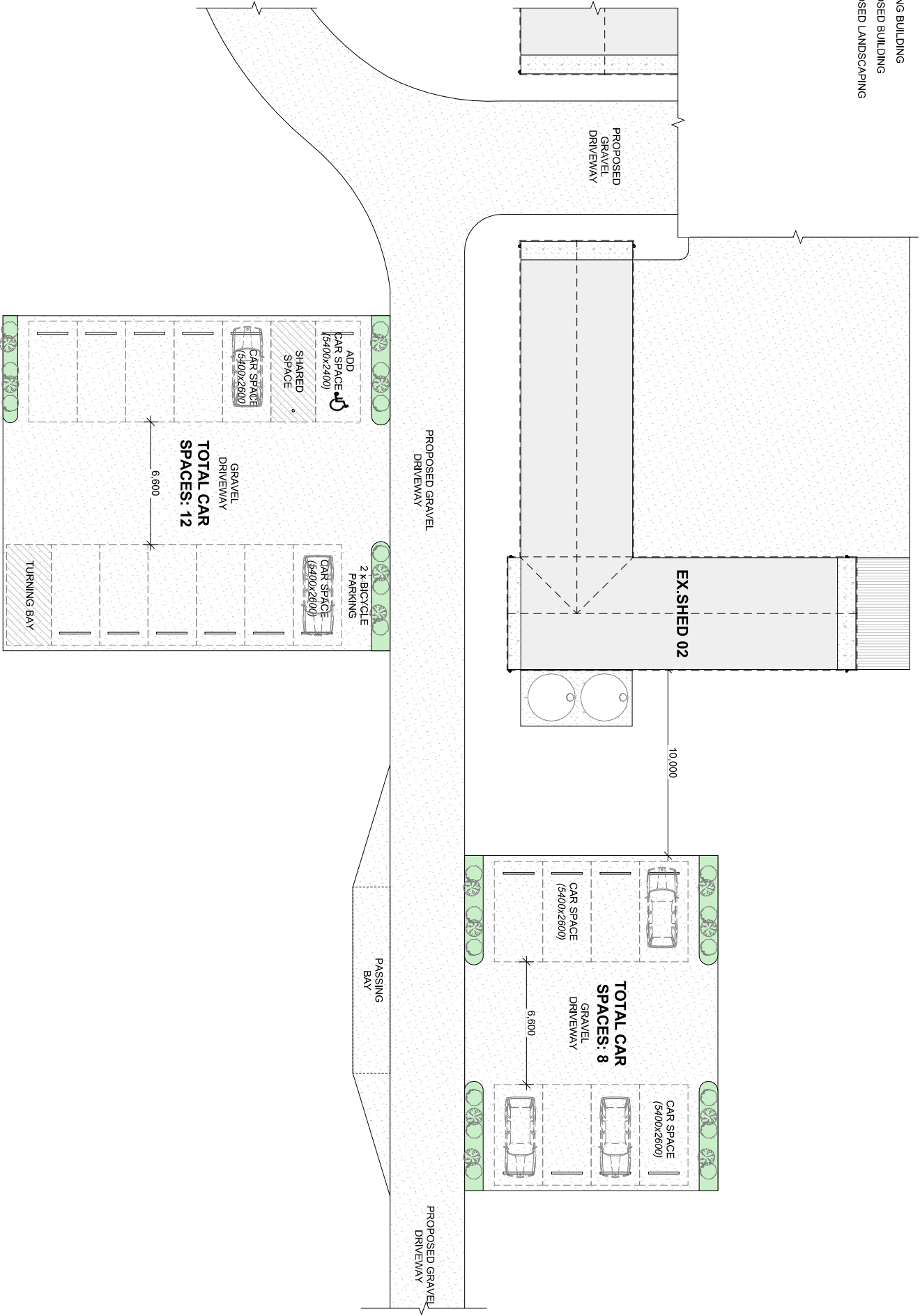
DATES

A.04
SITE PLAN 1:200

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LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED LANDSCAPING



MATT KENNEDY
DRAFTING & DESIGN
P 0472 665 123
E admin@matt-kennedy.com.au
Licence: 48909382



CLIENT:
TASMANIAN DEVELOPMENT
CORPORATION PTY LTD
ADDRESS:
849 SOUTH ARM ROAD, SANDFORD

JOB NO:
2450

PROPOSAL
DISTILLERY
PROJECT STAGE
DA

DATE
01/08/2025
SCALE
1:200@A3



REV
AMENDMENT

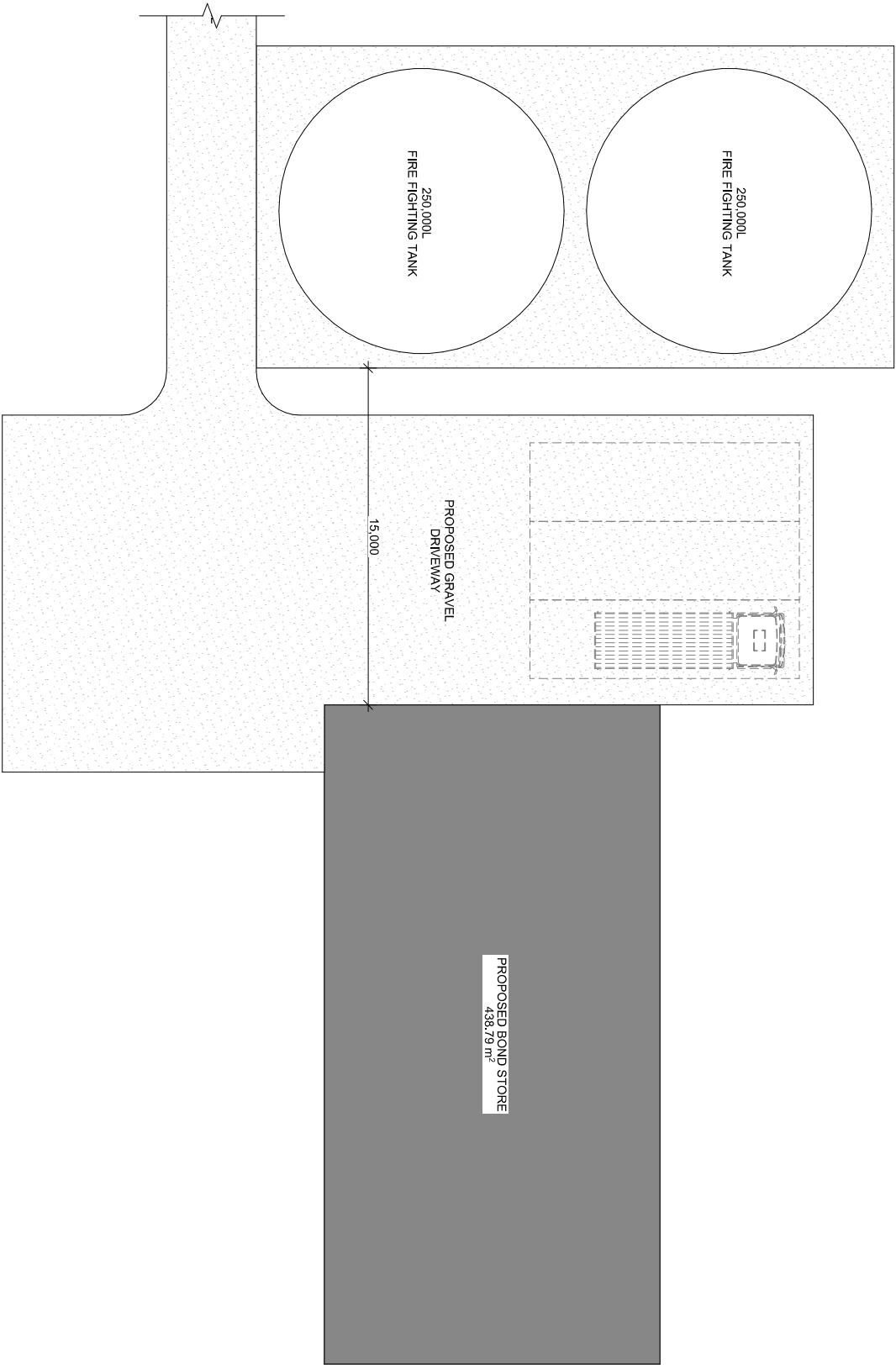
DATES

A.05
SITE PLAN 1:200

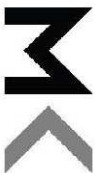
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LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED LANDSCAPING



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TASMANIAN DEVELOPMENT CORPORATION PTY LTD
ADDRESS:
849 SOUTH ARM ROAD, SANDFORD

JOB NO:
2450

PROPOSAL
DISTILLERY
PROJECT STAGE
DA

DATE
01/08/2025
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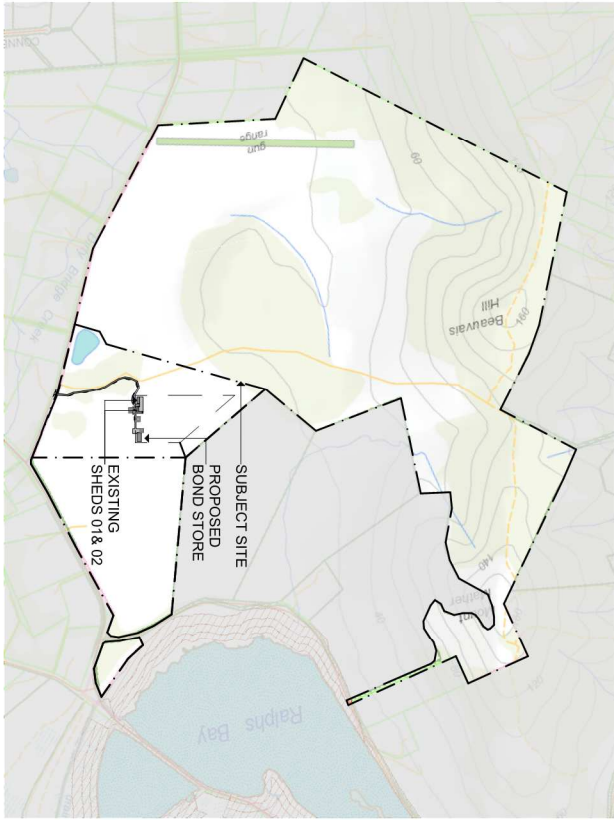
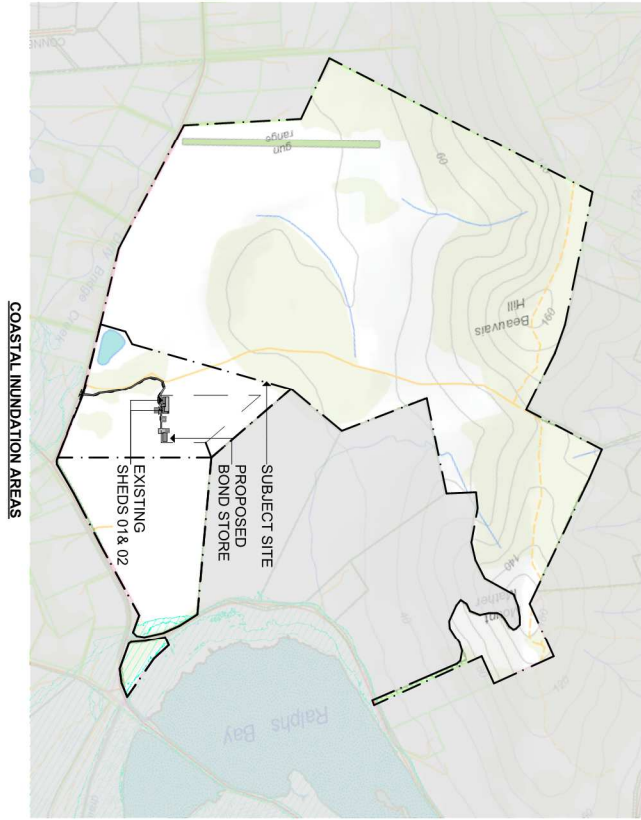
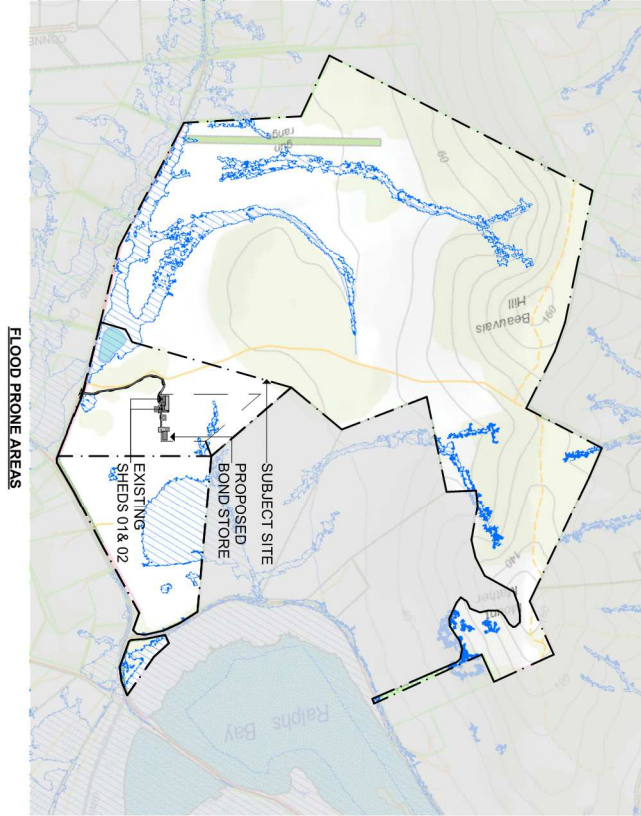
REV | AMENDMENT

DATES

A.06
SITE PLAN 1:200

LEGEND

- LOT BOUNDARY
- BUILDING ENVELOPE
- PROPOSED BUILDING
- FLOOD PRONE OVERLAY
- COASTAL INUNDATION OVERLAY
- COASTAL EROSION OVERLAY



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PROJECT STAGE:
DA

DATE:
01/08/2025
SCALE:

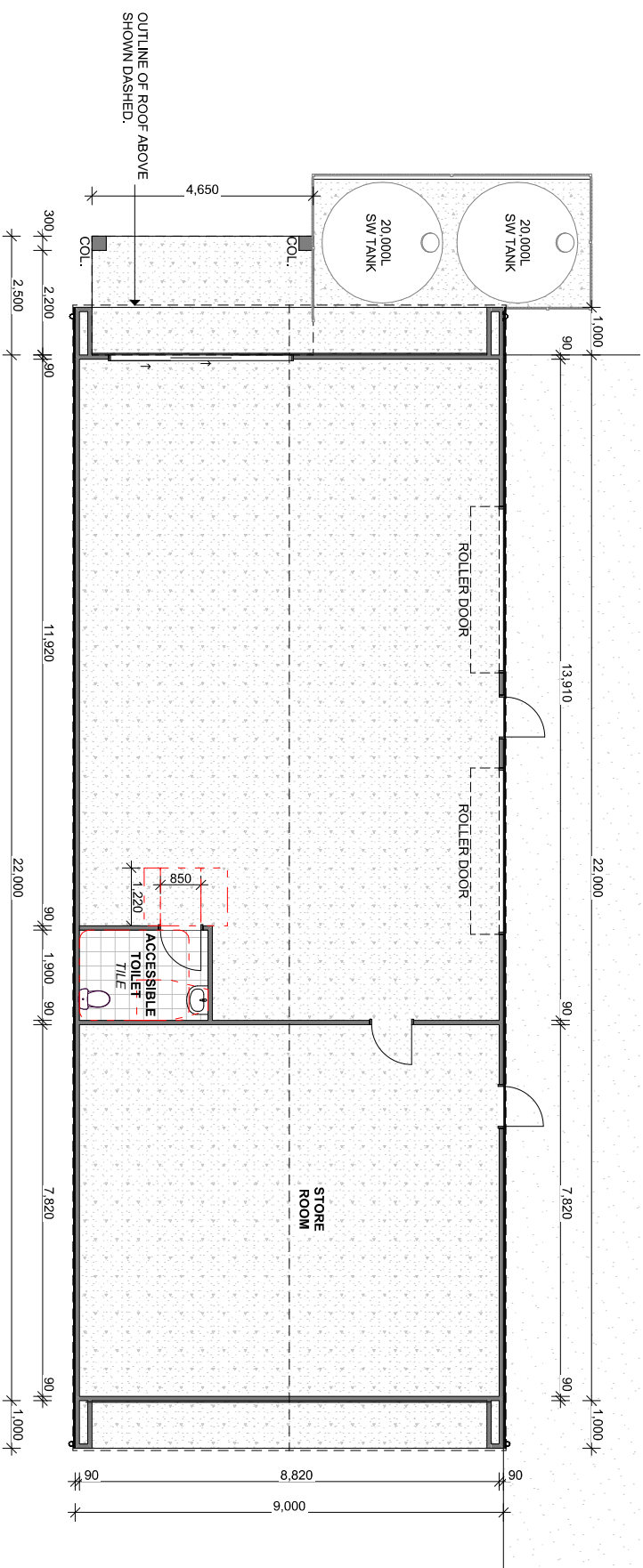


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AMENDMENT
DATES

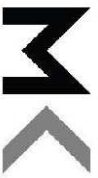
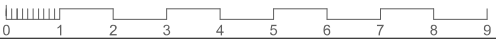
A.07
SITE ANALYSIS PLAN

EXISTING

EXISTING



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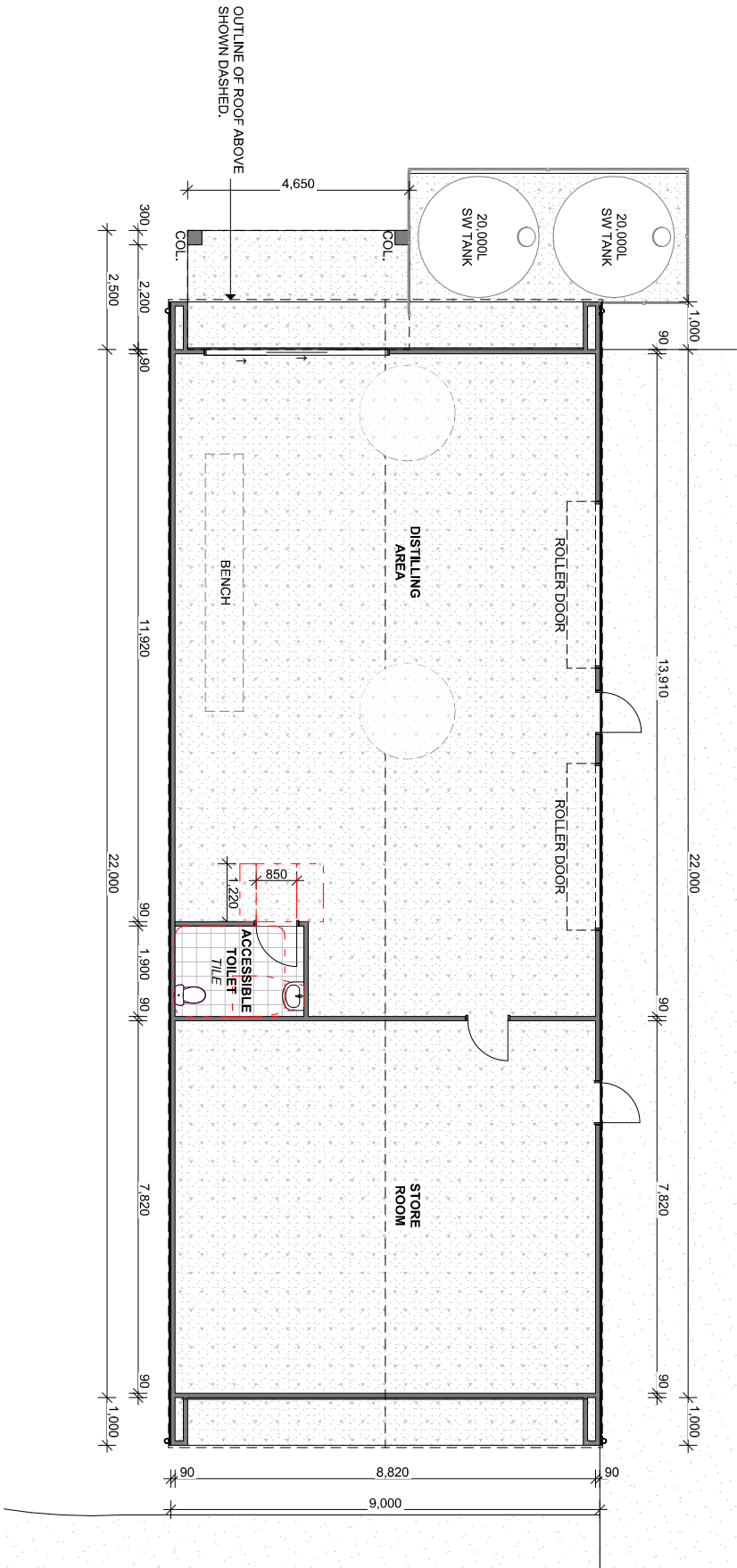
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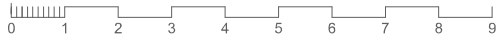
A.08
EX FLOOR PLAN_SHED
01

LEGEND

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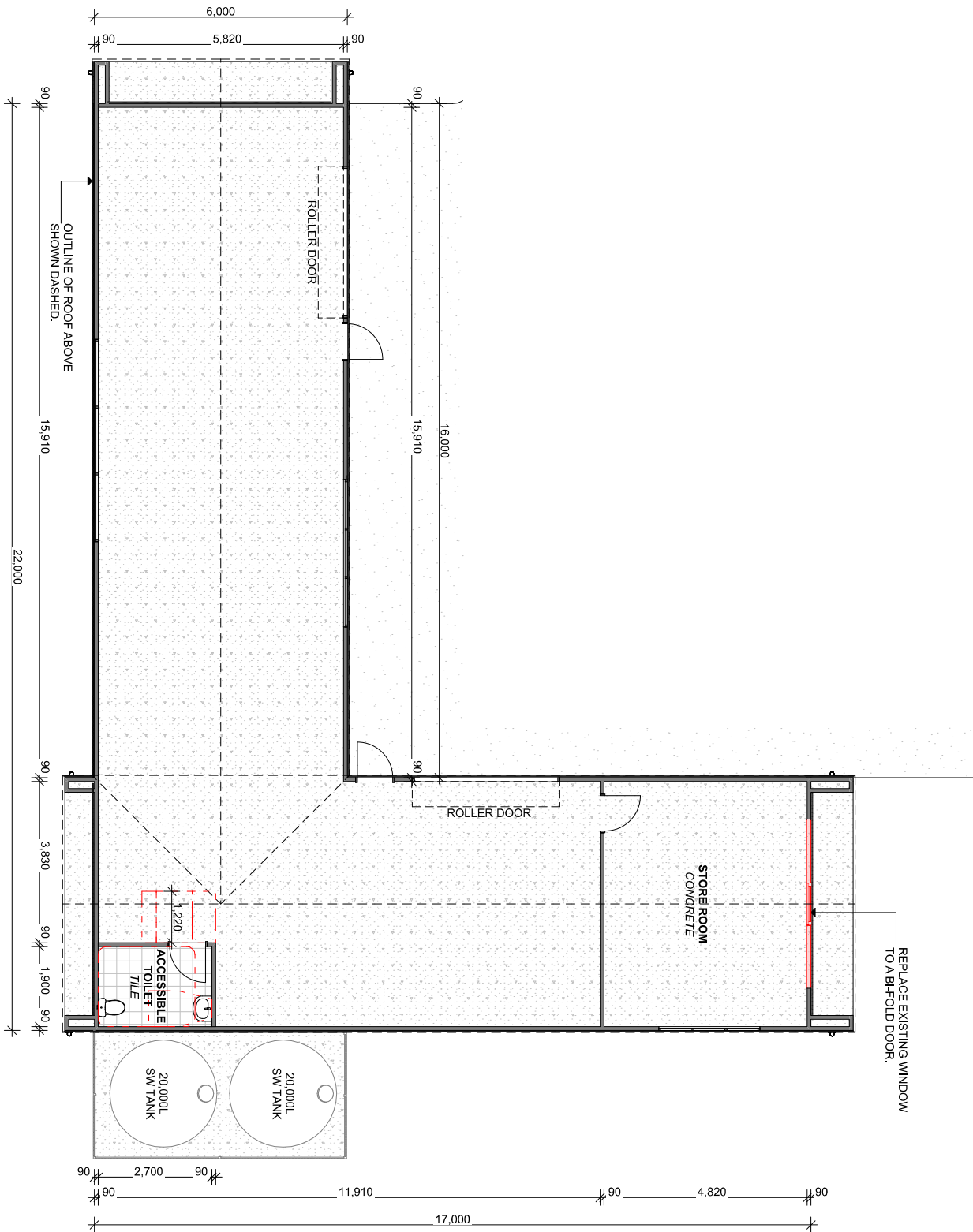
DATES

A.09
PROPOSED GROUND
FLOOR PLAN_SHED 01

LEGEND

EXISTING

DEMOLITION



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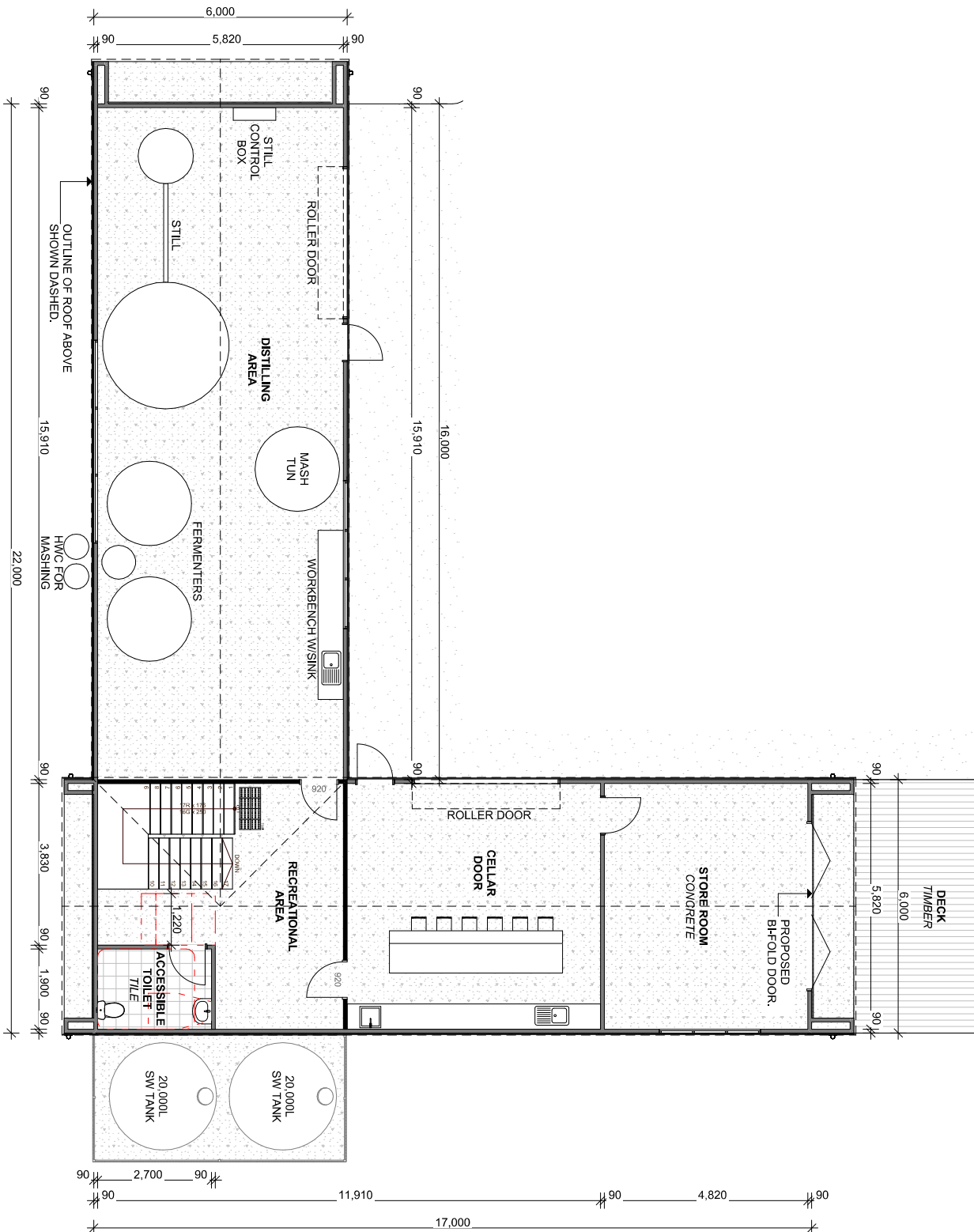
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A.10
EX/DENO GROUND
FLOOR PLAN_SHED 02



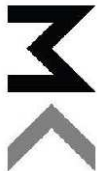
LEGEND

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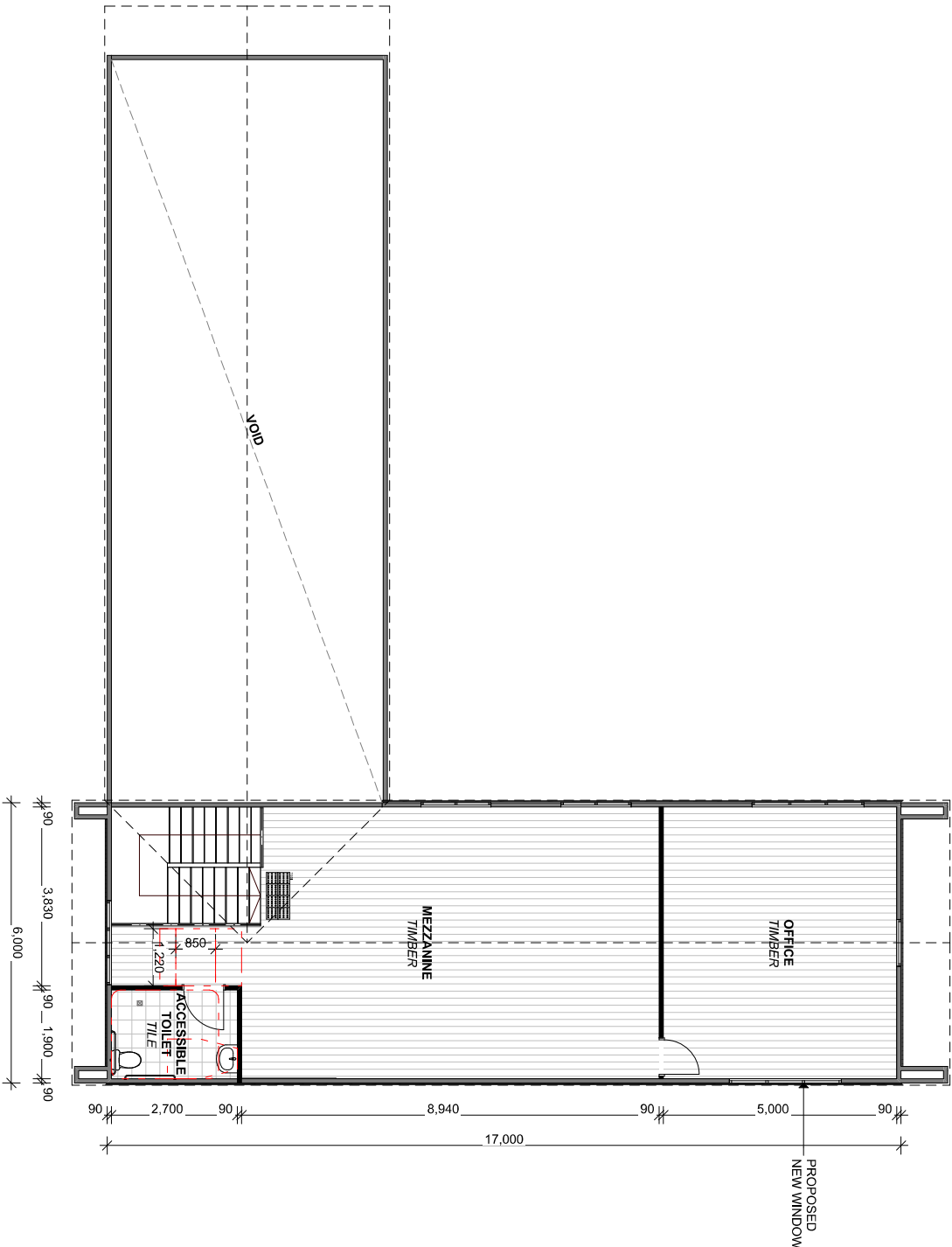
A.11
PROPOSED GROUND
FLOOR PLAN_SHED 02



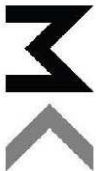
LEGEND

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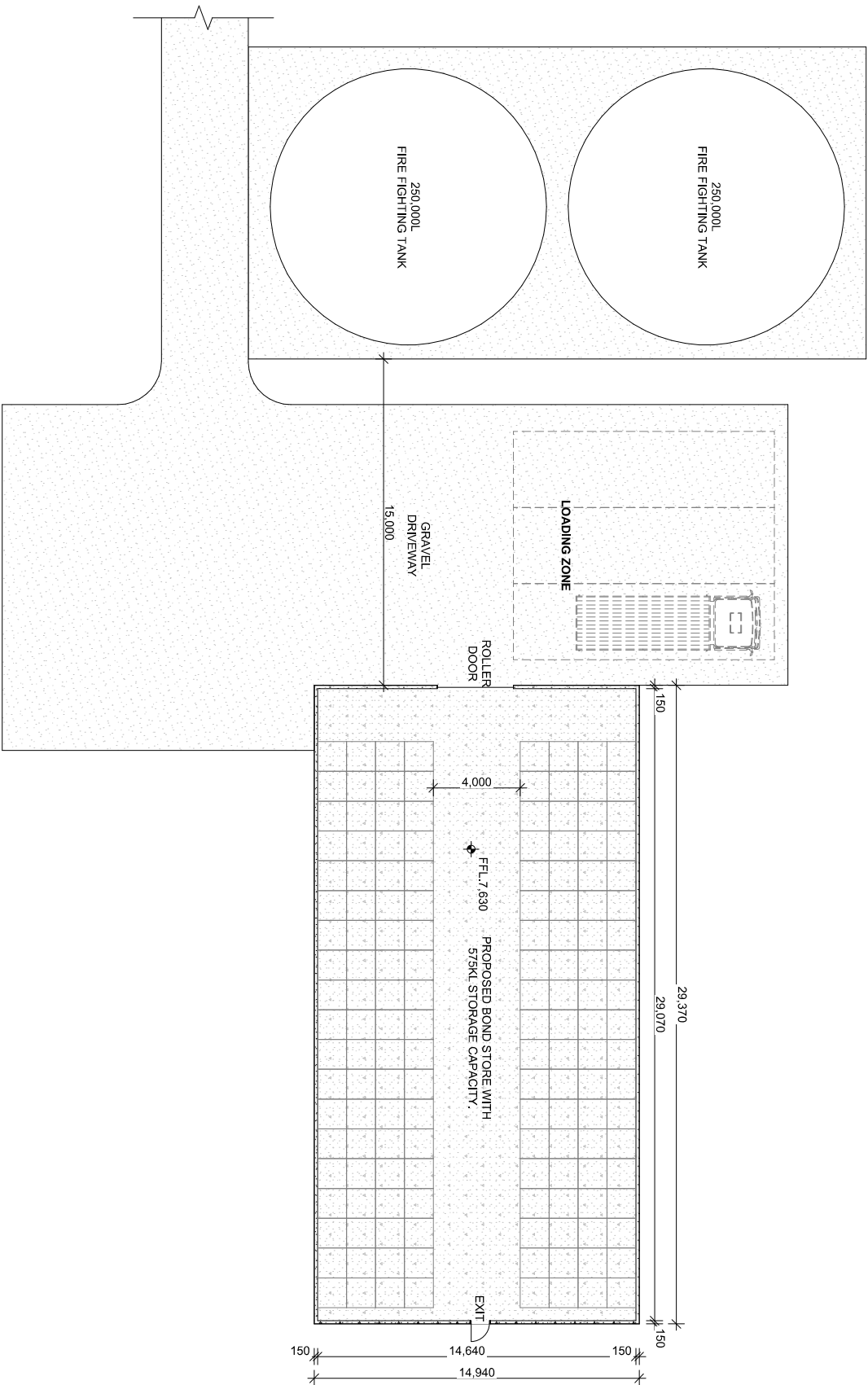
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AMENDMENT

DATES

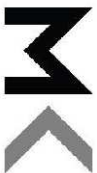
A.12
PROPOSED FIRST
FLOOR PLAN_SHED 02

LEGEND

PROPOSED



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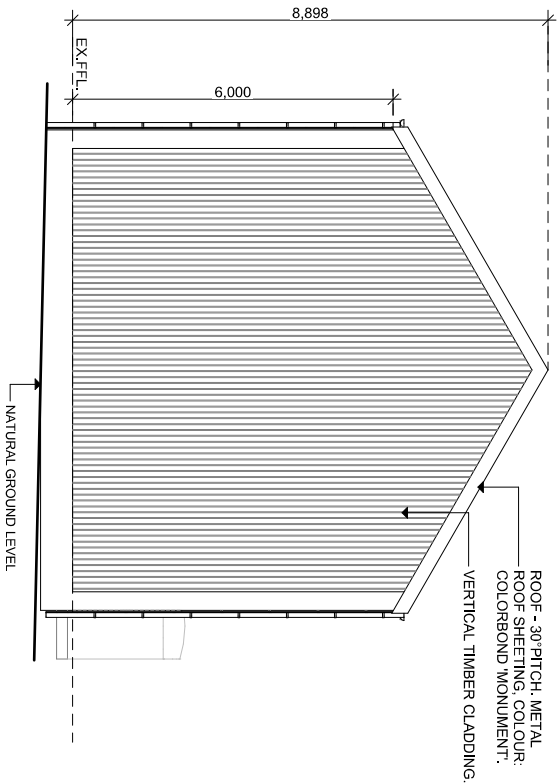


REV
AMENDMENT

DATES

A.13
PROPOSED FLOOR
PLAN_BOND STORE

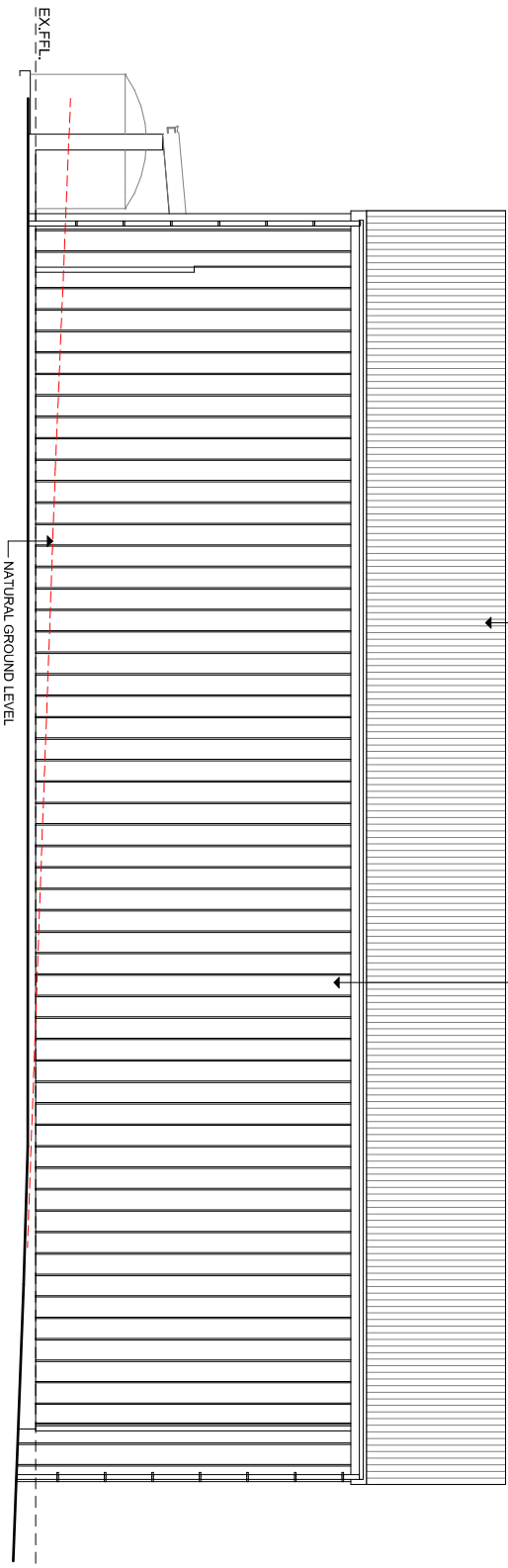
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REFER TO RAINBOW SHED MANUFACTURES
SPECIFICATIONS.



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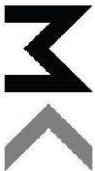
ROOF - 30° PITCH, METAL
ROOF SHEETING, COLOUR:
COLORBOND MONUMENT.

LIGHTWEIGHT CLADDING, COLOUR -
COLORBOND MONUMENT.



2
EAST ELEVATION

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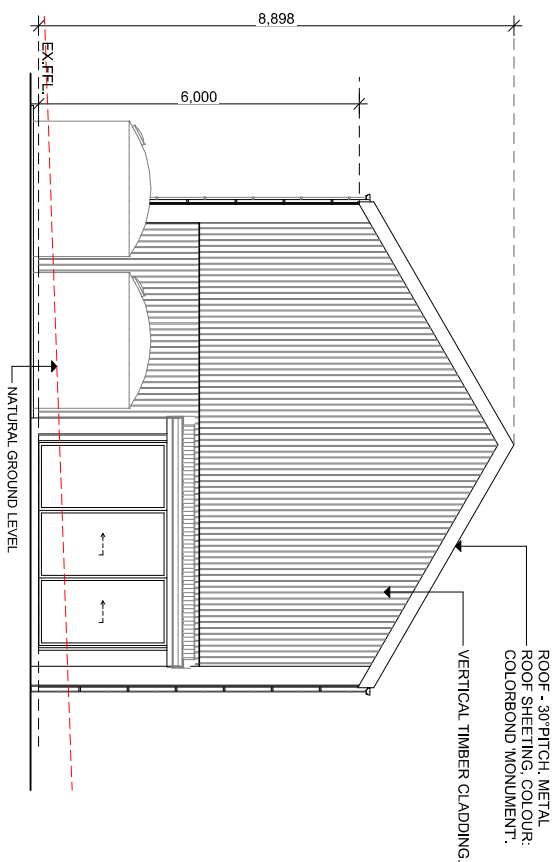
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REV
AMENDMENT

DATES

A.14
ELEVATIONS_SHED 01

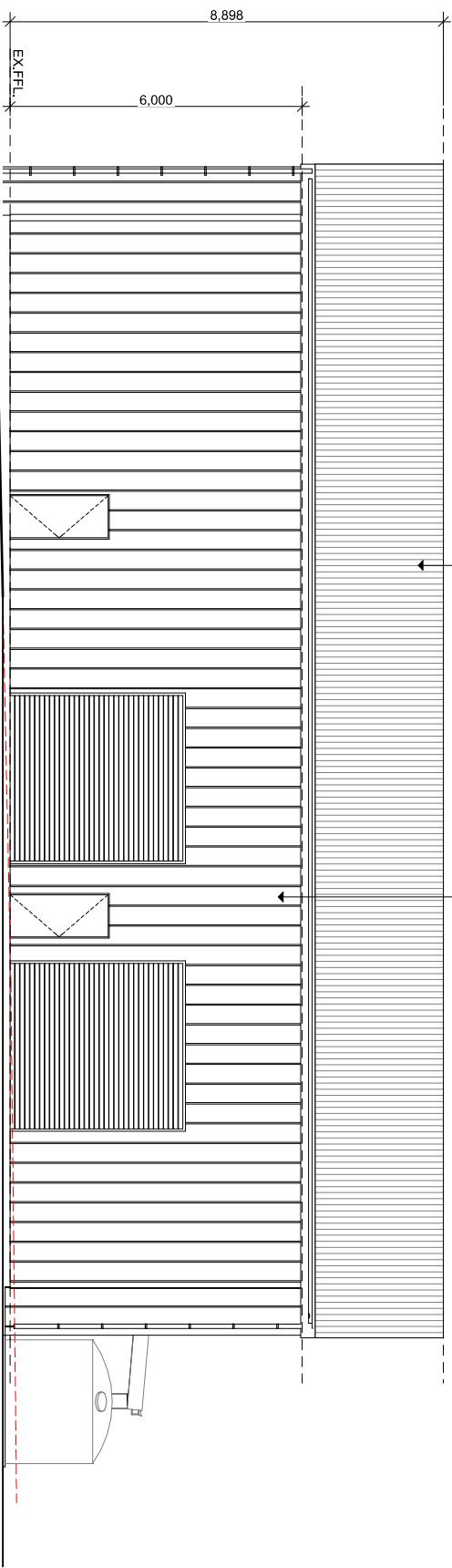
NOTE:
REFER TO RAINBOW SHED MANUFACTURES
SPECIFICATIONS.



1
SOUTH ELEVATION

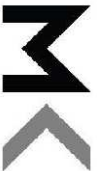
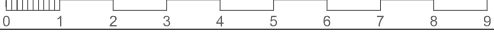
ROOF - 30° PITCH, METAL
ROOF SHEETING, COLOUR:
COLORBOND MONUMENT.

LIGHTWEIGHT CLADDING, COLOUR -
COLORBOND MONUMENT.



2
WEST ELEVATION

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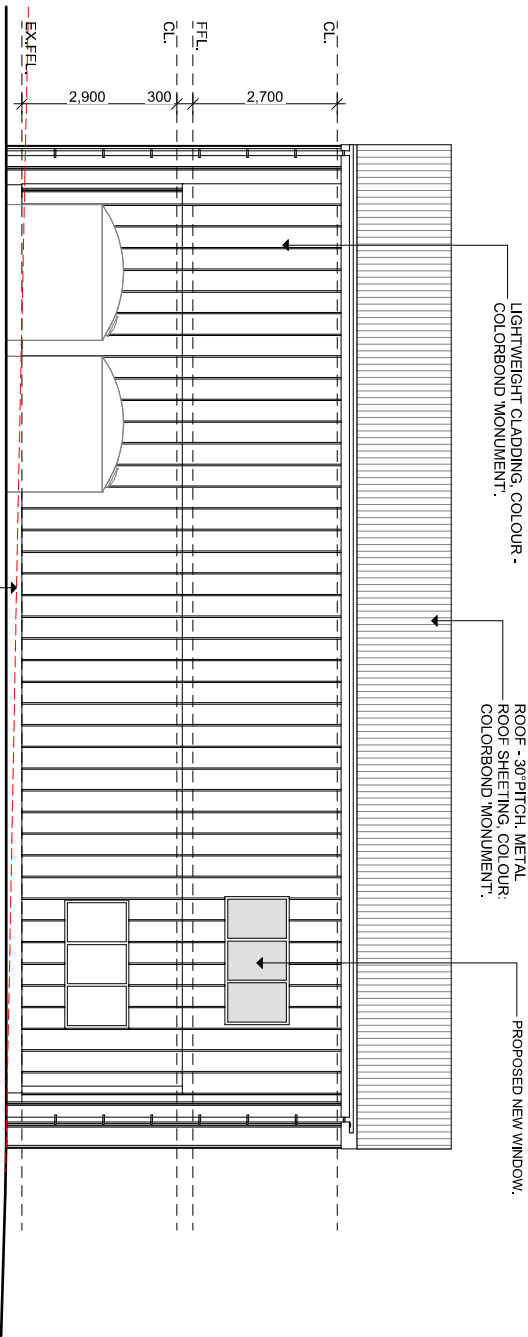
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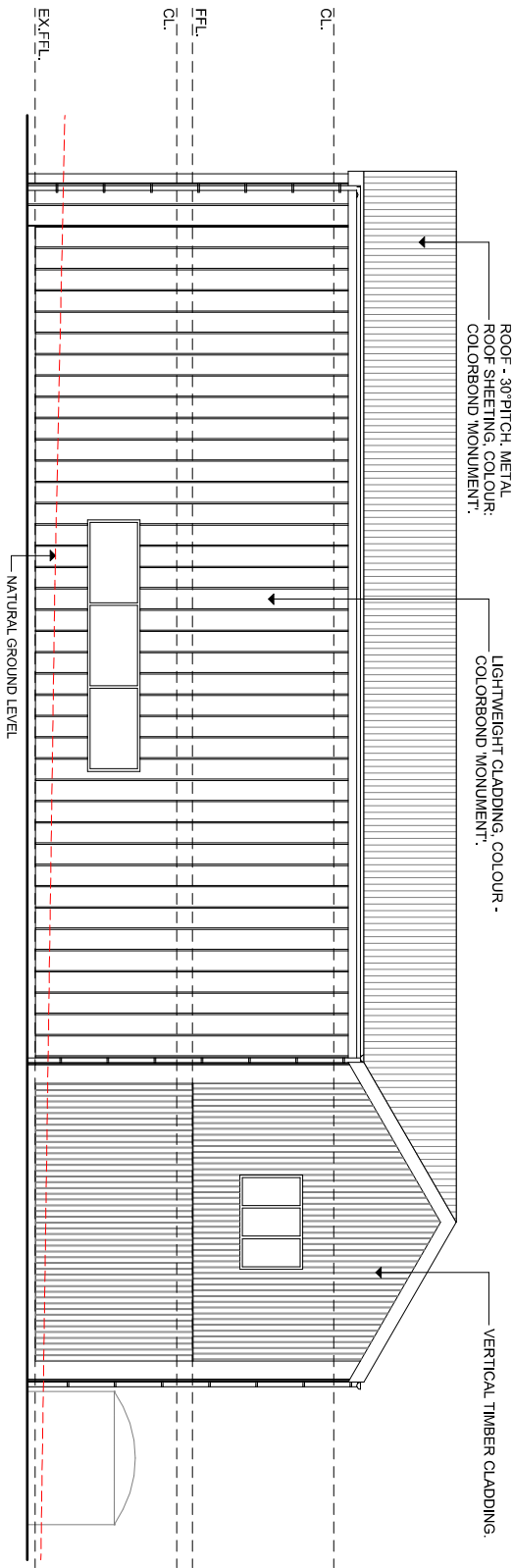
DATES

A.15
ELEVATIONS_SHED 01

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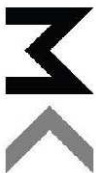


1
NORTH ELEVATION



2
EAST ELEVATION

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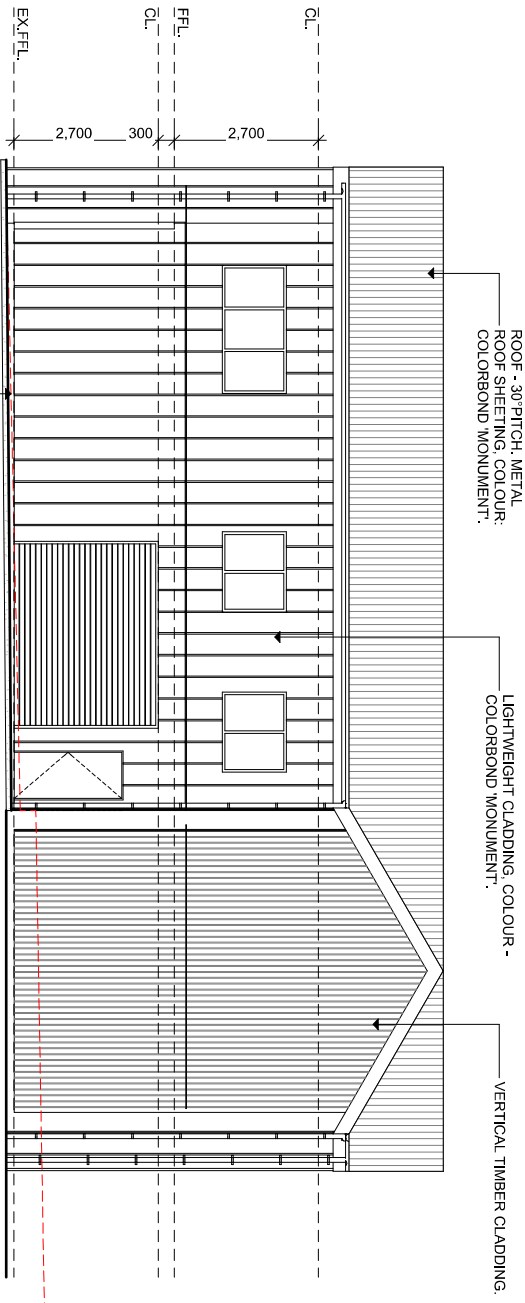
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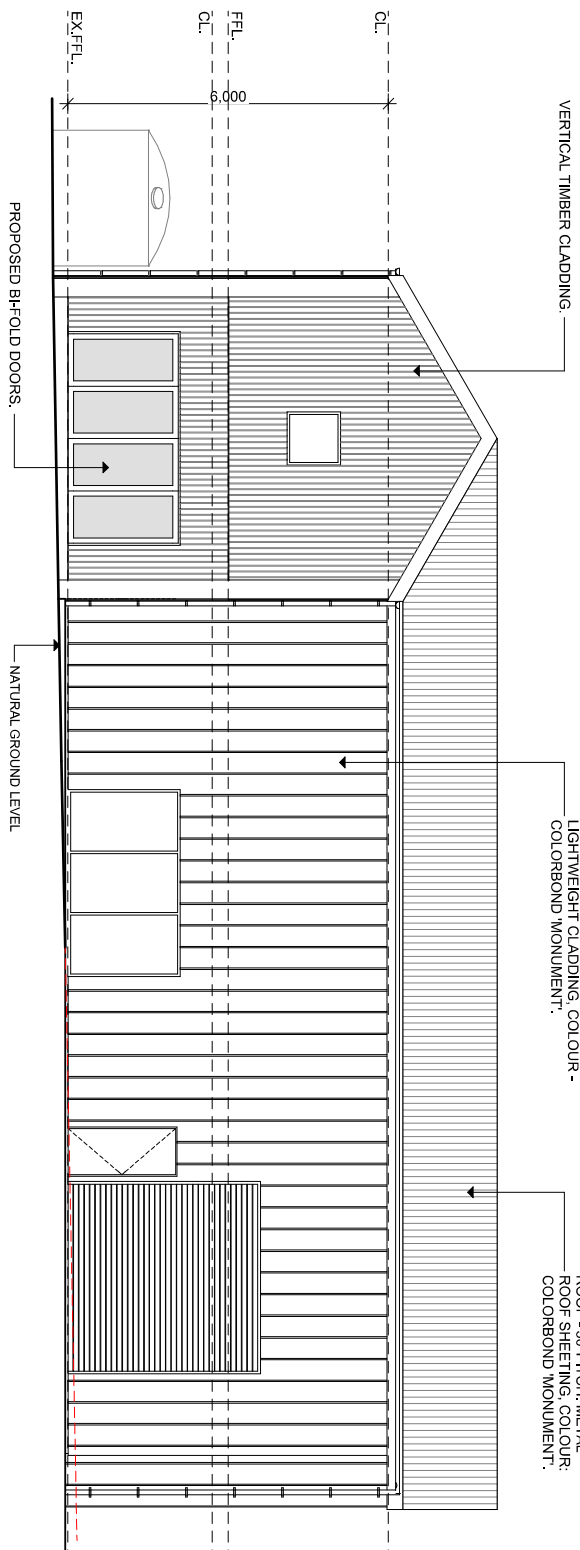
DATES

A.16
ELEVATIONS_SHED 02

NOTE:
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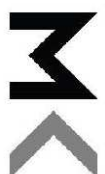
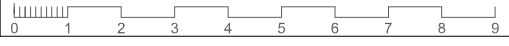


1
SOUTH ELEVATION



2
WEST ELEVATION

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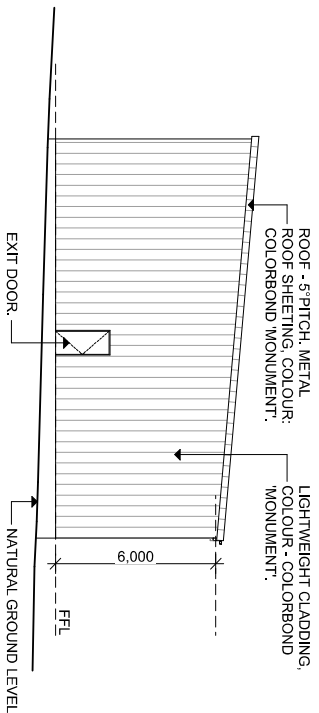
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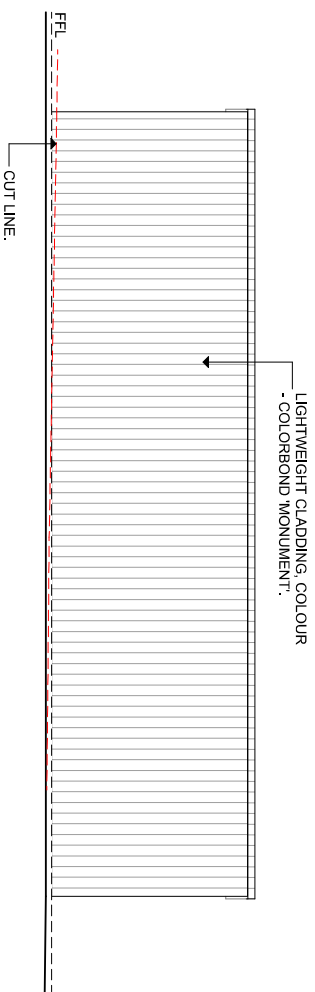
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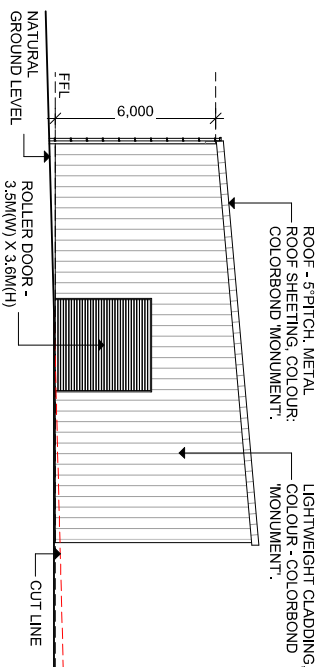
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ELEVATIONS_SHED 02



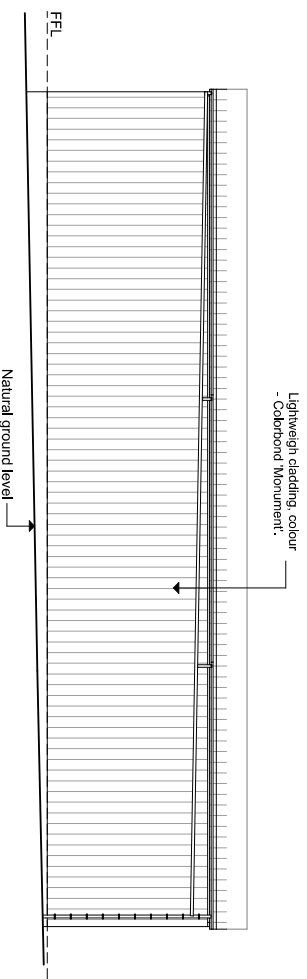
1
-
North Elevation



2
-
East Elevation

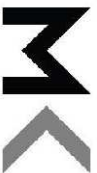


3
-
South Elevation



4
-
West Elevation

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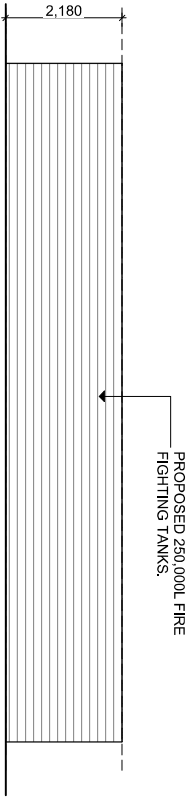
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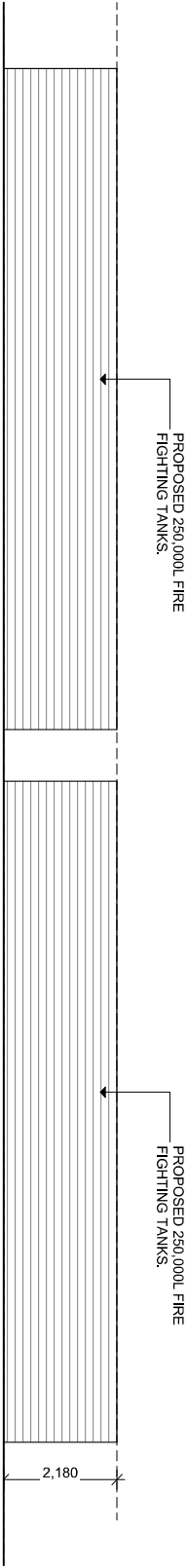
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REV
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DATES

A.18
ELEVATIONS, BOND
STORE

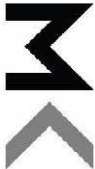


1
-
FIRE FIGHTING TANKS



2
-
FIRE FIGHTING TANKS

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A.19
ELEVATIONS - FIRE FIGHTING TANKS

Bushfire Hazard Management Report: Hazardous Use

Report for: Tasmanian Development Corporation Pty Ltd

Property Location: 849 South Arm Road, Sandford

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 19th July 2025

Version: 1



Summary

Client: Tasmanian Development Corporation Pty Ltd

Property identification: Current zoning: Rural, *Tasmanian Planning Scheme- Clarence*

849 South Arm Road, Sandford, CT 188766/6 1, PID 3413185

Proposal: Construction of a building for use as a bond store on existing title 188766/6 at 849 South Arm Road, Sandford.

Assessment by:



Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

Version	Date	Notes
0.1	25/6/2025	draft
0.2	11/7/2025	Revised draft
1	19/7/2025	

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LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

DESCRIPTION

Construction of a building for use as a bond store on existing title 188766/6 at 849 South Arm Road, Sandford. The area is mapped as bushfire prone in planning scheme overlays.

The bond store is designed to have a storage capacity of 600KL of spirits and therefore exceed manifest quantities and considered a hazardous use. The building (10A) will be 29.37m x 14.94m (440m²) and constructed of steel cladding on roof and facades, roller door and PA door with no windows. The development site includes 2 recently constructed 7b buildings that are intended to include distillery, cellar door and storage areas. These facilities are not considered to be hazardous use as storage within them will be less than manifest quantities.

The site is currently grassland, with the property being a mosaic of grassland, woodland and forest. Surrounding land is a similar mosaic with some low threat areas around dwellings. . The lot has frontage to South Arm and Rifle range Roads. The site is not serviced by a reticulated water supply.

The subdivision creating the lot (6) was approved in accordance with "849 South Arm Road - Bushfire Hazard Management Plan" Certified by Suzie Gifford, BFP#103, 16/12/2019. The BHMP shows building areas at BAL 12.5 and BAL 19.

See Appendix 1 for maps and site plan, Appendix 2 for photos

HAZARDOUS USE

The bond store is designed to have a capacity of 600KL of spirits and exceed manifest quantities.

EMERGENCY PLANNING

An Emergency Strategy for the proposal has been endorsed by Tasmania Fire Service (18/7/2025). A Bushfire Emergency Plan (BEP) endorsed by Tasmania Fire Service must be in place for the uses on site associated with the bond store prior to storage of hazardous materials in excess of manifest quantities on the site. The BEP must be updated annually and supplied to TFS.

BAL AND RISK ASSESSMENT

The following table shows distances to classified vegetation from, the bond store facades. The site is essentially flat with a slight slope to the north.

Facility		North	East	South	West
Bond Store	Vegetation within 100m	0-100m grassland	0-100m grassland	0-100m grassland	grassland
	Slope (degrees, over 100m)	Downslope 0-5°	upslope/flat	upslope/flat	upslope/flat

	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	Overall BAL Rating with HMA	BAL 12.5			

BUILDING BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the lot and have also considered slope gradients.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

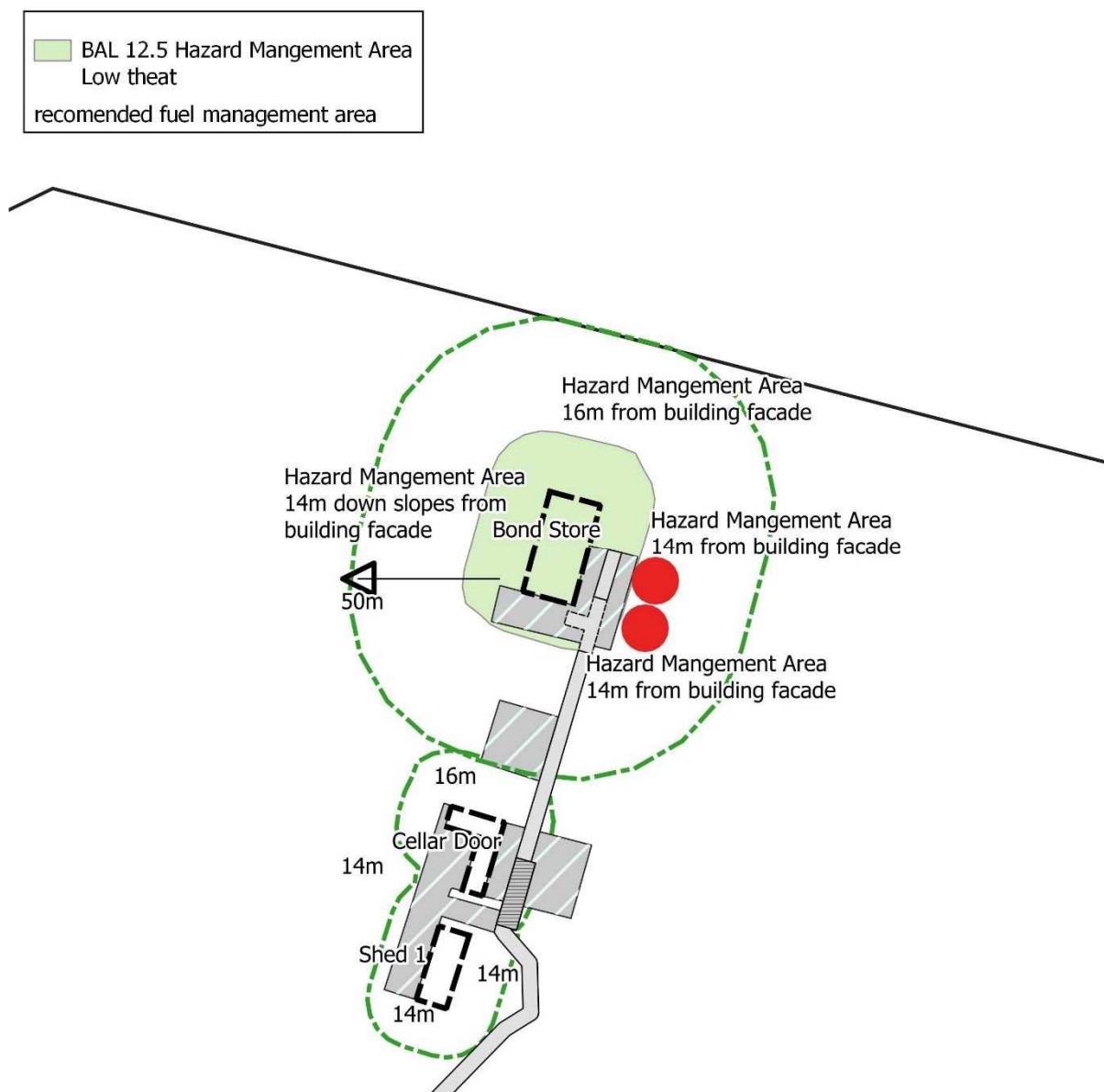
Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

PROPOSED BAL RATING

BAL 12.5

HAZARD MANAGEMENT

Land within 16m downslopes and 14m in other direction of the bond store must be maintained as low threat. It is recommended but not mandatory that consideration is given to increasing the hazard management area to 50m where feasible, with retained pasture areas to be managed at less than 100mm in height when cured (dry) by either grazing of slashing/ mowing. This would be consistent with an HMA for a BAL Low rating. It is recommended that hazard management areas for the cellar door and shed 2 are also maintained for at least BAL 12.5 requirements



ACCESS

The existing access requires upgrading to at least 4m carriage way. Total access to the Bond Store is around 500m and will require at least 2 passing bays at no more than 200m spacing. Turn facility must be provided at the terminus if the access adjacent to the water supply point. Some vegetation management is required to meet horizontal and vertical clearances. Access must meet the requirements of table 2 prior to storage of hazardous goods in excess of manifest quantities.

Table 2 Requirements for Property Access

Element	Requirement
---------	-------------

A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access is for a fire appliance to a firefighting water point.	<p>The following design and construction requirements apply to property access:</p> <p>(a) All-weather construction;</p> <p>(b) Load capacity of at least 20 tonnes, including for bridges and culverts;</p> <p>(c) Minimum carriageway width of 4 metres;</p> <p>(d) Minimum vertical clearance of 4 metres;</p> <p>(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;</p> <p>(f) Cross falls of less than 3° (1:20 or 5%);</p> <p>(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;</p> <p>(h) Curves with a minimum inner radius of 10 metres;</p> <p>(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and</p> <p>(j) Terminate with a turning area for fire appliances provided by one of the following:</p> <p>(i) A turning circle with a minimum outer radius of 10 metres;</p> <p>(ii) A property access encircling the building; or</p> <p>(iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.</p>
C	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <p>(a) complies with requirements for B above; and</p> <p>(b) passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.</p>
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <p>(a) complies with requirements for B above; and</p> <p>(b) passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.</p>

WATER SUPPLY

The site is not serviced by a reticulated water supply. Proposal plans include 2 static waters supply tanks of 250,000L. This capacity exceeds requirements for bushfire static supplies. The supply must meet the requirements of table 3B prior to storage of hazardous goods in excess of manifest quantities.

Table 3B Requirements for Static Water Supply for Fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting 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 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.

Element		Requirement
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (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) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting 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 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage
D.	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> (a) comply with: Water tank signage requirements within <i>AS 2304-2011 Water storage tanks for fire protection systems</i>; or (b) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

CONCLUSIONS

Construction of a building for use as a bond store on existing title 188766/6 at 849 South Arm Road, Sandford. The area is mapped as bushfire prone in planning scheme overlays.

The bond store is designed to have a capacity of 600KL of spirits and therefore exceed manifest quantities and be considered a hazardous use.

A hazard management area for BAL 12.5 separation distances from the bond store building must be maintained from commencement of a hazardous use and in perpetuity. It is recommended but not mandatory that

consideration is given to increasing the hazard management area to 50m where feasible, retained pasture areas to be managed at less than 100mm in height when cured (dry) by either grazing or slashing. Access and water supply requirements must be in place from commencement of a hazardous use and in maintained perpetuity.

An Emergency Plan endorsed by Tasmania Fire Service must be in place covering all buildings associated with the hazardous use prior to storage of hazardous materials in excess of manifest quantities. The plan must be updated annually and supplied to TFS.

REFERENCES

Australian Building Codes Board. (2015). *National Construction Code - Volume 2*. ABCB.

Director of Building Control. Director's Determination for Bushfire Hazard Areas v1.2 2024
Department of Premier and Cabinet (Tasmania). (2017). *Building Act 2016*.

Standards Australia Limited. (2018). *AS 3959-2018 Construction of buildings in bushfire prone areas*

Tasmanian Planning Commission. *Tasmanian Planning Scheme- Clarence*

APPENDIX 1 – MAPS

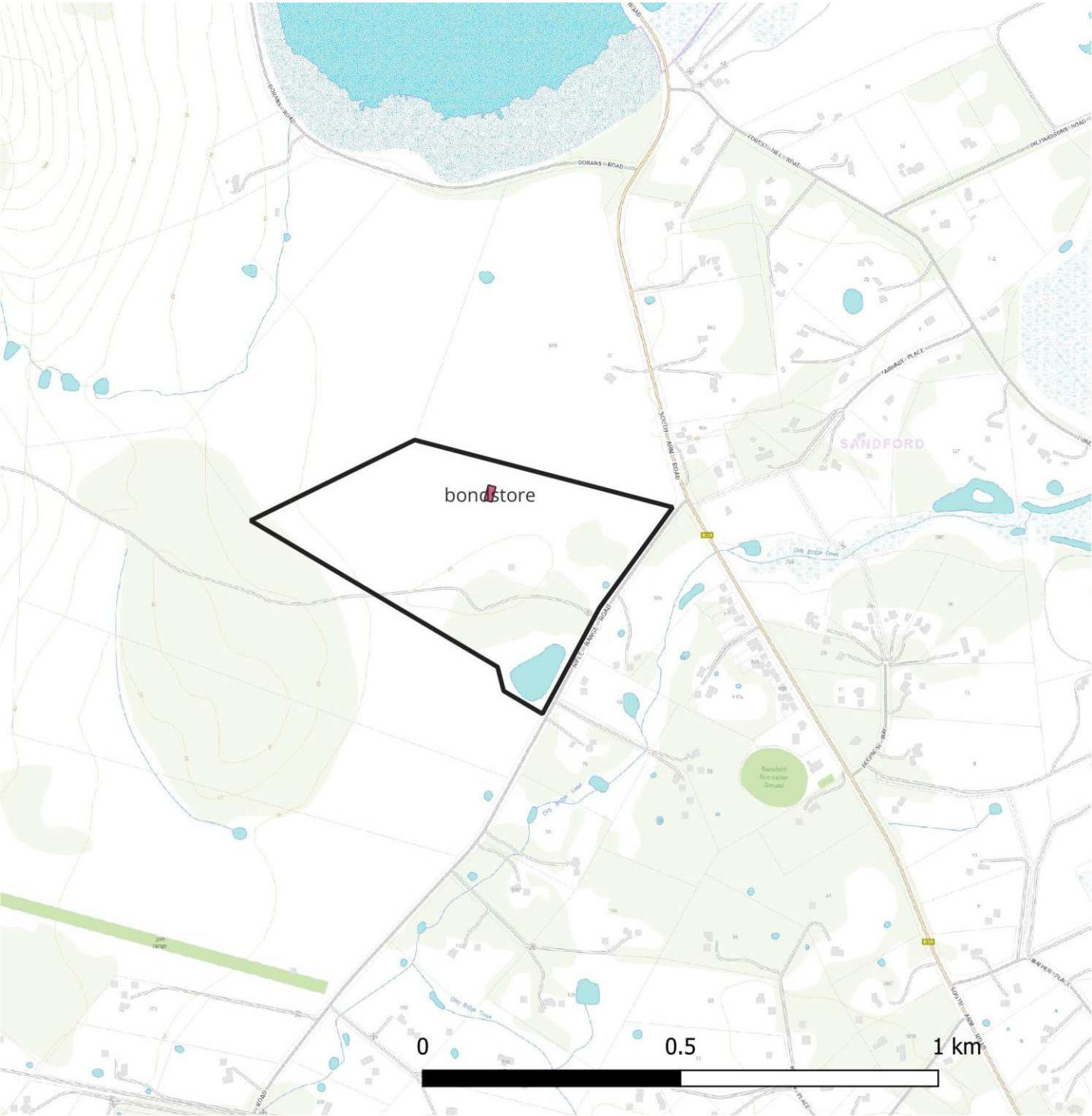


Figure 1: Location

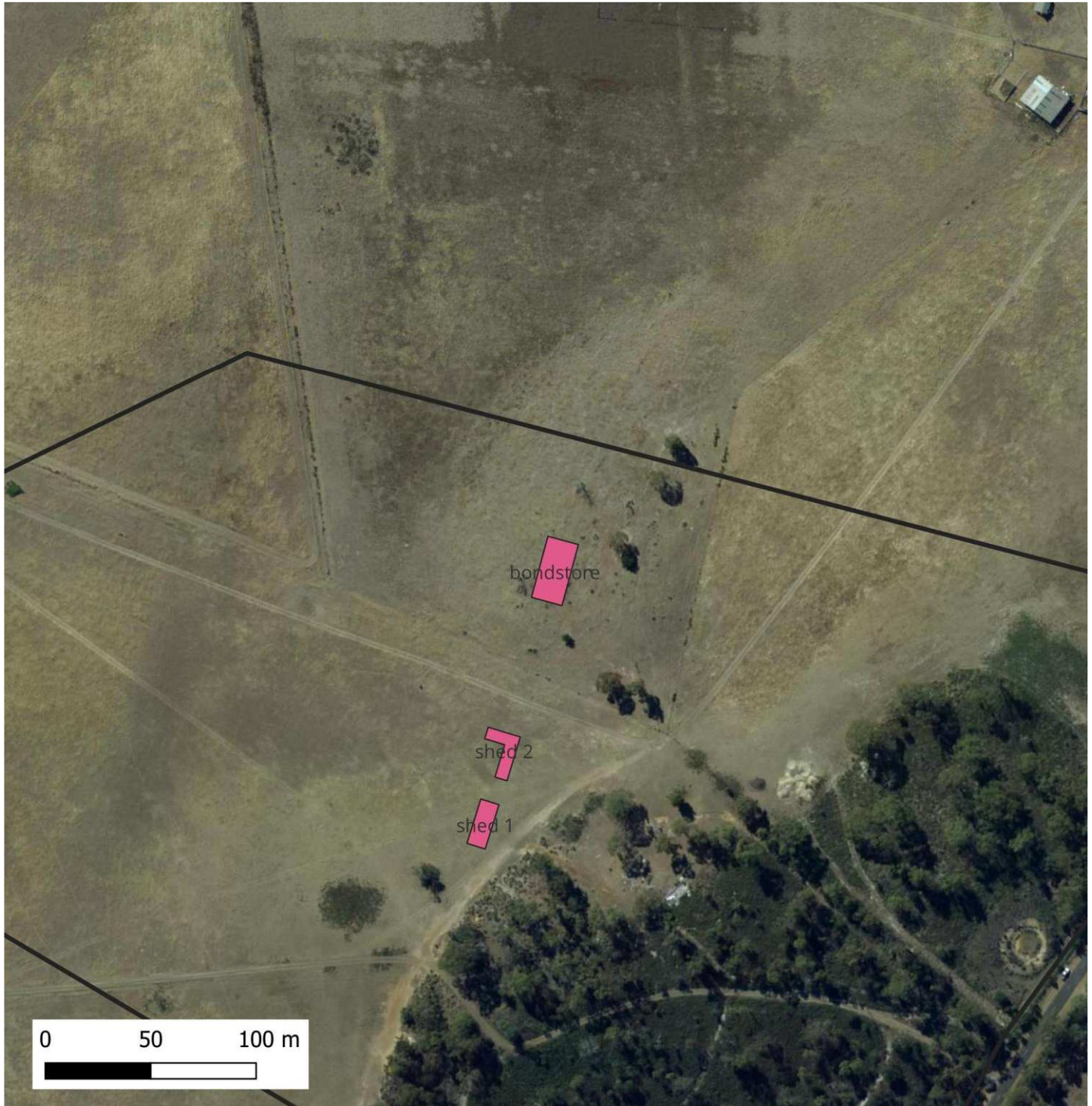


Figure 2: Aerial Image

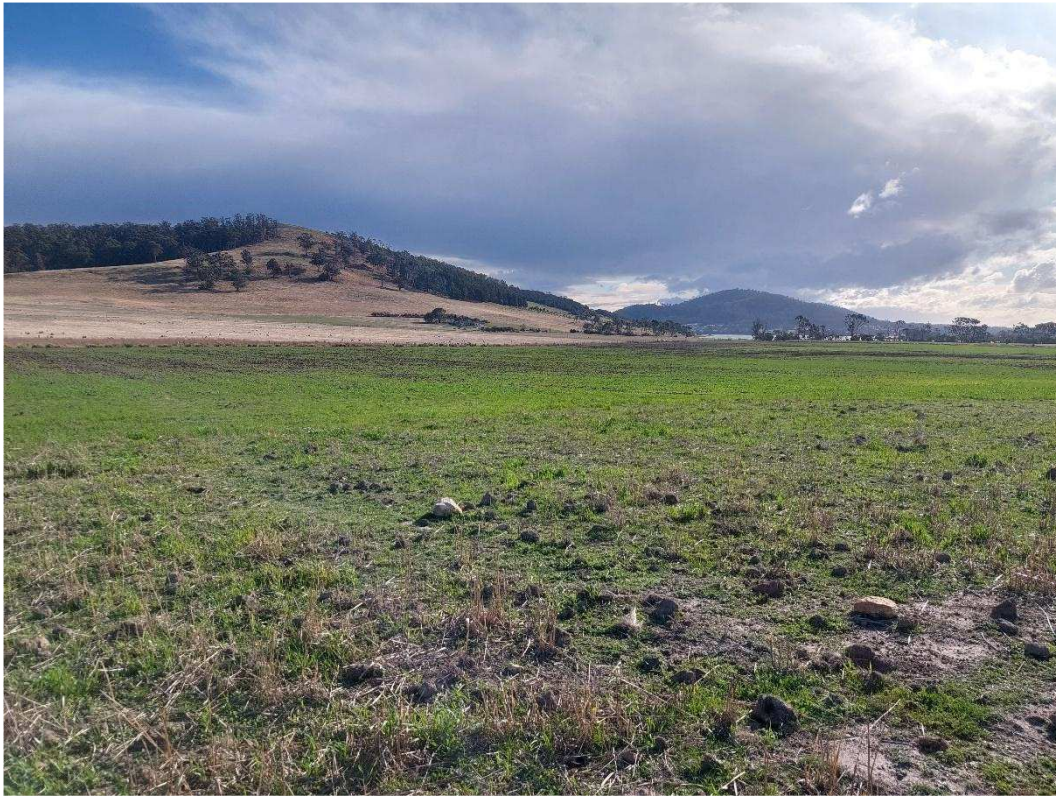


Figure 4: northwest across bond store site



Figure 5: northeast across bond store site



Figure 6: southeast across bond store site



Figure 7: southwest across bond store site to shed 2



Figure 8: existing access

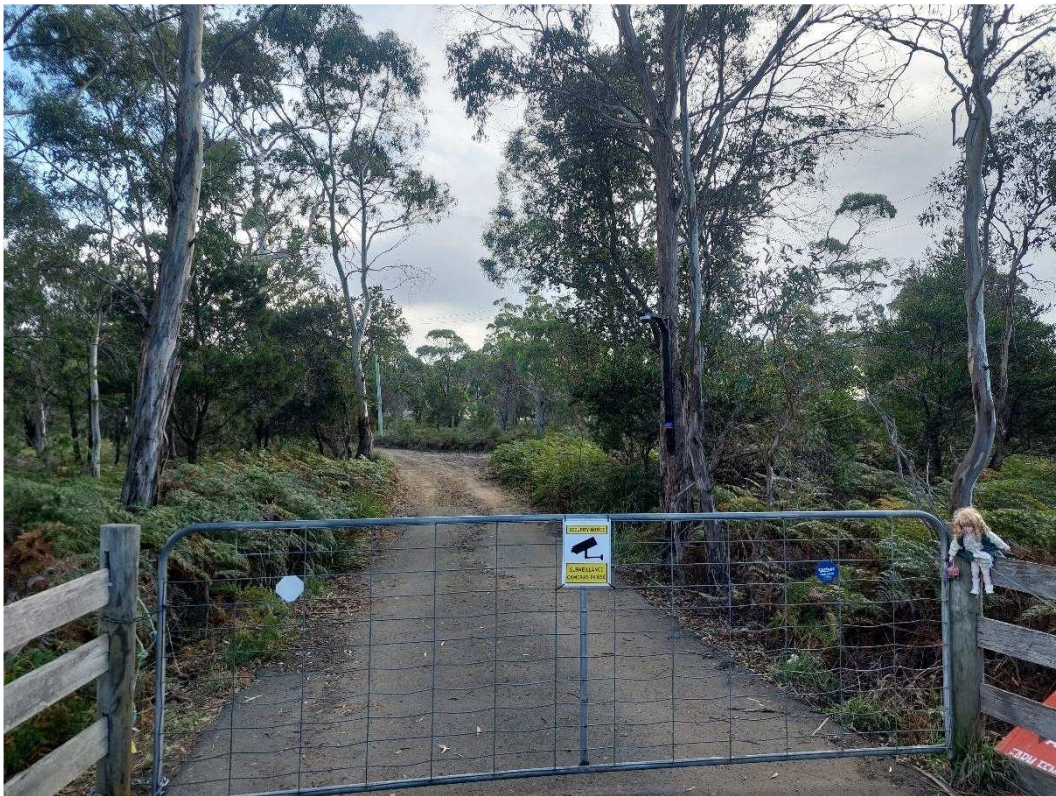


Figure 9: existing entry from Rifle Range Road

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

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

Street address:

849 South Arm Road, Sandford

Certificate of Title / PID:

CT 188766/6, PID 3413185

2. Proposed Use or Development

Description of proposed Use and Development:

Bond Store (Hazardous Use)

Applicable Planning Scheme:

Tasmanian Planning Scheme -Clarence

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report 849 South Arm Road Sandford Bond Store	Scott Livingston	19/7/2025	1
Bushfire Hazard Management Plan 849 South Arm Road Sandford Bond Store	Scott Livingston	19/7/2025	1
Bushfire Emergency Strategy South Arm Road Sandford Bond Store	Scott Livingston	July 2025	2
Site Plan	Matt Kennedy Drafting & Design		

4. Nature of Certificate

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

☐ E1.4 / C13.4 – Use or development exempt from this Code

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

	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

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

<input checked="" type="checkbox"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy v2 endorsed by TFS 18/7/2025
<input checked="" type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

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

<input type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.

<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

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

5. Bushfire Hazard Practitioner

Name: Scott Livingston

Phone No: 0438 951 021

Postal Address: PO Box 178, Orford, 7190

Email Address: scottlivingston.lnrs@gmail.com

Accreditation No: BFP – 105

Scope: 1, 2, 3A, 3B, 3C

6. Certification

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

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

Signed:
certifier



Name: Scott Livingston

Date: 19/7/2025

Certificate
Number: SRL 25/34H

(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM**Section 321**To: Tasmanian Development Corporation
Pty Ltd

Owner /Agent

849 South Arm Road

Address

Sandford

7020

☐ Suburb/postcodeForm **55****Qualified person details:**

Qualified person: Scott Livingston

Address: PO Box 178

Phone No: 0438 951 021

Orford

7190

Fax No:

Licence No: BFP-105

Email address: scottlivingston.lnrs@gmail.com

Qualifications and Insurance details: Accredited Bushfire Assessor under Part IVA of the Fire Service Act 1979

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

Speciality area of expertise: Bushfire Hazard Assessment

*(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)***Details of work:**

Address: 849 South Arm Road

Lot No: 6

Sandford

7020

Certificate of title No: 188766

The assessable item related to this certificate:

Bushfire Attack Level (BAL)

(description of the assessable item being certified)

Assessable item includes –

- a material;
- a design
- a form of use as tourist accomadation
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: Bushfire Hazard

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

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

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

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Attack Level Assessment Report and Bushfire Hazard Management Plan, (Livingston Natural Resource Services)

Relevant calculations:

N/A

References:

- Australian Standard 3959
Building Amendment Regulations 2016
Director of Building Control (2021) Director's Determination for Bushfire Hazard Areas v1.2 2024

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

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959.

Assessed as – BAL 12.5

2. Bushfire Hazard Management Plan

Deemed to satisfy: Director of Building Control (2024) Director's Determination for Bushfire Hazard Areas v1.2 2024.

Scope and/or Limitations

Scope:

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Tasmanian Planning Scheme Bushfire-Prone Areas, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas. Director's Determination for Bushfire Hazard Areas

Limitations:


The inspection has been undertaken and report provided on the understanding that;-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. No assurance is given or inferred for the health safety or amenity of the general public or occupants in the event of a bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a bushfire.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

SRL25/34H

Date:

19/7/2025



Tasmania Fire Service

Endorsed
16 / 07 / 2025

Emergency Management Strategy

**Tasmanian Development Corporation Bond
Store**

849 South Arm Road, Sandford.

July, 2025

Document control

Version	Prepared by	Description	EPC approval (name/date)
1	Scott Livingston	Draft for TFS endorsement	na
2	Scott Livingston	Revised draft for TFS endorsement	na

Documentation for TFS endorsement can be submitted to Bushfire Planning & Policy at bfp@fire.tas.gov.au.

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1 Purpose, Scope and Application

This emergency management strategy relates to the proposed bond store at 849 South Arm Road, Sandford.

An endorsed emergency management strategy is required for compliance with clause C13.5.2 A2 Hazardous Uses of the Tasmanian Planning Scheme.

Emergency planning is a key risk mitigation for Vulnerable and Hazardous Uses. Early consideration of emergency planning is required to ensure that a workable outcome is likely to be achievable.

This emergency management strategy has been prepared to demonstrate how risk to occupants will be managed to a tolerable level through contextualised emergency planning responses. It has been prepared in accordance with the TFS Bushfire Emergency Planning Guideline.

This emergency management strategy will inform the development of a more detailed set of procedures that will be specified in a bushfire emergency plan.

2 Relevant Details

Section 4.2.2(2) of the TFS Bushfire Emergency Planning Guideline lists relevant details to be considered. Each item is addressed sequentially below.

Facility Description

Proposed development of a Bond store at 849 South Arm Road, Sandford. The bond store is designed to have a capacity of 600KL and therefore exceed manifest quantities and be considered a hazardous use. The development site includes 2 recently constructed building that are intended to include distillery, cellar door and storage areas. These facilities are not considered to be hazardous use as storage will be less than manifest quantities.

Plans for the bond store include 2x 250,000 L fire fighting supply tanks, access and hardstand / loading areas. Surrounding land is currently pasture (grassland) with woodland to the south & southeast (120+m) and forest to the southwest (350+m). Existing access to the site from rifle range Road will be upgraded and extended to service the bond store.

The site will have a yet to be determined management structure and intermittent workforce on site, with occasional deliveries / collections. Hours of operation are yet to be determined.

The site will be obliged to meet the requirements of the Bushfire Hazard Management Plan including water supply and hazard management areas, in addition to fire and emergency requirements under other regulations and building approvals.

a. Occupancy characteristics.	<p><i>Employee numbers yet to be determined.</i></p> <p><i>All staff and contractors expected to be physically and mentally fit.</i></p> <p><i>Staff to be trained in emergency procedures and fully aware of the site and facilities.</i></p>
b. Emergency management structure and capability.	<p><i>Staffing requirements are yet to be determined.</i></p> <p><i>An Emergency Planning Committee / Control Organisation is expected to be implemented before Site operations commence</i></p> <p><i>Emergency plans to be developed prior to commencement of operations on the site. If the bond store is to be managed as part of other operations on the site a single Emergency Plan should be developed to cover all uses on the site.</i></p>
c. The building(s) and/or site vulnerability.	<p>The bond store will have hazard management areas as required for BAL 12.5 separation distances from adjacent grassland. Land to the northwest to southwest has extensive forest at 1+km and a smaller forest area at 300+m west and 100m+ east. With grassland in all other directions.</p> <p>The most likely threat from bushfire to the site under high bushfire conditions is from fires in the forested areas to the west and north of the site, these are likely to carry ash and under severe and higher rating burning embers. Grassfires in close proximity may also impact the building.</p> <p>Fires in forested areas should give adequate warning times before becoming extensive enough to impact the site. Grassland fires should give adequate warning before spreading to significant size and intensity. Under known bushfire activity in the area operators should monitor the situation and the site. Maintenance of grounds and buildings should minimize the potential fuel/ignition points on site.</p> <p>The bond store building will offer limited potential for safe refuge in high intensity fire situations. A safer refuge away from large storage of sprits will be available in existing shed 2 – Cellar Door facilities. The only other building on site (Shed1) is of similar metal and timber clad construction but provide less facilities. Egress from the site via access road and Rifle Range Road may be subject ember attack and direct flame with bushfire prone vegetation on both sides.</p>

<p>d. Complementary bushfire protection strategies (existing /proposed).</p>	<p>The site has 2 proposed 250KL static water supply tanks, which give full coverage of the bond store. Fire safety equipment will be subject to review following final design to meet statutory requirements.</p> <p>Hazard management areas around the facility to be maintained to at least BAL 12.5 requirements. The Bushfire Report for the building suggests an extension of the hazard management area to 50m in retained pasture areas to reduce risk. The BHMP recommends that at least BAL 12.5 hazard management areas are applied for the Cellar Door (on site refuge).</p> <p>The Emergency plan should consider inclusion of procedures that include closures on days with extreme and catastrophic forecasts.</p>
<p>e. Possible bushfire scenarios.</p>	<p>The facility is in a bushfire-prone area. It is foreseeable that bushfire may occur in the local area. Bushfire could impact the facility and its occupants through:</p> <ul style="list-style-type: none"> • Smoke. • Ember attack. • Radiant heat. • Direct flame contact <p>The available time to implement emergency response procedures will depend on the location of the ignition, its rate of spread and its directionality.</p> <p>The site is within a mosaic of grassland and forest. Fire starting on the western slopes of Mount Mather / Beauvis Hill under northwesterly wind would have along run up slope and develop a crown fire and resultant ember attack., closer forest fire would be down slope or level with a lower rate of spread. Grassfire in close proximity to the bond store will be on flat areas that are easily traversed for control measures.</p> <p>Potential Ignition sources include forested areas adjacent to roads and grasslands during farming operations.</p>

f. Primary and contingency bushfire safety options.	<p>Primary response is to evacuate all staff and contractors. Triggers for evacuation or alternative shelter in place option are described in Section 4.3.</p> <p>Shoreline Plaza is considered to provide a suitable refuge location and is 20 minutes north of the site, with possible alternative places of the last resort at Lauderdale along the route. If traveling north is not safe, Clifton Beach and Cremorne Beach provide alternative evacuation places.</p> <p>Staff and contractors are likely to have their own vehicles on site or may vehicle pool if needed. Parking areas are adjacent to the site / emergency assembly point.</p> <p>In the event of being unable to evacuate the site, all people on site must shelter-in-place in the Cellar Door Building.</p>
g. Firefighter access, firefighting services, and firefighter protection.	<p>The site is accessible from Rifle Range Road with hard stand areas to the south and west of the building, The Lauderdale Fire Station is 6 minutes by vehicle from the site.</p>
h. Likelihood and consequence if hazardous materials or explosives are impacted by fire.	<p>The site will store up to 600KL of spirits-(hazardous substances) in excess of manifest quantities within the site. Stored substances are flammable with potential ignition if exposed to fire. No other buildings are proposed within 60m of the bond store.</p>

3 Risk Analysis

Section 4.2.2(3) of the TFS Bushfire Emergency Planning Guideline requires a risk analysis in accordance with Section 5 of the Guideline. Some elements listed in Section 5.3 of the Guideline are described previously in this document.

a. Potential bushfire scenarios.	<p>The potential bushfire scenarios are described in section 2 in of this document.</p>
----------------------------------	---

<p>b. The likelihood of the identified bushfire scenarios.</p>	<p>It is foreseeable bushfire will occur during the life of the proposed land use and buildings. Bushfire can be expected to be more likely to occur between the months of September-April but may occur outside of this window.</p> <p>Prevailing wind during bushfire conditions indicates that a fully developed, large scale fire is most likely to approach the site from the north or west.</p> <p>During a bushfire it is likely the building will be exposed to ember attack, radiant heat flux up to 12.5kW/m² (BAL 12.5)</p>
<p>c. The possible consequences for occupants and assets.</p>	<p>Bushfire will foreseeably pose risks to human life safety, built assets and business continuity. Emergency planning for the facility will be primarily focused on risk to life safety over other objectives.</p>
	<p>Occupants could be exposed to life-threatening conditions in the event:</p> <ul style="list-style-type: none"> • They are present onsite and unprepared or unable to take appropriate action to protect themselves. • The designated onsite refuge is inaccessible or compromised by fire. • They attempt to evacuate when it is too late to safely evacuate. <p>The potential consequences for life safety are unacceptable and warrant emergency planning procedures to mitigate the above risks.</p>
<p>d. Any existing controls that modify the risk.</p>	<p>Existing controls are described in section 2 of this document.</p>
<p>e. Scenario testing for both shelter and evacuation options across a range of bushfire scenarios.</p>	<p>Triggers to bushfire response will be determined in the site Bushfire Emergency Plan. They are likely to include:</p> <ul style="list-style-type: none"> • Watch and Act Bushfire Alert for the area; • Direction to evacuate from Emergency Services • proximity of fire, potential road closures and safety to leave the site. <p>The decision to evacuate (or shelter in place) will be determined by Chief Warden based on those triggers. Evacuation is the likely response unless extreme circumstances prevent the egress of staff, contractors or fire fighters.</p>

4 Proposed Emergency Management Responses

Section 4.2.2(4) of the TFS Bushfire Emergency Planning Guideline requires that the proposed emergency management responses be determined.

An Emergency Management Plan is to be developed by the yet to be formed Emergency Planning Committee / Control Organisation. In response to the risk analysis, the bushfire emergency plan will include actions relevant to all stages of future bushfire emergencies. The proposed strategies outlined in this section have been prepared in consultation with the ECO. All staff are to be trained in the implementation of the Bushfire Emergency Plan at induction and ongoing training. Consideration should be given to the development of a single emergency plan that encompasses all uses of property.

4.1 Prevention

Pre-emptive procedures will be developed to reduce the likelihood of onsite ignition and the likelihood of occupants being present during dangerous conditions. This will include:

- *Pre-emptive closure when forecasted conditions reach or exceed FDR Extreme.*
- *Pre-emptive closure when bushfires are active within 5km*

4.2 Preparedness

Site preparations and maintenance will be prescribed as part of the bushfire emergency plan, to be implemented prior to the bushfire season. This will include:

- *Staff training.*
- *Maintenance of hazard management areas.*
- *Maintenance and preparation of buildings.*

Pre-emptive procedures will be developed to support ECO and occupant preparedness. This will include:

- *Daily monitoring of fire weather conditions and warnings (Chief Warden)*
- *Staff briefing when incidents are active in the local area and when forecasted FDR is High or above.*

4.3 Response

Emergency response procedures will prioritise early evacuation, with shelter-in-place providing a contingency option.

It is estimated that approximately 25 mins will be required to initiate and complete full site evacuation to the designated offsite refuge. This is based on the following analysis of the required steps:

Step	Estimated required time
Detection	0 minutes

<i>Raising the alarm</i>	<i>1 minute</i>
<i>ECO briefing / coordination</i>	<i>2 minutes</i>
<i>Occupant instruction and coordination</i>	<i>2 minutes</i>
<i>Movement to offsite refuge (occupants and non-ECO staff)</i>	<i>10 minutes</i>
<i>Facility checks and closure</i>	<i>10 minutes</i>
<i>Movement to offsite refuge (ECO staff)</i>	<i>10 minutes</i>

On this basis, the proposed triggers for evacuation include:

- Emergency Warning that includes the site.
- Direction from Emergency Services.

In some situations, it will be unsafe to evacuate the site, either because of the time required to complete evacuation or due to the egress route becoming compromised.

Shelter-in-place procedures will accordingly be triggered in situations when:

- Vehicular egress from the site is unsafe
- emergency warning with 'time until impact' less than 10 minutes considered too dangerous to leave.
- Instructed by Emergency Services

4.4 Recovery

The bushfire emergency plan will specify what needs to occur prior to reopening the site to guests. This will include verification of damage to buildings and identification of any hazards that require mitigation for safety purposes.

The bushfire emergency plan will specify actions to be taken after an emergency to support occupant wellbeing. This will include provision of support for occupants and staff who have been injured or traumatised by the incident.

5 Implementation

The following steps are to be implemented prior to commencement of hazardous operations on the site.

- Creation of an Emergency Planning Committee and Control Organisation to be established before Site operations commence.
- Preparation of Bushfire Emergency Plan in accordance with the TFS Bushfire Emergency Planning Guideline.
- Endorsement of the Bushfire Emergency Plan by Tasmania Fire Service
- Development of training for staff.
- Delivery of training for staff.

- Implementation of the Bushfire Hazard Management Plan