Officer: Senior Planner – Sam
Direct Telephone: 07 4189 9100
Our Reference: MCU25/0005

SOUTH BURNETT REGIONAL COUNCIL

South Burnett Regional Council
ABN 89 972 463 351
PO Box 336
Kingaroy QLD 4610
1300 789 279 or (07) 4189 9100
(07) 4162 4806
info@southburnett.qld.gov.au
www.southburnett.qld.gov.au

24 April 2025

Salt Air Modular
C/- URBN Town Planning Pty Ltd
PO Box 81
BUDERIM QLD 4556

Dear Sir/Madam

Decision Notice
Planning Act 2016

I refer to your application and advise that on 17 April 2025, Council decided, via delegate authority, to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	MCU25/0005
Street Address:	97 Nanango Tarong Road SOUTH NANANGO QLD 4615
Real Property Description:	Lot 10 on RP158515
Planning Scheme:	South Burnett Regional Council

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use (Secondary Dwelling)
Date of Decision:	17 April 2025

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

INFRASTRUCTURE

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a "***necessary infrastructure condition***" for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

CONDITIONS

GEN1. The development must be completed and maintained in accordance with the approved plans and documents and conditions to this development approval:

Approved Plans

Document Title	Prepared by	Ref no.	Revision	Date
Site Plan	SaltAir Modular	A02	E4	30.01.2025
Floor Plan	SaltAir Modular	A03	E4	30.01.2025
Door & Window Schedule	SaltAir Modular	A04	E4	30.01.2025
Elevations (1)	SaltAir Modular	A05	E4	30.01.2025
Elevations (2)	SaltAir Modular	A06	E4	30.01.2025

Approved Document

Document Title	Prepared by	Ref no.	Revision	Date
Bushfire Attack Level Report	North Coast Environmental Services	J001346	-	September 2024

GEN2. Submit to Council a Notice of Intention to Commence the Approved Use. The notice must:

- Be submitted to the Manager, Planning and Development with a minimum of ten (10) business days prior to the commencement of the approved use;
- Nominate the day the approved use is intended to commence; and
- Include evidence (i.e. copies of decision notice(s), photographic proof, and statement(s) of compliance with the conditions of this approval which demonstrates that all conditions of this approval have been complied with.

Note: *Council offers condition compliance inspections, which currently attracts a fee of $453.50. However, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.*

DEVELOPMENT PERIOD - MCU

MCU1. The currency period for this development approval for Material Change of Use for a Dwelling House (Secondary Dwelling) is six (6) years after the development approval starts to have effect.

MCU2. The use of the approved dwelling shall be undertaken in accordance with the definition in the South Burnett Regional Council Planning Scheme 2017 v2.0.

Secondary Dwelling – A dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.

Note: The approved 'Secondary Dwelling' is not an approved use for Short-term accommodation, which will require a separate land use permit under the SBRC Planning Scheme 2017.

ENVIRONMENT (BUSHFIRE MANAGEMENT)

MCU3. The development must be carried out in accordance with North Coast Environmental Services Bushfire Attack Level Report as referred to in **GEN1** of this conditions package and noting the following:

- Building works to be carried out in accordance with recommendations in Section 6 (where relevant to Material Change of Use);

- The proposed development is to be serviced by tank water. Recommendation about the capacity to be confirmed and provided to Council by the accredited bushfire professional; and
- All future purchasers of the subject lots to be notified of bushfire management requirements at time of sale and/or other method of disposal.

Provide certification to Council from an accredited bushfire professional which certifies that the Secondary Dwelling has been constructed in accordance with the bushfire management conditions of this Development Approval.

Timing: prior to commencement of the use, and to be maintained at all times.

ENGINEERING WORKS

ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.

ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's standards, relevant design guides, and Australian Standards.

ENG3. Be responsible for the full cost of any alterations necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development

STORMWATER MANAGEMENT

ENG6. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

ELECTRICITY AND TELECOMMUNICATION

ENG7. Connect the Secondary dwelling to electricity and telecommunication services.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	Att: Town Planning Ergon Energy		The agency provided its response on 27

	GPO Box 1461 BRISBANE QLD 4001 townplanning@ergon.com.au		February 2025 (Reference No. ECM 23175745 - 23186616). A copy of the response is attached.

A copy of any referral agency conditions is attached.

APPROVED PLANS

The following plans are Approved plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
A02	E4	*Site Plan,* prepared by SaltAir Modular	30/01/2025
A03	E4	*Floor Plan,* prepared by SaltAir Modular	30/01/2025
A04	E4	*Door & Window Schedule,* prepared by SaltAir Modular	30/01/2025
A05	E4	*Elevations (1),* prepared by SaltAir Modular	30/01/2025
A06	E4	*Elevations (2),* prepared by SaltAir Modular	30/01/2025

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
J001346	-	*Bushfire Attack Level Report*, prepared by North Coast Environmental Services	Sep. 2024

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

ADVICE

ADV1. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

ADV2. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2025. Eligible development under this scheme is required to be completed by 31 December 2025.

For further information or application form please refer to the rules and procedures available on Council's website.

ADV3. Section 85 (1)(a) of the *Planning Act 2016* provides that, if this approval is not acted upon within the period of six (6) years the approval will lapse.

ADV4. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that *"A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage."* Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting https://www.datsip.qld.gov.au and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

ADV5. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

REFERRAL AGENCY

ADV6. Ergon Energy provided response to the development permit as attached as Attachment E.

PROPERTY NOTES

The following property notes will be placed against the subject property in Council's property record system:

PROPERTY NOTE

PN1. Lot 10 on RP158515 is subject to an approved bushfire hazard assessment. The dwelling house/habitable building is to be sited in accordance with the approved location of the approved hazard assessment.

Document Title	Prepared by	Ref no.	Rev	Date
Bushfire Attack Level Report	North Coast Environmental Services	J001346	-	September 2024

VARIATION APPROVAL

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Building Work
- Development Permit for Plumbing & Drainage Work

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your

appeal period, which will commence again from the start the day after you receive a “negotiated decision notice”.

OTHER DETAILS

If you wish to obtain more information about Council’s decision, electronic copies are available on line at www.southburnett.qld.gov.au, or at Council Offices.

Yours faithfully

DAVID HURSTHOUSE
COORDINATOR DEVELOPMENT SERVICES

Enc: Adopted Infrastructure Charge Notice
Referral Agency Response
Approved Plans/Documents
Appeal Rights

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT:	SaltAir Modular C/- URBN Town Planning Pty Ltd	
APPLICATION:	Material Change of Use for Secondary Dwelling -- Code Assessable	
DATE:	23 April 2025	
FILE REFERENCE:	MCU25/0005	
AMOUNT OF THE LEVIED CHARGE: *(Details of how these charges were calculated are shown overleaf)*	**$ 3,157.00**	**Total**
	$0.00	Water Supply Network
	$0.00	Sewerage Network
	$1,722.00	Transport Network
	$1,435.00	Parks and Land for Community Facilities Network
	$0.00	Stormwater Network
AUTOMATIC INCREASE OF LEVIED CHARGE:	The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.	
LAND TO WHICH CHARGE APPLIES:	Lot 10 on RP158515	
SITE ADDRESS:	97 Nanango Tarong Road, South Nanango	
PAYABLE TO:	**South Burnett Regional Council**	
WHEN PAYABLE: *(In accordance with the timing stated in Section 122 of the Planning Act 2016)*	Material Change of Use – When the change happens.	
OFFSET OR REFUND:	Not Applicable.	

This charge is made in accordance with South Burnett Regional Council's ***Charges Resolution (No. 3) 2019***

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	-	-	$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	-	-	$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	-	-	$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	-	-	$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
1 or 2 bedroom dwelling	1	Dwelling	$1,722.00	-	$1,722.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	-	-	$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
1 or 2 bedroom dwelling	1	Dwelling	$1,435	-	$1,435

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	-	-	$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	--	-	-	$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	-	-	$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Secondary Dwelling (2 beds Room)	$0.00	$0.00	$1,722.00	$1,435.00	$0.00	$ 3,157.00
Total	**$0.00**	**$0.00**	**$1,722.00**	**$1,435.00**	**$0.00**	**$ 3,157.00**

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the *Planning Act 2016* to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the *Planning Act 2016* a person may appeal an Infrastructure Charges Notice. Attached is an extract from the *Planning Act 2016* that details your appeal rights.
Automatic Increase Provision of charge rate ($)	An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average[1]. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase. However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the *Planning Act* 2016 are GST exempt.
Making a Payment	This Infrastructure Charges Notice cannot be used to pay your infrastructure charges. To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment. An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au

[1] 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Finance & Liveability, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@sbrc.qld.gov.au

420 Flinders Street, Townsville QLD 4810
PO Box 1090, Townsville QLD 4810
ergon.com.au

27 February 2025

Chief Executive Officer
South Burnett Regional Council

Attention: The Assessment Manager
Via email: info@southburnett.qld.gov.au

cc SaltAir Modular
c/-URBN Town Planning Pty Ltd
Attention: Michael Lyell
Via email: admin@urbantp.com.au

Dear Sir/Madam,

Ergon Advice Agency Response – Material Change of Use for Secondary Dwelling located at 97 Nanango Tarong Road South Nanango, formally described as Lot 10 RP158515
Council Ref: MCU25/0005
Applicant Ref: 250201
Our Ref: ECM 23175745 - 23186616

This Referral Agency response is given under section 56 of the *Planning Act 2016*.

Response	
Outcome	Approved in full – No objection
Date of response	27 February 2025
Referral assessment capacity	Advice
Matters referral assessment made against (S55(2))	The purpose of the *Electricity Act 1994* and *Electricity Safety Act 2002*
Reasons for decision (S56(7)(b))	The works do not conflict with: ▪ the objectives set out within Part 2, Section 3 of the *Electricity Act 1994*

Have you seen our fact sheets?
See the 'considerations when developing around electricity infrastructure' section of our website
www.ergon.com.au/referralagency

- the purpose of the *Electricity Safety Act 2002* as set out within Part 1 Division 2 Section 4 & 5.

The works do not adversely impact on the safe, efficient, and economically viable operation of the supply network.

Development Details	
Applicant	SaltAir Modular c/-URBN Town Planning Pty Ltd
Assessment Manager	South Burnett Regional Council
Council Application No.	MCU25/0005
Street Address	97 Nanango Tarong Road South Nanango
RPD	10RP158515
Development Type	Material Change of Use for Secondary Dwelling
Referral Trigger	☒ Schedule 10, Part 9, Division 2, Table 2, Item 1 (10.9.2.2.1) – Material Change of use of premises subject to an easement for the benefit of a distribution entity under the Electricity Act and the easement is for a supply network
Impacted Electrical Infrastructure	Easement F RP180285 – 66kV O/H Wires (ID: M051 Tarong Tie 66KV T/Line)

Ergon provides the following response to the application in accordance with Section 56(1) of the *Planning Act 2016:*

Component of Development	Advice Agency direction
MCU	☒ S56(1)(a) – no requirements for the application

Ergon's response has been provided relevant to the following plans and supporting documents. Any alterations to the plans and or document(s) identified below within Table 1 below are to be resubmitted to Ergon for comment.

Table 1			
Plans forming part of this Approval			
Title	*Plan No.*	*Issue*	*Date*
Site Plan	*1036 A02*	*E4*	*30 January 2025*

General Advice:

- Compliance with the *Electrical Safety Act 2002*, including any Code of Practice under the Act and the *Electrical safety Regulation 2013* including any safety exclusion zones defined in the Regulation is mandatory

Should any doubt exist in maintaining the prescribed clearance to the overhead conductors and electrical infrastructure then the applicant is obliged under the Act to seek advice from Ergon.

- Any costs incurred by Ergon as a result of the works on the easement are to be met by the property Developer / owner.
- This response does not constitute an approval to commence any works within the easement. Consent to commence works relevant to the conditions of the easement is required. All works on easement (including but not limited to earthworks, drainage and detention basins, road construction, underground and overhead services installation) require detailed submissions, assessment, and consent (or otherwise) by Ergon.
- All works proposed to be undertaken in close proximity to overhead or underground electrical lines are to be undertaken in accordance with Ergon's Works Practice Manual WP1323. This document refers to various standards, guidelines, calculations, legal requirements, technical details, and other information relevant to working near high voltage infrastructure. A copy of WP1323 can be found online via Ergon's document library (Document library | Ergon).

Should you require any further information on the above matter, please contact Tammara Scott on 0492 137 878 or via email at townplanning@ergon.com.au.

Yours faithfully,

Tammara Scott
Town Planner

SITE NOTES

METER BOX LOCATION
TO BE VERIFIED BY BUILDER ON SITE.

UNDERGROUND SERVICES
CONTACT SHOULD BE MADE TO THE RELEVANT AUTHORITY FOR DETAILED LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THIS SITE.

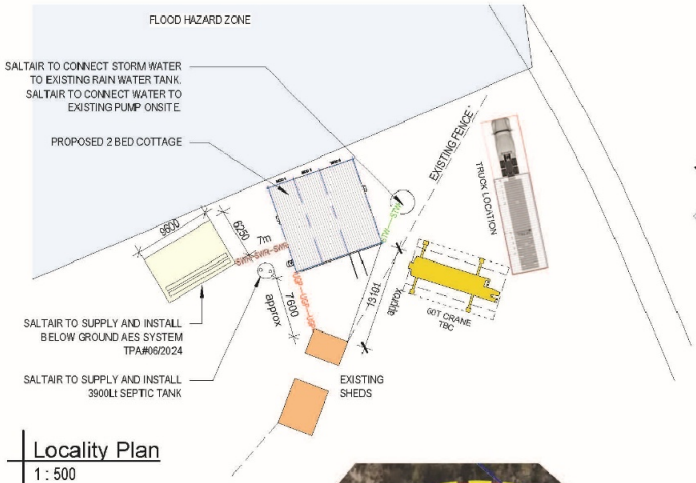
PROPERTY BOUNDARIES
VERIFY ALL BEARING AND DIMENSIONS ON SITE PRIOR TO ANY CONSTRUCTION.

SITE PREPARATION
SITE PREPARATION - CLEAR VEGETATION FOLLOWED BY EXCAVATION OF TOP SOIL AND MATERIAL TO SUIT FINAL DESIGN LEVELS. CUT AND FILL BATTERS NOT TO EXCEED A MAXIMUM SLOPE AS PER NCC VOL 2 2019 PART 3.1.1 EARTHWORKS TABLE 3.1.1.1 FOR THE SITE SPECIFIC SOIL.
ENSURE BUILDING PLATFORM IS PROOF ROLLED TO OBTAIN A FIRM FOUNDATION BASE TO SUPPORT SLABS AND FOOTING LOADS. ALL FOOTINGS TO BE DEEPENED THROUGH ANY SOFT SPOTS TO BEAR INTO NATURAL GROUND OR CERTIFIED COMPACTED FILL MATERIAL. A MIN 300MM.
ALL LOOSE MATERIAL AND WATER SHALL BE CLEANED OUT OF FOOTING EXCAVATIONS PRIOR TO CONCRETE PLACEMENT. ALL NEW FOOTING SYSTEMS ARE TO BE DEEPENED TO BEAR BELOW ZONE OF INFLUENCE OF EXISTING STRUCTURES. THE CUT/FILL LINE IS APPROXIMATE ONLY. IF THE POSITION
OF THE ACTUAL CUT/FILL LINES VARIES - REFER TO ENGINEER FOR CONFIRMATION OF FOOTING DETAILS.

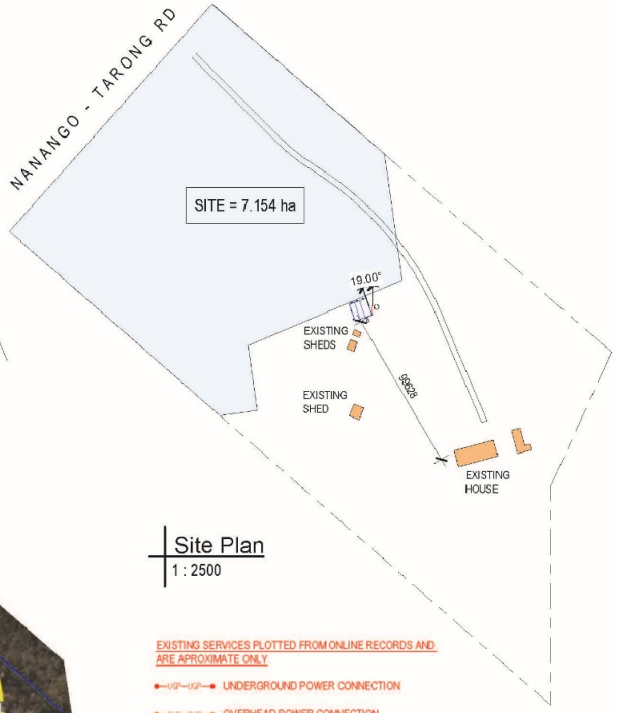
SURFACE WATER
DIRECT ALL SURFACE WATER AWAY FROM ADJOINING BUILDINGS AND NEW BUILDING. GROUND SURFACE TO BE SLOPED MIN 1:20 AWAY FROM BUILDINGS FOR 900mm MIN AND TO A POINT THAT AVOIDS PONDING NEAR BUILDING.

STORMWATER
ROOF WATER TO STREET KERB OR TO COUNCIL APPROVED SYSTEM. ALL DOWNPIPES TO BE 90mm DIAMETER TO STORMWATER PIPES IN ACCORDANCE WITH A.S. 3500.3 & TO DISPURSE 125m2 MAX ROOF AREA
PLUMBING
PLUMBING LAYOUT DIAGRAMMATICAL ONLY. LICENCED PLUMBER TO CONFIRM ALL PLUMBING AND VENTING ON SITE. PLUMBER & DRAINER INSTALLATION TO COMPLY WITH THE STANDARD PLUMBING & DRAINAGE REGULATION 2003.

SEWERAGE
SEWERAGE TO DISCHARGE TO SEWER MAIN OR ON SITE TREATMENT (TO ENGINEERS DESIGN) AND TO COUNCIL REQUIREMENTS.



Locality Plan
1 : 500



Site Plan
1 : 2500

Bushfire Overlay Plan
1 : 2000

EXISTING SERVICES PLOTTED FROM ONLINE RECORDS AND ARE APROXIMATE ONLY

- UGP—UGP— UNDERGROUND POWER CONNECTION
- OHP—OHP— OVERHEAD POWER CONNECTION
- W—W— WATER CONNECTION
- STW—STW— STORMWATER CONNECTION
- SWR—SWR— SEWER CONNECTION
- GAS—GAS— GAS CONNECTION

COMMUNICATIONS CONNECTIONS - ALL WORKS BY OTHERS

CLIENT TO ENSURE EARTHWORKS COMPLETED BEFORE CONSTRUCTION COMMENCES.
FINISHED FLOOR LEVEL ASSUMED MAXIMUM 600mm ABOVE PAD LEVEL (4 STAIR RISERS).

saltair MODULAR
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Revision	Description	Date	Issued By
B1	PRELIMINARY DESIGN	13.08.2024	SjB
C1	DETAILED DESIGN	20.08.2024	SjB
D1	CONTRACT PLAN SET	15.10.2024	SjB
D2	CONTRACT PLAN SET	17.10.2024	SjB
E1	CONSTRUCTION PLAN SET	16.12.2024	SjB
E2	WINDOW - 09 CONFIRMED AS - SF	10.01.2025	SjB
E3	Footing setout as per Eng drawings	17.01.2025	SjB
E4	Ldy FW added, & others dimensioned on plan	30.01.2025	SjB

CLIENT: George Simms
NAME ON TITLE:
ADDRESS: 97 Nanango Tarong Rd, South Nanango, Qld 4615
Lot 10 on RP 158515
South Burnett Council

Building Class:	1
Climate Zone:	5
Wind:	N3
BAL:	19
Soil Class:	P
Corrosion:	C3 RATING
Acoustic:	N/A

Sheet Name: SITE PLAN
Project #: 1036
Sheet #: A02
Drawn By: SjB | Checked By: T.J | Scale: As indicated
3/09/2025 3:39:21 PM

Area Breakdown	
Area Type	Area (m²)
Deck (Roofed)	44.5 m²
Living	69.1 m²
Wet Areas	10.1 m²
	123.8 m²

Module Sizes	
Module #	Area (m²)
MOD 1	48.6 m²
MOD 2	37.6 m²
MOD 3	37.6 m²
	123.8 m²

Floor Plan
1 : 100

NOTES	
NOTE	DESCRIPTION
A/C	AIR CONDITIONER - HEAD UNIT
A/C #1	AIR CONDITIONER - CONDENSOR 1
A/C #2	AIR CONDITIONER - CONDENSOR 2
SB	SUB-BOARD
TR	TOWEL RAIL

saltair MODULAR

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Revision	Description	Date	Issued By
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CLIENT: George Simms
NAME ON TITLE:
ADDRESS: 97 Nanango Tarong Rd, South Nanango, Qld 4615
Lot 10 on RP 158515
South Burnett Council

Building Class:	1
Climate Zone:	5
Wind:	N3
BAL:	19
Soil Class:	P
Corrosion:	C3 RATING
Acoustic:	N/A

Sheet Name: FLOOR PLAN
Project #: 1036
Sheet #: A03
Drawn By: SjB
Checked By: T.J.
Scale: 1 : 100

30/01/2025 3:39:22 PM

WINDOW SCHEDULE

MARK ID	HEIGHT	WIDTH	GLAZING	HEAD HEIGHT	FRAMING HEIGHT	FRAMING WIDTH	DESCRIPTION	SCREENS	COMMENTS	NOTES
BRADNAMS WINDOWS & DOORS										
W01	1800	2110	CLEAR GLASS	2100	1860	2170	SLIDING WINDOW - SINGLE SASH WITH LOW LIGHT 1800x2110	ALUMINIUM WOVEN MESH		
W02	1800	610	CLEAR GLASS	2100	1860	670	DOUBLE HUNG WINDOW - SINGLE 1800x610	ALUMINIUM WOVEN MESH		
W03	1800	610	CLEAR GLASS	2100	1860	670	DOUBLE HUNG WINDOW - SINGLE 1800x610	ALUMINIUM WOVEN MESH		
W04	1800	610	CLEAR GLASS	2100	1860	670	DOUBLE HUNG WINDOW - SINGLE 1800x610	ALUMINIUM WOVEN MESH		
W05	1800	610	CLEAR GLASS	2100	1860	670	DOUBLE HUNG WINDOW - SINGLE 1800x610	ALUMINIUM WOVEN MESH		
W06	1800	2110	CLEAR GLASS	2100	1860	2170	SLIDING WINDOW - SINGLE SASH WITH LOW LIGHT 1800x2110	ALUMINIUM WOVEN MESH		
W07	1000	1510	CLEAR GLASS	2100	1060	1570	SLIDING WINDOW - SINGLE SASH 1000x1510	ALUMINIUM WOVEN MESH		
W08	600	1510	CLEAR GLASS	2100	660	1570	SLIDING WINDOW - SINGLE SASH 600x1500	ALUMINIUM WOVEN MESH		
W09	600	910	CLEAR GLASS	2100	660	970	SLIDING WINDOW - SINGLE SASH 600x910	ALUMINIUM WOVEN MESH		
W10	1800	610	CLEAR GLASS	2100	1860	670	DOUBLE HUNG WINDOW - SINGLE 1800x610	ALUMINIUM WOVEN MESH		
W11	1800	610	CLEAR GLASS	2100	1860	670	DOUBLE HUNG WINDOW - SINGLE 1800x610	ALUMINIUM WOVEN MESH		

SLIDING GLASS DOOR SCHEDULE

MARK ID	HEIGHT	WIDTH	GLAZING	HEAD HEIGHT	SILL HEIGHT	FRAMING HEIGHT	FRAMING WIDTH	DESCRIPTION	SCREENS	COMMENTS	NOTES
BRADNAMS WINDOWS & DOORS											
D01	2100	2110	CLEAR GLASS	2100	0	2130	2170	SLIDING GLASS DOOR - 2100x2110	ALUMINIUM WOVEN MESH		

DOOR SCHEDULE

MARK	HEIGHT	WIDTH	FRAMING HEIGHT	FRAMING WIDTH	HEAD HEIGHT	DESCRIPTION	PANEL TYPE	COMMENTS	SCREENS
D02	2040	870	2100	960	2100	EXTERNAL DOOR - 870x2040	FLUSH PANEL	EXTERNAL FLYSCREEN HINGED DOOR & ZERO ENTRY THRESHOLD	ALUMINIUM WOVEN MESH
D03	2040	420	2100	950	2100	INTERNAL HOLLOW CORE DOORS - 2/420x2040	FLUSH PANEL		
D04	2040	820	2100	1700	2100	INTERNAL HOLLOW CORE CAVITY SLIDING DOOR - 820x2040	FLUSH PANEL		
D05	2040	820	2100	1700	2100	INTERNAL HOLLOW CORE CAVITY SLIDING DOOR - 820x2040	FLUSH PANEL		
D06	2040	870	2100	930	2100	INTERNAL HOLLOW CORE DOOR - 870x2040	FLUSH PANEL		
D07	2100	1400	2160	1460	2100	SLIDING ROBE DOOR - 2 PANEL - 2100x1400	VIN / VIN		
D08	2040	870	2100	930	2100	INTERNAL HOLLOW CORE DOOR - 870x2040	FLUSH PANEL		
D09	2100	1700	2160	1760	2100	SLIDING ROBE DOOR - 2 PANEL - 2100x1700	VIN / VIN		

Essential sliding window : **U value = 4.98** **SHGC = 0.54**
Essential double hung window: **U value = 4.90** **SHGC = 0.53**
Commercial sliding glass door: **U value = 4.65** **SHGC = 0.53**

U Value to be equal or less & SHGC can be within 5%

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Revision	Description	Date	Issued By
B1	PRELIMINARY DESIGN	13.08.2024	SjB
C1	DETAILED DESIGN	20.08.2024	SjB
D1	CONTRACT PLAN SET	15.10.2024	SjB
D2	CONTRACT PLAN SET	17.10.2024	SjB
E1	CONSTRUCTION PLAN SET	16.12.2024	SjB
E2	WINDOW - 09 CONFIRMED AS - SF	10.01.2025	SjB
E3	Footing setout as per Eng drawings	17.01.2025	SjB
E4	Ldy FW added, & others dimensioned on plan	30.01.2025	SjB

CLIENT: George Simms
NAME ON TITLE:
ADDRESS: 97 Nanango Tarong Rd, South Nanango, Qld 4615
Lot 10 on RP 158515
South Burnett Council

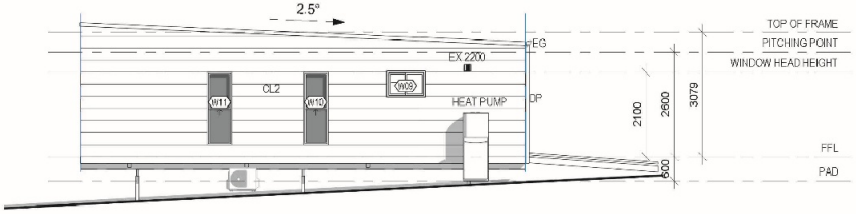
Building Class:	1
Climate Zone:	5
Wind:	N3
BAL:	19
Soil Class:	P
Corrosion:	C3 RATING
Acoustic:	N/A

Sheet Name: DOOR & WINDOW SCHEDULE
Project #: 1036
Sheet #: A04
Drawn By: SjB Checked By: T.J Scale:

30/01/2025 3:39:23 PM

1 Front Elevation
1 : 100

NOTES	
NOTE	DESCRIPTION
CL1	EXTERNAL CLADDING TYPE 1 REFER TO SCHEDULE FOR DETAILS
CL2	EXTERNAL CLADDING TYPE 2 REFER TO SCHEDULE FOR DETAILS
CRS	COLORBOND ROOF SHEETING REFER TO SCHEDULE OF FINISHES FOR DETAILS
DP	DOWNPIPE
EG	EAVES GUTTER
EX 2200	EXHAUST FAN @ 2200mm



2 Side Elevation
1 : 100

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Revision	Description	Date	Issued By
B1	PRELIMINARY DESIGN	13.08.2024	SjB
C1	DETAILED DESIGN	20.08.2024	SjB
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E4	Ldy FW added, & others dimensioned on plan	30.01.2025	SjB

CLIENT: George Simms
NAME ON TITLE:
ADDRESS: 97 Nanango Tarong Rd, South Nanango, Qld 4615
Lot 10 on RP 158515
South Burnett Council

Building Class:	1
Climate Zone:	5
Wind:	N3
BAL:	19
Soil Class:	P
Corrosion:	C3 RATING
Acoustic:	N/A

Sheet Name: ELEVATIONS (1)
Project #: 1036
Sheet #: A05
Drawn By: SjB | Checked By: T.J. | Scale: 1 : 100

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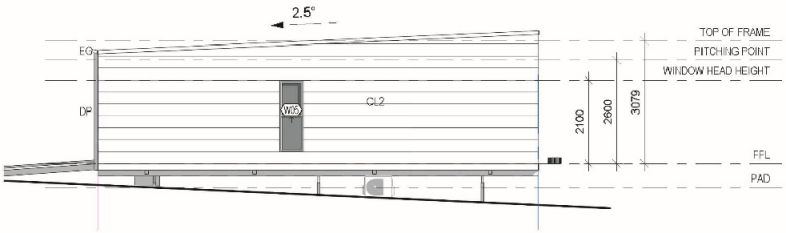
3 Rear Elevation
1 : 100



4 Side Elevation
1 : 100

NOTES	
NOTE	DESCRIPTION
CL1	EXTERNAL CLADDING TYPE 1 REFER TO SCHEDULE FOR DETAILS
CL2	EXTERNAL CLADDING TYPE 2 REFER TO SCHEDULE FOR DETAILS
CRS	COLORBOND ROOF SHEETING REFER TO SCHEDULE OF FINISHES FOR DETAILS
DP	DOWNPIPE
EG	EAVES GUTTER

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B1	PRELIMINARY DESIGN	13.08.2024	SjB
C1	DETAILED DESIGN	20.08.2024	SjB
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E4	Ldy FW added, & others dimensioned on plan	30.01.2025	SjB

CLIENT: George Simms
NAME ON TITLE:
ADDRESS: 97 Nanango Tarong Rd, South Nanango, Qld 4615
Lot 10 on RP 158515
South Burnett Council

Building Class:	1
Climate Zone:	5
Wind:	N3
BAL:	19
Soil Class:	P
Corrosion:	C3 RATING
Acoustic:	N/A

Sheet Name: ELEVATIONS (2)
Project #: 1036
Sheet #: A06
Drawn By: SjB | Checked By: T J | Scale: 1 100

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North Coast Environmental Services
Environmental Management Consultants

AUSTRALIAN STANDARD 3959:2018

CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS

BUSHFIRE ATTACK LEVEL REPORT v1

Lot 10 on RP158515

97 Nanango Tarong Road
South Nanango QLD 4615

J001346

Saltair Modular

September 2024

DOCUMENT CONTROL

Document: Bushfire Attack Level Report

Client: Saltair Modular

Project Number: J001346

Site: Lot 10 on RP158515 – 97 Nanango Tarong Road, South Nanango QLD 4615

File Ref: C:\CLIENTS\SALTAIR MODULAR\97 Nanango Tarong Rd, South Nanango\04_REPORTING\BUSHFIRE ATTACK LEVEL REPORT v1 – 97 Nanango Tarong Rd SOUTH NANANGO.docx

Version	Date	Distribution	Author/s	Approved
1	04/09/2024	Scott Boag – Saltair Modular	J. Isaacs (B. Env Sc.) Environmental Scientist; Joshua Lee (B. Sc. AES, mFPAA, mEIANZ) - Director	Joshua Lee (B. Sc. AES, mFPAA, mEIANZ) - Director 

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TABLE OF CONTENTS

1.0 INTRODUCTION

North Coast Environmental Services have been engaged to provide a Bushfire Attack Level Report in accordance with Australian Standard 3959 (2018) *Construction of buildings in bushfire-prone areas.* The Bushfire Attack Level (BAL) assessment was requested to assess the National Construction Code (NCC) construction requirements for proposed building works on Lot 10 on RP158515, located at 97 Nanango Tarong Road, South Nanango QLD (herein referred as 'the site').

The applicant seeks approval to construct a Secondary Dwelling (Class 1).

The plan of development is attached as Appendix 1.

2.0 LEGISLATIVE TRIGGER

NCC 2022 stipulates that Class 1, 2, 3, 9a-9c and any associated Class 10a buildings located in *designated bushfire prone areas* are assessable against AS3959. In accordance with the definition in the NCC, a *designated bushfire prone area* in QLD means:

- land which has been designated under a power of legislation as being subject, or likely to be subject, to bushfires.

2.1 Class 1 and Class 10a buildings

Volume 2 Part H7 'Ancillary provisions and additional construction requirements', Functional Statement H7F4 Bushfire areas states:

A Class 1 building or a Class 10a building or deck associated with a Class 1 building constructed in a designated bushfire prone area is to provide resistance to bushfires in order to reduce the danger to life and reduce the risk of the loss of the building.

Performance Requirement H7P5 Buildings in bushfire prone areas states:

A Class 1 building or a Class 10a building or deck associated with a Class 1 building that is constructed in a designated bushfire prone area must be designed and constructed to—

a) reduce the risk of ignition from a design bushfire with an annual exceedance probability not more than 1:50 years; and
b) take account of the assessed duration and intensity of the fire actions of the design bushfire; and
c) be designed to prevent internal ignition of the building and its contents; and
d) maintain the structural integrity of the building for the duration of the design bushfire.

H7D1 Deemed-to-Satisfy provisions states:

> (1)Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements H7P1 to H7P5 are satisfied by complying with H7D2 to H7D5.
>
> (2)Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
>
> (3)If a private bushfire shelter is installed, it must comply with Performance Requirement H7P6.

H7D4 Construction in bushfire prone areas states:

> (1) The requirements of (2) only apply in a designated bushfire prone area.
>
> (2) Performance RequirementH7P5 is satisfied for a Class 1 building, or a Class 10a building or deck associated with a Class 1 building, if it is constructed in accordance with—
>
> a) AS 3959; or
> b) NASH Standard – Steel Framed Construction in Bushfire Areas.
>
> (3) The requirements of (a) do not apply when, in accordance with AS 3959, the

classified vegetation is Group F rainforest (excluding wet sclerophyll forest types), mangrove communities and grasslands under 300 mm high.

2.2 State Planning Policy Assessment Benchmark Mapping

The State Bushfire Intensity Overlay Map identifies a Medium Potential Bushfire Intensity Area and Potential Impact Buffer affect the lot (refer Plate 1). The proposed works location intercepts the Potential Impact Buffer. The works are therefore located in a *designated bushfire prone area* and must satisfy AS 3959.

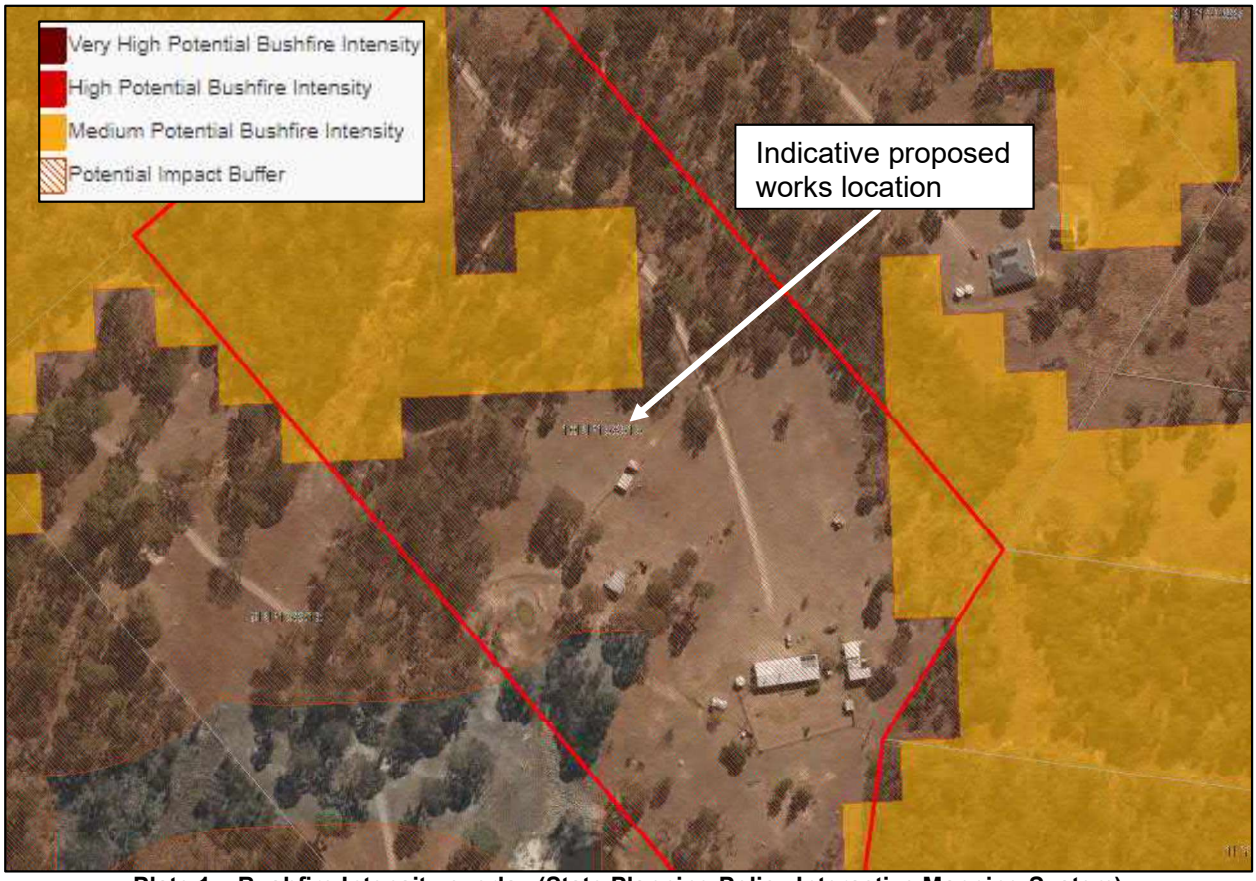


Plate 1 – Bushfire Intensity overlay (State Planning Policy Interactive Mapping System)

3.0 AS 3959:2018 BAL ASSESSMENT METHODOLOGY

The BAL identified herein has been determined by using the normative procedure described in Appendix B (Method 2) of AS 3959:2018. Table 1 describes the general steps used under AS 3959:2018 to determine the BAL.

Table 1 – Methodology

Step	Clause	Procedure
1	2.2.2	Determine the relevant fire danger index.
2	2.2.3	Determine the classified vegetation group(s)
3	2.2.4	Determine the distance of the site from the classified vegetation group(s)
4	2.2.5	Determine the effective slope(s) under the classified vegetation group(s)
5	2.2.6	Determine the BAL from the appropriate table (Flamesol model used).
6	2.2.7	Determine the appropriate construction requirements.

Method 2 allows certain AS3959 input variables to be substituted where the applicable State or Territory has more refined data available, including FDI and vegetation group fuel loads.

Queensland Fire and Emergency Services (QFES) offers FDI and Vegetation Hazard Class mapping and associated fuel load data for the entire State of QLD. This data is far more up to date than that prescribed under AS3959. The QFES FDI and fuel load data has therefore been substituted for the applicable AS3959 data inputs to ensure the BAL assignment is based on the most up to date fire science.

4.0 AS 3959:2018 BAL ASSESSMENT RESULTS

4.1 QFES Forest Fire Danger Index

QFES Forest Fire Danger Index (FFDI): 55 (refer to Plate 2)

Note, the applicable Grassland Fire Danger Index (GFDI) is not available on the Redi Map or similar as it has not been categorised by location. Therefore, the GFDI was calculated in accordance with the correlation between FDI and GFDI provided in AS3959 2018 whereby by a FFDI of 50 = a GFDI of 70. Therefore, the FFDI of 55 for the site was converted to a GFDI of 75.

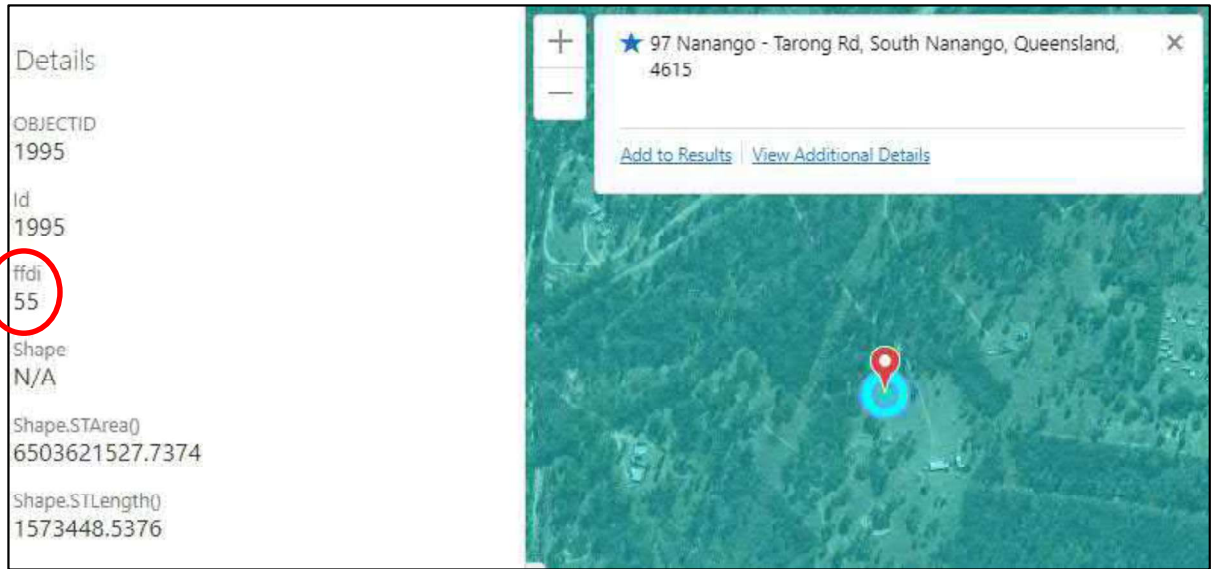
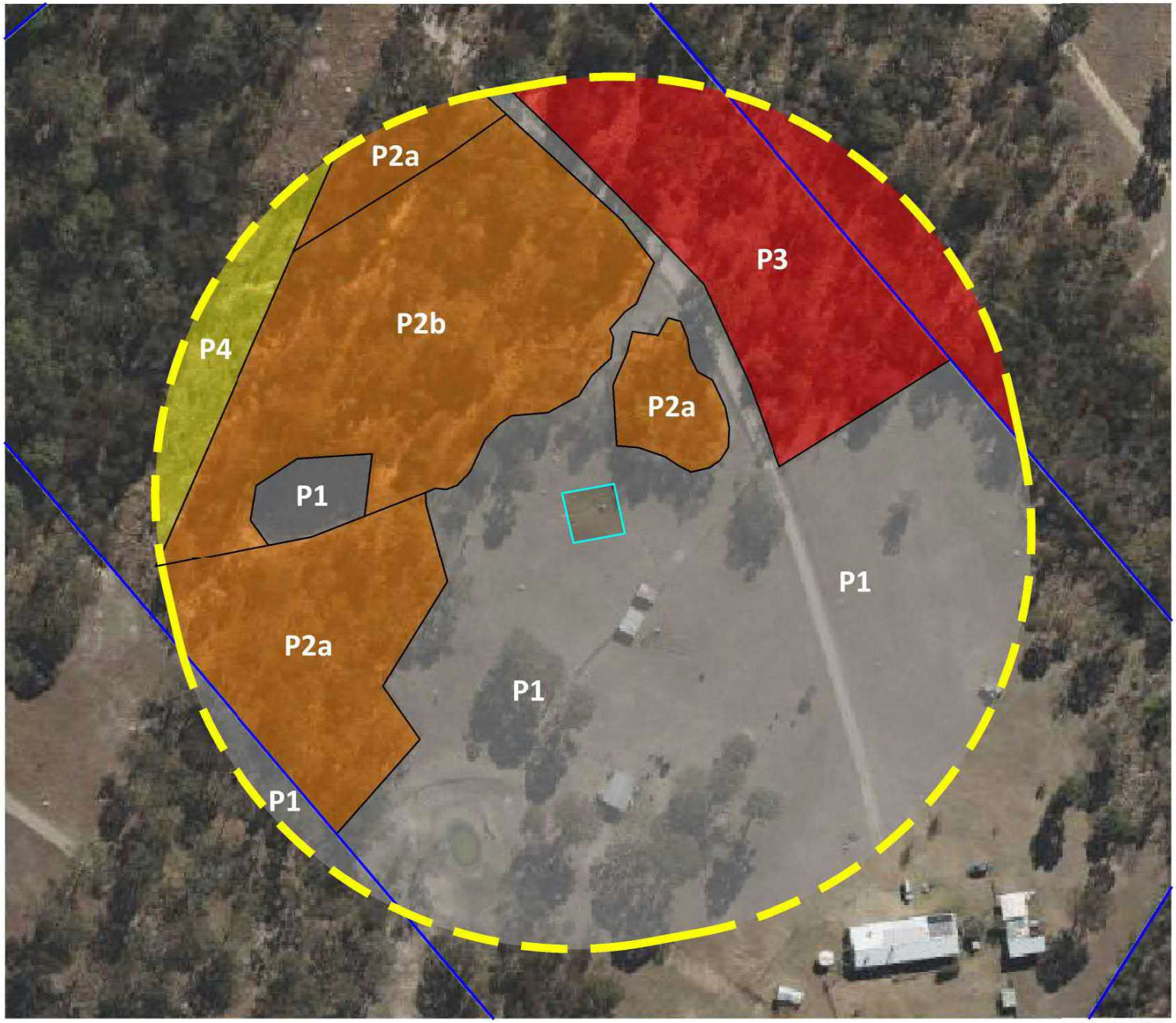


Plate 2 – Catalyst QFES Redi Map

4.2 Vegetation Groups, slope and distance

The observed AS 3959:2018 vegetation groups and their underlying effective slopes have been defined as 'Plots' within the assessment area. The extent of the Plots relative to the building location have been spatially detailed in *Plan BAL01 – Vegetation Classifications & Plan BAL02 – Slope Classifications.* Where possible the AS3959 vegetation groups have been correlated with the QFES Vegetation Hazard Classes to assign relevant fuel loads, otherwise the default AS3959 vegetation groups and associated fuel loads were assigned.

A description of the vegetation groups, slope and distance from the proposed works location associated with each Plot is described in Table 2.



LEGEND

- The Lot 17SP239726
- Indicative Proposed Works Location (the site)
- 100m Assessment Buffer
- Pn. Classified Plots
- Low Threat Vegetation & Non-vegetated Areas
- Group A Forest (VHC 13.1)
- Group B Woodland (VHC 13.2)
- Group G Grassland

BASE PLATE SOURCE: QUEENSLAND GLOBE AERIAL IMAGERY, SCREENSHOT TAKEN 27/08/2024

SCALE BAR 1:1000

0 5 12.5 25 50

North Coast Environmental Services
Environmental Management Consultants
PO Box 385 Peregian Beach QLD 4573
ABN: 60 625 108 625

PROJECT TITLE: BUSHFIRE ATTACK LEVEL ASSESSMENT
97 Nanango Tarong Road SOUTH NANANGO 4615 (10RP158515)

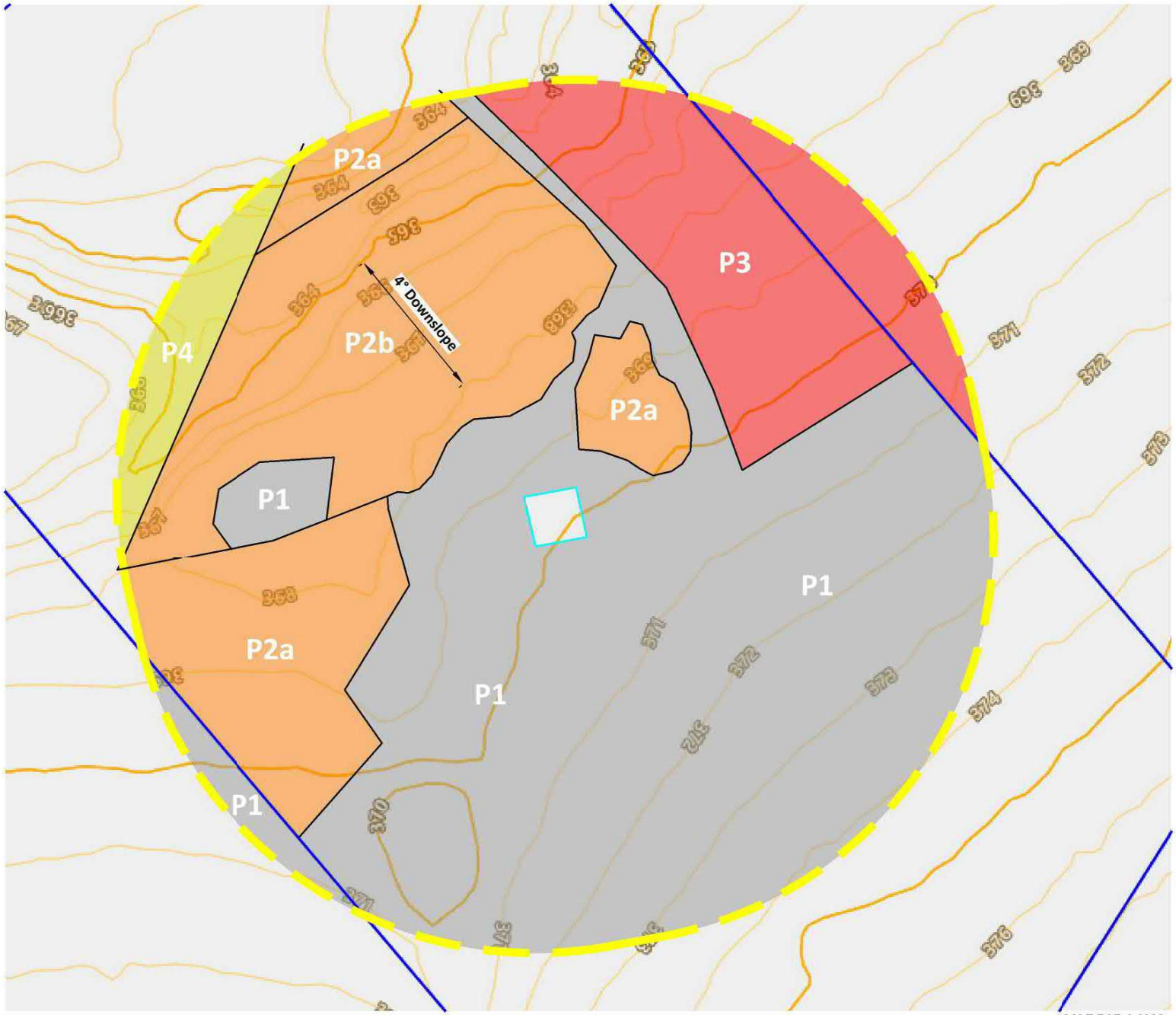
CLIENT: SALTAIR MODULAR

ISSUE	DETAILS	DATE	INIT	CHKD
1	VERSION 1	02-09-2024	JI	JL

TITLE: VEGETATION CLASSIFICATIONS

JOB:	PLAN:	REV:	NORTH:
J001346	BAL01	1	

SCALE: 1:1000 @ A3



LEGEND

- The Lot 17SP239726
- Indicative Proposed Works Location (the site)
- 100m Assessment Buffer
- Pn. — Classified Plots
- Low Threat Vegetation & Non-vegetated Areas
- Group A Forest (VHC 13.1)
- Group B Woodland (VHC 13.2)
- Group G Grassland
- Contours - 1m interval (Source: QLD Globe LIDAR)
- Effective Slope — Assigned Effective Slope

BASE PLATE SOURCE: QUEENSLAND GLOBE CONTOUR LIDAR 1m, SCREENSHOT TAKEN 27/08/2024

North Coast Environmental Services
Environmental Management Consultants
PO Box 385 Peregian Beach QLD 4573
ABN: 60 625 108 625

PROJECT TITLE: BUSHFIRE ATTACK LEVEL ASSESSMENT
97 Nanango Tarong Road SOUTH NANANGO 4615 (10RP158515)

CLIENT: SALTAIR MODULAR

ISSUE	DETAILS	DATE	INIT	CHKD
1	VERSION 1	02-09-2024	JI	JL

TITLE: SLOPE CLASSIFICATIONS

JOB:	PLAN:	REV:	NORTH:
J001346	BAL02	1	

SCALE: 1:1000 @ A3

Table 2 – Vegetation Groups and Slope

Plot	**1**
Vegetation Classification or Exclusion Clause Note, AS3959:2018 Section 2.2.3.2 is attached as Appendix 2	
Excluded – AS3959:2018 Section 2.2.3.2 (e & f) – Non-Vegetated Areas & Low Threat Vegetation	
Description / Justification of Classification	
Non-vegetated & managed areas associated with rural-residential land use such as driveways, infrastructure, lawn, pasture, windbreaks, mature trees over lawn/pasture, and dams	
QFES 2019 Vegetation Hazard Class and fuels loads	Not applicable
Effective Slope (under the vegetation)	Not applicable
Site Slope (between the site and the vegetation)	Not applicable
Flame Width	Not applicable
Minimum separation distance to site	Not applicable

Plot	**2a-b**	
Vegetation Classification or Exclusion Clause		
Group A Forest		
Description / Justification of Classification		
Dry open forest over grassy understorey Height (average) – 16-22m, PFC – >30% Canopy – *Eucalyptus crebra, E. tereticornis, E. moluccana*, and *Corymbia citriodora subsp. variegata* Mid storey – Juvenile canopy species, *Allocasuarina littoralis*, and *Acacia spp.* Understorey – Grassy		
QFES 2019 Vegetation Hazard Class and fuels loads	VHC 13.1 – Dry to moist eucalypt open forests on undulating metamorphics and granite Combined Surface Fuels 19.4t/ha Total Fuels 21.8t/ha	
	Plot 2a	**Plot 2b**
Effective Slope (under the vegetation)	1°	4°
Site Slope (between the site and the vegetation)	1°	1°
Flame Width	100m	100m
Minimum separation distance to site	9.3m	20.1m

Plot	3
Vegetation Classification or Exclusion Clause	
Group B Woodland	
Description / Justification of Classification	
Dry woodland over grassy understorey Height (average) – 16-20m, PFC – 10-<30% Canopy – *Eucalyptus crebra, E. tereticornis, E. moluccana*, and *Corymbia citriodora subsp. variegata* Mid storey – *Allocasuarina littoralis* Understorey – Grassy	
QFES 2019 Vegetation Hazard Class and fuels loads	VHC 13.2 – Dry to moist eucalypt woodlands on undulating metamorphics and granite Combined Surface Fuels 12.8t/ha Total Fuels 14.4t/ha
Effective Slope (under the vegetation)	1°
Site Slope (between the site and the vegetation)	1°
Flame Width	100m
Minimum separation distance to site	39.8m

Plot	4
Vegetation Classification or Exclusion Clause	
Group G Grassland	
Description / Justification of Classification	
Powerline easement exhibiting grassland >300mm in height Canopy and midstorey species are managed below the powerlines	
QFES 2019 Vegetation Hazard Class and fuels loads	No suitable VHC designation available, default to AS3959 assigned fuel loads for Group G Grassland Combined Surface Fuels 4.5t/ha Total Fuels 4.5t/ha
Effective Slope (under the vegetation)	1°
Site Slope (between the site and the vegetation)	1°
Flame Width	100m
Minimum separation distance to site	84.3m

5.0 AS 3959:2018 BAL DETERMINATION

5.1 BAL Determination

Plots 2a-4 have been identified as containing assessable vegetation. Quantitative modelling has been undertaken to identify the radiant heat flux contours emanating from Plots 2a-4 to determine the BAL acting on the proposed works. Excluded low threat Plots were not modelled.

The FLAMESOL Minimum Distance calculator has been used to ascertain the BAL dimensions and comprises an AS 3959:2018 Method 2 (Appendix B) based calculator. Table 3 summarises the model output. A full copy of the FLAMESOL output(s) are attached as Appendix 3.

Table 3 identifies the assessable Plots generate the following BAL's on the proposed works:

- Plot 2a = BAL FZ
- Plot 2b = BAL 29
- Plot 3 = BAL 12.5
- Plot 4 = BAL 12.5

In accordance with AS3959 2018, the most severe BAL acting on a building elevation is applied to the whole dwelling. The most severe BAL is BAL FZ derived from Plot 2a to the northeast hence the new building works are to be constructed to BAL FZ, precluding any parts of the building which are shielded from the direction of attack.

Elevations shielded from the direction of attack can be built to the next lowest BAL but no lower than BAL 12.5 as per Section 3.5 of the Standard (refer Plate 3). In this instance, the southern and western elevations of the proposed dwelling can be assigned BAL 40 (the next lowest BAL) due to being shielded from the BAL FZ direction of attack (Plot 2a to the northeast).

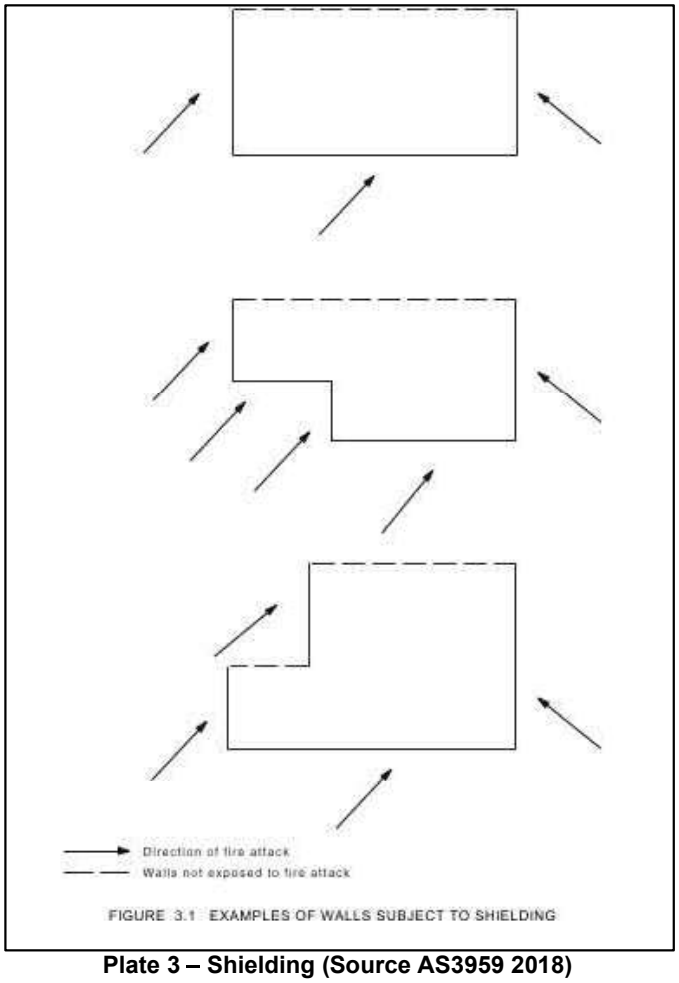


Plate 3 – Shielding (Source AS3959 2018)

Table 3 – BAL Summary

BAL Construction Standard	Plot 2a Group A Forest (VHC 13.1) 1° ES 1° SS 100m FW	Plot 2a Group A Forest (VHC 13.1) 4° ES 1° SS 100m FW	Plot 3 Group B Woodland (VHC 13.2) 1° ES 1° SS 100m FW	Plot 4 Group G Grassland 1° ES 1° SS 100m FW
	Setback distance available at the time of inspection (m)			
	9.3	20.1	39.8	84.3
	Setback distance required from edge of assessable vegetation (m)			
BAL Flame Zone	<9.5	<11.1	<6.3	<4.9
BAL 40	9.5 – <12.9	11.1 – <15	6.3 – <8.6	4.9 – <6.7
BAL 29	12.9 – 19	15 – 22	8.6 – 12.9	6.7 – 10.1
BAL 19	19 – <27.2	22 – <31.2	12.9 – <19	10.1 – <14.9
BAL 12.5	27.2 – 100	31.2 – 100	19 – 100	14.9 – 100

5.2 Vegetation Management

Vegetation conditions between the Plots containing classified vegetation and the building works must comprise *low threat vegetation* as per the definition prescribed in the Standard in order for the assigned BAL to remain valid and the resultant construction standards to be effective as intended. Clause 2.2.3.2 (f) of the Standard defines Low threat vegetation as:

> (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.
>
> NOTES:
>
> 1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
>
> 2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

Further specifications for vegetation management within an APZ are detailed in the *NSW Fire Service Guide – Standards for Asset Protection Zones*. *Section 3. Removal or pruning of trees, shrubs and understorey.* Step 4 of the Guide references the following:

The control of existing vegetation involves both selective fuel reduction (removal, thinning and pruning) and the retention of vegetation.

Prune or remove trees so that you do not have a continuous tree canopy leading from the hazard to the asset. Separate tree crowns by two to five metres. A canopy should not overhang within two to five metres of a dwelling. Native trees and shrubs should be retained as clumps or islands and should maintain a covering of no more than 20% of the area.

6.0 CONCLUSION

The proposed building works at 97 Nanango Tarong Road, South Nanango QLD, based on the conditions at the time of inspection, have been assessed as BAL FZ on all elevations, precluding the southern and western elevations which can be assigned BAL 40 due to shielding.

The following assumption/s were made in the BAL assessment determination process:

- The vegetation conditions observed at the time of inspection are maintained in perpetuity (i.e., extents and groups of classified vegetation and low threat vegetation areas).

Table 3 identifies the separation distances required to achieve the various BAL ratings. Table 3 & Plan BAL01 can be referred to in order to determine what separation distances are required to achieve a lower BAL.

IMPORTANT NOTE: This report does not give approval to clear native vegetation. Approval can only be granted from the relevant Local and where relevant State authority.

BAL FZ

A building assessed as being BAL FZ shall comply with Section 3 and Clauses 9.2 to 9.8 of AS3959:2018 and have a minimum setback of 10m from the edge of the classified vegetation.

In circumstances where the 10m setback distance between the building and the edge of the classified vegetation cannot be achieved, those elements of the building that are less than 10m from the edge of the classified vegetation shall conform with AS1530.8.2.

NOTE: There are a number of Standards that specify requirements for construction; however, where AS 3959:2018 does not provide construction requirements for a particular element, the other Standards apply.

Any element of construction or system that satisfies the test criteria of AS 1530.8.2 may be used in lieu of the applicable requirements contained in Clauses 9.2 to 9.8 of AS 3959:2018.

NOTES:

BAL FZ is primarily concerned with protection from flame contact together with ember attack and radiant heat of more than 40 kW/m^2.

Construction in BAL FZ may require reliance on measures other than construction. The requirements for construction of a building in BAL FZ may be regulated by the building authorities having jurisdiction in the States and Territories of Australia.

BAL 40

A building assessed as being BAL 40 shall comply with Section 3 and Clauses 8.2 to 8.8 of AS3959:2018.

NOTE: There are a number of Standards that specify requirements for construction; however, where AS 3959:2018 does not provide construction requirements for a particular element, the other Standards apply. Any element of construction or system that satisfies the test criteria of AS 1530.8.2 may be used in lieu of the applicable requirements contained in Clauses 8.2 to 8.8 of AS 3959:2018.

NOTES:

BAL 40 is primarily concerned with protection from ember attack, increased likelihood of flame contact, flame contact and radiant heat >29kW/m² and up to and including 40 kW/m².

All queries regarding building materials should be discussed with the architect and/or building designer and confirmed to be compliant with the requirements of the AS 3959:2018 by a registered building certifier.

7.0 REFERENCES

Standards Australia Committee FP-020, 2018. AS 3959:2018 Construction of buildings in bushfire-prone areas. Standards Australia, Sydney NSW.

Leonard, J., Newnham, G., Opie, K., and Blanchi, R. (2014). A new methodology for state-wide mapping of bushfire prone areas in Queensland. CSIRO, Australia.

Leonard, J., Opie, K. (2017). Estimating the Potential Bushfire Hazard of Vegetation Patches and Corridors. CSIRO, Australia.

Queensland Fire and Emergency Services. (2019). *Bushfire Resilient Communities - Technical Reference Guide for the State Planning Policy - State Interest Guideline - Natural Hazards, Risk and Resilience 2- Bushfire.*

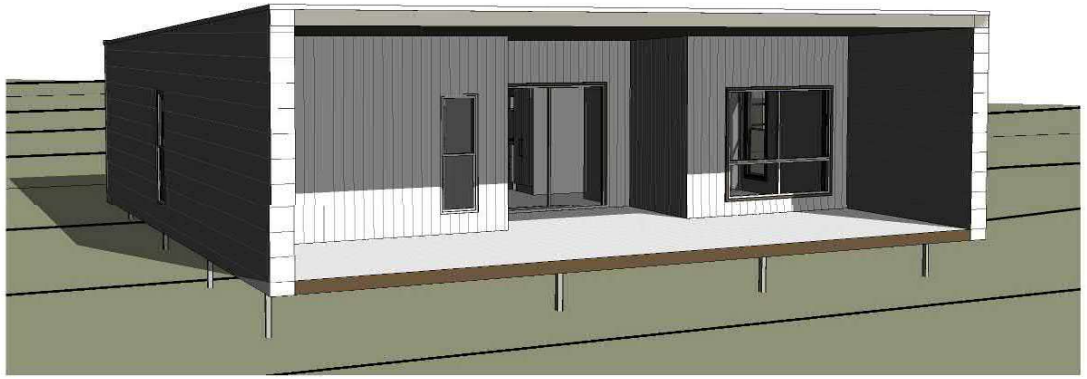
Southeast Queensland Fire and Biodiversity Consortium – *Operational Manual*.

The State of Queensland, Department of State Development, Manufacturing, Infrastructure and Planning (2019). Natural hazards, risk and resilience - Bushfire State Planning Policy – state interest guidance material.

APPENDIX 1 – PLAN OF DEVELOPMENT

Project No:	**1036**
Client:	**George Simms**
Location:	**97 Nanango Tarong Rd, South Nanango, Qld 4615**

Design Drawing List		
Sheet #	Sheet Name	Current Revision
A01	COVER PAGE	A1
A02	SITE PLAN	A1
A03	FLOOR PLAN - Coolum	A1
A04	DOOR & WINDOW SCHEDULE	A1
A05	ELEVATIONS (1)	A1
A06	ELEVATIONS (2)	A1



3D View 2

saltair MODULAR

Revision	Description	Date	Issued By
DESIGN & VERSION			
A1	CONCEPT PLAN		

George Simms

97 Nanango Tarong Rd, South Nanango, Qld 4615

Lot 10 on RP 158515

South Burnett Council

Project #:	1036	COVER PAGE	
Wind:	N3	BAL:	TBC
Building Class:	1a	Soil Class:	TBC
Climate Zone:	5	Corrosion:	C3 RATING
Drawn By:	MD SjB DS	Scale:	

A01

6/08/2024 11:50:09 AM

SITE NOTES

METER BOX LOCATION
TO BE VERIFIED BY BUILDER ON SITE.

UNDERGROUND SERVICES
CONTACT SHOULD BE MADE TO THE RELEVANT AUTHORITY FOR DETAILED LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THIS SITE.

PROPERTY BOUNDARIES
VERIFY ALL BEARING AND DIMENSIONS ON SITE PRIOR TO ANY CONSTRUCTION.

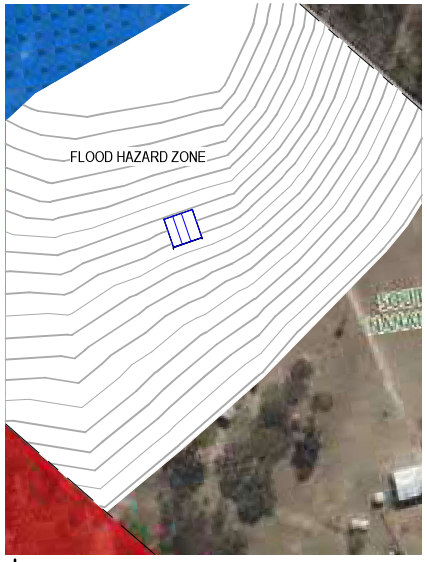
SITE PREPARATION
SITE PREPARATION - CLEAR VEGETATION FOLLOWED BY EXCAVATION OF TOP SOIL AND MATERIAL TO SUIT FINAL DESIGN LEVELS. CUT AND FILL BATTERS NOT TO EXCEED A MAXIMUM SLOPE AS PER NCC VOL 2 2019 PART 3.1.1 EARTHWORKS TABLE 3.1.1.1 FOR THE SITE SPECIFIC SOIL. ENSURE BUILDING PLATFORM IS PROOF ROLLED TO OBTAIN A FIRM FOUNDATION BASE TO SUPPORT SLABS AND FOOTING LOADS. ALL FOOTINGS TO BE DEEPENED THROUGH ANY SOFT SPOTS TO BEAR INTO NATURAL GROUND OR CERTIFIED COMPACTED FILL MATERIAL. A MIN 300MM.
ALL LOOSE MATERIAL AND WATER SHALL BE CLEANED OUT OF FOOTING EXCAVATIONS PRIOR TO CONCRETE PLACEMENT. ALL NEW FOOTING SYSTEMS ARE TO BE DEEPENED TO BEAR BELOW ZONE OF INFLUENCE OF EXISTING STRUCTURES. THE CUT/FILL LINE IS APPROXIMATE ONLY. IF THE POSITION
OF THE ACTUAL CUT/FILL LINES VARIES - REFER TO ENGINEER FOR CONFIRMATION OF FOOTING DETAILS.

SURFACE WATER
DIRECT ALL SURFACE WATER AWAY FROM ADJOINING BUILDINGS AND NEW BUILDING. GROUND SURFACE TO BE SLOPED MIN 1:20 AWAY FROM BUILDINGS FOR 900mm MIN AND TO A POINT THAT AVOIDS PONDING NEAR BUILDING.

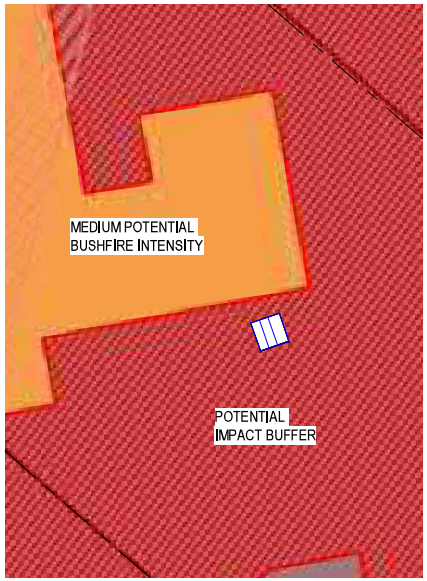
STORMWATER
ROOF WATER TO STREET KERB OR TO COUNCIL APPROVED SYSTEM. ALL DOWNPIPES TO BE 90mm DIAMETER TO STORMWATER PIPES IN ACCORDANCE WITH A.S. 3500.3 & TO DISPURSE 125m2 MAX ROOF AREA

PLUMBING
PLUMBING LAYOUT DIAGRAMMATICAL ONLY. LICENCED PLUMBER TO CONFIRM ALL PLUMBING AND VENTING ON SITE. PLUMBER & DRAINER INSTALLATION TO COMPLY WITH THE STANDARD PLUMBING & DRAINAGE REGULATION 2003.

SEWERAGE
SEWERAGE TO DISCHARGE TO SEWER MAIN OR ON SITE TREATMENT (TO ENGINEERS DESIGN) AND TO COUNCIL REQUIREMENTS.

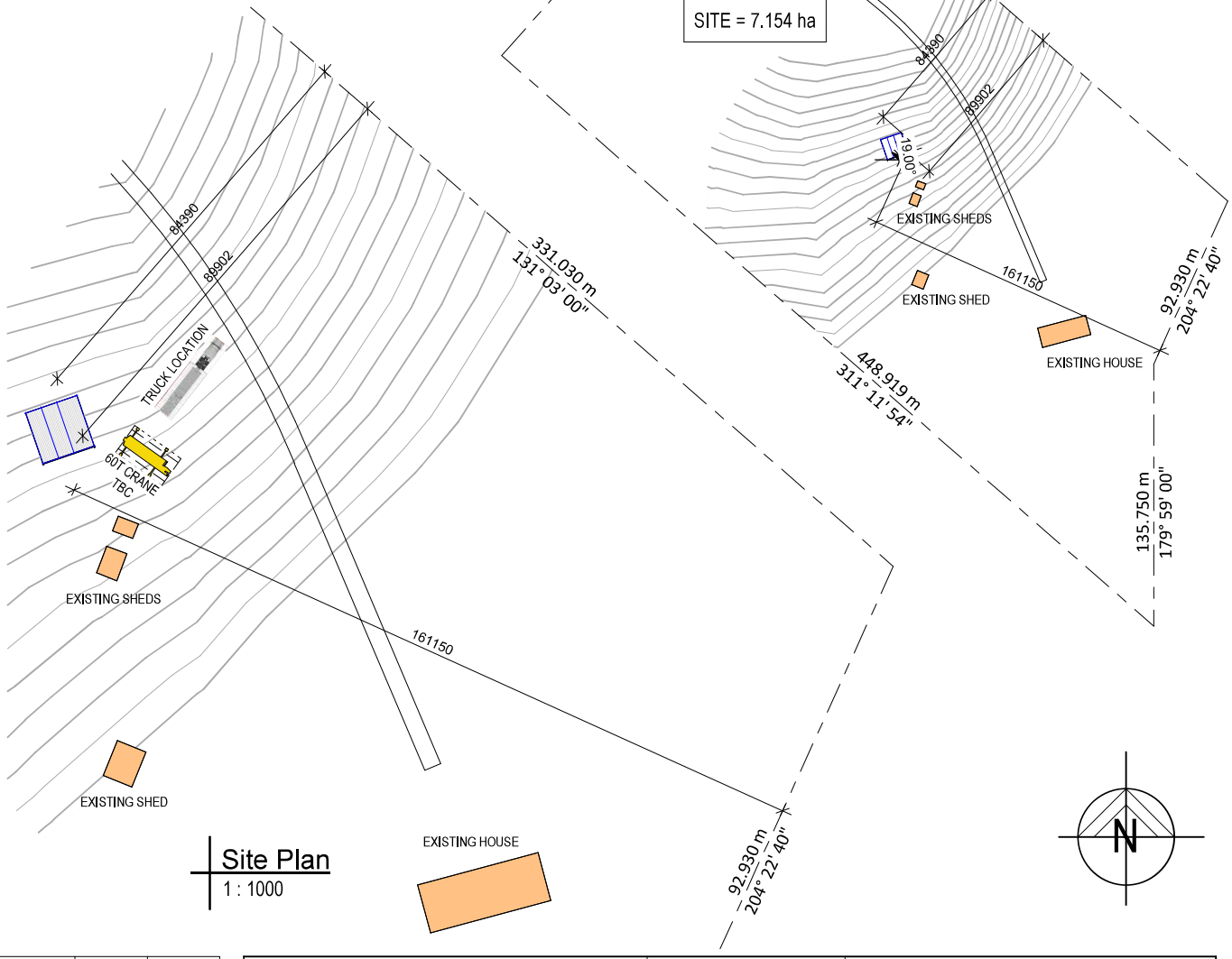


Flood Overlay Plan
1 : 2000



Bushfire Overlay Plan
1 : 2000

SITE LEGEND
- ○ - PEG
- TP - TREATMENT PLANT
- WT - WATER TANKS
- PP - POWER POLE
- HW - HOT WATER
- ✕ - COLUMN



Locality Plan
1 : 2500

Site Plan
1 : 1000

Revision	Description	Date	Issued By
DESIGN & VERSION			
A1	CONCEPT PLAN		

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George Simms

97 Nanango Tarong Rd, South Nanango, Qld 4615

Lot 10 on RP 158515

South Burnett Council

Project #:	1036	SITE PLAN	
Wind:	N3	BAL:	TBC
Building Class:	1a	Soil Class:	TBC
Climate Zone:	5	Corrosion:	C3 RATING
Drawn By:	SjB	Scale:	As indicated

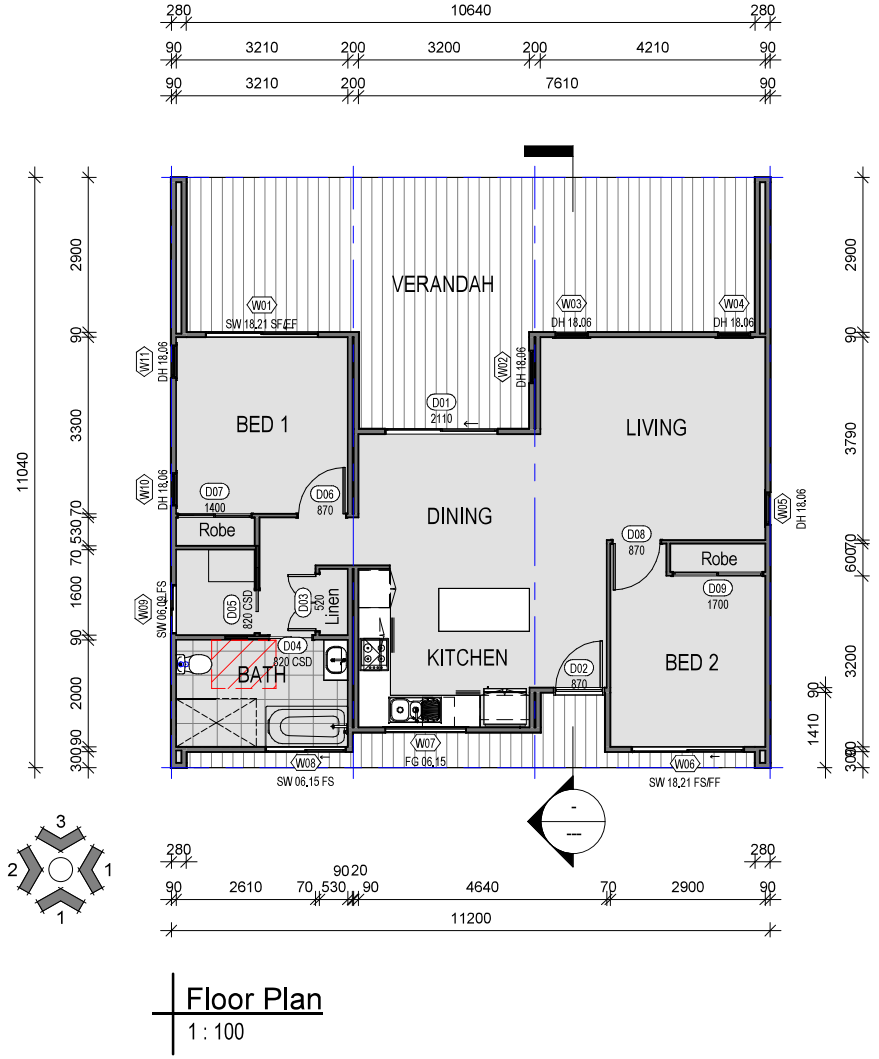
A02

6/08/2024 11:50:09 AM

Area Breakdown	
Area Type	Area (m²)
Deck (Roofed)	5.9 m²
Deck Roofed	15.6 m²
Living	69.3 m²
Wet Areas	10.1 m²
	101 m²

Module Sizes	
Module #	Area (m²)
MOD 1	39.7 m²
MOD 2	30.7 m²
MOD 3	30.7 m²
	101 m²

NOTES	
NOTE	DESCRIPTION



Floor Plan
1 : 100

Revision	Description	Date	Issued By
DESIGN & VERSION			
A1	CONCEPT PLAN		

saltair MODULAR

George Simms

97 Nanango Tarong Rd, South Nanango, Qld 4615

Lot 10 on RP 158515

South Burnett Council

Project #:	1036	FLOOR PLAN - Coolum	
Wind:	N3	BAL:	TBC
Building Class:	1a	Soil Class:	TBC
Climate Zone:	5	Corrosion:	C3 RATING
Drawn By:	SjB	Scale:	1 : 100

A03

6/08/2024 11:50:10 AM

WINDOW SCHEDULE

MARK ID	HEIGHT	WIDTH	OPENING DIRECTION	GLAZING	HEAD HEIGHT	FRAMING HEIGHT	FRAMING WIDTH	DESCRIPTION	SCREENS	COMMENTS	NOTES
BRADNAMS WINDOWS & DOORS											
W01	1800	2110	SF/FF	CLEAR GLASS	2100	1860	2170	SLIDING WINDOW - SINGLE SASH WITH LOW LIGHT 1800x2110	ALUMINIUM WOVEN MESH		
W02	1800	610		CLEAR GLASS	2100	1860	670	DOUBLE HUNG WINDOW - SINGLE 1800x610	ALUMINIUM WOVEN MESH		
W03	1800	610		CLEAR GLASS	2100	1860	670	DOUBLE HUNG WINDOW - SINGLE 1800x610	ALUMINIUM WOVEN MESH		
W04	1800	610		CLEAR GLASS	2100	1860	670	DOUBLE HUNG WINDOW - SINGLE 1800x610	ALUMINIUM WOVEN MESH		
W05	1800	610		CLEAR GLASS	2100	1860	670	DOUBLE HUNG WINDOW - SINGLE 1800x610	ALUMINIUM WOVEN MESH		
W06	1800	2110	FS/FF	CLEAR GLASS	2100	1860	2170	SLIDING WINDOW - SINGLE SASH WITH LOW LIGHT 1800x2110	ALUMINIUM WOVEN MESH		
W07	600	1510		CLEAR GLASS	2100	660	1570	FIXED GLASS - SINGLE PANEL 600x1500	NOT PART OF THIS BUILD CONTRACT		
W08	600	1510	FS	CLEAR GLASS	2100	660	1570	SLIDING WINDOW - SINGLE SASH 600x1500	ALUMINIUM WOVEN MESH		
W09	600	910	FS	CLEAR GLASS	2100	660	970	SLIDING WINDOW - SINGLE SASH 600x910	ALUMINIUM WOVEN MESH		
W10	1800	610		CLEAR GLASS	2100	1860	670	DOUBLE HUNG WINDOW - SINGLE 1800x610	ALUMINIUM WOVEN MESH		
W11	1800	610		CLEAR GLASS	2100	1860	670	DOUBLE HUNG WINDOW - SINGLE 1800x610	ALUMINIUM WOVEN MESH		

SLIDING GLASS DOOR SCHEDULE

MARK ID	HEIGHT	WIDTH	OPENING DIRECTION	GLAZING	HEAD HEIGHT	SILL HEIGHT	FRAMING HEIGHT	FRAMING WIDTH	DESCRIPTION	SCREENS	COMMENTS	NOTES
BRADNAMS WINDOWS & DOORS												
D01	2100	2110	SF	CLEAR GLASS	2150	50	2130	2170	SLIDING GLASS DOOR - 2100x2110	ALUMINIUM WOVEN MESH		

DOOR SCHEDULE

MARK	HEIGHT	WIDTH	FRAMING HEIGHT	FRAMING WIDTH	HEAD HEIGHT	DESCRIPTION	PANEL TYPE	COMMENTS	SCREENS
D02	2040	870	2100	960	2100	EXTERNAL DOOR - 870x2040	FLUSH PANEL		NOT PART OF THIS BUILD CONTRACT
D03	2040	520	2100	1150	2100	INTERNAL HOLLOW CORE DOORS - 2/520x2040	FLUSH PANEL		
D04	2040	820	2100	1700	2100	INTERNAL HOLLOW CORE CAVITY SLIDING DOOR - 820x2040	FLUSH PANEL		
D05	2040	820	2100	1700	2100	INTERNAL HOLLOW CORE CAVITY SLIDING DOOR - 820x2040	FLUSH PANEL		
D06	2040	870	2100	930	2100	INTERNAL HOLLOW CORE DOOR - 870x2040	FLUSH PANEL		
D07	2100	1400	2160	1460	2100	SLIDING ROBE DOOR - 2 PANEL - 2100x1400	VIN / VIN		
D08	2040	870	2100	930	2100	INTERNAL HOLLOW CORE DOOR - 870x2040	FLUSH PANEL		
D09	2100	1700	2160	1760	2100	SLIDING ROBE DOOR - 2 PANEL - 2100x1700	VIN / VIN		

Essential sliding window : **U value =** **SHGC = 0.**
Essential double hung window: **U value =** **SHGC = 0.**
Essential fixed window: **U value =** **SHGC = 0.**
Commercial sliding glass door: **U value =** **SHGC = 0.**

U Value to be equal or less & SHGC can be within 5%

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Revision	Description	Date	Issued By
DESIGN & VERSION			
A1	CONCEPT PLAN		

George Simms

97 Nanango Tarong Rd, South Nanango, Qld 4615

Lot 10 on RP 158515

South Burnett Council

Project #: 1036

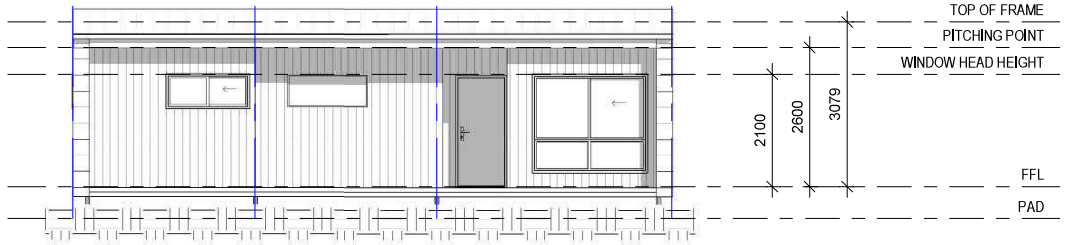
DOOR & WINDOW SCHEDULE

Wind:	N3	BAL:	TBC
Building Class:	1a	Soil Class:	TBC
Climate Zone:	5	Corrosion:	C3 RATING
Drawn By:	MD SjB DS	Scale:	

A04

6/08/2024 11:50:10 AM

NOTES	
NOTE	DESCRIPTION



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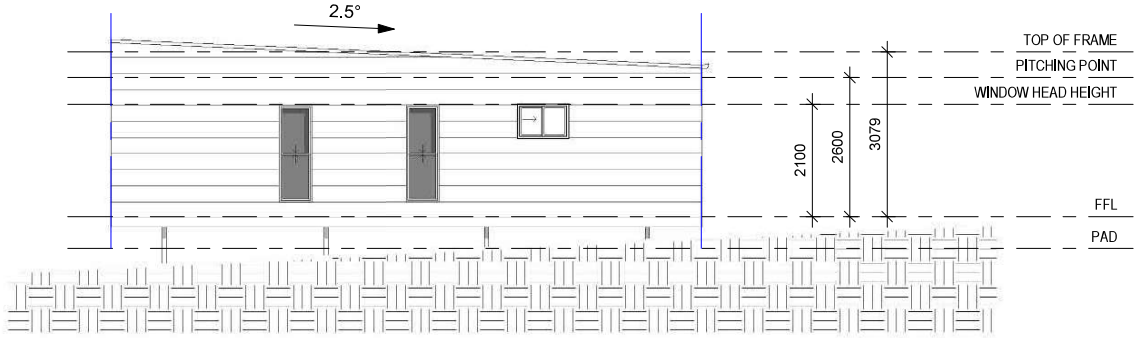

2 Side Elevation
1 : 100

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Revision	Description	Date	Issued By
DESIGN & VERSION			
A1	CONCEPT PLAN		

George Simms

97 Nanango Tarong Rd, South Nanango, Qld 4615

Lot 10 on RP 158515

South Burnett Council

Project #:	1036	ELEVATIONS (1)	
Wind:	N3	BAL:	TBC
Building Class:	1a	Soil Class:	TBC
Climate Zone:	5	Corrosion:	C3 RATING
Drawn By:	MD SjB DS	Scale:	1 : 100

A05

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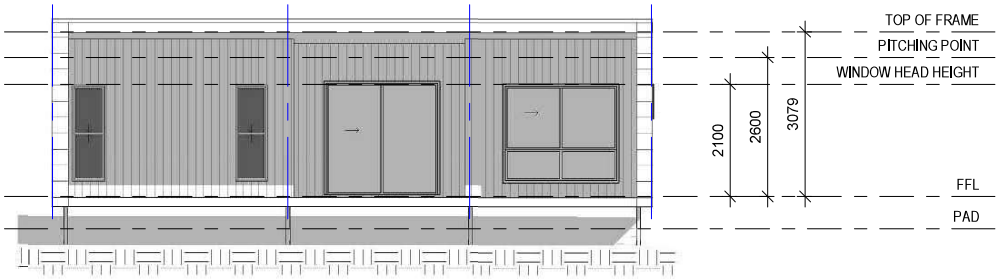
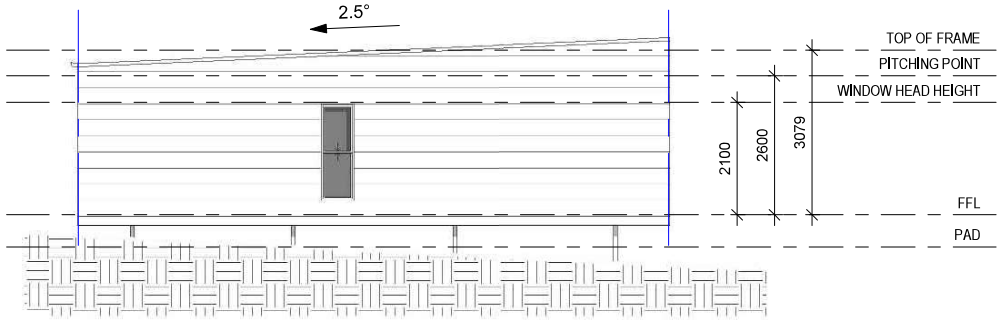
NOTES	
NOTE	DESCRIPTION



3 Rear Elevation
1 : 100



4 Side Elevation
1 : 100

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Revision	Description	Date	Issued By
DESIGN & VERSION			
A1	CONCEPT PLAN		

George Simms

97 Nanango Tarong Rd, South Nanango, Qld 4615

Lot 10 on RP 158515

South Burnett Council

Project #:	1036	ELEVATIONS (2)	
Wind:	N3	BAL:	TBC
Building Class:	1a	Soil Class:	TBC
Climate Zone:	5	Corrosion:	C3 RATING
Drawn By:	MD SjB DS	Scale:	1 : 100

A06

6/08/2024 11:50:11 AM

APPENDIX 2 – AS3959:2018 SECTION 2.2.3.2

2.2.3.2 *Exclusions—Low threat vegetation and non-vegetated areas*

The following vegetation shall be excluded from a BAL assessment:

(a) Vegetation of any type that is more than 100 m from the site.

(b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.

(c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.

(d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.

(e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.

(f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).

2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

APPENDIX 3 – FLAMESOL OUTPUTS

FLAMESOL
FPA AUSTRALIA

Calculated September 2, 2024, 12:56 pm (MDc v.4.9)

Plot 2a - Group A Forest (VHC 13.1) - 1° ES & SS - 100m FW

Minimum Distance Calculator - AS3959-2018 (Method 2)

Inputs		Outputs	
Fire Danger Index	55	Rate of spread	1.37 km/h
Vegetation classification	Forest	Flame length	11.53 m
Understorey fuel load	19.4 t/ha	Flame angle	54 °, 64 °, 73 °, 77 °, 79 ° & 84 °
Total fuel load	21.8 t/ha	Elevation of receiver	4.49 m, 4.95 m, 5.18 m, 5.14 m, 5.09 m & 4.3 m
Vegetation height	n/a	Fire intensity	15,451 kW/m
Effective slope	1 °	Transmissivity	0.878, 0.862, 0.839, 0.8139999999999999, 0.801 & 0.735
Site slope	1 °	Viewfactor	0.5951, 0.4387, 0.2971, 0.2016, 0.1636 & 0.0446
Flame width	100 m	Minimum distance to < 40 kW/m²	9.5 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	12.9 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	19 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	27.2 m
		Minimum distance to < 10 kW/m²	32.6 m

Rate of Spread - Mcarthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

FLAMESOL
FPA AUSTRALIA

Calculated September 2, 2024, 12:57 pm (MDc v.4.9)

Plot 2b - Group A Forest (VHC 13.1) - 4° ES & 1° SS - 100m FW

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	55	Rate of spread	1.68 km/h
Vegetation classification	Forest	Flame length	13.58 m
Understorey fuel load	19.4 t/ha	Flame angle	53 °, 64 °, 72 °, 76 °, 78 ° & 84 °
Total fuel load	21.8 t/ha	Elevation of receiver	5.22 m, 5.84 m, 6.07 m, 6.04 m, 5.99 m & 5.18 m
Vegetation height	n/a	Fire intensity	19,005 kW/m
Effective slope	4 °	Transmissivity	0.874, 0.856, 0.831, 0.805, 0.792 & 0.729
Site slope	1 °	Viewfactor	0.6004, 0.4438, 0.2999, 0.2032, 0.1656 & 0.045
Flame width	100 m	Minimum distance to < 40 kW/m²	11.1 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	15 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	22 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	31.2 m
		Minimum distance to < 10 kW/m²	37 m

Rate of Spread - Mcarthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

FLAMESOL
FPA AUSTRALIA

Calculated September 2, 2024, 12:58 pm (MDc v.4.9)

Plot 3 - Group B Woodland (VHC 13.2) - 1° ES & SS - 100m FW

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	55	Rate of spread	0.9 km/h
Vegetation classification	Woodland	Flame length	7.61 m
Understorey fuel load	12.8 t/ha	Flame angle	54 °, 65 °, 74 °, 79 °, 81 ° & 86 °
Total fuel load	14.4 t/ha	Elevation of receiver	2.96 m, 3.29 m, 3.43 m, 3.4 m, 3.35 m & 2.68 m
Vegetation height	n/a	Fire intensity	6,734 kW/m
Effective slope	1 °	Transmissivity	0.886, 0.874, 0.856, 0.836, 0.823 & 0.751
Site slope	1 °	Viewfactor	0.5895, 0.4339, 0.2897, 0.196, 0.1591 & 0.0437
Flame width	100 m	Minimum distance to < 40 kW/m²	6.3 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	8.6 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	12.9 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	19 m
		Minimum distance to < 10 kW/m²	23.1 m

Rate of Spread - Mcarthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

FLAMESOL
FPA AUSTRALIA

Calculated September 2, 2024, 12:59 pm (MDc v.4.9)

Plot 4 - Group G Grassland - 1° ES & SS - 100m FW

Minimum Distance Calculator - AS3959-2018 (Method 2)

Inputs		Outputs	
Grassland Fire Danger Index	75	Rate of spread	10.44 km/h
Vegetation classification	Grassland	Flame length	5.87 m
Understorey fuel load	4.5 t/ha	Flame angle	55 °, 65 °, 74 °, 79 °, 81 ° & 87 °
Total fuel load	4.5 t/ha	Elevation of receiver	2.31 m, 2.54 m, 2.64 m, 2.62 m, 2.57 m & 1.98 m
Vegetation height	n/a	Fire intensity	24,288 kW/m
Effective slope	1 °	Transmissivity	0.89, 0.881, 0.866, 0.848, 0.837 & 0.762
Site slope	1 °	Viewfactor	0.5825, 0.4287, 0.2858, 0.1933, 0.1564 & 0.043
Flame width	100 m	Minimum distance to < 40 kW/m²	4.9 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	6.7 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	10.1 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	14.9 m
		Minimum distance to < 10 kW/m²	18.3 m

Rate of Spread - Noble et al. 1980

Flame length - Purton, 1982

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 of the *Planning Act 2016* states –
  (a) Matters that may be appealed to –
    (i) either a tribunal or the P&E Court; or
    (ii) only a tribunal; or
    (iii) only the P&E Court; and
  (b) The person-
    (i) who may appeal a matter (**the *appellant***); and
    (ii) who is a respondent in an appeal of the matter; and
    (iii) who is a co-respondent in an appeal of the matter; and
    (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

(2) An appellant may start an appeal within the appeal period.
(3) The ***appeal period*** is –
  (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
  (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
  (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice us published under section 269(3)(a) or (4); or
  (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
  (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
  (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –
See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.
(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
(6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
  (a) the adopted charge itself; or
  (b) for a decision about an offset or refund-
    (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

(1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
  (a) is in the approved form; and
  (b) succinctly states the grounds of the appeal.
(2) The notice of appeal must be accompanied by the required fee.
(3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
  (a) the respondent for the appeal ; and
  (b) each co-respondent for the appeal; and
  (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
  (d) for and appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
  (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
  (f) for an appeal to the P&E Court – the chief executive; and
  (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
(4) The *service period* is –
  (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
  (b) otherwise – 10 business days after the appeal is started.
(5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
(6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

(1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
(2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
(3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
(4) In this section –
decision includes-
  (a) conduct engaged in for the purpose of making a decision; and
  (b) other conduct that relates to the making of a decision; and
  (c) the making of a decision or failure to make a decision; and
  (d) a purported decision ; and
  (e) a deemed refusal.
non-appealable, for a decision or matter, means the decision or matter-
  (a) is final and conclusive; and
  (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
  (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

(1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.