



TWWHA Tourism Master Plan Project Manager

Project Management Office

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21 April 2020

Dear Sir / Madam,

Submission – Tourism Master Plan for the Tasmanian Wilderness World Heritage Area

Thank you for the opportunity to provide this submission to the *Tourism Master Plan for the Tasmanian Wilderness World Heritage Area* (the Plan). This submission is primarily focussed on the description of policy relating to the bushfire protection and development in the TWWHA.

At Section 7.4 at page 67 the Plan discusses bushfire management. The following comments are provided in response to that Section.

- It is agreed that development that encourages occupants to visit the TWWHA needs to be provided with a robust life safety strategy so as to minimise the disruption to the landscape. This life safety system must have clear measures and features that include a maintenance regime as required by the *Building Act* 2016 that improves the ongoing reliability of the life safety systems. It would be beneficial for the Plan to recognise the ongoing statutory obligation for the maintenance of fire protection systems included in a bushfire hazard management plan.
- It is noted that there is a suggestion that consideration should be given to the provision of buildings capable of providing an emergency refuge. From a review of the government website www.thelist.tas.gov.au it is apparent that there is no ‘nearby safer place’ provided at either end of the Overland Track; Cradle Mountain or Lake St Clair. Given there are potentially large populations at these destinations where many of the people present may not



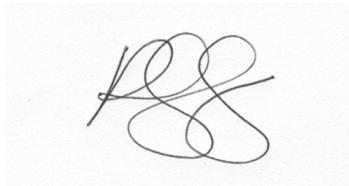
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be familiar with the severity of the threat from bushfire and where there is a lack of evacuation options, it is suggest that the provision of a nearby safer place in both locations should be provided with a higher priority and greater emphasis in the Plan. Walkers on the track at the time of a bushfire are also likely to evacuate to one of these locations. Both locations should be identified as priority locations for emergency refuges in the Plan (unless other locations are seem as higher priority).

- The Plan identifies that a performance solution is likely to be necessary to gain approval in accordance with the *Building Act* for accommodation buildings in the TWWHA. To assist the bushfire practitioner (designer) with providing consistent and uniform outcomes it is suggested that a performance guideline should be developed by PWS that provides a template example of a strategy that is acceptable. The template example could provide an example of triggers and expected responses in the emergency evacuation plan as well as recommended minimum construction standards and acceptable hazard management areas. There is significant benefit in the provision of a consistent approach across all accommodation in the TWWHA. The solution would still need to be the product and responsibility of the practitioner preparing the design and subject to the approval by the Building Surveyor with responsibility to approve the strategy though greater consistency is likely to be achieved. It is anticipated that there is sufficient consistency in outcome to warrant the development of a template
- Finally, it is noted that the standards applicable to building work in the *Building Act* are contained in the ‘Directors Determination - Requirements for Building in Bushfire Prone Areas’ (currently version 2.2) and found at the following link. This version applies where the building work is in a municipality where the state-wide planning provisions have not been adopted. The current reference to the provision of the National Construction Code are misleading as these provisions are effectively displaced by the Determination.
https://www.cbos.tas.gov.au/_data/assets/pdf_file/0011/405011/Directors-Determination-Requirements-building-bushfire-prone-areas.pdf

Thank you again for the opportunity to provide this submission.

Yours sincerely



Ross Murphy

Fire Engineer, Building Surveyor & Bushfire Practitioner

