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Development Planning

AUSTRALIA ONLY | **FEBRUARY 2026**





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Start Here

If you want to build glamping tents on your land, you usually need approval from your local council. Most first-time operators assume they just need a building permit. In reality, there are usually **two separate layers of approval**.

1 DEVELOPMENT APPLICATION / DA

Council asks:

“Are you allowed to run a tourism business on this land?”

They assess:

- What your land is zoned for
- Whether tourist accommodation is permitted
- Bushfire risk
- Environmental impact
- Wastewater capacity
- Road access
- Impact on neighbours

If council does not approve this stage, the project cannot proceed — even if the tents are engineered perfectly.

This stage is about **what you are doing with the land**, not how the tents are built.

2 BUILDING PERMIT

Council or a private certifier checks:

“Are the structures safe and compliant?”

They assess:

- Structural engineering
- Wind ratings
- Bushfire construction requirements
- Fire safety
- Energy efficiency
- Accessibility requirements

Even “temporary” tents often require building approval if they include decks, plumbing, electrical or permanent anchoring.

This stage is about how the structures are built.



Definitions Page

DA (Development Application)

Council approval to use your land for a specific purpose (e.g. tourism accommodation).

BP (Building Permit)

Approval confirming the structure is safe and complies with the National Construction Code.

NCC (National Construction Code)

Australia's building rulebook that sets safety, structural, fire and energy standards.

LEP (Local Environmental Plan)

A council document that defines what land uses are allowed in each zone.

DCP (Development Control Plan)

Council guidelines that outline design expectations (setbacks, parking, landscaping etc).

SEPP (State Environmental Planning Policy)

State-level planning rules that override or supplement local council controls.

BAL (Bushfire Attack Level)

A rating that measures how exposed your building is to bushfire risk.

APZ (Asset Protection Zone)

The cleared or managed area between vegetation and your building.

NatHERS

National energy rating system that measures thermal performance of a building.

Class 1b

Small-scale short term accommodation (under 300m² and under 12 people).

Class 3

Larger-scale short term accommodation (over 300m² or housing more than 12 people).

Section 68 (NSW Only)

Approval required for manufactured or moveable dwellings and on-site wastewater systems.

ARI (Average Recurrence Interval)

Used in flood planning — e.g. 100-year ARI flood level.





What Councils Are Most Worried About

In practice, the biggest DA refusal triggers are:

1. Non-permissible zoning
2. Inadequate wastewater management
3. Bushfire risk
4. Poor access roads
5. Neighbour objections (noise/events)
6. Native vegetation clearing without approval

Pro Tip for DA Success

Strong applications usually include:

1. Town planning report
2. Bushfire assessment
3. On-site sewage report
4. Traffic statement (if >3-5 tents)
5. Environmental impact statement (if sensitive site)
6. Plan of Management



How Councils Access a Glamping Application

AUSTRALIAN PROCESS

When you apply to council for glamping, they usually assess it as tourist accommodation — not “a few temporary tents.” That means council will look at your project the same way they would assess a small accommodation business: is it allowed on your land, is it safe, and will it impact the environment or neighbours? While every council has its own rules, the issues they assess are very similar across Australia, and the checklist below covers the main ones.

1. Zoning & Permissibility

Is glamping legally allowed on this land?

Councils first check whether glamping is legally permitted under the zoning of the property. They assess:

- Is the land zoned for tourist accommodation, camping grounds, or eco-tourism?
- In rural zones, does it qualify as:
 - Farm stay
 - Eco-tourism
 - Camping ground
- Does the LEP define it as:
 - “Camping ground”
 - “Tourist and visitor accommodation”
 - “Temporary structure”
- Common planning instruments:
 - Local Environmental Plan (LEP)
 - Development Control Plan (DCP)
 - State Environmental Planning Policies (SEPPs)

The permissibility depends on whether the use is:

- Permitted with consent – DA is required
- Permitted without consent – DA is not required or
- Prohibited



AUSTRALIAN PROCESS

2. Environmental Impact

This is especially important in rural, bushland, coastal, or environmentally sensitive areas.

Councils assess:

- Vegetation clearing
- Native vegetation existence on site
- Impact on native flora and fauna – where Flora and Fauna assessment is required
- Bushfire risk (BAL rating)
- Flood risk
- Soil erosion
- Waterway protection
- Biodiversity offsets (if required) only apply if clearing exceeds threshold or mapped regulated land (state dependent)
- Coastal Management or overlay may be required

In NSW, for example, the Biodiversity Conservation Act and bushfire planning controls may apply.

3. Bushfire Compliance

Many glamping sites are in high bushfire areas.

Councils would require:

- Bushfire Attack Level (BAL) assessment
- Asset Protection Zones (APZ)
- Bushfire Management Plan
- Emergency evacuation plan
- Bushfire Shelter (subject to LPS and extreme BAL locations)
- Adequate fire access for emergency vehicles
- Water supply for firefighting

Even “temporary” tents may need to comply with Planning for Bush Fire Protection guidelines.



AUSTRALIAN PROCESS

4. Access & Traffic Impact

Councils assess whether the local road network can handle visitors. They consider:

- Traffic generation
- Road condition to be upgraded (sealed vs unsealed)
- Driveway access to be upgraded to handle more traffic
- Sight lines
- Turning circles for emergency vehicles
- Parking provision – generally one car bay per glamping structures

A traffic impact statement may be required for larger developments.

5. Wastewater & Water Management

This is one of the biggest concerns for rural glamping sites.

Councils assess:

- On-site sewage management systems (septic or aerated systems)
- Greywater disposal
- Stormwater management
- Potable water supply
- Rainwater harvesting
- Water usage sustainability
- Nearby waterways

Environmental Health Officers are usually involved.



AUSTRALIAN PROCESS

6. Infrastructure & Services

Even off-grid sites must demonstrate:

- Power supply (grid, solar, generator)
- Toilet and shower facilities
- Waste management plan
- Lighting impacts
- Accessibility (if required) depending on the number of tents
If the tent is approved as Class 1b

- 4-10 tents will require 1 tent to be accessible

- 11-40 tents will require 2 tents to be accessible

This calculation will take into account existing structures of similar classification on the same property.

7. Amenity & Neighbour Impacts

Councils assess potential impacts on neighbours:

- Noise
- Privacy
- Light spill
- Operating hours
- Event use (weddings, functions often trigger stricter assessment)

They may impose conditions limiting guest numbers or prohibiting events.

8. Visual Impact & Landscape Character

Particularly important in scenic or coastal zones. Councils consider:

- Visibility from public roads
- Impact on rural character
- Colours and materials
- Building platforms and decks
- Cumulative visual impact

Some councils require a Visual Impact Assessment.



AUSTRALIAN PROCESS

9. Building Code & Temporary Structure Classification

Even tents may trigger building regulations if they include:

- Decks or platforms will trigger Building Approval
- Plumbing – will require compliance certification for installed work
- Electrical wiring will require compliance certification for installed work
- Permanent anchoring – Site Specific Engineering by local Structural Engineer

Councils assess compliance with:

- National Construction Code (NCC)
- Energy Assessment
- Structural certification (provided by Eco Structures)
- Wind ratings
- Health and safety standards

10. Operational Management

For larger or commercial operations, councils may require:

- Plan of Management
- Site Signage
- Events allowed
- Emergency procedures
- Booking limits
- On-site manager
- Waste collection schedule
- Noise management plan

11. Cumulative Development Impact

If multiple tents are proposed, councils look at:

- Total guest capacity
- Car parking numbers
- Long-term expansion plans
- Whether it effectively becomes a caravan park or resort where other facilities such as communal kitchens and ablution may be required.



What you might need to pay for

ALWAYS REQUIRED

<i>Assessment</i>	<i>Requirement</i>	<i>Purpose</i>	<i>Conducted By</i>
Feature Survey	Required	Establishes contours, boundaries, and key elevations.	Licensed Surveyor
Geo Tech/ Soil Report	Required	Determines soil type for Eco Anchor Foundations	Geotechnical Consultant
Master Planning / Site Layout Plan	Required	Establishes overall site layout including tent positioning, access roads, parking, buffers, setbacks and staging.	Planner / Eco Structures (Paid Service) / Drafter
Town Planning Report	Required	Demonstrates compliance with zoning, planning controls and development policies to support the DA.	Town Planner
DA Application (Development Application)	Required	Formal submission seeking council approval for land use (tourism accommodation).	Planner / Eco Structures (Paid Service)
BP Application (Building Permit / Construction Certificate)	Required	Approval to construct structures in compliance with the National Construction Code and engineering requirements.	Planner / Eco Structures (Paid Service)
Bushfire Report (BAL Assessment)	Site Dependent (Mandatory in bushfire-prone areas)	Defines the site's exposure to bushfire risk and determines construction standards, setbacks and asset protection zones.	Accredited Bushfire Assessor
Wastewater / On-Site Sewer Report	Often Required (Rural Sites)	Confirms soil suitability and designs compliant septic or aerated wastewater systems based on guest capacity.	Wastewater Designer / Environmental Health Consultant



What you might need to pay for

SITE DEPENDENT

<i>Assessment</i>	<i>Requirement</i>	<i>Purpose</i>	<i>Conducted By</i>
Landslide Assessment	Dependant	Identifies risk of ground movement and suitability for anchoring systems.	Geotechnical Consultant
Flood Zone Analysis	ependant	Confirms compliance with 100-year ARI flood levels	Surveyor
Environmental Impact Study	Site Dependant	Protects sensitive vegetation, waterways, and fauna.	Ecologist
Energy Assessment (NatHERS / Section J)	Dependent (If heating/cooling installed)	Confirms compliance with national energy efficiency requirements.	Energy Assessor
Acoustic Assessment	Dependent (Close to neighbours)	Assesses noise impact and required mitigation measures.	Acoustic Consultant
Hydraulic Design (Fire Services)	Dependent	Designs hydrants, hose reels and fire water supply if required under bushfire or NCC conditions.	Hydraulic Engineer
Traffic Impact Statement	Dependent (Often >3-5 tents)	Assesses traffic generation, road safety, access design and parking requirements.	Traffic Engineer
Plan of Management	Often Required (Commercial Scale)	Defines how the site will operate, including guest numbers, events, noise, waste and emergency procedures.	Planner / Eco Structures (Paid Service)



Planning Process- Feasibility

1 STEP 1 - FEASIBILITY

Before submitting anything to council, you need to confirm the land is suitable. This involves checking:

- Zoning (is tourism permitted?)
- Bushfire mapping and likely BAL rating
- Wastewater suitability
- Environmental constraints
- Access requirements
- Likely approval risks

At this stage, you are answering one key question:

Is this site realistically approvable for glamping?

Eco Structures offers a Planning Feasibility Study (\$2,000) to assess whether your land is suitable for tourism accommodation before you proceed to full design and consultant engagement.

This study includes:

- Zoning review
- Review of planning controls
- Bushfire mapping review
- Preliminary risk assessment
- Identification of likely reports required
- Early red flags that may prevent approval

This step can save significant time and money by identifying major constraints before detailed drawings or reports are commissioned.

If zoning is not permissible or site constraints are prohibitive, this is where you stop before investing further.



Planning Process

2 STEP 2 - DEVELOPMENT APPLICATION (DA)

This is the formal application to council asking:
“Can I operate tourism accommodation on this land?”

You submit:

- Site plans
- Planning report
- Bushfire report
- Wastewater report
- Environmental studies (if required)

Council will:

- Assess compliance with zoning and planning controls
- Refer documentation internally
- Possibly notify neighbours
- Issue approval with conditions (or refuse)

If approved, you now have permission to use the land for glamping
— subject to conditions.

3 STEP 3 - BUILDING PERMIT (BP)

Once DA approval is granted, building approval confirms:

- Structural engineering
- Wind rating
- Bushfire construction requirements
- Accessibility compliance
- Energy compliance (if applicable)

A Building Surveyor or Certifier issues this approval.

4 STEP 4- OCCUPANCY

Once building approval is issued:

- Structures are installed
- Required inspections occur
- Access and fire safety measures are implemented

After construction:

- Final inspections are completed
- Occupancy Permit (or equivalent) is issued
- Only after this stage can the structures be legally occupied.



State By State Approvals

AUSTRALIAN PROCESS

Eco Structures can assist with the processes of Australian planning approvals to ensure your tents are set for your desired property. This document outlines the key requirements of approvals and where we can assist you along the way.

Planning Approvals State by State:

ACT

- TBC

NSW

- Submitted through local council / shire.
- DA required
- Section 68 can be granted for temporary / premanufactured structures.
- Compliance plates supplied by ESA if required for each unit if permit is for temporary / premanufactured structures.

NT

- Complex

QLD

- Submitted through local council / shire.
- DA required
- BP Required

SA

- Submitted through the Plan SA platform.
- Planning Consent (ie DA)
- Building Consent
- Development Approval
- Issue of Certificate of Occupancy

TAS

- TBC

VIC

- Submitted through local council / shire.
- DA required
- Compliance plates supplied by ESA if required for each unit if permit is for temporary / premanufactured structures.

WA

- Submitted through local council / shire.
- DA required
- BP Required





NCC Building Classification

There are 10x codes in total, but below is an overview of the applicable code we use.

Class 1B- Short Term Accommodation

- Boarding House, Hostel, guest house or similar accommodation
- Total floor area of 300m² or smaller
- Ordinarily housing 12 or less people
- Can be multiple single dwellings located on one plot.

Class 3- Short term accommodation, with a total floor area of greater than 300m²

- Boarding house / hostel / backpackers
- Dormitory style or single rooms / dwellings
- Caravan parks
- Workers accommodation etc

Class 6- Sale of goods or the supply of services direct to the public

- Café, restaurant
- Dining room, bar area, shop
- Public laundry
- Facilities buildings
- Function tents

Class 2- Multi-unit / apartment residential buildings

- Multi residential units where people live above or below each other.
- May also be multiple units living about a common area or carpark
- Each unit must be compartmentalized for fire, including floors, walls & ceilings.

Note: Fire regulations for Class 3

Single Dwelling

- Hard wired smoke alarm
- Hard wired Exit sign
- Fire Extinguisher
- Fire Blanket – where a kitchen is provided.
- Each bedroom / sole occupancy unit must be compartmentalized, therefore if two units share a common wall, that wall must be suitably fire resistant. 60/60/60 being the most common requirement – from ground to underside of roof covering.

Class 10- Non habitable structures

- Sheds
- Garages
- Gazebos
- Function tents
- Facilities buildings
- Swimming pool
- Private bushfire shelter



Fire Resistance



Eco Tents are lightweight fabric structures and are not constructed in accordance with AS3959 (Construction of Buildings in Bushfire-Prone Areas). Where bushfire compliance is required, projects are assessed using a Performance Solution pathway under the National Construction Code (NCC). The following measures are typically implemented to achieve compliance:

1. STRUCTURAL INTEGRITY STRATEGY

The primary steel frame is engineered to withstand bushfire conditions.

External fabric components (canvas and PVC) are considered replaceable elements in the event of a bushfire, allowing the structural system to remain intact and economically reinstated if required.

2. TARGET BAL RATING

Sites are typically designed to achieve a minimum of BAL-29, subject to vegetation type and slope.

This generally requires an Asset Protection Zone (APZ) of approximately 17–21 metres around each structure, as determined by a Bushfire Assessor.

3. SITE PLANNING REQUIREMENTS

Where required, developments may include:

- Two compliant access points for emergency vehicles
- Dedicated fire water supply
- Bushfire Management Plan
- Emergency Evacuation Plan

4. PERFORMANCE SOLUTION DOCUMENTATION

A Performance Solution Report may be prepared to demonstrate compliance with relevant NCC provisions, including:

- Energy Efficiency provisions (BCA Volume 2)
- Fire Safety requirements under NCC Performance Requirement P2.7.5

Where required, a Fire Safety Engineering Report will outline the adopted bushfire strategy and compliance pathway.

All bushfire requirements are assessed and documented by appropriately qualified consultants and submitted as part of the approval process.



BAL Process



1 STEP 1 - CHECK IF YOUR LAND IS BUSHFIRE PRONE

Go to your state's planning portal or ask your local council:

- Is the property mapped as bushfire-prone land?
- Is a Bushfire Management Plan required for development?

If the answer is yes - A BAL assessment will be required.

If no - BAL may not apply.

2 STEP 2 - LOOK AT WHAT'S AROUND YOUR BUILDING SITE

BAL is determined by three main things:

- Distance to vegetation
- Type of vegetation
- Slope of land under that vegetation

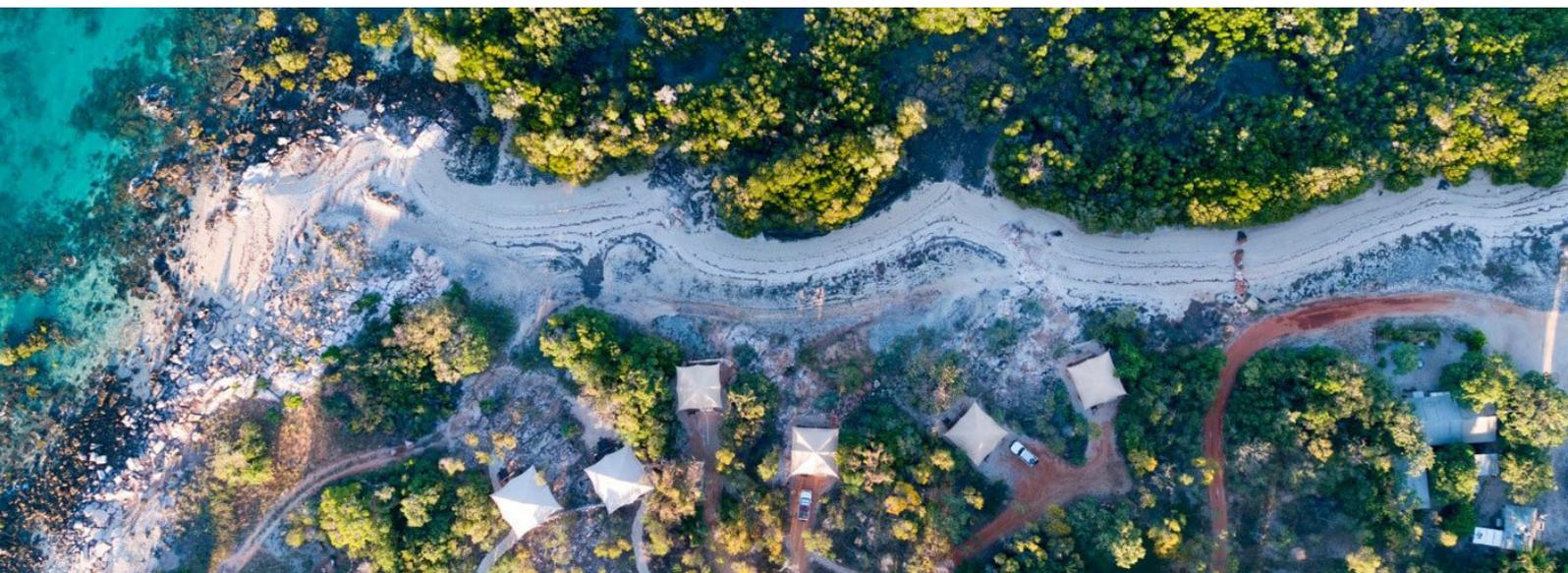
Ask yourself:

- Is there dense bushland within 100m?
- Is the vegetation upslope (fire runs uphill faster)?
- Is the land heavily treed or open grassland?

Rough guide:

- Open paddock + flat land + no nearby bush = likely BAL-Low or BAL-12.5
- Forest within 20-30m = likely BAL-29 or higher
- Forest within 10m = high risk (BAL-40 or FZ possible)

This is not a formal assessment — but it gives an early warning.



BAL Process



3 STEP 3 - ENGAGE A BUSHFIRE ASSESSOR

You will need:

- Level 2 Bushfire Assessor (most sites)
- Level 3 Assessor (higher risk sites or NSW-specific requirements)

They will provide:

- BAL Rating
- Required Asset Protection Zone (APZ)
- Construction requirements
- Fire access requirements
- Water supply requirements

This report forms part of your DA submission.

Typical APZ Depths forest vegetation on flat land:

Target BAL	Typical Asset Protection Zone (APZ) Depth
BAL-29	15–20m
BAL-19	20–30m
BAL-12.5	30–50m

These are not legal fixed numbers — they are outcome-based distances calculated by a Bushfire Assessor.

4 STEP 4 - UNDERSTAND THE COST IMPACT

As BAL increases:

- APZ clearing distances increase
- Fire water tanks may be required
- Two access roads may be required

BAL-29 is generally manageable.

BAL-40 or FZ can significantly affect feasibility.





Bushfire Planning

BAL-LOW

BAL-12.5

BAL-19

	BAL-LOW	BAL-12.5	BAL-19
Subfloor Supports	No special construction requirements	No special construction requirements	No special construction requirements
Floors	No special construction requirements	No special construction requirements	No special construction requirements
External Walls	No special construction requirements	As for BAL-19	External Walls- Parts less than 400mm above ground or decks etc to be of non combustible material, 6mm fibre cement clad or bushfire resistant/ naturally fire resistant timber
External Windows	No special construction requirements	4mm Grade A Safety Glass glass within 400mm of ground, deck etc with opeanable portion metal screened with frame of metal or metal reinforced PVC- U or bushfire resisting timber	5mm toughened glass or within 400mm of ground, deck etc with openable portion metal screened with frame of metal or reinforced PVC- U or bushfire resisting timber.
External Doors	No special construction requirements	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Screened with steel or aluminum mesh. Or glazed with 5mm toughened glass.
Roofs	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non- combustible covering. Roof/ wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.
Verandas Decks Etc.	No special construction requirements	As for BAL-19	Decking to be non combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element.



BAL-29

BAL-40

BAL-FZ (FlameZone)

<p>Enclosure by external wall or by steel or aluminum mesh, non combustible supports where subfloor is unenclosed.</p>	<p>If enclosed by external wall refer below to "External Walls" section in table or non combustible subfloor supports or tested for bushfire resistance to AS 1530.8.1</p>	<p>Subfloor supports - enclosure by external wall or non-combustible with an FRL of 30/-/- or be tested for bushfire resistance to AS 1530.8.2</p>
<p>Concrete slab on ground or enclosure by external wall metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant or protected on the underside with sarking or mineral wool insulation</p>	<p>Concrete slab on ground or enclosure by external wall or protection underside with non-combustible material such as fibre cement sheet or be non combustible or to be tested for bushfire resistance to AS1530.8.1</p>	<p>Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside with 30 minute incipient spread odd dire system. Or to be tested for bushfire resistance to AS 1530.8.2</p>
<p>Non- combustible material (masonry, brick, veneer, mud, brick, aerated concrete, concrete) steel framed walls sarked on the outside and clad with 6mm fibre cement sheeting or steel sheeting or bushfire resistant timber.</p>	<p>Non- combustible material (masonry, brick, veneer, mud, brick, aerated concrete, concrete) with a minimum thickness of 90mm or an FRL of -/30/- when tested from outside or be tested for bushfire resistance to AS1530.8.2</p>	<p>Non- combustible material (masonry, brick, veneer, mud, brick, aerated concrete, concrete) with a minimum thickness of 90mm or an FRL of -/30/- when tested from outside or be tested for bushfire resistance to AS1530.8.2</p>
<p>5mm toughened glass within 400mm of ground, deck etc with openable portion metal screened with frame of metal or reinforced PVC- U or bushfire resisting timber.</p>	<p>6mm toughened glass. Fixed and openable portion screened with steel mesh.</p>	<p>Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel mesh or be tested for bushfire resistance to AS 1520.8.2.</p>
<p>Screened with steel or aluminum mesh. Metal frame with weather strip at base.</p>	<p>Non- combustible covering. Screened with steel or aluminum mesh. Metal frame with weather strip at base.</p>	<p>Protected by bushfire shutter or tight fitting with weather strips at base and an FRL of -/30/-</p>
<p>Non- combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.</p>	<p>Non- combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.</p>	<p>Roof with FRL of 30/30/30 or tested for bushfire resistance to AS1530.8.2. Roof/wall junction sealed. Openings fitted with non combustible ember guards. No roof mounted evaporative coolers.</p>
<p>Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible.</p>	<p>Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible.</p>	<p>Enclosed subfloor space or non-combustible supports. Decking to have no gaps and be non-combustible.</p>



Accessibility (DDA)

Document reference – AS1428.1-2021

Number of DDA compliant units required:

- 1 to 3 units – no DDA compliant unit required.
- 4-10 units – 1x DDA compliant unit required.
- 11-40 units - 2x DDA compliant units required.
- 41-60 units - 3x DDA compliant units required.
- 61-80 units - 4x DDA compliant units required.

Notes: number of units required can differ depending on exact shire regulations.

DDA requirements:

- Walkway to enter building – max grade 1:20
- 100mm bump rail to ramp & adjoining deck
- Hinged Entry door with flat or ramped threshold. (Raven RP50 seal or equivalent)
- DDA compliant bathroom
- Circulation spaces around entry doors, bed & bathroom door.

AS1428 Compliant Walkway

- 1:20 max grade.
- Max length 15m before landing area.
- 1000mm minimum clear width.
- Bump rail to both sides including adjoining deck, 65-150mm high.
- Decking boards to be installed at between 3-6mm spacings

AS1428 Compliant Balustrade

- Top Rail continue 300mm past top & bottom of ramp
- Termination of top rail ends required, either 180 downturns, or terminated into post or wall.
- Bump rail to extent of Balustrade, 65-150mm high.
- Top rail between 860-1000mm





Thermal Performance Section J

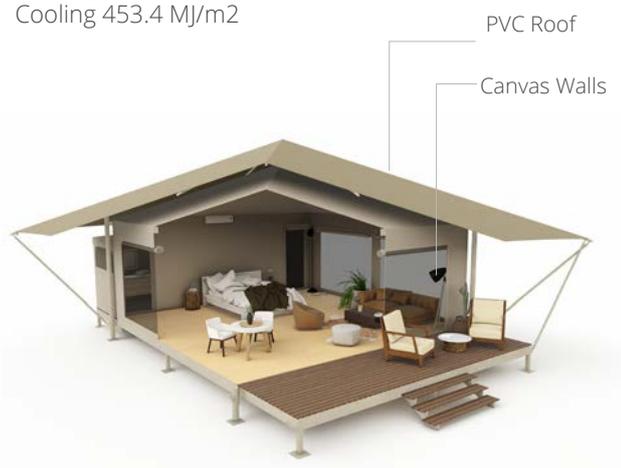
As per the National Construction Code 2022, all new structures are required to reach a NatHERS 7-star rating where heating or cooling is included in the approved building scope.

If no fixed heating or cooling system is included in the approval documentation, a NatHERS assessment is generally not required. An Alternative Solution Report may be required by the Building Surveyor. However, heating or cooling systems may be installed after approval.

Any installation must comply with applicable regulations and should be confirmed with your Building Surveyor.

ECO TENTS

Star rating: 0 Stars
Heating 13.1 MJ/m²
Cooling 453.4 MJ/m²



HYBRID TENTS

Star rating 6-7 Stars
Heating 45-65 MJ/m²
Cooling 10-25 MJ/m²



The above comparison report was tested and performed by Ecorate WA, Don Fleming. This was prepared for Eco Structures clients to understand thermal performance of using different wall and roof types with our Eco Structures Glamping Tents.

AIR CONDITIONING

4.2m Eco Tent: 4-6kW (16m²)
5m Eco Tent: 5-7kW (25m²)
6.3m Eco Tent: 6-8 kW (40m²)

AIR CONDITIONING

5.5m x 7.4m Hybrid Tent: 3.5kW (40m²)
5.5m x 10m Hybrid Tent: 5kW (55m²)





Acoustic Performance Section J

ECO TENTS

There are no acoustic regulations required.

Eco Structures strongly advise each tent to be placed 10m apart with landscaping between to diffuse sound transfer.

HYBRID TENTS

Standard Hybrid Tent (1 Bedroom under 1 roof) = 30 to 33 dB

Upgraded Hybrid Tent (2+ Bedrooms under 1 roof) = 50dB

Addition of furring channel & soundcheck plater board- Additional Cost





Hypothetical Planning Examples



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Hypothetical Planning Examples

Example # 1

John Farmer in QLD wants to build workers accommodation for his 30x seasonal workers on his watermelon farm.

- 10x WABi Modules (Single Story)
- 3x Bedroom Unit (30x Beds)
- Construction Type C (Single Story)

NCC Building Class

Single Story multi occupancy units over 300m² in total, or housing 12 or more people

= Class 3



Fire Regulations

- External walls - No rating if more than 1.5m from a fire source & subject to BAL rating.
- Internal Walls – Between sole occupancy unit – 60/60/60
- Hard wired smoke alarm
- Hard wired Exit sign
- Fire Extinguisher
- Fire Blanket – where a kitchen is provided.



WABi Cabins Thermal Regulations

- Energy Efficient Assessment for site specific location is required for cabins.
- This will determine the type of glazing required for the project subject to Location and orientation of the building.



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Hypothetical Planning Examples

Example # 2

Fred Freeman in Country NSW wants to 3x Glamping tents on his property for tourist short term accommodation.

- 3x Glamping tents
- 1x bedroom per unit (6x beds)

NCC Building Class

Single Story single occupancy, under 300m² & less than 12x beds = **Class 1b**

Considered as Temporary Structure in NSW



Council Regulations

- Section-68-application-to-install-a-manufactured-home-movable-dwelling-or-associated-structure-on-land
- Section-68-sewerage-management-application



BAL Requirements

- BAL Assessment by Level 3 Assessor (min).
- Require a Bush fire Management Plan and Emergency Evacuation Plan
- Minimum BAL29
- Site to have minimum 2 access
- Water tank for fire fighting



Engineering Requirements

- Certified plans submitted to the council.
- Certificate of Design compliance submitted to the council from Engineer.
- Structures may require a ID plate stating compliance with the NSW Premanufactured dwelling regulations



Fire Regulations

- Fire Safety Engineering Report that lists out the fire safety strategy and Performance solution to be adopted to comply with Performance Requirement P2.7.5 of the NCC
- Hard wired smoke alarm
- Hard wired Exit sign
- Fire Extinguisher
- Fire Blanket – where a kitchen is provided.



Thermal Regulations

- No regulations required where no source of artificial heating or cooling installed in the unit. Alternative Solution Report required from Building compliance officer.
- Install heating or cooling after approval.



Acoustic Regulations

- Single occupancy units, spaced apart, so no acoustic requirements.

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Hypothetical Planning Examples

Example # 3

Pearl Berry in WA wants 15x Glamping tents on her farm for tourist short term accommodation.

- 15x Glamping tents
- 1x bedroom per unit (15x beds)

NCC Building Class

Single Story single occupancy, under 300m²

= Class 1b

Total Tents between 11-40 unit

=2x DDA compliant units required



Council Regulations

- DA required for the development.
- BP required for the development
- Septic Application



BAL Requirements

- BAL Assessment by Level 3 Assessor – as a minimum.
- Bush fire Management Plan and Emergency Evacuation Plan required



Engineering Requirements

- Certified plans submitted to the council.
- Certificate of Design compliance submitted to the council from Engineer.



Fire Regulations as per NCC Class 3

- Fire Safety Engineering Report that lists out the fire safety strategy and Performance solution to be adopted to comply with Performance Requirement P2.7.5 of the NCC
- Hard wired smoke alarm
- Fire Extinguisher
- Fire Blanket – where a kitchen is provided.



Thermal Regulations

- No Thermal regulation required where no source of artificial heating or cooling installed in the unit. Alternative Solution Report required from Building compliance officer.



Acoustic Regulations

- Single occupancy units, spaced apart, so no acoustic requirements.

Comparison Products

AUSTRALIAN PROCESS

Choosing the perfect tent for your site development depends on key factors like weather conditions, insulation requirements, and whether your structure is temporary or permanent.

Use the table below to compare our tent options across critical performance features- such as wind and snow resistance, insulation, and eco-friendly anchoring systems. Whether you need a quick setup, year-round durability, or tailored custom features, this guide helps you identify the best solution for your specific environment and project goals.

	<i>Safari & Rapid Tent</i>	<i>Standard Eco Tent (including Links)</i>	<i>Snow Tent</i>	<i>Hybrid Tent</i>	<i>Star Gazer & Leaf Tent</i>	<i>Bespoke Stretch Tent</i>
Up to 100 km wind	✓	✓	✓	✓	✓	✓
100 - 130 km wind	×	✓	✓	✓	✓	✓
130 > km wind	×	✓	✓	✓	✓	×
Snow	×	×	✓	×	×	×
R3 insulated	×	×	Optional	✓	Optional	Optional
Sound insulated	×	×	Optional	✓	Optional	Optional
Lift Kits/ Steep Site	×	✓	✓	✓	✓	✓
Eco Anchors	×	✓	✓	✓	✓	✓
Temporary	✓	×	×	×	×	✓
Semi Permanent	✓	✓	✓	✓	✓	×
Permanent	×	✓	✓	✓	✓	✓



Comparison Products

ECO STRUCTURES PRODUCTS



The Rapid Tent

4.5M X 2.7M



The Safari Tent

3.6M X 3.6M



The Eco Tent

3M | 4.2M | 5M | 6.3M



Star Gazer Tent

6.4M x 6.4M



Leaf Tent

7.4M x 5.5M | 10M x 5.5M



Hybrid Tent

7.4M x 5.5M | 10M x 5.5M



Link Tents

VARIOUS FLOOR PLANS



Gazebos

3M | 4.2M | 5M | 6.3M



Section 68- DA

ONLY APPLICABLE IN NSW

<i>Development Application Checklist</i>	
<i>DA Package Checklist</i>	Download the checklist from relevant Shire website or NSW Planning Portal / www.planningportal.nsw.gov.au
<i>Application form</i>	<p>Completed and signed by ALL landowners where applicable. Double check with Certificate of Title (request from client)</p> <p>For Tents, Section-68 below is applicable.</p> <ul style="list-style-type: none"> • Section-68-application-to-install-a-manufactured-home-moveable-dwelling-or-associated-structure-on-land • section-68-sewerage-management-application <p>For Cabins, Development Application is applicable.</p> <ul style="list-style-type: none"> • section-68-sewerage-management-application <p>Submit Planning Application via www.planningportal.nsw.gov.au</p>
<i>Planning Fee</i>	Shire will contact the applicant to make payment once the DA package is assessed by the Shire Admin to be sufficient. Application has not formally been lodged until the Planning Fee is paid and a Planning Officer is allocated to your application.
<i>Copy of current Certificate of Title.</i>	Some Shire does insist the document to be not older than 3 months
<i>Cover Letter</i>	Identifying any Local Planning Scheme or R-code Variations and proposed design variation for assessing against the design principles (if required)
<i>Architectural Drawings</i>	<ul style="list-style-type: none"> • refer to DA Drawing Checklist • Need to provide External Colour Finishes • A kitchenette must be included in layout to be assessed using the Nathers rating method for compliance. If no kitchenette, 'elemental provisions' method will need to be used for compliance – harder to achieve compliance as each room area will be assessed on itself rather than as a whole building. • Engage Local Energy Consultant to review Energy Rating in Design Stage.



Section 68- DA

ONLY APPLICABLE IN NSW

<i>Development Application Checklist</i>	
<i>Development in Bushfire Prone Area</i>	<ul style="list-style-type: none"> • Bushfire Consultants in NSW – minimum Level 3 • Bushfire Attack Level Assessment (BAL) by Level 3 Bushfire Consultant • Bushfire Management Plan (BMP) by Level 3 Bushfire Consultant
<i>Building Envelope Variation</i>	Planning Approval / building envelope variation is required if new development proposed outside the default building envelope
<i>Native Plant Declaration</i>	<p>If there is native plants on site, there is a need to declare that there will be no native vegetation clearing taking place.</p> <p>A Native Vegetatio Consultant may need to be engaged to carry out site assessment and provide a report and declaration.</p>
<i>Earthworks</i>	Provide info the proposed footing for proposed structure. Eco Anchors or concrete footings.
<i>Stormwater Management System</i>	<ul style="list-style-type: none"> • Need to engage Civil Engineer to provide solution for proposed development on how to manage stormwater from roof, road, pavers etc within the site. • Detail design and drawings
<i>Flood Plain Zone</i>	<ul style="list-style-type: none"> • Check if site is within flood plain zone and if yes check the 100 year ARI flood level plus 500mm freeboard to determine the FFL of the tents • All structures to have flood plain compatible building component at or below the 100-year ARI floor level • Need to engage a Flood Consultant for flood risk assessment – to be confirm with Shire
<i>Statement of Environment Effects</i>	RPS - Ian Langford - 61 7 5553 6900 / ian.langford@rpsgroup.com.au



Section 68- DA

ONLY APPLICABLE IN NSW

Development Application Checklist

<i>Hydrant coverage</i>	<p>Check location of existing hydrants and building envelope cannot be extend greater than 90m from the nearest hydrant.</p> <p>If not, will need water pressure test and allow for new hydrants by hydraulic consultnat</p>
<i>Aboriginal Survey Search</i>	<p>Search from AHIMS Web Services @ Office of Environment & Heritage</p>



Section 68- BP

ONLY APPLICABLE IN NSW

<i>Building Permit Application Checklist</i>	
<i>Application to Construct Sewer System</i>	Refer to each State's Health website
<i>BP Package Documents</i>	<p>Section 68 approval Package Documents for Tents (NSW only) Architectural Working Drawings</p> <ul style="list-style-type: none">• If site is within BAL 12.5 and above check if need to provide inside the cabin for<ul style="list-style-type: none">◦ Fire extinguisher◦ Smoke alarms• Need fire hose reel• Hydrant if part of the DA consent conditions• Check location of existing hydrants and building envelope cannot be extend greater than 90m from the nearest hydrant.• If not, will need water pressure test and allow for new hydrants• Smoke alarms – hard wired required to be shown on plan
<i>Steel Arrangement Drawings</i>	<p>Reviewed and Stamped by Structural Engineer Structural Engineers – For Class 1 building Structural Engineer from any state can sign off.</p> <ul style="list-style-type: none">• Ben Marshall• Jude Cubong (For All States except NT, VIC)
<i>Energy Consultant</i>	For Wabi, BASIX Certificate from quote@certifiedenergy.com.au
<i>BAL Certification & Bushfire Management Plan</i>	Consult with Shire if required
<i>Alternative Solution Report required for Tents</i>	Can be provided by Hendry Group with a separate fee
<i>Geotech Report</i>	Required at the start of the project
<i>Landscape plan</i>	Subject to shire requirement
<i>Soil Erosion & Drainage Management Plan</i>	Subject to shire requirement
<i>Home Indemnity Insurance</i>	Subject to local requirement



Section 68- BP

ONLY APPLICABLE IN NSW

Building Permit Application Checklist

<i>Construction Certificate</i>	<p>Can be submitted online.</p> <p>Prior to the issue of Construction Certificate section-68-sewerage-management-application an application under section 68 of the Local Government Act 1993 to install an on-site wastewater management system must be submitted to and approved by Council.</p>
<i>Certificate of Occupancy</i>	<p>Is issued by local council or a private certifier. Can be applied for online via the NSW Planning Portal is by local council.</p>





ECO STRUCTURES

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