



## **BUSHFIRE ASSESSMENT REPORT (BAR)**

### **DEANS GREEN Paddock**

(PBP, 2019, PART 6 – SPECIAL FIRE PROTECTION PURPOSE  
PBP, 2019, PART 7 – INFILL DEVELOPMENT &  
PBP 2019, PART 8 – OTHER DEVELOPMENT)

121 Black Rock Road, Martins Creek NSW 2420 (Lot 134  
DP841161)

Prepared by Perception Planning Pty Ltd on behalf of Dean Djakiew

**17 March 2023**



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**Table 1 – Document Versions and Disclaimer**

No:	Perception Planning Reference:	Author:	Reviewer:
Version 1	17/03/23_BAR_ 121 Black Rock Road_Version1	T.T	M.B

**Disclaimer:**

This document may only be used for the purpose for which it was commissioned and in accordance with the contract between Perception Planning and the client.

The scope of services has been defined in consultation with the client with consideration to time, budgetary constraints and the availability of reports and other data relating to the site. Changes to information, legislation and schedule are made on an ongoing basis in consultation with the client. Stakeholders should therefore obtain up-to-date information.

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Any recommendation or advice expressed in this report is made in good faith and in accordance with the relevant legislation for bushfire prone development in NSW. It should be borne in mind that the measures recommended in this report cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable behaviour of bushfires and extreme weather conditions. As such, the author is not liable to any person for any damage or loss whatsoever which has occurred or may occur in relation to the person acting or not acting based on the recommendations of this report.

This bush fire assessment report shall remain valid for 12 months from the date of issue.

Notwithstanding the precautions adopted, it should always be remembered that bushfires burn under a wide range of conditions and an element of risk, no matter how small, always remains and although the standard is designed to improve the performance of such buildings, there can be no guarantee because of the variable nature of bushfires that any one building will withstand bushfire attack on every occasion. This BAR provides the above required information to assist Council and the RFS in determining compliance in accordance with the PBP and AS 3959. Council is the final consenting authority and the future construction works must comply with the recommendations included in the Council's conditions of consent.

## EXECUTIVE SUMMARY

Perception Planning has been engaged by Dean Djakiew (the client) to prepare a Bushfire Assessment Report (BAR) for an ancillary primitive campground at Deans Green Paddock (the development) at 121 Black Rock Road, Martins Creek NSW 2420 (the site).

The site is an existing rural property containing a dwelling where music lessons, youth leadership and counselling services takes place, swimming pool, shed, outdoor Recreation facility being a Petting Zoo and an animal experience, which is a 70-minute drive or 63km to the north of Newcastle and is located within the Dungog Local Government Area (LGA). The site is identified as Bushfire Prone Land (BPL), being Vegetation Category 1, Vegetation Category 2 and Vegetation Buffer under the Environmental Planning & Assessment Act 1979 (s10.3) (EPA&A).

The proposed and existing development could be summarised as:

- Primitive Campground – 7 camp sites in total (50-person capacity on site) - (Chapter 3)
- Dwelling and Shed - (Chapter 4)

The development may be best defined as a primitive camping ground under the RFS, 2018, 'Planning for Bushfire Protection' (p.54) or 'tourist accommodation' under the Rural Fire Act 1997 (s100B – BFSA) and therefore is defined as a Special Fire Protection Purpose (SFPP). In relation to camping, PBP states the following:

*'No construction requirements for tents are provided in AS 3959 or NASH Standard. Camping is permissible within the APZ of a caravan or tourist park, provided the other relevant BPMs (e.g. emergency management arrangements) are in place. Careful consideration should be given to the suitability of camping in bush fire prone areas on days of elevated bush fire danger.'*

Due to the camping sites being 'primitive' in nature, no mains electricity or water in the road reserve. Identified through a requested Before You Dig (BYD). A deposited plan (DP) was also obtained from 'NSW Land Registry Services' which identified no restrictions in relation to Asset Protection Zones (APZs) or site access. However, there is an easement through this lot that is a right of carriageway 10 wide, refer to **Attachment 6** for Deposited Plan. The removal of native flora or fauna will not be required.

The BAR provides a series of recommendations for the different Bushfire Protection Measures (BPM)s in relation to the proposed works and existing development on site. The Proposed ancillary Primitive campground was assessed in accordance with PBP Part 6 – Special Fire Protection Purpose, existing Dwelling was assessed in accordance with PBP Part 7 Infill Development and the shed was assessed in accordance with PBP Part 8 (8.3.2) – Other Development.

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# 1.0 INTRODUCTION

## 1.1 SITE PARTICULARS

Address:	121 Black Rock Road, Martins Creek NSW 2420 (the site)
Legal Description:	(Lot 134 DP841161)
Total Area:	3.5 Ha (Approximate)
Local Government Area:	Dungog Shire Council
Fire Danger Index (FDI):	100 - Greater Hunter
Boundaries:	Land zoned R5 – Large Lot Residential

## 1.2 CURRENT LAND USE

The site is an existing rural property containing a dwelling where music lessons, youth leadership and counselling services takes place, swimming pool, shed, outdoor Recreation facility being a Petting Zoo and an animal experience. Refer to **(FIGURE 2)** for Site Layout and Access, Refer to **(FIGURE 3)** for Dwelling Vegetation and APZ's. The site has access to Black Rock Road. Black Rock Road is currently a sealed public road. Refer to **(PHOTOS 1-4)** for Site Aspects.

## 1.3 SCOPE

The scope of this BAR is to identify the bush fire hazard and provide measures to assist Council and the RFS that the identified fire hazard would be reduced to a level that is considered necessary to provide adequate protection to life and property.

This BAR provides the required information to assist Council and the RFS in determining compliance in accordance with the RFS, 2019, 'Planning for Bush Fire Protection' (PBP) and AS 3959-2018. Council is the final consenting authority and the future construction works must comply with the conditions listed in the Notice of Determination issued by Council.

The site is not mapped as containing Biodiversity Values under the Biodiversity Conservation Act 2016. A basic search of the AHIMS database identified zero sites and/or places containing archaeological features, Refer to (Attachment 1). The site is identified as BPL, being Vegetation Category 1, Vegetation Category 2 and Vegetation Buffer.

## 1.4 PROPOSAL

The proposal is for an ancillary primitive campground at Deans Green Paddock (the development) at 1341B Putty Valley Road, Putty NSW 2330 (the site), Refer to **(ATTACHMENT 2)** for Architectural Plans. The Local Government Act 1993 defines a Primitive camping ground as:

**primitive camping ground** means a camping ground approved under the *Local Government Act 1993*, Chapter 7, Part 1 as a primitive camping ground.

**Note—** Primitive camping ground is a type of **camping ground**:

**camping ground** means an area of land, with access to communal amenities, used for the short-term placement of campervans, tents, annexes or other similar portable and lightweight temporary shelters for accommodation and includes a primitive camping ground but does not include –

- (a) a caravan park, or
- (b) farm stay accommodation.

The development is defined as ‘special fire protection purpose’ under PBP 2019. The primitive camping ground is intrinsically linked to the existing permissible land uses. Without the existing offerings at Dean’s Green Paddock at 121 Black Rock Road, there would be no demand for the Primitive Camping. Accordingly, the Planning authority can be satisfied that the primitive camping ground would serve as the dominant purpose of the site, being the above permissible mixed use of the site.

An illustration of the proposed primitive camping ground is provided as **(FIGURE 1)**.

*Photo 1: Northern Aspect*

*Photo 2: Eastern Aspect*

*Photo 3: Southern Aspect*

*Photo 4: Western Aspect*

*Photo 5: Site Access*

DRAFT



121 Black Rock Road,  
Martins Creek NSW 2420

**Figure 1 - Site Locality**



- Site Boundaries
- Access Road
- Lot
- Contour
- Waterbody
- Watercourse
- RoadCorridor.shp



0 2550 m



Disclaimer: While every effort is made to ensure this map is free of errors, there is no warranty that the map or its features are either spatially or temporally accurate or fit for a particular use. This map is provided without any warranty of any kind whatsoever, either express or implied. Reference should always be made to the Architectural Plans for site features, such as the building footprint.

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121 Black Rock Road,  
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**Figure 2 - Site Layout and  
Access**



- Site Boundaries
- Existing Dwelling
- Animal Experience
- Petting Zoo
- Existing Shed
- Existing Swimming Pool
- 7 x Primitive Camp Sites
- Access Road
- Lot
- Contour
- Waterbody
- Watercourse
- RoadCorridor.shp



0 25 50 m



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**Figure 3 - Dwelling Vegetation  
and APZs**



- Site Boundaries
- ▨ Existing Dwelling
- APZ
- Setbacks
- ▨ Forest Vegetation
- Access Road
- Lot
- Contour
- Waterbody
- Watercourse
- RoadCorridor.shp



0 25 50 m



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## 2.0 ASSESSMENT

### 2.1 VEGETATION ASSESSMENT

The vegetation was determined by the following methods:

- Near Map to identify vegetation cover;
- Sharing and Enabling Environmental Data (SEED) Portal to identify Vegetation Classification and Biodiversity Values Map;
- ePlanning Spatial Viewer to identify Bushfire Prone Land Map;
- Vegetation formation using Keith, 2004, 'Ocean Shores to Desert Dunes'.

The predominant vegetation formation within 140m in all directions around the proposed Primitive camping grounds has been identified as Forest in accordance with the RFS, March 2019, 'Comprehensive Fuel Loads'. The removal of native flora or fauna will not be required to achieve the development, including the establishment of APZs.

### 2.2 SLOPE ASSESSMENT

The effective slope was determined by the following methods:

- Elevation, Depth and Slope – Spatial Map Viewer to identify 2m Contours;
- Site Survey completed by Perception Planning Pty Ltd
- Site Inspection on 28 July 2022 to confirm slope.

The effective slope under the classified vegetation surrounding the site is a combination of upslope and flat

### 2.3 DETERMINATION OF FIRE DANGER INDEX (FDI)

The FDI was determined by identifying the FDI rating within PBP (Part A1.6) (p.84). The FDI is 100 - Greater Hunter.

### 2.4 DETERMINATION OF BUSHFIRE ATTACK LEVEL (BAL)

The assessment of vegetation and slope has been used to calculate the following BALs:

**Table 2 – BALs for existing dwelling house**

Direction	Vegetation	Slope (°)	APZ (m)	BAL
Transect 1 (N)	Forest	Upslope	>24m	BAL-29
Transect 2 (E)	Forest	Flat	>24m	BAL-29
Transect 3 (S)	Forest	Flat	>24m	BAL-29
Transect 4 (W)	Forest	Flat	>24m	BAL-29

The Dwelling has been assessed as BAL-29 with the establishment of a >24m APZ surrounding the entire dwelling. The land on which the APZ is provided and located on is a slope less than 18 degrees. To establish this APZ no vegetation required to be removed and is to be maintained as an Inner Protection Area in accordance with PBP (Appendix 4).

### 3.0 BUSHFIRE PROTECTION MEASURES AND RECOMMENDATIONS FOR THE PRIMITIVE CAMPGROUND

Primitive campground will be identified as Two designated camping areas, refer to (FIGURE 2). The removal of native flora or fauna will not be required. BPMs relating to primitive campgrounds is access, water, emergency management and Landscaping.

#### 3.1 ACCESS

**Table 2 – Compliance with PBP for Access**

Performance Criteria	Acceptable Solutions	Response
Firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation.	<p>SFPP access roads are two-wheel drive, all-weather roads.</p> <p>Access is provided to all structures and hazard vegetation.</p> <p>Traffic management devices are constructed to not prohibit access by emergency services vehicles.</p> <p>Access roads must provide suitable turning areas in accordance with Appendix 3.</p> <p>One way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.</p>	<p><b>Condition of Consent –</b></p> <p>Access roads are to be two-wheel drive, all weather roads.</p> <p>Access is to be provided to all structures and hazard vegetation.</p> <p>Ample passing exists to allow passing and conform with the intent of suitable turning areas in accordance with Appendix 3, refer to <b>(Figure 3)</b> for existing Site Access.</p> <p>Access is to be in accordance with Table 6.8b of PBP 2019.</p>
<b>VARIATION - Primitive Camping:</b> Firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation.	<p>Access is provided in accordance with the property access requirements of Table 5.3b being:</p> <p>There are no specific access requirements in an urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kph) that supports the operational use of emergency firefighting vehicles.</p> <p>In circumstances where this cannot occur, the following requirements apply:</p> <ul style="list-style-type: none"> <li>- minimum 4m carriageway width;</li> <li>- in forest, woodland and heath situations, rural property access</li> </ul>	<p><b>Condition of Consent – Property Access</b> for primitive camping is to comply with the requirements of Table 5.3b of PBP 2019.</p> <ul style="list-style-type: none"> <li>- minimum 4m carriageway width;</li> <li>- 4m to any overhanging obstructions, including tree branches;</li> <li>- maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads</li> </ul> <p>Ample passing exists to allow passing and conform with the intent of suitable turning areas in accordance with Appendix 3, refer to <b>(Figure 3)</b> for existing Site Access.</p>



	<p>roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay;</p> <ul style="list-style-type: none"> <li>- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;</li> <li>- provide a suitable turning area in accordance with Appendix 3;</li> <li>- curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;</li> <li>- the minimum distance between inner and outer curves is 6m;</li> <li>- the crossfall is not more than 10 degrees;</li> <li>- maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and</li> <li>- a development comprising more than three dwellings has access by dedication of a road and not by right of way.</li> </ul> <p>Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community style development</p>	
<b>PERIMETER ROADS</b>		
Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface.	Are two way sealed roads; minimum 8m carriageway width kerb to kerb; parking is provided outside of the carriageway width; hydrants are located clear of parking areas; are through roads, and these are linked to the internal road system at an interval of no greater than 500m; curves of roads have a minimum inner radius of 6m; the maximum grade road is 15 degrees and average grade of not more than 10 degrees; the road crossfall does not exceed 3 degrees; and a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.	<b>Non-compliant with Acceptable Solution</b> - No formal perimeter roads however ample passing exists to allow passing and conform with the intent of perimeter roads.
<b>NON-PERIMETER ROADS</b>		
Non-perimeter access roads are designed to allow safe access and egress for	Minimum 5.5m carriageway width kerb to kerb. Parking is provided outside of the carriageway width.	<b>Can Comply</b> – All internal trails are to be in accordance with 5.3b, which is stated above as part of the primitive camping variation requirements.

medium rigid firefighting vehicles while occupants are evacuating.	<p>Hydrants are located clear of parking areas.</p> <p>There are through roads, and these are linked to the internal road system at an interval of no greater than 500m.</p> <p>Curves of roads have a minimum inner radius of 6m.</p> <p>The maximum grade road is 15° and average grade is 10°</p> <p>The road crossfall does not exceed 3°</p> <p>A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches is provided.</p>	
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### 3.2 LANDSCAPING

**Table 3 – Compliance with Landscaping**

Performance Criteria	Acceptable Solutions	Response
landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.	landscaping is in accordance with Appendix 4; and fencing is constructed in accordance with section 7.6.	<p><b>Condition of Consent –</b></p> <p>Landscaping and fencing for the primitive campground is to comply with Appendix 4 and section 7.6, respectively.</p>

### 3.3 WATER

**Table 4 – Compliance with PBP for Water, Electricity and Gas Supplies**

Performance Criteria	Acceptable Solutions	Response
An adequate water supply for firefighting purposes is installed and maintained.	Reticulated water is to be provided to the development, where available; or a 10,000 litres minimum static water supply for firefighting purposes is provided for each occupied building where no reticulated water is available.	<p><b>Complies with Acceptable Solution –</b> Site is connected to reticulated water however no fire hydrants located in road reserve Refer to BYDA (<b>Attachment 5</b>).</p> <p><b>Condition of Consent -</b> 10,000 litres minimum static water supply for firefighting purposes is to be provided for the primitive camping area where no reticulated water is available.</p>
<p><b>VARIATIONS:</b></p> <p><b>Primitive Camping:</b></p> <p>An adequate water supply for firefighting</p>	Either a reticulated water supply is provided or a 10,000 litres minimum water supply on site.	<p><b>Complies with Acceptable Solution -</b> Site is connected to reticulated water however no fire</p>



purposes is installed and maintained		hydrants located in road reserve. Refer to BYDA ( <b>Attachment 5</b> ). <b>Condition of Consent</b> - 10,000 litres minimum static water supply for firefighting purposes is to be provided for the primitive camping area where no reticulated water is available.
Water supplies are located at regular intervals. The water supply is accessible and reliable for firefighting operations.	Fire hydrant spacing, design and sizing comply with the Australian Standard AS2419.1:2005 Hydrants are not located within any road carriageway. Reticulated water supply to SFPPs uses a ring main system for areas with perimeter roads.	<b>Not Applicable</b> - No Fire hydrants proposed.
Flows and pressure are appropriate.	Fire hydrant flows and pressures comply with AS2419:2005	<b>Not Applicable</b> - No Fire hydrants proposed.
The integrity of the water supply is maintained.	All above ground water service pipes external to the building are metal, including and up to any taps.	<b>Condition of Consent</b> - All above ground water service pipes are to be metal, including and up to any taps.
water supplies are adequate in areas where reticulated water is not available. water supplies are adequate in areas where reticulated water is not available.	a connection for firefighting purposes is located within the IPA or non hazard side and away from the structure; a 65mm Storz outlet with a ball valve is fitted to the outlet; ball valve and pipes are adequate for water flow and are metal; supply pipes from tank to ball valve have the same bore size to ensure flow volume; underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank; a hardened ground surface for truck access is supplied within 4m of the access hole; above-ground tanks are manufactured from concrete or metal; raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F AS 3959); unobstructed access is provided at all times; tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters; and underground tanks are clearly marked,  all exposed water pipes external to the building are metal, including any fittings; where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; Any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and fire hose reels are constructed in accordance with AS/NZS 1221:1997 <i>Fire hose reels</i> , and installed in	<b>Condition of Consent</b> – The connection for firefighting purposes for the 10,000L minimum water tanks required for the primitive camping site, is to have a 65mm Storz outlet with ball valve is fitted to the outlet of the water tank. Ball valve and pipes are adequate for water flow and are metal. Water supplies to be in accordance with Table 6.8c of PBP 2019.

	accordance with the relevant clauses of AS 2441:2005 <i>Installation of fire hose reels</i> .	
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### 3.4 EMERGENCY MANAGEMENT

**Table 5 – Compliance with PBP for Emergency Management**

Performance Criteria	Acceptable Solutions	Response
A bushfire emergency and evacuation management plan are prepared.	<p>A bush fire emergency management and evacuation plan is prepared consistent with the NSW RFS document: A Guide to Development a Bush Fire Emergency Management and Evacuation Plan, and the Australian Standard AS 3745:2010 Planning for Emergencies Facilities and Australian Standard AS 4083:2010 Planning for emergencies – Health care facilities (where applicable)</p> <p>The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants.</p> <p><i>Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development</i></p>	<p><b>Condition of Consent –</b> Bushfire emergency management and evacuation plan is recommended for proposed works as there is a bushfire risk and so a plan should be developed for visitors occupying the primitive campground as they will be unfamiliar with their surroundings.</p>
<b>VARIATIONS</b>		
<p><b>Primitive camping:</b> a Bush Fire Emergency Management and Evacuation Plan is prepared.</p>	<p>the Bush Fire Emergency Management and Evacuation Plan must consider a mechanism for the early relocation of occupants on days when adverse fire weather is notified or adverse fire activity occurs in the local government area in which the development operates.</p> <p><i>Note: A copy of the Bush Fire Emergency Management and Evacuation Plan shall be provided to the Local Emergency Management Committee for its information prior to occupation of the development.</i></p>	<p><b>Condition of Consent -</b> the Bush Fire Emergency Management and Evacuation Plan must consider a mechanism for the early relocation of occupants on days when adverse fire weather is notified or adverse fire activity occurs in the local government area in which the development operates.</p> <p>These matters will be considered in the development of the bushfire emergency management plan.</p>

Appropriate and adequate management arrangements are established for consultation and implementation of the bush fire emergency and evacuation management plan.	<p>An Emergency Planning Committee is established to consult with residents (and their families in the case of aged care accommodation and schools) and staff in developing and implementing an Emergency Procedures Manual.</p> <p>Detailed plans of all emergency assembly areas including 'on-site' and 'off-site' arrangements as stated in AS3745:2010 are clearly displayed, and an annual (as a minimum) trial emergency evacuation is conducted.</p>	<b>Condition of Consent</b> - Planning Committee will be involved in developing the bushfire emergency management plan. Detailed plans of all emergency assembly areas are to be included in the bushfire emergency management plan.
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## 4.0 BUSHFIRE PROTECTION MEASURES AND RECOMMENDATIONS FOR THE EXISTING DWELLING AND SHED

The existing dwelling has been assessed in accordance with the protection measures of Part 7 PBP (residential infill development) and will apply to this structure. The existing dwelling is indicated in **(FIGURE 2)**. The shed has been assessed as a 10a structure in accordance with 8.3.2.

### 4.1 ASSET PROTECTION ZONES

**Table 6 - Compliance with PBP for Asset Protection Zones**

Performance Criteria	Acceptable Solution	Response
<ul style="list-style-type: none"> <li>APZs are provided commensurate with the construction of the building; and</li> <li>A defendable space is provided onsite</li> </ul>	An APZ is provided in accordance with Table A1.12.2 or A1.12.3 in Appendix 1.	<p><b>Condition of Consent</b> – The Dwelling has been assessed as BAL-29 with the establishment of a &gt;24m APZ surrounding the entire dwelling. The land on which the APZ is provided and located on is a slope less than 18 degrees. To establish this APZ no vegetation required to be removed and is to be maintained as an Inner Protection Area in accordance with PBP (Appendix 4).</p> <p>The dwelling is required to be upgraded to improve ember protection. This is to be achieved by enclosing or covering openings with a corrosion-resistant steel, bronze or aluminium mesh with a maximum aperture of 2mm. Where applicable this includes the openable portion of the windows, vents, weepholes and eaves, but does not include roof tile spaces. Weather strips, draught excluders or draught seals shall be installed at the base of side hung external doors as per AS 3959. The subfloor space must be enclosed.</p>

<ul style="list-style-type: none"> <li>APZs are managed and maintained to prevent the spread of a fire to the building.</li> </ul>	APZs are managed in accordance with the requirements of Appendix 4 of PBP.	<b>Condition of Consent</b> - The BAR identifies that the APZ managed as an Inner Protection Area (IPA) is to be managed in accordance with Appendix 4 of PBP, refer to <b>(Attachment 4)</b> .
<ul style="list-style-type: none"> <li>The APZ is provided in perpetuity.</li> <li>APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.</li> </ul>	APZs are wholly within the boundaries of the development site. APZs are located on lands with a slope less than 18 degrees.	<b>Complies with Acceptable Solution</b> - APZs are wholly within the boundaries of the development site. APZs are located on lands with a slope less than 18 degrees.

## 4.2 ACCESS

**Table 7 – Compliance with PBP for Access**

Performance Criteria	Acceptable Solutions	Response
Firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation.	Property access roads are two-wheel, all weather roads.	<b>Complies with Acceptable Solution-</b> The property access is a two-wheel, all weather road.
The capacity of access roads is adequate for firefighting vehicles.	The capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes), bridges and causeways are to clearly indicate load rating.	<b>Complies with Acceptable Solution-</b> Capacity of roads and surfaces comply
There is appropriate access to water supply.	Hydrants are provided in accordance with the relevant causes of AS2419.1:2005  There is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.	<b>Complies with Acceptable Solution-</b> There is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available. It is recommended that a 5000L water tank is to be provided for the site for bushfire purposes.
Firefighting vehicles can access the dwelling and exit the property safely.	At least one alternative property access road is provided for individual dwellings or groups of dwellings that a located more than 200 metres from a public through road.  There are no specific access requirements in an urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where	<b>Complies with Acceptable Solution –</b> Dwelling is located within <200m of the public roads.  Access requirements for this road are to be in accordance with 7.4a being: <ul style="list-style-type: none"> <li>minimum 4m carriageway width;</li> <li>4m to any overhanging obstructions, including tree branches;</li> </ul>

	<p>the road speed limit is not greater than 70 kph) that supports the operational use of emergency firefighting vehicles.</p> <p>In circumstances where this cannot occur, the following requirements apply:</p> <ul style="list-style-type: none"> <li>-minimum 4m carriageway width;</li> <li>-in forest, woodland and heath situations, rural property roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m, at the passing bay;</li> <li>-a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;</li> <li>-property access must provide a suitable turning area in accordance with Appendix 3;</li> <li>-curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;</li> <li>-the minimum distance between inner and outer curves is 6m; the crossfall is not more than 10 degrees;</li> <li>-maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and</li> <li>-a development comprising more than three dwellings has formalised access by dedication of a road and not by right of way.</li> </ul> <p>Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community style development property access roads in addition to the above.</p>	<ul style="list-style-type: none"> <li>- maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads</li> </ul> <p>Ample passing exists to allow passing and conform with the intent of suitable turning areas in accordance with Appendix 3, refer to <b>(Figure 3)</b> for existing Site Access.</p>
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## 4.3 WATER SUPPLIES

**Table 8 – Compliance with PBP for Water Supplies**

Performance Solutions	Acceptable Solutions	Response
An adequate water supply is provided for firefighting purposes.	Reticulated water is provided to the development, where available, and A static water supply is provided where no reticulated water is available	<b>Complies with Acceptable Solution</b> – Site is connected to reticulated water however no fire hydrants located in road reserve Refer to BYDA ( <b>Attachment 5</b> ).

		<b>Condition of Consent -</b> 10,000 litres minimum static water supply for firefighting purposes is to be provided for the primitive camping area where no reticulated water is available.
<ul style="list-style-type: none"> <li>Water supplies are located at regular intervals</li> <li>The water supply is accessible and reliable for firefighting purposes</li> </ul>	<p>Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005</p> <p>Hydrants are not located within any road carriageway</p> <p>Reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads.</p>	<b>Not Applicable –</b> No fire hydrants proposed
Flows and pressure are appropriate.	Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005	<b>Not Applicable –</b> No fire hydrants proposed
The integrity of the water supply is maintained.	All above-ground water service pipes external to the building are metal, including and up to any taps.	<b>Condition of Consent –</b> All above-ground water service pipes external to the building are to be metal including and up to any taps
A static water supply is provided for firefighting purposes in areas where reticulated water is not available.	Where no reticulated water supply is available, water for firefighting purposes is provided in accordance with Table 5.3d, being: a connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; 65mm Storz outlet with a ball valve is fitted to the outlet; ball valve and pipes are adequate for water flow and are metal; supply pipes from tank to ball valve have the same bore size to ensure flow volume; underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank; a hardened ground surface for truck access is supplied within 4m; above-ground tanks are manufactured from concrete or metal; raised tanks have their stands constructed from non combustible material or bush fire resisting timber (see Appendix F of AS 3959); unobstructed access can be provided at all times; underground tanks are clearly marked; tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters; all exposed water pipes external to the building are metal, including any fittings; where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting	<b>Condition of Consent –</b> Reticulated water is available in the road reserve however fire hydrants are not . it is recommended that 10,000L water tank is to be provided for primitive camping and all connection, pipes and valves, access for fire-fighting vehicles is to comply with 7.4a.



	connected to the pump shall be 19mm internal diameter; and fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005	
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#### 4.4 GAS AND ELECTRICITY SERVICES AND CONSTRUCTION STANDARDS

**Table 9 – Compliance with PBP for Gas and Electricity Services and Construction Standards**

Performance Solutions	Acceptable Solutions	Response
Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.	<p>Reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used.</p> <p>All fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side.</p> <p>Connections to and from gas cylinders are metal.</p> <p>Polymer-sheathed flexible gas supply lines are not used.</p> <p>Above-ground gas service pipes are metal, including and up to any outlets.</p>	<p><b>Condition of Consent –</b></p> <p>Gas services are to be installed and maintained in accordance with AS/NZS1596:2014.</p>
Location and design of electricity services will not lead to ignition of surrounding bushland or the fabric of buildings.	<p>Where practicable, electrical transmission lines are underground; and</p> <p>where overhead, electrical transmission lines are proposed as follows:</p> <ul style="list-style-type: none"> <li>- lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and</li> <li>- no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.</li> </ul>	<p><b>Condition of Consent–</b></p> <p>Electrical services are to be either underground or overhead and in accordance with acceptable solution.</p>
The proposed building can withstand bush fire attack in the form of embers, radiant heat and flame contact.	<p>BAL is determined in accordance with Tables A1.12.5 to A1.12.7</p> <p>construction provided in accordance with the NCC and as modified by section 7.5 (please see advice on construction in the flame zone).</p>	<p><b>Complies with Acceptable Solution -</b></p> <p>This BAR identifies that the existing dwelling has been assessed as BAL-29 in accordance with A1.12.5 of PBP 2019. Refer to <b>(ATTACHMENT 3)</b> for Construction Requirements).</p>

Proposed fences and gates are designed to minimise the spread of bush fire	Fencing and gates are constructed in accordance with section 7.6	<b>Condition of Consent</b> – Fencing is to be constructed in accordance with section 7.6.
Proposed Class 10a buildings are designed to minimise the spread of bush fire	Class 10a buildings are constructed in accordance with section 8.2.3	<b>Not Applicable</b> – No class 10a buildings are proposed. One shed is located on site however is >6m from existing dwelling and as such There is no bush fire protection requirements for Class 10a buildings located more than 6m from a dwelling in bush fire prone areas.
Home-based childcare: the proposed building can withstand bush fire attack in the form of wind, localised smoke, embers and expected levels of radiant heat.	An APZ is provided in accordance with Table A1.12.2 or A1.12.3 in Appendix 1 of this document around the entire building or structure.	<b>Not Applicable</b> – This proposal is not for a home-based childcare.

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## 5.0 CONCLUSION

Perception Planning has been engaged by Dean Djakiew (the client) to prepare a Bushfire Assessment Report (BAR) for an ancillary primitive campground at Deans Green Paddock (the development) at 121 Black Rock Road, Martins Creek NSW 2420 (the site).

The site is an existing rural property containing a dwelling where music lessons, youth leadership and counselling services takes place, swimming pool, shed, outdoor Recreation facility being a Petting Zoo and an animal experience, which is a 70-minute drive or 63km to the north of Newcastle and is located within the Dungog Local Government Area (LGA). The site is identified as Bushfire Prone Land (BPL), being Vegetation Category 1, Vegetation Category 2 and Vegetation Buffer under the Environmental Planning & Assessment Act 1979 (s10.3) (EPA&A).

The proposed and existing development could be summarised as:

- Primitive Campground – 7 camp sites in total (50-person capacity on site) - (Chapter 3)
- Dwelling and Shed - (Chapter 4)

The BAR provides a series of recommendations in relation to the specific Bushfire Protection Measures (BPM)s based on the assessment of this development. These include:

### **Primitive Camping, Existing Dwelling and Shed**

<b>Access</b>
<ul style="list-style-type: none"><li>- <b>Condition of Consent</b> –</li><li>- Access roads are to be two-wheel drive, all weather roads.</li><li>- Access is to be provided to all structures and hazard vegetation.</li><li>- Access is to be in accordance with Table 6.8b of PBP 2019.</li></ul>
<ul style="list-style-type: none"><li>- <b>Condition of Consent</b> – Property Access for primitive camping is to comply with the requirements of Table 5.3b of PBP 2019.</li><li>- minimum 4m carriageway width;</li><li>- 4m to any overhanging obstructions, including tree branches;</li><li>- maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads</li><li>- Ample passing exists to allow passing and conform with the intent of suitable turning areas in accordance with Appendix 3, refer to <b>(Figure 3)</b> for existing Site Access.</li></ul>
<ul style="list-style-type: none"><li>- <b>Non-compliant with Acceptable Solution</b> - No formal perimeter roads however ample passing exists to allow passing and conform with the intent of perimeter roads. A fire-fighting vehicle can drive around the perimeter of the camping area.</li></ul>
<b>Non-perimeter Roads</b>
<ul style="list-style-type: none"><li>- <b>Can Comply</b> – All internal trails are to be in accordance with 5.3b, which is stated above as part of the primitive camping variation requirements.</li></ul>

### Landscaping

- **Condition of Consent** – Landscaping and fencing for the primitive campground is to comply with Appendix 4 and section 7.6, respectively.

### Water

- Site is connected to reticulated water however no fire hydrants located in road reserve Refer to BYDA (**Attachment 5**).
- **Condition of Consent** - 10,000 litres minimum static water supply for firefighting purposes is to be provided for the primitive camping area where no reticulated water is available. it is recommended that 10,000L water tank is to be provided for primitive camping and all connection, pipes and valves, access for fire-fighting vehicles is to comply with 6.8c of PBP 2019

### Bushfire Emergency and Management Plan

- **Condition of Consent** –
  - o Bushfire Survival Plan is recommended for proposed works as there is a bushfire risk and so a plan should be developed for visitors staying in the movable dwelling as they will be unfamiliar with their surroundings, in accordance with the NSW RFS document: A Guide to Development a Bush Fire Emergency Management and Evacuation Plan, and the Australian Standard AS 3745:2010 Planning for Emergencies Facilities.
  - o the Bush Fire Emergency Management and Evacuation Plan must consider a mechanism for the early relocation of occupants on days when adverse fire weather is notified or adverse fire activity occurs in the local government area in which the development operates. These matters will be considered in the development of the bushfire emergency management plan.
  - o Planning Committee will be involved in developing the bushfire emergency management plan. Detailed plans of all emergency assembly areas are to be included in the bushfire emergency management plan.

## REFERENCE LIST

Australian Standard AS3959 – Construction of Buildings in Bushfire Prone Areas (AS3959), viewed 17 March 2023, < <http://www.as3959.com.au/>>

Dial Before You Dig, 2019, 'Lodge an Inquiry', viewed 17 March 2023, < [onecall.1100.com.au](http://onecall.1100.com.au)>

Keith, 2004, 'Ocean Shore to Desert Dunes'. Published by the Department of Environment and Conservation (NSW) July 2004. PO Box 1967, Hurstville, NSW, 2220

NSW Government, 2015, 'E-Planning Portal', viewed 17 March 2023, < <https://www.planningportal.nsw.gov.au/find-a-property>>

NSW Government, 2019, 'Biodiversity Vales Map and Threshold Tool', viewed 17 March 2023, <[www.lmbc.nsw.gov.au](http://www.lmbc.nsw.gov.au)>

NSW Government, 2019, 'Sharing and Enabling Environmental Data (SEED)', viewed 17 March 2023<[geo.seed.nsw.gov.au](http://geo.seed.nsw.gov.au)>

NSW Office of Environment, 2016, 'Aboriginal Heritage Information Management System (AHIMS)', viewed 17 March 2023, <<http://www.environment.nsw.gov.au>>

Rural Fire Service, 2016, 'NSW Rural Fire Service – Guide for Bush Fire Prone Land Mapping', viewed 17 March 2023, <http://www.rfs.nsw.gov.au>

Rural Fire Service, 2019, 'Planning for Bushfire Protection', viewed 17 March 2023, < <http://www.rfs.nsw.gov.au>>

Rural Fire Service, March 2019, 'Comprehensive Fuel Loads', viewed 17 March 2023, < <http://www.rfs.nsw.gov.au>>

## ATTACHMENT 1 – AHMIS RESULTS

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Perception Planning

Date: 17 March 2023

260 Maitland Road

Mayfield New South Wales 2304

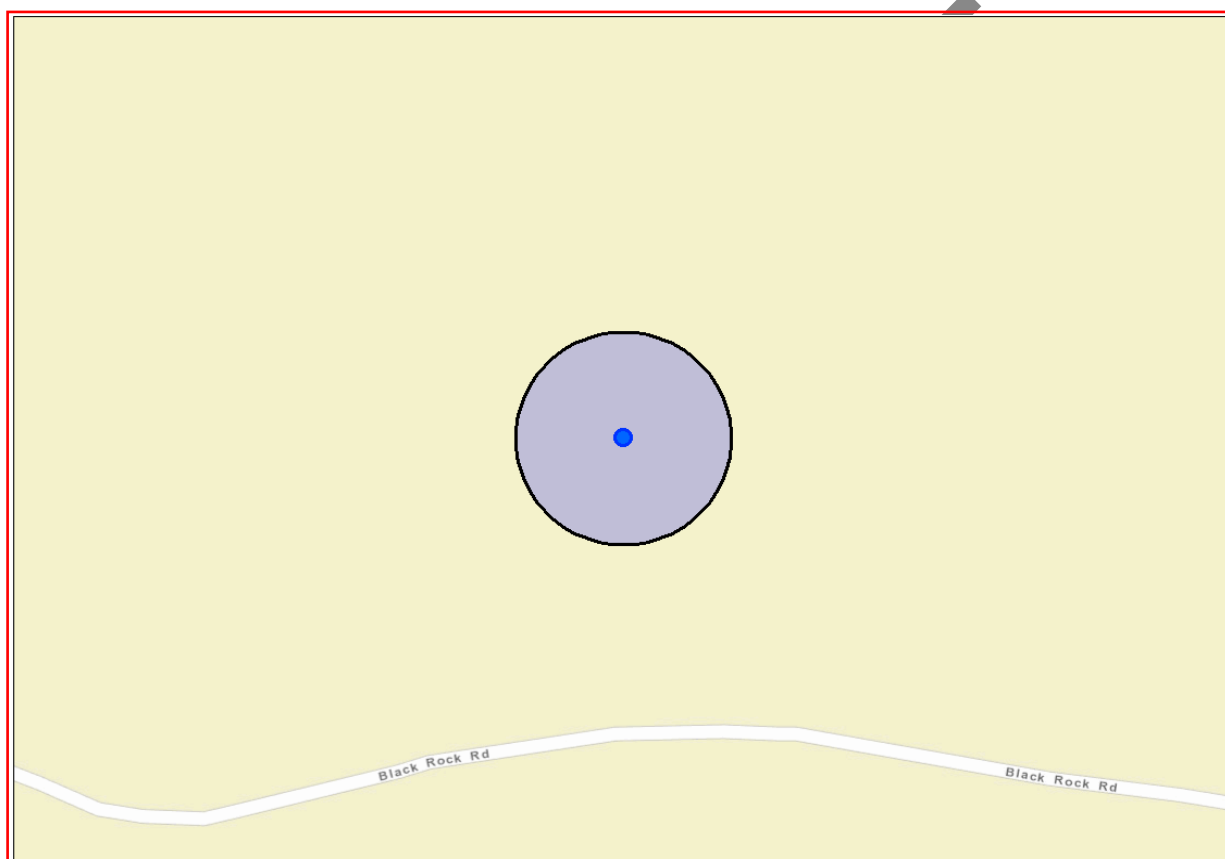
Attention: Tahlia Thompson

Email: tahlia@perceptionplanning.com.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Address : 121 BLACK ROCK ROAD MARTINS CREEK 2420 with a Buffer of 50 meters, conducted by Tahlia Thompson on 17 March 2023.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

### **If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

### **Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

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## ATTACHMENT 2 – ARCHITECTURAL PLANS

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121 Black Rock Road,  
Martins Creek NSW 2420

**Figure 2 - Site Layout and  
Access**



- Site Boundaries
- Existing Dwelling
- Animal Experience
- Petting Zoo
- Existing Shed
- Existing Swimming Pool
- 7 x Primitive Camp Sites
- Access Road
- Lot
- Contour
- Waterbody
- Watercourse
- RoadCorridor.shp



0 25 50 m




Disclaimer: While every effort is made to ensure this map is free of errors, there is no warranty that the map or its features are either spatially or temporally accurate or fit for a particular use. This map is provided without any warranty of any kind whatsoever, either express or implied. Reference should always be made to the Architectural Plans for site features, such as the building footprint.

Job No: J003572

Date: 17/03/2023

## ATTACHMENT 3 – CONSTRUCTION REQUIREMENTS TABLE

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	<b>BAL-LOW</b>	<b>BAL-12.5</b>	<b>BAL-19</b>	<b>BAL-29</b>	<b>BAL-40</b>	<b>BAL-Flame Zone</b>
<b>SUBFLOOR SUPPORTS</b>	No Construction Requirements	No Construction Requirements - so long as the space is enclosed with, A wall that conforms with 5.4 or; A corrosion resistant steel, bronze or aluminium mesh/perforated sheet with 2mm aperture or; a combination of A and B.	No Construction Requirements - so long as the space is enclosed with, A wall that conforms with 5.4 or; A corrosion resistant steel, bronze or aluminium mesh/perforated sheet with 2mm aperture or; a combination of A and B.	enclosed by external wall or by steel, bronze or aluminium mesh. where the subfloor is unenclosed, support posts, columns, stumps, piers and poles shall be of non-combustible material or fire-resistant timber.	Subfloor space enclosed with a wall, sarking not required, where subfloor Unenclosed, support posts, columns, stumps, piers to be non-combustible material or tested for bushfire resistance to as 1530.8.1.	subfloor supports- enclosed by external wall = no construction requirements. Subfloor space unenclosed incl. support posts, columns, stumps, piers and poles to be non-combustible with an frl of 30/-/- or be tested for bushfire resistance to as 1530.8.2.
<b>FLOORS</b>	No Construction Requirements	Same as BAL-19	No Requirements for concrete slabs on ground. Where subfloor space is unenclosed , the bearers and joists <400mm above finished ground shall be – Non-combustible or; bushfire-resisting timber or; a combination of A &B. Flooring under the same circumstances shall be A or; B or; other timber incl. plywood/particleboard with underside lined with sarking-type material or mineral wool insulation.	concrete slab on ground or enclosure by external wall, metal mesh with 2mm aperture for elevated floors above 400mm. If <400mm above finished ground level, Bearers and joists to be non-combustible, fire-resistant timber, flooring the same or protected and lined on the underside with sarking or mineral wool insulation.	concrete slab on ground or enclosure by external wall. Unenclosed subfloor space, bearers, joists and flooring to be protection of underside with a non-combustible material such as fibre cement sheet or metal or be non-combustible or be tested for bushfire resistance to as 1530.8.1	concrete slab on ground – no construction requirements. Enclosed subfloor space by external wall. Unenclosed subfloor space an FRL of 30/30/30 or protection of underside with 30-minute incipient spread of fire system or be tested for bushfire resistance to as 1530.8.2.
<b>EXTERNAL WALLS</b>	No Construction Requirements	Same as BAL-19	Exposed external wall that is <400mm from ground or above decks to be of non-combustible material min 90mm thick Or timber logs (high density) Or fixed cladding that is non-combustible, fire resistant, 6mm fibre cement. all joints to be less than 3mm & vents to be screened.	non-combustible material – min 90mm thick - (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 6mm fibre cement or steel sheeting or bushfire resistant timber. All joints covered, sealed and overlapped <3mm & vents to be screened with mesh	non-combustible material (Masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 9mm fibre cement sheeting or steel sheeting to be tested for bushfire resistance to as 1530.8.1. All joints covered, sealed and overlapped <3mm & vents to be screened with mesh.	non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with a min 90mm thick OR a system with an FRL of -/30/30 when tested from outside OR be tested for bushfire resistance to as 1530.8.2.



<b>EXTERNAL WINDOWS</b>	No Construction Requirements	Bushfire shutter Or external screens covering entire assemble Or window frame <400mm from ground: material bushfire resistant or metal/metal-reinforced uPVC. Glazing grade A safety glass min 4mm thick. No require. For seals or hardware. Openable portion of window to be screened internally.	Bushfire shutter Or external screens covering entire assemble Or window frame <400mm from ground: material bushfire resistant or metal/metal-reinforced uPVC. Glazing is toughened glass 5mm thick with openable portion of windows screened internally or externally Or annealed glass may be used to AS1288 standards with fixed & openable windows screened externally only. No require, for seals.	Bushfire shutter or frames & joinery bushfire resisting timber metal or uPVC, glazing 5mm toughened glass or double glazed external panel, where screen glazing <400mm off ground or <400mm above decks and extending >110mm in width from window frame = glazing is to be externally screened.	Bushfire shutter conforms with clause 3.7 & 8.5.1 Or window frames and hardware to be metal. Glazing 6mm toughened glass. fixed and openable portion screened with steel or bronze mesh.	protected by bushfire shutter to conform with 3.7, Openable portion of window to be screened with steel or bronze mesh internally or externally with 3.6 and FRL of -/30/- OR be tested for bushfire resistance to as 1530.8.2.
<b>EXTERNAL DOORS – French doors, panel fold, bi-fold and sliding</b>	No Construction Requirements	As for BAL-19, except that door framing can be naturally fire resistant (high density) timber	Protected by bushfire shutters Or by external screens Or door material being non-combustible, solid timber with framing made from metal, fire resistant timber or uPVC. Glazing toughened glass 5mm thick. No requir for hardware or screens.	Protected by bushfire shutters Or by external screens Or door material being non-combustible, solid timber with framing made from metal, fire resistant timber or uPVC. Metal hardware and trims, Doors with glazing shall be toughened glass 6mm thick. Doors tight fitting and weather stirps or seals installed.	Protected by bushfire shutters with 3.7 Or door panel non-combustible or 35mm solid timber protected by screened with steel or bronze mesh, metal framed, hardware material to be metal. Glazing toughened glass 6mm thick. Doors tight fitting with weather strips at base.	Protected by bushfire shutter with 3.7 OR door frames and doors with glazed panels to have FRL of min -/30/- OR conform with AS1530.8.2 tested from outside. tight-fitting with weather strips at base and seals shall not compromise the FRL or performance achieved in AS1530.4.
<b>ROOFS</b>	No Construction Requirements	Non-combustible roof tiles/sheets/covering. roof/wall junction sealed. Roof openings fitted with non-combustible steele, bronze, aluminium mesh ember guards. Evaporative coolers shall be used. If have internal dampener, doesn't require external screening. Tiled and sheet roofs to be fully sarked.sheet roofs have gaps at sealed fascia, wall-line, hips or ridges – corrosion resistant mesh, mineral wool or; other non-combustible material; or combination A, B, C. Verandah, carport or awning roof connected to main roof shall meet require. Of main roof, if separated from main, shall be non-combustible.	Roof tiles, sheets and covering to be non-combustible. roof/wall junction sealed. openings fitted with non-combustible ember guards. roof to be fully sarked. Verandah, carport or awning roof connected to main roof shall meet require. Of main roof, if separated from main, shall be non-combustible covering.	non-combustible covering. roof/wall junction sealed. openings fitted with non-combustible ember guards. Tiled and sheet roofs to be fully sarked. Sheet roofs sealed at fascia by mesh, mineral wool. Verandah, carport or awning roof connected to main roof shall meet require. Of main roof, if separated from main, shall be non-combustible or fire resisting timber.	All types of roofs shall be non combustible, junction sealed by fascia and eaves linings or sealing wall and underside of roof. openings fitted with non-combustible ember guards. roof to be fully sarked and roof mounted evaporative coolers NOT permitted. No requir for downspipes, if installed to be non-combustible.	Roof with FRL of 30/30/30 or tested for bushfire resistance to as 1530.8.2. Roof junction sealed by fascia and eaves linings or sealing wall and underside of roof. openings fitted with non-combustible ember guards. Roof to be fully sarked and roof mounted evaporative coolers NOT permitted. Verandah, carport or awning roof connected to main roof shall meet require. Of main roof, if separated from main, shall be non-combustible mat OR timber rafters lined with fibre-cement sheet of min 6mm thick OR AS1530.8.2

<b>VERANDAHS, DECKS ETC</b>	Same as BAL-29	Same as BAL-29	Same as BAL-29	enclosed subfloor space conforms with clause 7.4, All openings protected in accordance 3.6 to be made of resistant steel or bronze. Enclosed no requirement for supports or framing. Unenclosed subfloor space supports, framing, decking, balustrades, verandah posts to be non-combustible or bushfire resistant timber.	No requirement to enclosed subfloor space except for decking, stair treads to be non-combustible OR Fibre-cement sheet OR AS1530.8.2 Unenclosed subfloor space supports, framing and decking to be non-combustible or system conforming with AS1530.8.1. Balustrades & handrails <125mm from glazing or combustible wall shall be of non-combustible. Verandah posts, non-combustible.	No requirement to enclosed subfloor space except for decking, stair treads to be non-combustible OR Fibre-cement sheet OR AS1530.8.2 Unenclosed subfloor space supports, framing and decking to be non-combustible or system conforming with AS1530.8.1. Balustrades & handrails <125mm from ANY glazing to be non-combustible. Verandah posts, non-combustible.
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The following variations to AS 3959 apply in NSW for the purposes of NSW G5.2(a)(i) of Volume One and NSW 3.10.5.0(c)(i) of Volume Two of the NCC; clause 3.10 of AS 3959 is deleted and any sarking used for **BAL-12.5**, BAL-19, BAL-29 or BAL-40 shall: be non-combustible; or comply with AS/NZS 4200.1, be installed on the outside of the frame and have a flammability index of not more than 5 as determined by AS 1530.2; and clause 5.2 and 6.2 of AS 3959 is replaced by clause 7.2 of AS 3959, except that any wall enclosing the subfloor space need only comply with the wall requirements for the respective BAL; and clause 5.7 and 6.7 of AS 3959 is replaced by clause 7.7 of AS 3959, except that any wall enclosing the subfloor space need only comply with the wall requirements for the respective BAL; and fascias and bargeboards, in BAL-40, shall comply with: clause 8.4.1(b) of AS 3959; or clause 8.6.6 of AS 3959.

## **ATTACHMENT 4 – APPENDIX 4: ASSET PROTECTION ZONES**

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# APPENDIX 4

## ASSET PROTECTION ZONE REQUIREMENTS

In combination with other BPMs, a bush fire hazard can be reduced by implementing simple steps to reduce vegetation levels. This can be done by designing and managing landscaping to implement an APZ around the property.

Careful attention should be paid to species selection, their location relative to their flammability, minimising continuity of vegetation (horizontally and vertically), and ongoing maintenance to remove flammable fuels (leaf litter, twigs and debris).

This Appendix sets the standards which need to be met within an APZ.

### A4.1 Asset Protection Zones

An APZ is a fuel-reduced area surrounding a building or structure. It is located between the building or structure and the bush fire hazard.

For a complete guide to APZs and landscaping, download the NSW RFS document *Standards for Asset Protection Zones* at the NSW RFS Website [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au).

An APZ provides:

- a buffer zone between a bush fire hazard and an asset;
- an area of reduced bush fire fuel that allows for suppression of fire;
- an area from which backburning or hazard reduction can be conducted; and
- an area which allows emergency services access and provides a relatively safe area for firefighters and home owners to defend their property.

Bush fire fuels should be minimised within an APZ. This is so that the vegetation within the zone does not provide a path for the spread of fire to the building, either from the ground level or through the tree canopy.

An APZ, if designed correctly and maintained regularly, will reduce the risk of:

- direct flame contact on the building;
- damage to the building asset from intense radiant heat; and
- ember attack.

The methodology for calculating the required APZ distance is contained within Appendix 1. The width of the APZ required will depend upon the development type and bush fire threat. APZs for new development are set out within Chapters 5, 6 and 7 of this document.

In forest vegetation, the APZ can be made up of an Inner Protection Area (IPA) and an Outer Protection Area (OPA).

#### A4.1.1 Inner Protection Areas (IPAs)

The IPA is the area closest to the building and creates a fuel-managed area which can minimise the impact of direct flame contact and radiant heat on the development and act as a defensible space. Vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below 1cm in height and be discontinuous.

In practical terms the IPA is typically the curtilage around the building, consisting of a mown lawn and well maintained gardens.

When establishing and maintaining an IPA the following requirements apply:

##### Trees

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m; and
- preference should be given to smooth barked and evergreen trees.

##### Shrubs

- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

##### Grass

- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

#### A4.1.2 Outer Protection Areas (OPAs)

An OPA is located between the IPA and the unmanaged vegetation. It is an area where there is maintenance of the understorey and some separation in the canopy. The reduction of fuel in this area aims to decrease the intensity of an approaching fire and restricts the potential for fire spread from crowns; reducing the level of direct flame, radiant heat and ember attack on the IPA.

Because of the nature of an OPA, they are only applicable in forest vegetation.

When establishing and maintaining an OPA the following requirements apply:

##### Trees

- tree canopy cover should be less than 30%; and
- canopies should be separated by 2 to 5m.

##### Shrubs

- shrubs should not form a continuous canopy; and
- shrubs should form no more than 20% of ground cover.

##### Grass

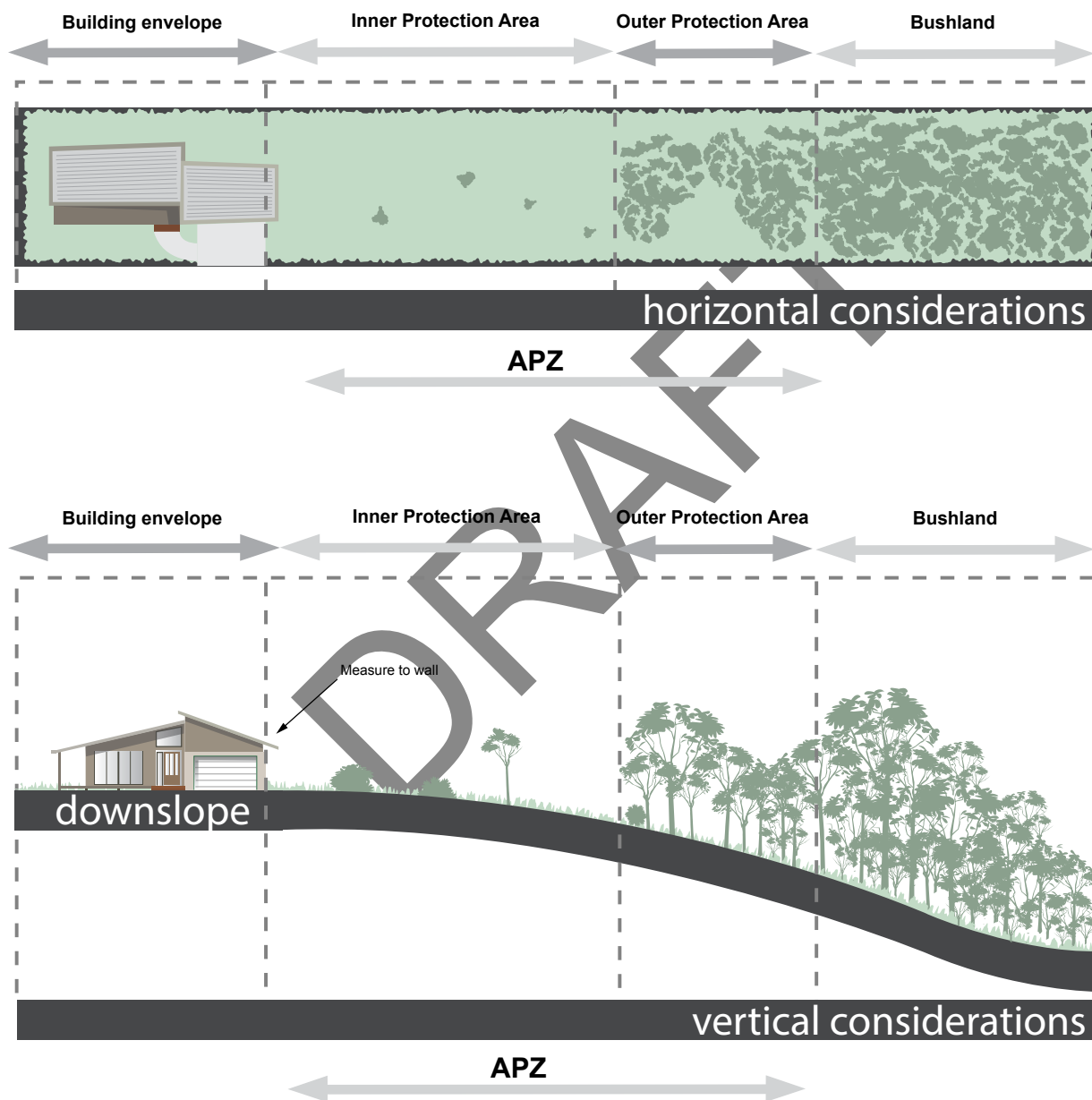
- grass should be kept mown to a height of less than 100mm; and
- leaf and other debris should be removed.

An APZ should be maintained in perpetuity to ensure ongoing protection from the impact of bush fires. Maintenance of the IPA and OPA as described above should be undertaken regularly, particularly in advance of the bush fire season.



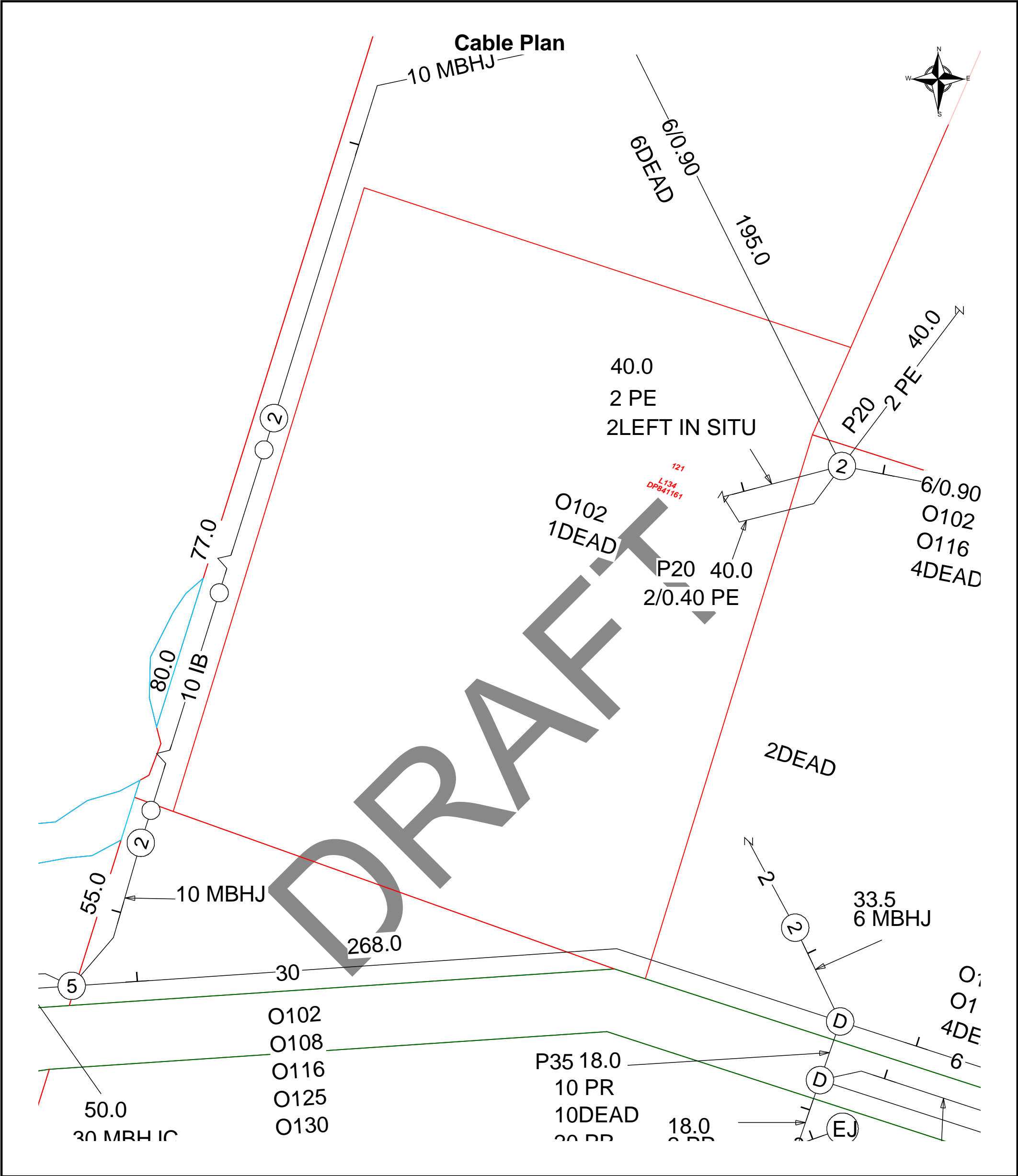
**Figure A4.1**


Typical Inner and Outer Protection Areas.



## ATTACHMENT 5 – BEFORE YOU DIG AUSTRALIA

DRAFT


























































































	Report Damage: <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment</a> Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 222435872
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 17/03/2023 11:41:39	

**WARNING**  
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

## Hunter Water Corporation DBYD Asset Legend

Electrical Assets	Water Assets		RecycledWater Assets	Sewer Assets		StormWater Assets	Land Details
 High Voltage	 Contol Valve	 HWC Rain Gauge	 Air Valve	 Air Valve			
 Low Voltage	 Hydrant Control Valve	 HWC Stream Flow Gauge	 Reflux Valve Open	 Stop/Butterfly/Ball Valve			 Easement Non HWC
 Electrical Pole	 Reflux Valve	 Radio Base	 Stop Valve Open	 Gate Valve			 Fence Line
 Distribution Transformer	 Stop/Scour Valve	 Weather Station	 RecycledWater Hydrant	 Manhole			 Non-HWC Easement
 Air Break Switch	 Tee & Stop Valve	 Piezometer	 Cluster Box	 Cap			 HWC Easement
 Circuit Breaker	 Hydrant	 Bore Site	 End Cap	 Dead End			 Parcel
 High Voltage	 Cluster Box		 Flushing Tap	 Flushing Tank			 Road
 Low Voltage	 End Cap		 Manhole	 H&V Bend			 Water Parcels
	 Flushing Tap		 Scour	 Junction Connection			 Hazardous Material
	 Manhole		 RecycledWater Meter	 Outfall			 Map Sheet Index
	 Scour		 RecycledWater Network Structure	 Overflow			
	 Water Meter		 Other Main	 Sewer/Valve Pit			
	 Water Network Structure		 Reticulation Main	 Tangent Point			
	 Other Main		 Reticulation Main Encased/Conduit	 Sewer Meter			
	 Trunk Main		 Trunk Main	 Sewer Vent			
	 Reticulation Main		 Trunk Main Encased/Conduit	 Sewer Network Structure			
	 Water Encased Mains		 RecycledWater Encased Mains	 Other Main			
	 Water Prelaid Service		 RecycledWater Prelaid Service	 Gravity Main			
				 Pressure/Vacuum Main			
				 Effluent Main			
				 Outfall			
				 Overflow Main			
				 Rising Main			
				 Sewer Encased Mains			



# Before You Dig Australia (BYDA)

## Location Information

**Hunter Water Corporation**  
36 Honeysuckle Drive  
NEWCASTLE NSW 2300

**To:**  
Cameron Ashe  
PO Box 107  
Clarence Town NSW 2321

Enquiry Details	
Utility ID	80220
Job Number	33832545
Sequence Number	222435871
Enquiry Date	17/03/2023 10:36
Response	<b>AFFECTED</b>
Address	121 Black Rock Road Martins Creek
Location in Road	
Activity	Planning and Design

Enquirer Details	
Customer ID	3340795
Contact	Cameron Ashe
Company	
Email	cameron@perceptionplanning.com.au
Phone	+61448639064

## Enquirer Responsibilities

HWC's provision, and your access to and use, of the data, maps and other information contained in HWC's response to your Before You Dig Australia (BYDA) enquiry (Information) are subject to the following terms and conditions and any additional disclaimers contained in HWC's response.

### 1. Nature of HWC's assets

You acknowledge and accept that:

- (a) water in HWC mains is under pressure and may cause injury or damage if a main is damaged;
- (b) HWC sewer mains can be under pressure and may cause injury or damage if a main is damaged;
- (c) HWC recycled water mains can be under pressure and may cause injury or damage if a main is damaged;
- (d) HWC services are laid at varying depths;
- (e) the Information does not include data related to property services;
- (f) HWC will seek recovery of repair costs if an HWC asset is damaged; and
- (g) all electrical services are to be considered live.

Accordingly, all persons must exercise extreme care and only use hand excavation until the exact location of all assets within a work area is established.

### 2. Your use of Information

You acknowledge and accept that:

- (a) neither HWC nor BYDA make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information;
- (b) all Information is:
  - i. generated by an automated system based on the information you submit to the BYDA website and it is your responsibility to ensure that the dig site is properly defined in your enquiry;
  - ii. approximate, intended to be of general application and may not be suitable for your specific requirements;
  - iii. unsuitable for scaling purposes; and
  - iv. based on information available to HWC and may not show all existing structures. For example, the location of Private Sewer/Water Mains is the initial indicative location supplied to HWC. This may not be the current location of such mains and not all private mains have been supplied to HWC;
- (c) you must not solely rely on the Information when undertaking underground works;
- (d) all Information is provided for the sole purpose of assisting you to locate HWC assets before excavation (Permitted Purpose) and you must not copy, translate, modify, distribute or make derivative works of the Information except as directly required to achieve the Permitted Purpose;
- (e) all Information must be used and kept together;
- (f) your access to and use of the Information does not grant you any ownership of or intellectual property rights in the Information;
- (g) in identifying in the Information the presence or potential presence of hazardous or potentially hazardous materials in HWC assets, HWC is not representing or warranting that other HWC assets not identified in the Information as containing or potentially containing hazardous materials do not also contain such materials; and
- (h) in excavating and conducting underground works, you must do so having regard to the fact that asbestos cement pipelines may form part of HWC's water and sewer reticulation systems.

### 3. Your other obligations

You are responsible for, amongst other things:

- (a) exposing underground structures, including HWC assets, by pot-holing using hand-held tools or vacuum techniques to determine the precise location and extent of structures before any mechanical means of excavation are used;
- (b) protecting underground structures, including HWC assets, from damage and interference;
- (c) maintaining acceptable clearances between HWC assets and structures belonging to others;
- (d) ensuring that backfilling in the vicinity of HWC assets complies with HWC's requirements (as set out on HWC's website or otherwise communicated to you by HWC);
- (e) notifying HWC immediately of any damage caused or threat of damage to any HWC asset; and
- (f) ensuring that plans are approved by HWC (usually by stamping) prior to landscaping or building over or in the vicinity of any HWC asset.



## Enquirer Responsibilities Continued

### 4. Disclaimer

While HWC takes reasonable care in providing details of its underground assets, due to changes in road and footway alignments and levels, the age and incompleteness of some records and the general nature of the Information, it is not possible to conclusively specify the location of all HWC underground assets, including pipes that contain or may contain hazardous materials.

ALL INFORMATION IS PROVIDED AS GENERAL GUIDANCE ONLY AND SHOULD NOT BE USED OR RELIED UPON IN SUBSTITUTION FOR SPECIALISED PROFESSIONAL INDEPENDENT ADVICE. YOU ACKNOWLEDGE AND AGREE THAT YOUR USE OF THE INFORMATION IS AT YOUR OWN RISK.

If you have any questions or concerns about the appropriateness, reliability or application of any Information you must seek advice from a relevantly qualified professional. Further, dealing with hazardous materials is potentially dangerous, and you must always seek advice where the Information provides that HWC's assets contain or may contain hazardous materials.

HWC makes no representation and gives no warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information or that the Information can be used for any purpose in substitution for specialised, professional and independent advice.

### 5. Limitation of liability

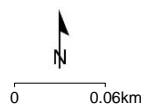
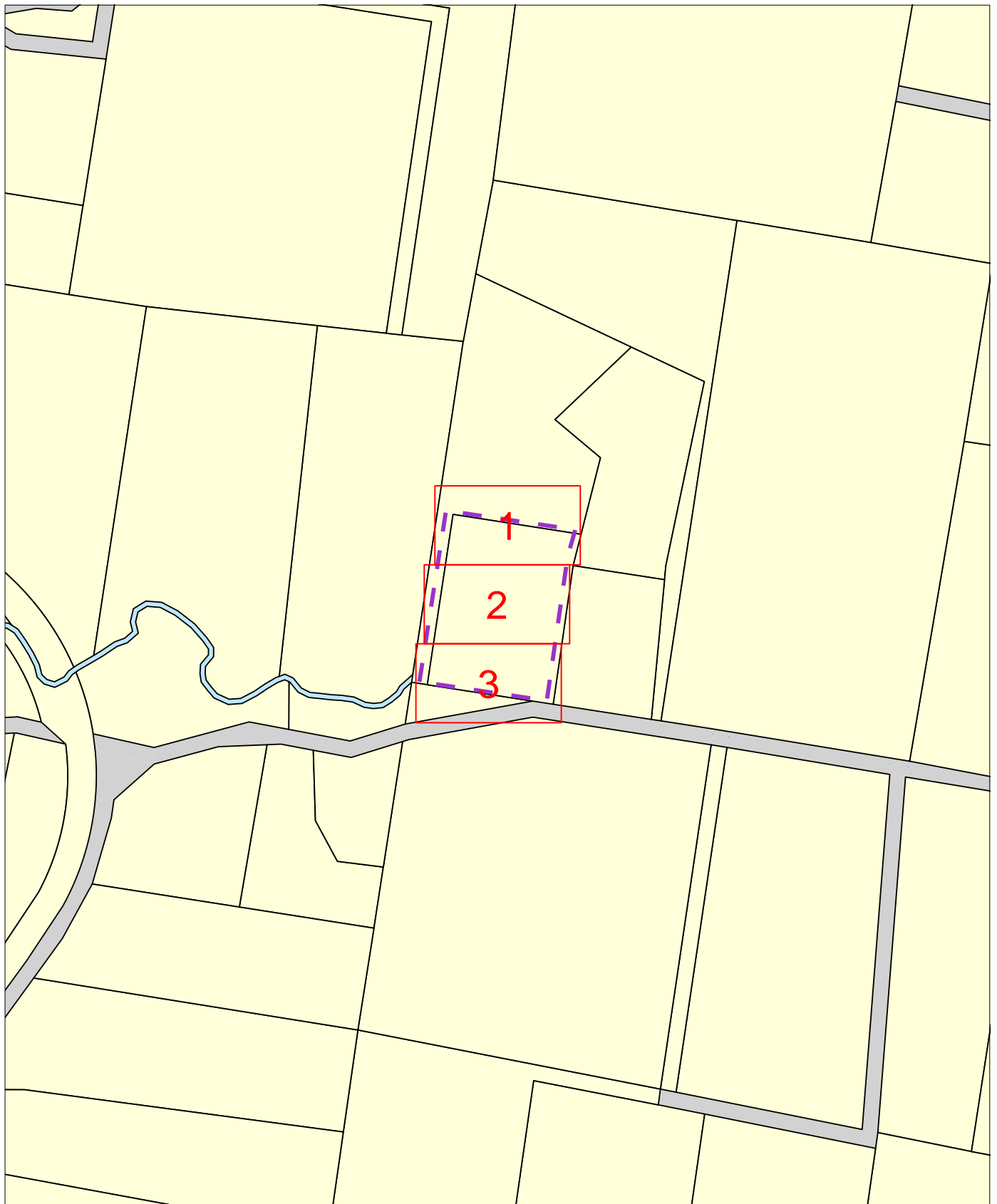
To the fullest extent permitted by law:

- (a) all conditions and guarantees concerning the Information (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom, usage or otherwise are expressly excluded and to the extent such conditions and guarantees cannot be excluded, HWC's liability is limited to either of the following (as nominated by HWC):
  - i. HWC supplying the Information to you again; or
  - ii. HWC paying you the cost of having the Information supplied to you again.
- (b) HWC is not responsible for and you release HWC from any actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims whatsoever (including loss of revenue, use, production, goodwill, profit, business, contract, anticipated savings, financing costs, increased operating costs or other purely financial, economic, special or indirect loss or damage) arising out of:
  - i. your access to or use of the Information;
  - ii. any delay in HWC providing you with Information;
  - iii. your reliance on the Information or its inability to meet your needs;
  - iv. your failure to correctly or accurately:
    - (1) submit relevant or valid data to BYDA; or
    - (2) use or interpret Information provided to you by HWC; or
  - v. any failure, interruption or corruption of any Information;
- (c) you must indemnify HWC and its employees, agents and officers from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries and other claims arising out of or in connection with HWC providing you with incorrect or incomplete Information; and you assume all risk associated with your use of BYDA and HWC's websites and you release BYDA and HWC from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims which may arise in respect of such usage.



# Overview Map

Sequence No: 222435871  
121 Black Rock Road Martins Creek



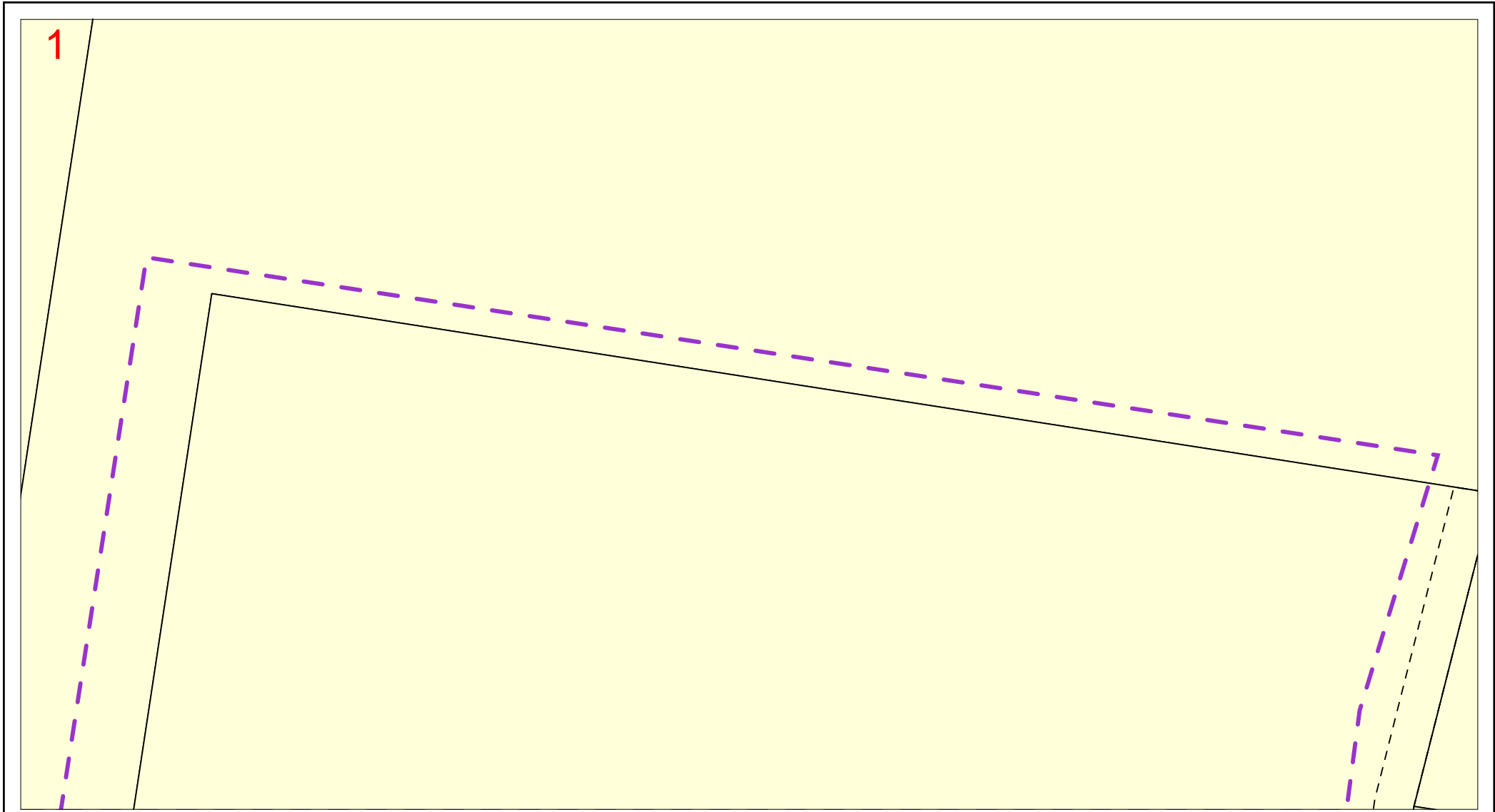
## LEGEND:

- 1** Detail Map
-  BYDADIA Work Area



# Map 1

Sequence No: 222435871

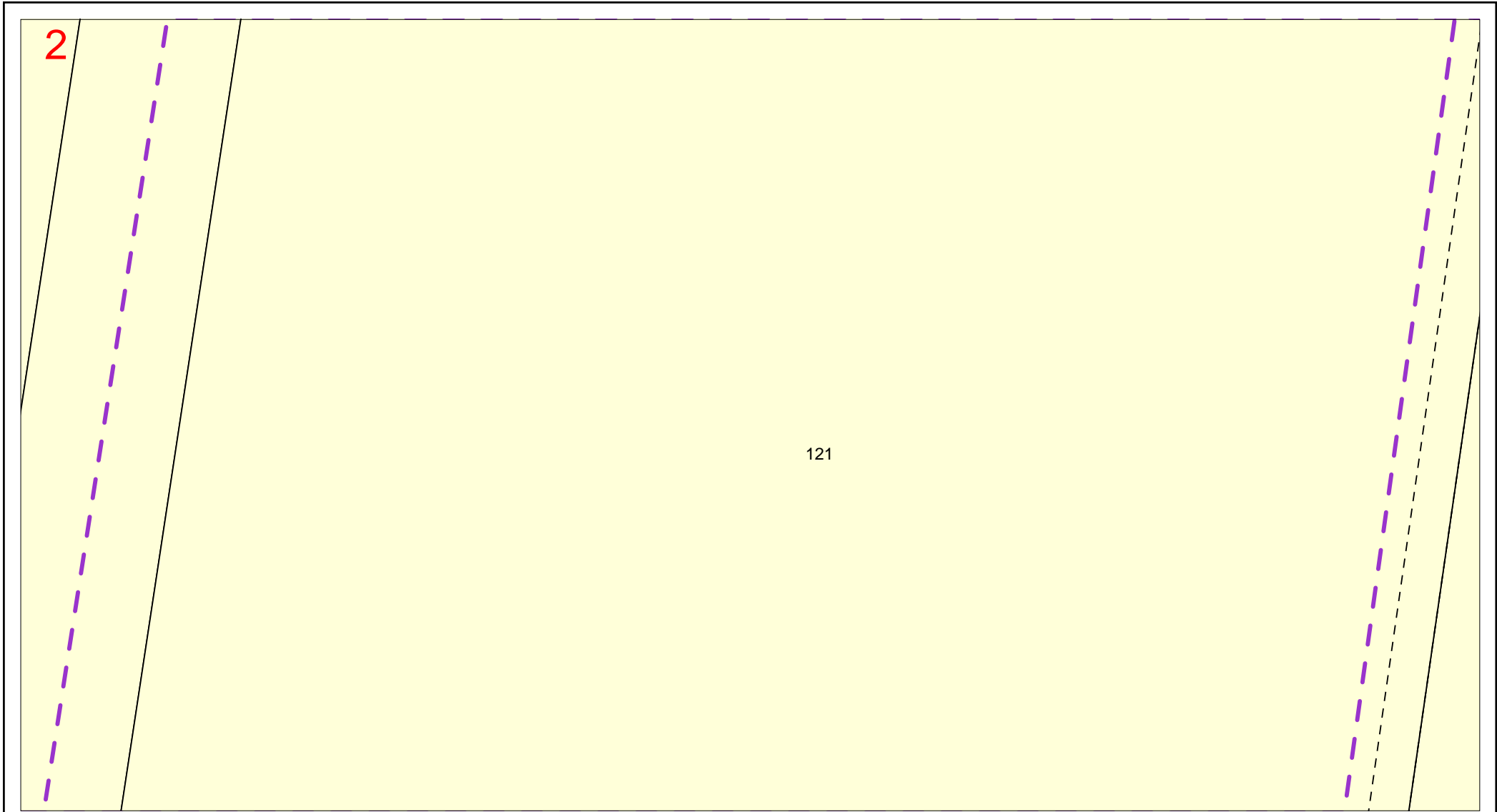


	<p><b>IMPORTANT</b></p> <p><b>THIS PLAN IS NOT TO BE USED FOR CONVEYANCING</b></p> <p>THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE</p>	<p>SEWER/WATER/RECYCLED WATER/ ELECTRICAL - UTILITY DATA © HUNTER WATER CORPORATION 2019</p> <p>SERVICE LOCATIONS ARE APPROXIMATE. HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED. PROPERTY SERVICES ARE NOT SHOWN.</p>	<p>ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.</p> <p>CADASTRAL DATA © Department Finance, Services &amp; Innovation [Nov 2017]</p>
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# Map 2

Sequence No: 222435871

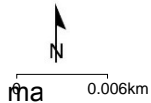
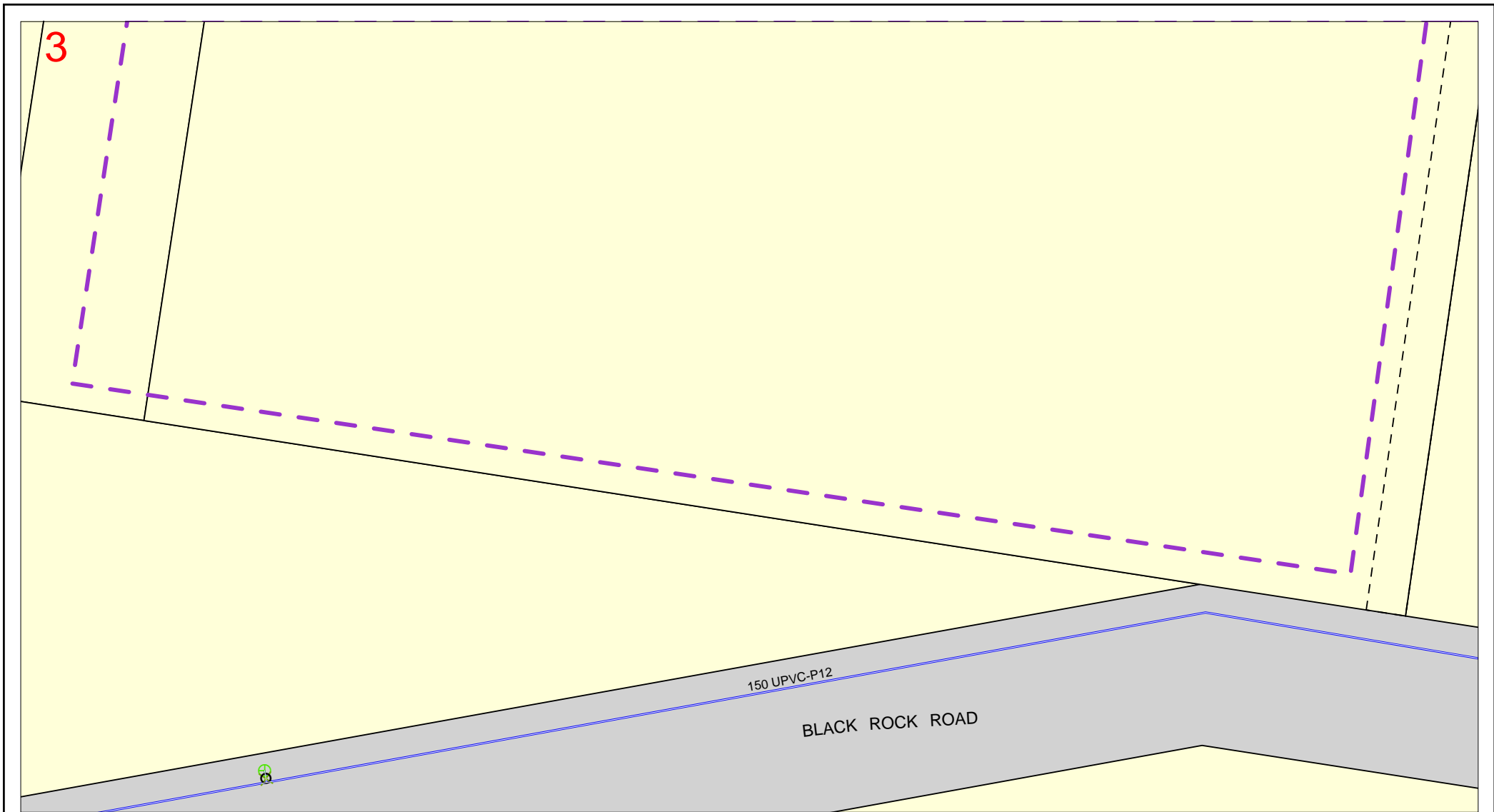


	<p><b>IMPORTANT</b></p> <p><b>THIS PLAN IS NOT TO BE USED FOR CONVEYANCING</b></p> <p>THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE</p>	<p>SEWER/WATER/RECYCLED WATER/ ELECTRICAL - UTILITY DATA © HUNTER WATER CORPORATION 2019</p> <p>SERVICE LOCATIONS ARE APPROXIMATE. HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED. PROPERTY SERVICES ARE NOT SHOWN.</p>	<p>ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.</p> <p>CADASTRAL DATA © Department Finance, Services &amp; Innovation [Nov 2017]</p>
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# Map 3

Sequence No: 222435871



## IMPORTANT

**THIS PLAN IS NOT TO BE USED FOR CONVEYANCING**

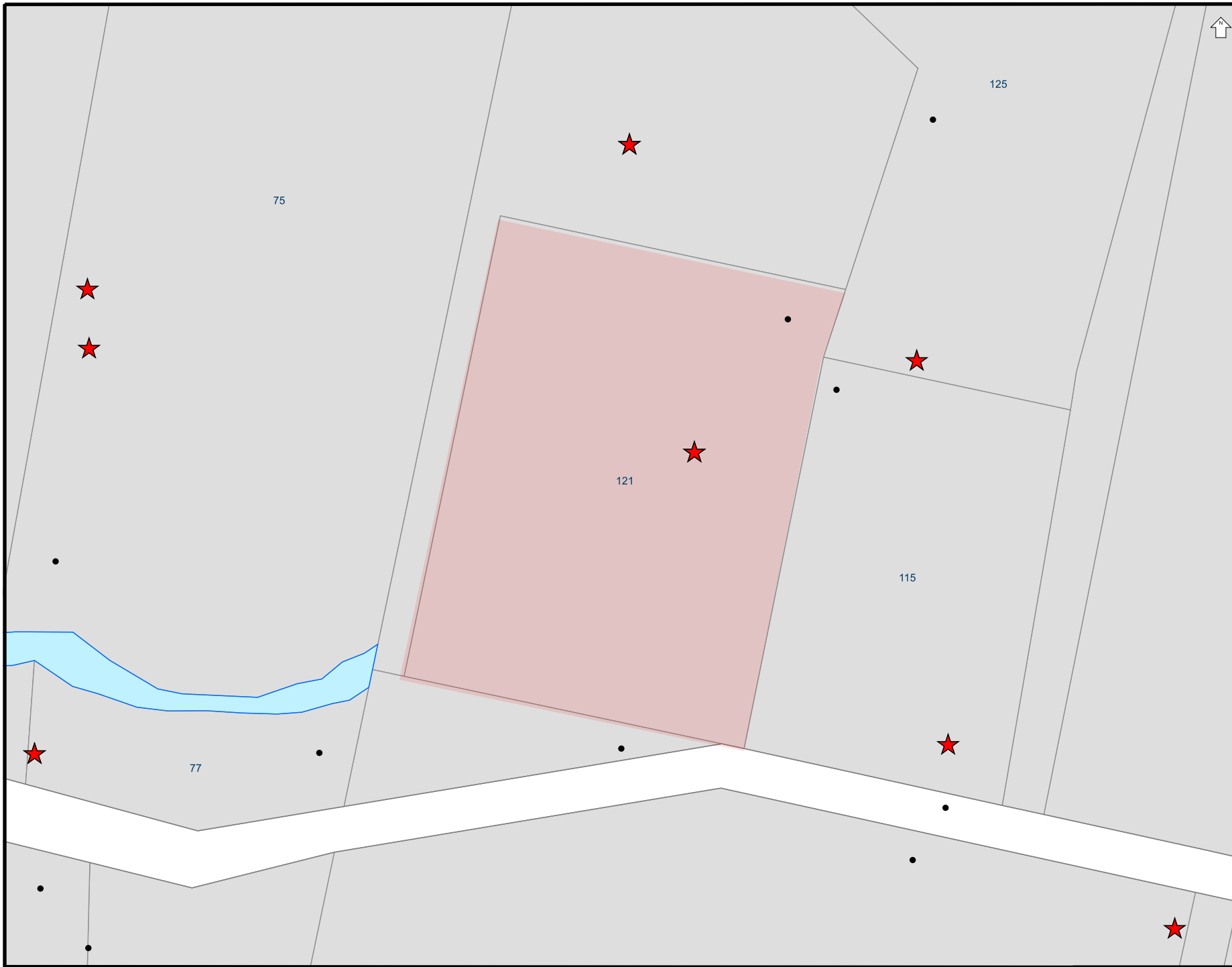
THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/  
ELECTRICAL - UTILITY DATA  
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.  
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.  
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE  
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR  
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation  
[Nov 2017]



Overhead wires not shown  
LOOK UP & LIVE!

## LEGEND

- LV Underground Cable
- HV Underground Cable
- Underground Pipe
- Underground Earth or Wires
- Ground Substation
- Pole
- Cubicle
- Pit
- Area of Interest

## Critical Assets

Contact Essential Energy  
on 13 23 91

- Zone Substation
- Underground Cable
- Underground Fibre

## Proposed Works

- Area of proposed works

Proposed assets are shown as  
orange symbols

THE INFORMATION ON THIS  
MAP MAY NOT BE  
ACCURATE.

If details are  
incorrect, please  
notify

Essential Energy on  
13 23 91  
(or fax 1800 354 636)

ISSUE DATE: 17/03/2023

You must resubmit your  
request if you have not  
started work within 4 weeks  
of the 'Issue Date' above

A4 SCALE: 1:2352







## CABLE/PIPE LOCATION

Assets were found in the search area

<b>COMPANY NAME:</b>	Perception Planning
<b>ATTENTION:</b>	Cameron Ashe
<b>SEARCH LOCATION:</b>	121 Black Rock Road Martins Creek NSW 2420
<b>SEQUENCE NO:</b>	222435870
<b>DATE:</b>	Friday, 17 March 2023

**Provision of Plans:**

Please find enclosed plans depicting approximate locations of **Essential Energy** assets in the search location. **The excavator must not assume that there may not be assets owned by other network operators in the search location.**

Underground assets searched for	Underground assets found
Essential Energy Electrical	<input checked="" type="checkbox"/>
Essential Energy Water & Sewerage	<input type="checkbox"/>

Plans are updated from time to time to record changes to underground assets and may be updated by Essential Energy without notice. In the event that excavation does not commence within 28 days of receipt of a plan, a new plan should be obtained.

The excavator must retain the plans on site for the duration of the works.

The excavator shall report all damage made to Essential Energy assets immediately. Note that damage includes gouges, dents, holes and gas escapes.

**IN CASE OF EMERGENCY OR TO REPORT DAMAGE:  
PHONE 13 20 80**

### DISCLAIMER

Please be aware that plans may **not** reflect alterations to surface levels or the position of roads, buildings, fences etc. **Cable and pipe locations are approximate** and the plans are **not** suitable for scaling purposes. *Essential Energy does not retain plans for privately-owned underground electrical or water & sewerage assets located on private property. Privately-owned underground electrical assets located on private property are the responsibility of the owner.*

The plans have been prepared for Essential Energy's sole use and benefit. **Essential Energy cannot and does not warrant the accuracy or completeness of the plans.** Essential Energy supplies them at no cost with the object of reducing the serious risk of unintentional damage being caused to its cables and pipes. **Essential Energy does not accept any responsibility for any omissions, inaccuracies or errors in the plans, or any reliance place on the material. Any reliance placed on any plan provided in response to your request is at your own risk.**



Essential Energy retains all intellectual and industrial property rights which exists or may exist in or with respect to the plan(s). The material provided is not to be copied or distributed beyond you.

You release Essential Energy from and against all claims, demands, actions and proceedings arising out of or in any way related to the use of the provided material.

**Location of Assets on Site:**

The plans indicate only that cables and pipes may exist in the general vicinity – they do not pinpoint the exact location of the cables and pipes.

If it is found that the location of cables or pipes on the plans can be improved, please notify Essential Energy on 13 23 91 (or fax 1800 354 636).

All individuals have a duty of care they must observe when working in the vicinity of underground cables and pipes. It is the **excavator's responsibility to visually expose the underground cables and pipes manually, ie. by using hand-held tools and non-destructive pot-holing techniques prior to any mechanical excavation**. The excavator will be held responsible for all damage caused to the Essential Energy network or cables and pipes, and for the costs associated with the repair of any such damage. The excavator will also be held responsible for all damage caused to any persons.

When digging in the vicinity of underground assets, persons should observe the requirements of the applicable Codes of Practice published by the NSW Work Cover Authority or Safe Work Australia, and any amendments from time to time by the Authorities, including although not limited to:

- Excavation Work
- Managing Electrical Risks in the workplace
- How to manage and control asbestos in the workplace

(Please refer to <https://www.workcover.nsw.gov.au/law-and-policy/legislation-and-codes/codes-of-practice>).

When digging in the vicinity of **electrical assets** persons should observe the requirements of the **Electricity Supply Act 1995**.

Persons excavating near live underground electrical reticulation and/or earthing cables **must exercise extreme caution at all times and adhere to the requirements of Essential Energy's Electrical Safety Rules**. (These are available on our website: <http://www.essentialenergy.com.au/content/safety-community> and include

- **Work near Essential Energy's Underground Assets:**  
<http://www.essentialenergy.com.au/asset/cms/pdf/contestableWorks/CEOP8041.pdf> , and
- **Asbestos Fact Sheet:**  
<http://www.essentialenergy.com.au/asset/cms/pdf/safety/AsbestosFactSheet.pdf>

In some situations these procedures call for work to be performed by authorised staff.

Should there be any doubt as to the exact location of any underground electrical assets, and the potential for conflict with live underground cables caused by excavation at your work site, you should contact

**13 23 91** to arrange for an on-site visit by an Essential Energy representative. No construction or mechanical excavation work is to commence prior to this on-site visit and approval being obtained.

When digging in the vicinity of **water or sewer assets** persons should observe the requirements of the **Water Management Act 2000**.

Should there be any doubt as to the exact location of any underground water and sewer assets, and the potential for conflict with underground water and sewer pipes caused by excavation at your work site, you should contact **13 23 91** to arrange for an on-site visit. No construction or excavation work is to commence prior to this on-site visit and approval being obtained.

**Prior Notification:**

Please note that for excavation depths greater than 250mm near power poles and stays you should allow for **advance notice** in your construction program to permit Essential Energy time to allocate the necessary field resources to carry out the inspection at the site a **minimum of fourteen (14) working days prior to work commencing**. This service may incur a fee and this can be negotiated with the local Area Coordinator at the time of making the appointment. Failure to give reasonable notice to the local Area Coordinator may result in disruption to Essential Energy's planned works program in the district and could incur an extra charge over and above the normal rate for this service.

**For further information please call 13 23 91.**

## ATTACHMENT 6 – DEPOSITED PLAN

DRAFT

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

Req: 2281371 / Doc: DP 0841161 P / Rev: 28-Jul-1994 / NSW LRS / Pgs: ALL / Prt: 17-Mar-2023 11:42 / Seq: 1 of 1

Office of the Registrar-General / Src: GLXTerrain / Ref: Perception Planning Pty Ltd

Crown Lands Office Approval

Authorised Officer

Land District

Paper No.

Field Book

Council Clerk's Certificate

I hereby certify that -

a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

b) the requirements of Part 3 Division 3 of the Water Board Act, 1907, or Part 5 Division 7 of the Hunter Water Board (Corporation) Act 1991.

has been complied with by the applicant in relation to the subdivision

10/94

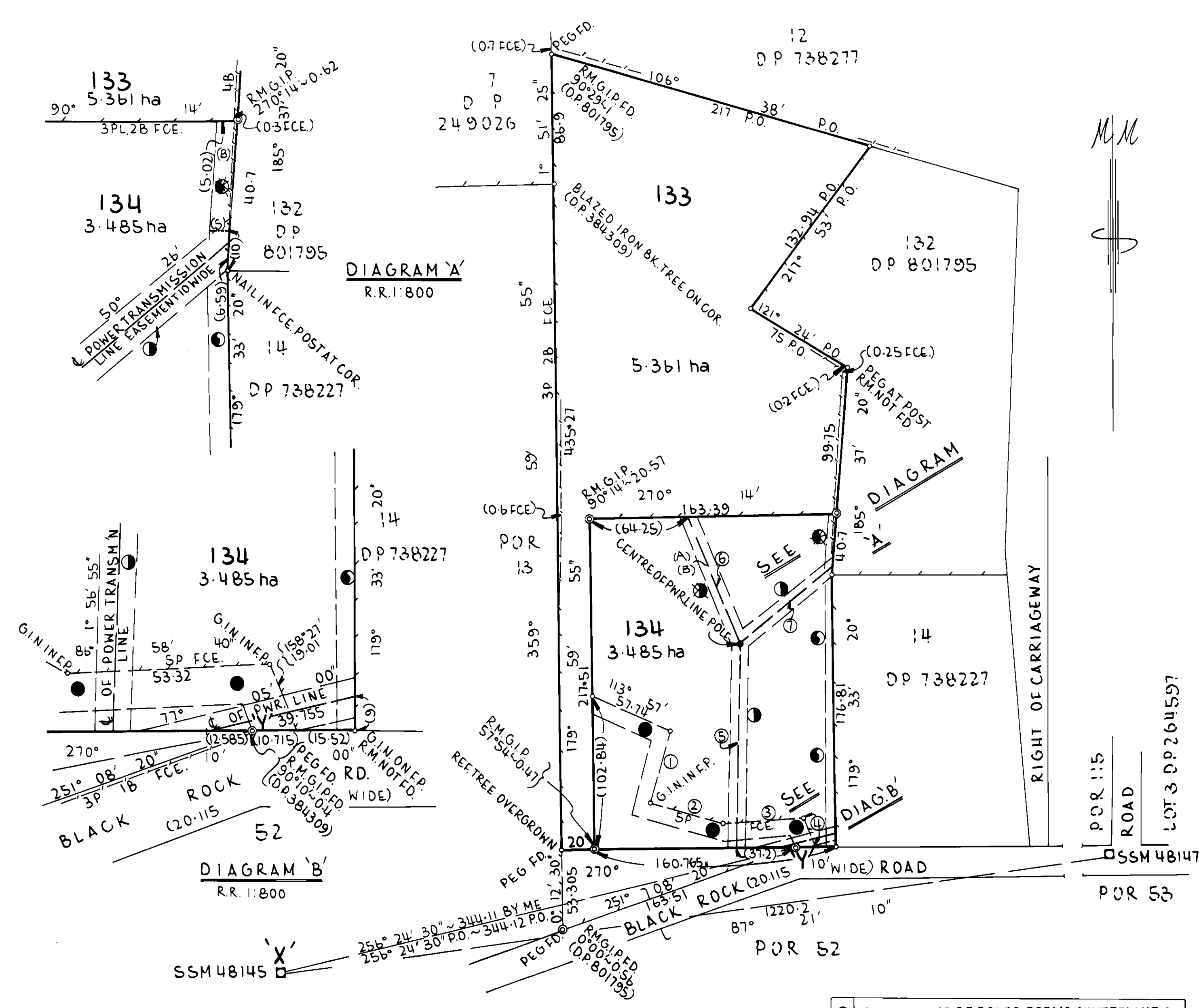
7th April 1994

General Manager

T.P.A. 1970/011

\*This part of the certificate to be deleted where the application is for a consolidated lot or the opening of a new road or where the lot to be subdivided is wholly outside the area of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter Water Corporation Ltd.

1 Delete if inapplicable



SCHEDULE OF SHORT DISTANCES		
No.	BEARING	DISTANCE
①	198° 08' 40"	45.55
②	115° 00' 40"	51.24
③	86° 58' 40"	53.32
④	158° 27' 10"	19.01
⑤	1° 56' 55"	135.24
⑥	335° 25'	90.58
⑦	50° 26'	75.39

(A) CENTRELINE OF POLES FORMS CENTRELINE OF EASEMENT FOR POWER TRANSMISSION LINE 10 WIDE & VAR. WIDTH

(B) EASEMENT FOR SERVICES 5 WIDE

- ① CENTRELINE OF POLES FORMS CENTRELINE OF EASEMENT FOR POWER TRANSMISSION LINE 10 WIDE & VAR. WIDTH - DP 801795
- ② EASEMENT FOR SERVICES 5 WIDE DP 801795
- ③ EASEMENT FOR RIGHT OF CARRIAGEWAY 10 WIDE

DP 841161

Registered: 25-7-1994

C.A: 10/94 OF 7-4-1994

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: PARISH #

Last Plan: DP 801795

PLAN OF SUBDIVISION OF LOT 131 IN D.P. 801795

Lengths are in metres. Reduction Ratio 1:2000

Mun./Shire City DUNGOG

Locality: MARTINS CREEK

Parish: BARFORD (No. 6)

County: DURHAM

This is sheet 1 of my plan in sheets.

FRANK HIGGS

of 7 GLEBE ST EAST MAITLAND 2323

a surveyor registered under the Surveyors Act 1929, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Survey Practice Regulation 1990 and was completed on 15TH APRIL 1993.

(PLAN IN REGARD TO LOT 134 & CONNECTS NECESSARY FOR EASEMENTS)

(Signature)

Datum Line of Azimuth 'X' 'Y'

Plans used in preparation of survey/compilation. D.P. 801795, D.P. 738227, D.P. 384309, 973-2083

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SEC 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:-

- EASEMENT FOR POWER TRANSMISSION LINE 10 WIDE & VAR. WIDTH
- EASEMENT FOR SERVICES 5 WIDE
- EASEMENT FOR RIGHT OF CARRIAGEWAY 10 WIDE

SSM'S NOT ESTABLISHED SCIMS. 19.7.1994



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