



BUSHFIRE ASSESSMENT REPORT (BAR)

PROPOSED BUILDING ENVELOPE FOR POTENTIAL FUTURE DWELLING/SHED DEVELOPMENT

(PBP, 2019, PART 7 – RESIDENTIAL INFILL DEVELOPMENT)

1620 Bingleburra Road, East Gresford NSW 2311
(LOT 73, DP739305)

Prepared by Perception Planning Pty Ltd on behalf of Mal Graham



24 January 2023

Table 1 – Document Versions and Disclaimer

No:	Perception Planning Reference:	Author:	Reviewer:
Version 1	24/01/23_BAR_ 1620 Bingleburra Road_Version1	T.T	MB
<p>Disclaimer:</p> <p>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.</p> <p>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.</p> <p>Perception Planning accepts no liability or responsibility whatsoever for, or in respect of, any use of or reliance upon this report and its supporting material by any third party. Information provided is not identified to be suitable for legal advice in relation to any matter. Unauthorised use of this report in any form is prohibited.</p> <p>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.</p> <p>This bush fire assessment report shall remain valid for 12 months from the date of issue.</p>			

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 Mal Graham (the client) to prepare a Bushfire Assessment Report (BAR) for a proposed Building Envelope for potential future dwelling/shed development (the development) at 1620 Bingleburra Road, East Gresford NSW 2311 (the site).

The development is neither defined as residential subdivision, rural residential subdivision, nor a Special Fire Protection Purpose (SFPP) under RFS, 2019, 'Planning for Bushfire Protection' (PBP). It is therefore defined as 'infill development and other development'. A Bush Fire Safety Authority (BFSA) is not required from the RFS under the Rural Fire Act 1996 (s100B).

The site has an existing shed on it along the Southern boundary. This site is an 80 - minute drive or 78km 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).

A Dial Before You Dig (DBYD) request identified that mains electricity is available in the road reserve, however water is not. To note, electricity is present in the South-Eastern portion of the lot, refer to **(Attachment 4)** for Before You Dig Australia results. 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.

This BAR identifies that the predominant bushfire hazard is grassland surrounding the site. Grassland vegetation occurs to the North and West over Flat and upslope ground respectively. Grassland vegetation occurs to the East over Downslope ground (5-10°) and to the South over Downslope ground (10-15°). The proposed Building Envelope has been assessed in accordance with the grassland deeming provisions in 7.9 of PBP 2019 and as such, has been assessed as BAL-LOW in accordance with A1.12.5 of PBP 2019. This is based on the implementation of an Asset Protection Zone (APZ) of 50m to all elevations. The siting of future development is not currently known, and conditions may change in the future. In this instance, any potential future dwelling house will be subject to a separate BAR to determine the exact BAL.

The existing shed on site is classified as a class 10a non-habitable structure and does not have bushfire construction requirements. The removal of native flora or fauna will not be required. The BAR provides a series of recommendations in relation to the specific Bushfire Protection Measures (BPM)s based on the assessment of this infill development, Refer to Tables 2 – 10.

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1.0 INTRODUCTION

1.1 SITE PARTICULARS

Address:	1620 Bingleburra Road, East Gresford NSW 2311 (the site)
Legal Description:	Lot 73, DP739305
Total Area:	100 Ha (Approximate)
Local Government Area:	Dungog Shire Council
Fire Danger Index (FDI):	100 - Greater Hunter
Boundaries:	Land zoned RU1 – Primary Production encompasses the lot and surroundings.

1.2 CURRENT LAND USE

This site has an existing shed on site. The site has access via Bingleburra Road, which is currently a sealed public road. Refer to **(FIGURE 2)** for Building Envelope APZ Map and **(PHOTOS 1-4)** at location of Building envelope and site surrounds.

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 a Building Envelope for potential future dwelling/shed development (the development) at 1620 Bingleburra Road, East Gresford NSW 2311 (the site). The development is defined as 'infill development and other development' under PBP and for future development could be defined under the National Construction Code (NCC) as a dwelling (Class 1a). There is an existing shed on site being a (Class 10a). Site Locality is demonstrated in **(FIGURE 1)**.

1620 Bingleburra Road East
Gresford NSW 2311

Figure 1 - Locality Map



-  Waterbody
-  Site Boundaries
-  Watercourse
-  Lot
-  Road Corridor



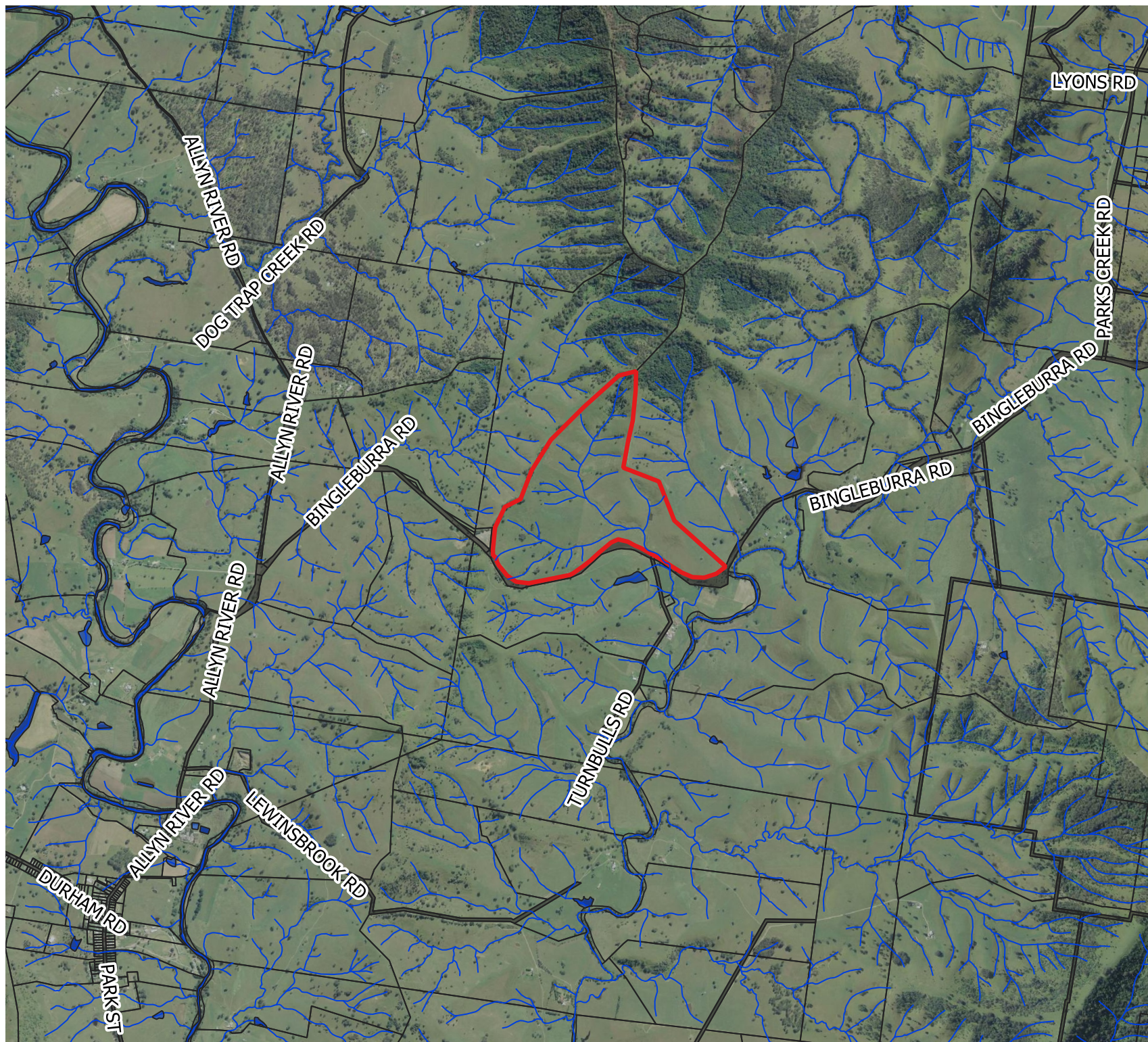
0 0.75 1.5 km



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: J003367

Date: 24/01/2023



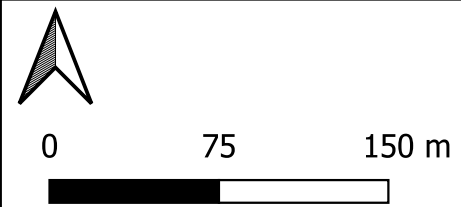


1620 Bingleburra Road, East
Gresford NSW 2311

**Figure 2 - Building
Envelope APZ Map**



- Site Boundaries
- Building Envelope
- Grassland provisions
- 50m APZ
- Setbacks
- Road Corridor
- Contours
- Watercourse



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Photo 1: Northern Elevation and Grassland Surrounds



Photo 2: Eastern Elevation and Grassland Surrounds



Photo 3: North-West Elevation and Grassland Surrounds



Photo 4: Western Elevation and Grassland Surrounds



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 is grassland surrounding the site. 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

Grassland vegetation occurs to the North and West over upslope/flat ground, to the East over downslope (5-10°) ground and to the South over downslope ground (10-15°).

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 – BAL Table for Proposed Dwelling and Laundry

Direction	Vegetation	Slope (°)	APZ (7.9 of PBP 2019)	BAL
Transect 1 (N)	Grassland	Upslope	>50m	BAL-LOW
Transect 2 (E)	Grassland	Upslope	>50m	BAL-LOW
Transect 3 (S)	Grassland	Cross-slope	>50m	BAL-LOW
Transect 4 (W)	Grassland	Upslope	>50m	BAL-LOW

The proposed Building Envelope within the site is assessed as BAL-LOW in accordance with A1.12.6 and 7.9 Grassland Deeming Provisions of PBP 2019 due to the implementation of a 50m APZ in which there are no further bushfire requirements. Any future development within the building Envelope can be constructed to BAL-29 or less. The siting of future development is not currently known, and conditions may change in the future. In this instance, any potential future dwelling house will be subject to a separate BAR to determine the exact BAL.

3.0 BUSHFIRE PROTECTION MEASURES AND RECOMMENDATIONS

3.1 ASSET PROTECTION ZONES

The RFS, 2019, PBP states that the intent of these Bushfire Protection Measures is 'to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities'.

Table 3 - Compliance with PBP for Asset Protection Zones

Performance Criteria	Acceptable Solution	Response
<ul style="list-style-type: none"> APZs are provided commensurate with the construction of the building; and A defensible space is provided onsite 	An APZ is provided in accordance with Table A1.12.2 or A1.12.3 in Appendix 1.	Complies with Acceptable Solution - This BAR demonstrates that the proposed Building Envelope has been assessed as BAL-LOW. APZ is to be implemented being 50m to all elevations. No further Bushfire Protection Measures (BPM)s are required (7.9 – PBP 2019). The existing shed being a class 10a structure has no construction requirements (8.3.2 – PBP 2019).
<ul style="list-style-type: none"> APZs are managed and maintained to prevent the spread of a fire to the building. 	APZs are managed in accordance with the requirements of Appendix 4 of PBP.	Complies with Acceptable Solution - APZ to be managed in accordance with the requirements of Appendix 4 of PBP. refer to (ATTACHMENT 3) .
<ul style="list-style-type: none"> The APZ is provided in perpetuity. APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised. 	<p>APZs are wholly within the boundaries of the development site.</p> <p>APZs are located on lands with a slope less than 18 degrees.</p>	<p>Complies with Acceptable Solution – APZ is wholly within the boundaries of the development site.</p> <p>APZ is located on lands with a slope less than 18 degrees.</p>

3.2 SITING AND DESIGN PRINCIPLES

The RFS, 2019, PBP does not include siting and design principles. In turn, the siting and design principles from the RFS, 2006, PBP (Section 4.3.5 – Specifications and Requirements for Bush Fire Protection Measures for Infill Development) have been discussed below.

Commentary regarding these Siting and Design principles of the development is outlined below.

Table 4 – Compliance with PBP for Siting and Design

Performance Criteria	Acceptable Solution	Response
Buildings are sited and designed to minimise the risk of bush fire attack.	Buildings are designed and sited in accordance with the siting and design principles in this section (see also Figure 4.7 (p.42)).	Not Applicable - No siting and design principles are recommended because the bushfire hazard has been deemed to be too low. As the dwelling was constructed after the introduction of PBP in 2001 no upgrades for increased protection against bushfire embers is considered necessary.

3.3 ACCESS

Table 5 – 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.	Not Applicable - This is not a requirement based on the BAR assessment of BAL-LOW.
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.	Not Applicable - This is not a requirement based on the BAR assessment of BAL-LOW.
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.	Not Applicable - This is not a requirement based on the BAR assessment of BAL-LOW.
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 the road speed limit is not greater than 70 kph) that supports the operational use of emergency firefighting vehicles.	Not Applicable - This is not a requirement based on the BAR assessment of BAL-LOW..

3.4 WATER SUPPLIES

Table 6 – 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	Not Applicable - This is not a requirement based on the BAR assessment of BAL-LOW.
<ul style="list-style-type: none"> Water supplies are located at regular intervals The water supply is accessible and reliable for firefighting purposes 	Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005 Hydrants are not located within any road carriageway Reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads.	Not Applicable - This is not a requirement based on the BAR assessment of BAL-LOW.
Flows and pressure are appropriate.	Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005	Not Applicable - This is not a requirement based on the BAR assessment of BAL-LOW.
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.	Not Applicable - This is not a requirement based on the BAR assessment of BAL-LOW.
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,	Not Applicable - This is not a requirement based on the BAR assessment of BAL-LOW.

3.5 GAS AND ELECTRICITY SERVICES

Table 7 – Compliance with PBP for Gas and Electricity Services

Performance Solutions	Acceptable Solutions	Response
Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.	<ul style="list-style-type: none"> 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. All fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side. Connections to and from gas cylinders are metal. Polymer-sheathed flexible gas supply lines are not used. Above-ground gas service pipes are metal, including and up to any outlets. 	Not Applicable - This is not a requirement based on the BAR assessment of BAL-LOW.

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"> - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and - 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. 	Not Applicable - This is not a requirement based on the BAR assessment of BAL-LOW.
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3.6 CONSTRUCTION STANDARDS

Table 8 – Compliance with PBP for Construction Standards

Performance Criteria	Acceptable Solution	Response
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 is provided in accordance with the NCC and as modified by section 7.5 (please see advice on construction in the flame zone)</p>	Complies with Acceptable Solution – This BAR demonstrates that the proposed Building Envelope has been assessed as BAL-LOW. No further Bushfire Protection Measures (BPM)s are required (7.9 – PBP 2019). APZ is to be implemented being 50m to all elevations. No further Bushfire Protection Measures (BPM)s are required (7.9 – PBP 2019). The existing shed being a class 10a structure has no construction requirements (8.3.2 – PBP 2019). Refer to (ATTACHMENT 2) for construction requirements.
Proposed fences and gates are designed to minimise the spread of bush fire	Fencing and gates are constructed in accordance with section 7.6	Not Applicable - This is not a requirement based on the BAR assessment of BAL-LOW.
Proposed Class 10a buildings are designed to minimise the spread of bush fire	Class 10a buildings are constructed in accordance with section 8.3.2	Complies with Acceptable Solution – 10a structures on site being a standalone shed and as such has no bush fire protection requirements.
Home-based child care: 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.	Not Applicable - This is not a requirement based on the BAR assessment of BAL-LOW.

3.7 LANDSCAPING

Table 9 – Compliance with PBP for Landscaping

Performance Solutions	Acceptable Solutions	Response
Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind drive embers to cause ignitions.	<p>Compliance with the NSW RFS 'Asset protection zone standards' (see Appendix 4). A clear area of low-cut lawn or pavement is maintained adjacent to the house. Fencing is construction in accordance with section 7.6. Trees and shrubs are located so that:</p> <ul style="list-style-type: none"> • The branches will not overhang the roof • The tree canopy is not continuous • Any proposed windbreak is located on the elevation from which fires are likely to approach. 	Complies with Acceptable Solution - The APZ surrounding the Building Envelope is to be managed in accordance with PBP (Appendix 4) – (Attachment 3) .

3.8 EMERGENCY MANAGEMENT

Table 10 – Compliance with PBP for Emergency Management

Performance Solutions	Acceptable Solutions	Response
Home-based child care: a bushfire emergency and evacuation management plan is prepared.	A Bush Fire Emergency Management and Evacuation Plan is prepared by the operator consistent with the NSW RFS publication: A guide to Developing a Bush Fire Emergency and Evacuation Plan, and the AS 3745:2010	Complies with Acceptable Solution The client is to familiarise themselves with a Bush Fire Emergency Management and Evacuation Plan and is available from the NSW RFS Website www.rfs.nsw.gov.au .

Note: The above are recommendations of the BAR. Any development approval is to comply with the Conditions listed on the Council Notice of Determination, not the above recommendations. The above recommendations are only intended to assist Council in their assessment of the DA.

4.0 CONCLUSION

Perception Planning has been engaged by Mal Graham (the client) to prepare a Bushfire Assessment Report (BAR) for a proposed Building Envelope for potential future dwelling/shed development (the development) at 1620 Bingleburra Road, East Gresford NSW 2311 (the site).

This BAR identifies that the predominant bushfire hazard is grassland surrounding the site. Grassland vegetation occurs to the North and West over Flat and upslope ground respectively. Grassland vegetation occurs to the East over Downslope ground (5-10°) and to the South over Downslope ground (10-15°). The siting of future development is not currently known, and conditions may change in the future. In this instance, any potential future dwelling house will be subject to a separate BAR to determine the exact BAL.

The removal of native flora or fauna will not be required. The BAR provides a series of recommendations in relation to the specific Bushfire Protection Measures (BPM)s based on the assessment of this infill development, Refer to Tables 2 – 10. These include:

- The proposed Building Envelope has been assessed in accordance with the grassland deeming provisions in 7.9 of PBP 2019 and as such, has been assessed as BAL-LOW in accordance with A1.12.5 of PBP 2019. This is based on the implementation of an Asset Protection Zone (APZ) of 50m to all elevations.
- APZ is to be implemented around dwelling and managed as an IPA within the site to 50m to the North, East, South and Western elevations.
- The existing shed on site is classified as a class 10a non-habitable structure and does not have bushfire construction requirements.
- The client is to familiarise themselves with a Bush Fire Emergency Management and Evacuation Plan and is available from the NSW RFS Website www.rfs.nsw.gov.au .

REFERENCE LIST

Australian Standard AS3959 – Construction of Buildings in Bushfire Prone Areas (AS3959), viewed 24 January 2023, < <http://www.as3959.com.au/>>

Dial Before You Dig, 2019, 'Lodge an Inquiry', viewed 24 January 2023, < 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 24 January 2023, < <https://www.planningportal.nsw.gov.au/find-a-property>>

NSW Government, 2019, 'Biodiversity Vales Map and Threshold Tool', viewed 24 January 2023, <www.lmbc.nsw.gov.au>

NSW Government, 2019, 'Sharing and Enabling Environmental Data (SEED)', viewed 24 January 2023<geo.seed.nsw.gov.au>

NSW Office of Environment, 2016, 'Aboriginal Heritage Information Management System (AHIMS)', viewed 24 January 2023, <<http://www.environment.nsw.gov.au>>

Rural Fire Service, 2016, 'NSW Rural Fire Service – Guide for Bush Fire Prone Land Mapping', viewed 24 January 2023, <http://www.rfs.nsw.gov.au>

Rural Fire Service, 2019, 'Planning for Bushfire Protection', viewed 24 January 2023, < <http://www.rfs.nsw.gov.au>>

Rural Fire Service, March 2019, 'Comprehensive Fuel Loads', viewed 24 January 2023, < <http://www.rfs.nsw.gov.au>>

ATTACHMENT 1 – AHMIS RESULTS

Teresa Tratz

Date: 18 August 2022

260 Maitland Road

Mayfield New South Wales 2304

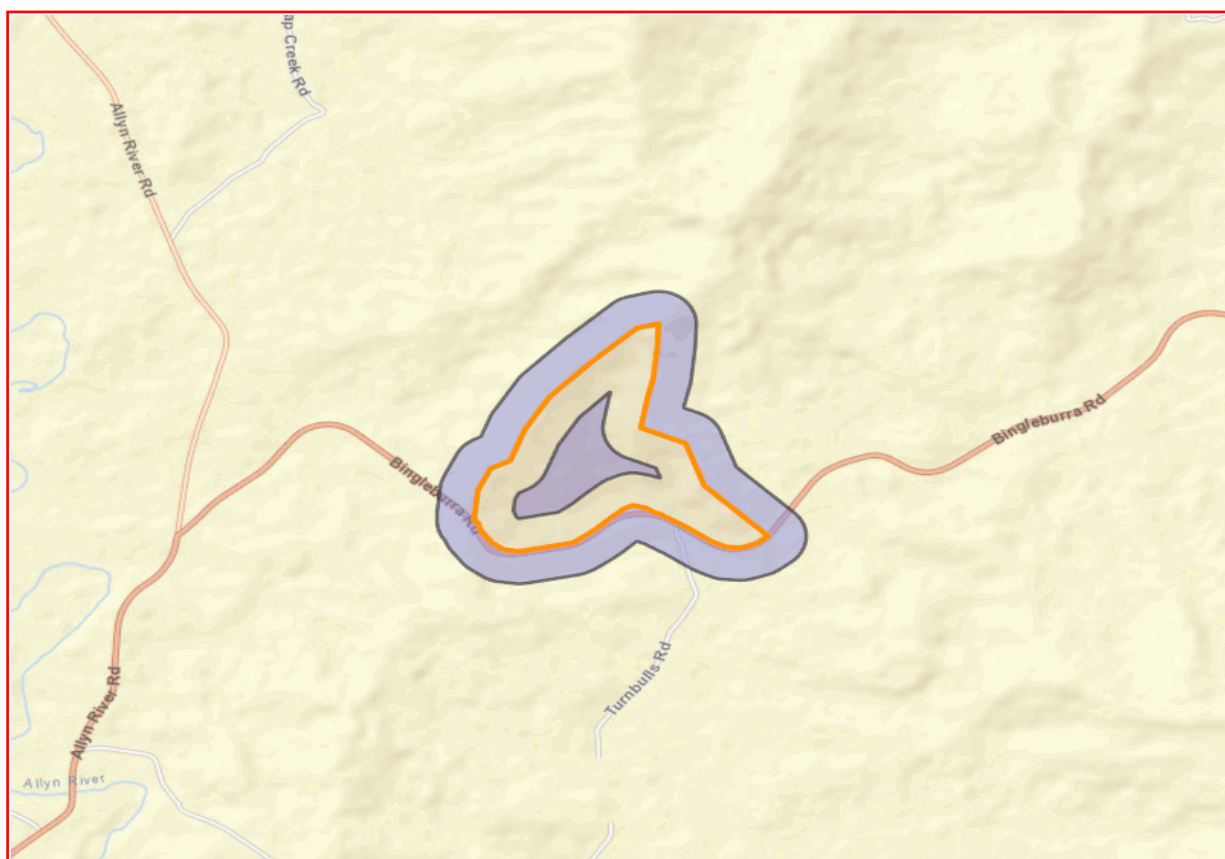
Attention: Teresa Tratz

Email: teresa@perceptionplanning.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 73, DP:DP739305, Section : - with a Buffer of 200 meters, conducted by Teresa Tratz on 18 August 2022.

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 to 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.

ATTACHMENT 2 – CONSTRUCTION REQUIREMENTS TABLE

	BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-Flame Zone
SUBFLOOR SUPPORTS	No Construction Requirements	No Construction Requirements	No Construction Requirements	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.
FLOORS	No Construction Requirements	No Construction Requirements	No Construction Requirements	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.
EXTERNAL WALLS	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.
EXTERNAL WINDOWS	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	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	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	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.

		seals or hardware. Openable portion of window to be screened internally.	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.	in width from window frame = glazing is to be externally screened.		
EXTERNAL DOORS – French doors, panel fold, bi-fold and sliding	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.
ROOFS	No Construction Requirements	Non-combustible covering. roof/wall junction sealed. openings fitted with non-combustible ember guards. Tiled and sheet roofs 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.	Roof tiles, sheets and covering to be non-combustible. roof/wall junction sealed. openings fitted with non-combustible ember guards. 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
VERANDAHS, DECKS ETC	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.

ATTACHMENT 3 – APPENDIX 4: ASSET PROTECTION ZONES

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.

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.

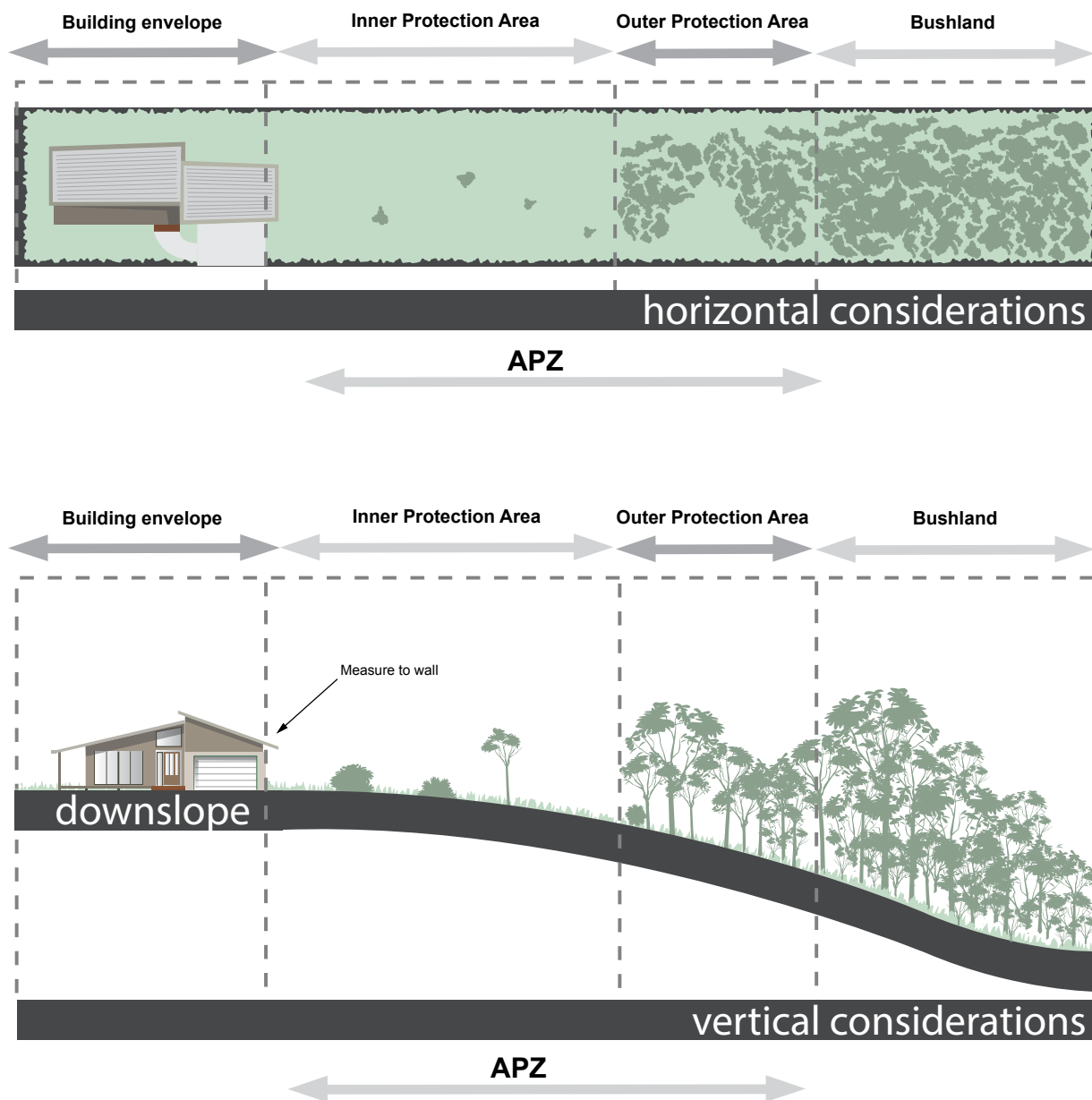
Grass

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

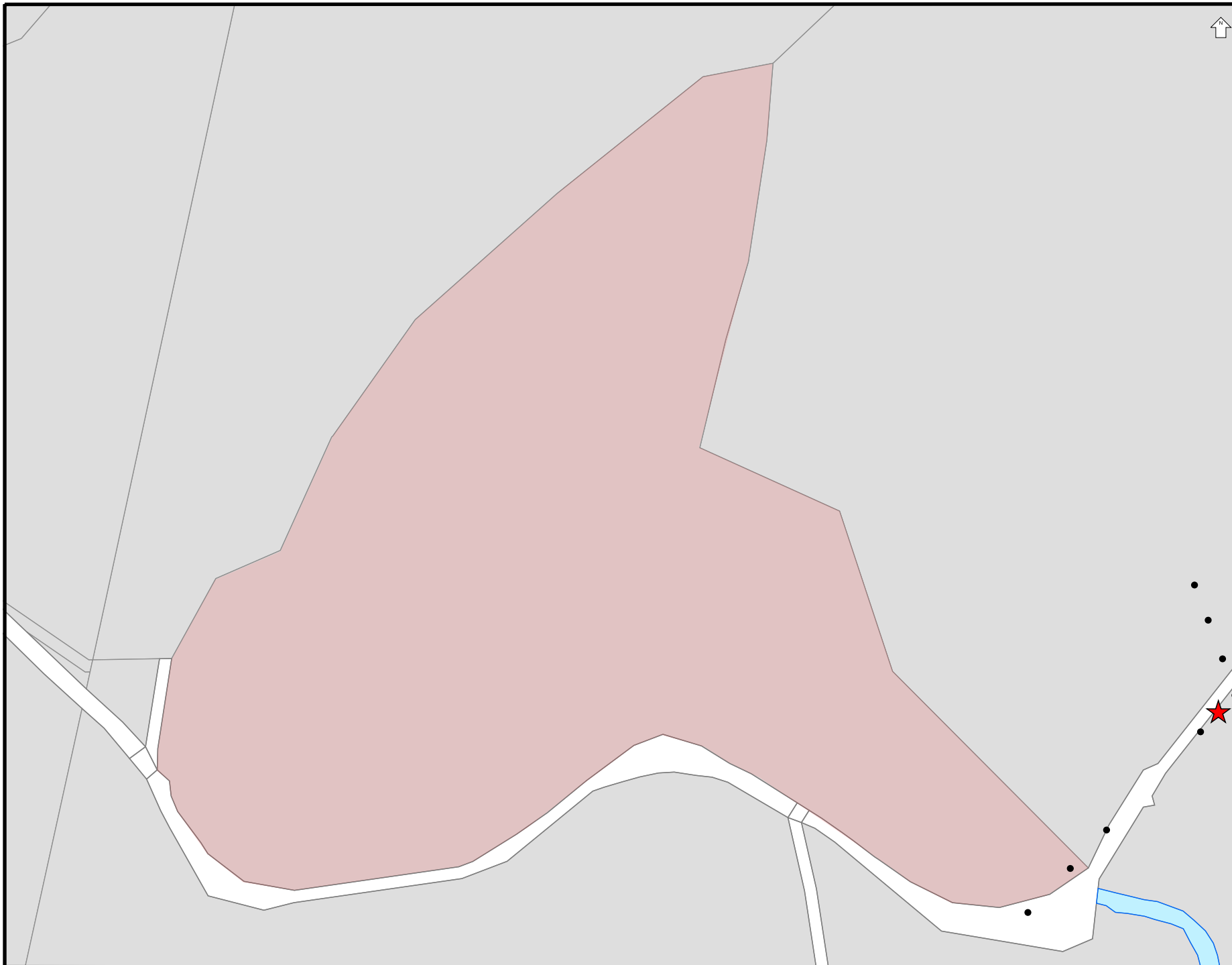
An APZ should be maintained in perpetuity to ensure ongoing protection from the impact of bush fires. Maintenance of the IPA and OPA as described above should be undertaken regularly, particularly in advance of the bush fire season.

Figure A4.1

Typical Inner and Outer Protection Areas.



ATTACHMENT 4 – BEFORE YOU DIG AUSTRALIA



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: 18/08/2022

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

A4 SCALE: 1:8455



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	 StormWater Assets	 Area of Interest
 Low Voltage	 Hydrant Control Valve	 HWC Stream Flow Gauge	 Reflux Valve Open	 Stop/Butterfly/Ball Valve	 StormWater Network Structure	 Easement Non HWC
 Electrical Pole	 Reflux Valve	 Radio Base	 Stop Valve Open	 Gate Valve	 StormWater Mains	 Fence Line
 Distribution Transformer	 Stop/Scour Valve	 Weather Station	 RecycledWater Hydrant	 Manhole	 Mains Abandon	 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		



CABLE/PIPE LOCATION

No assets were found in the search area

COMPANY NAME:	Not supplied
ATTENTION:	Teresa Tratz
SEARCH LOCATION:	1620 Bingleburra Road Bingleburra NSW 2311
SEQUENCE NO:	214953459
DATE:	Thursday, 18 August 2022

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 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.



Dial Before You Dig (DBYD)

Location Information

Hunter Water Corporation

36 Honeysuckle Drive
NEWCASTLE NSW 2300

To:

Teresa Tratz
260 Maitland Road
Mayfield NSW 2304

Enquiry Details	
Utility ID	80220
Job Number	32552076
Sequence Number	214953460
Enquiry Date	18/08/2022 11:40
Response	NOT AFFECTED
Address	1620 Bingleburra Road Bingleburra
Location in Road	Road,Nature Strip,Footpath
Activity	Planning and Design

Enquirer Details	
Customer ID	3261572
Contact	Teresa Tratz
Company	
Email	teresa@perceptionplanning.com.au
Phone	+61437195267

Enquirer Responsibilities

Hunter Water Corporation's (HWC) provision, and your access to and use, of the data, maps and other information contained in this response (Information) are subject to the following terms and conditions, and all additional disclaimers contained elsewhere within this response.

Nature of HWC's assets

You acknowledge that:

- water in the main is under pressure and may cause injury if the main is damaged;
- sewer mains can be under pressure and may cause injury if the main is damaged;
- recycled water mains can be under pressure and may cause injury if the main is damaged;
- services are laid at varying depths;
- the Information does not include data related to property services; and
- HWC will seek recovery of repair costs if assets are damaged.
- 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 relevant work area is established.

Your use of Information

You acknowledge and accept that all Information provided in this response by HWC:

- (a) is generated based on an automated analysis of the data you submit to the Dial Before You Dig website (DBYD). Accordingly, the relevance and reliability of such Information is dependant on the accuracy and suitability of the data you provide to DBYD;
- (b) the Information is intended to have a general application only and may not be suitable for your specific requirements; and
- (c) all Information is intended to provide guidance only and any reliance you place on such Information is entirely at your own risk.

The Information is provided for the sole purpose of assisting the location of HWC assets before excavation (**Permitted Purpose**), and you must not copy, translate, modify, distribute or make derivative works of the Information except as you directly require to achieve the Permitted Purpose. All Information contained in this response must be used and kept together. Your access to, and use of, the Information does not grant you any ownerships rights in respect of the Information or any intellectually property in the Information.

Disclaimer

While HWC takes all 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 intended general nature of the Information, it is not possible to conclusively specify the location of all of HWC's underground assets.

ALL INFORMATION IS PROVIDED AS GENERAL GUIDANCE ONLY AND SHOULD NOT BE USED OR RELIED UPON IN SUBSTITUTION FOR SPECIALISED PROFESSIONAL INDEPENDENT ADVICE.

If you have a question or concern about the appropriateness, reliability or application of any Information you must seek advice from a relevantly qualified professional.

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.

You must not solely rely upon the Information when undertaking underground works.

To the full extent permitted by law, HWC disclaims responsibility or liability for all loss, damage, injury or other claim whatsoever for any outcome arising from:

- (a) your access to, or use of, the Information, including any failure to avail yourself of the Information;
- (b) your reliance on the Information or its inability to meet your needs;
- (c) your failure to correctly or accurately:
- (1) submit relevant or valid data to DBYD; or
 - (2) use or interpret the Information provided by HWC; or
- (d) any delay, failure, interruption, or corruption of any Information.

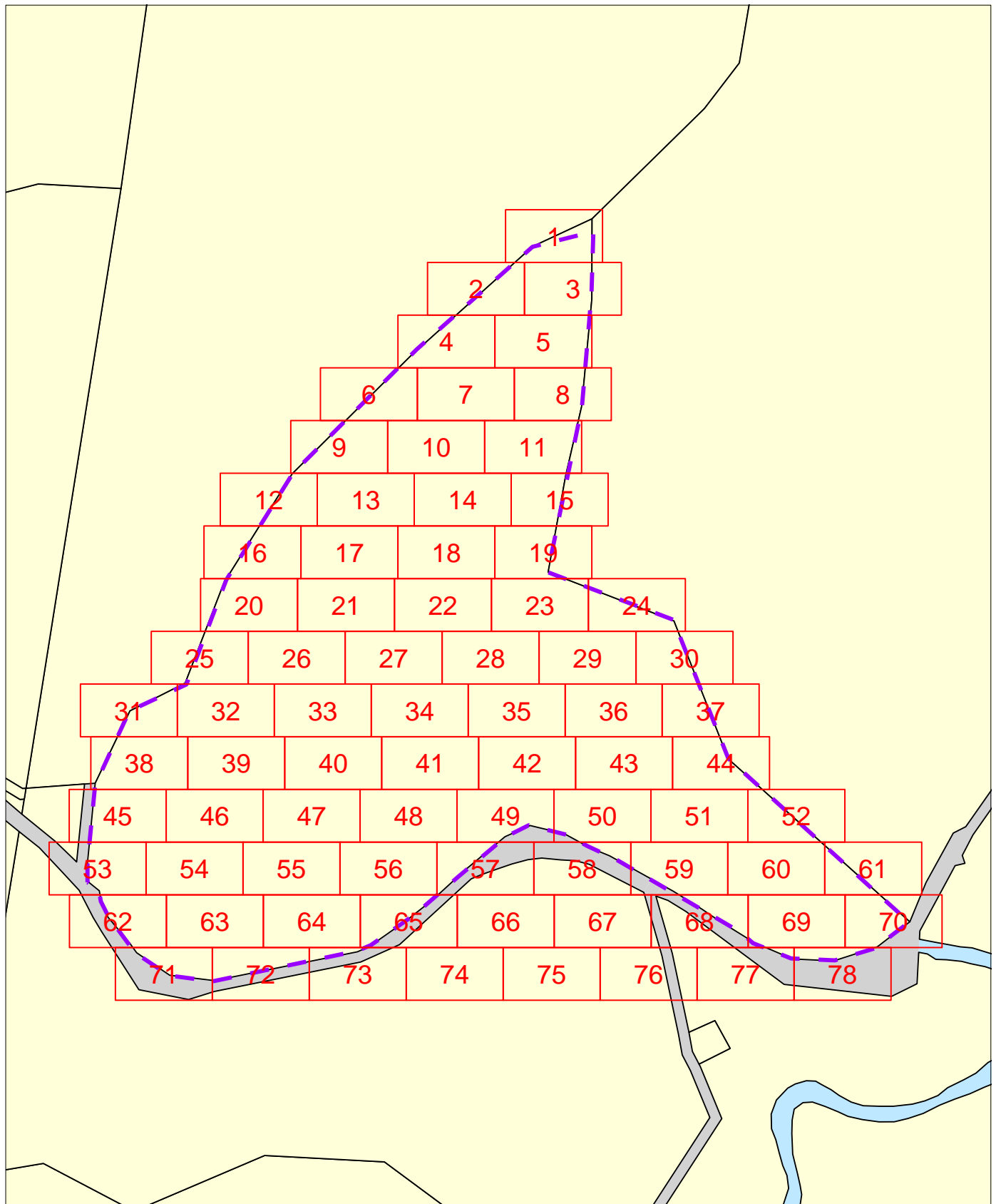
www.hunterwater.com.au

1300 657 000



Overview Map

Sequence No: 214953460
1620 Bingleburra Road Bingleburra



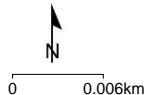
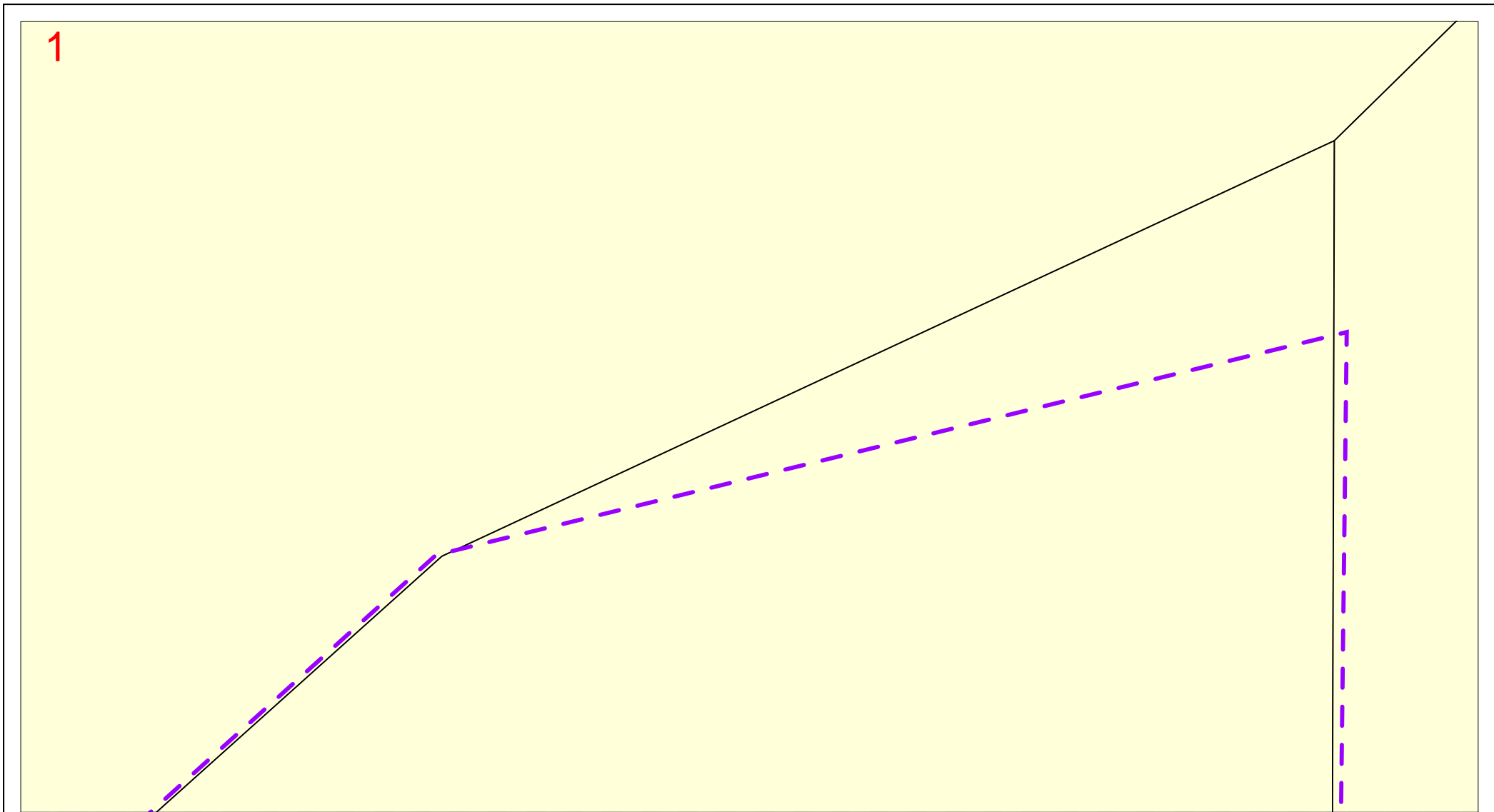
LEGEND:





Map 1

Sequence No: 214953460



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

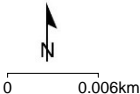
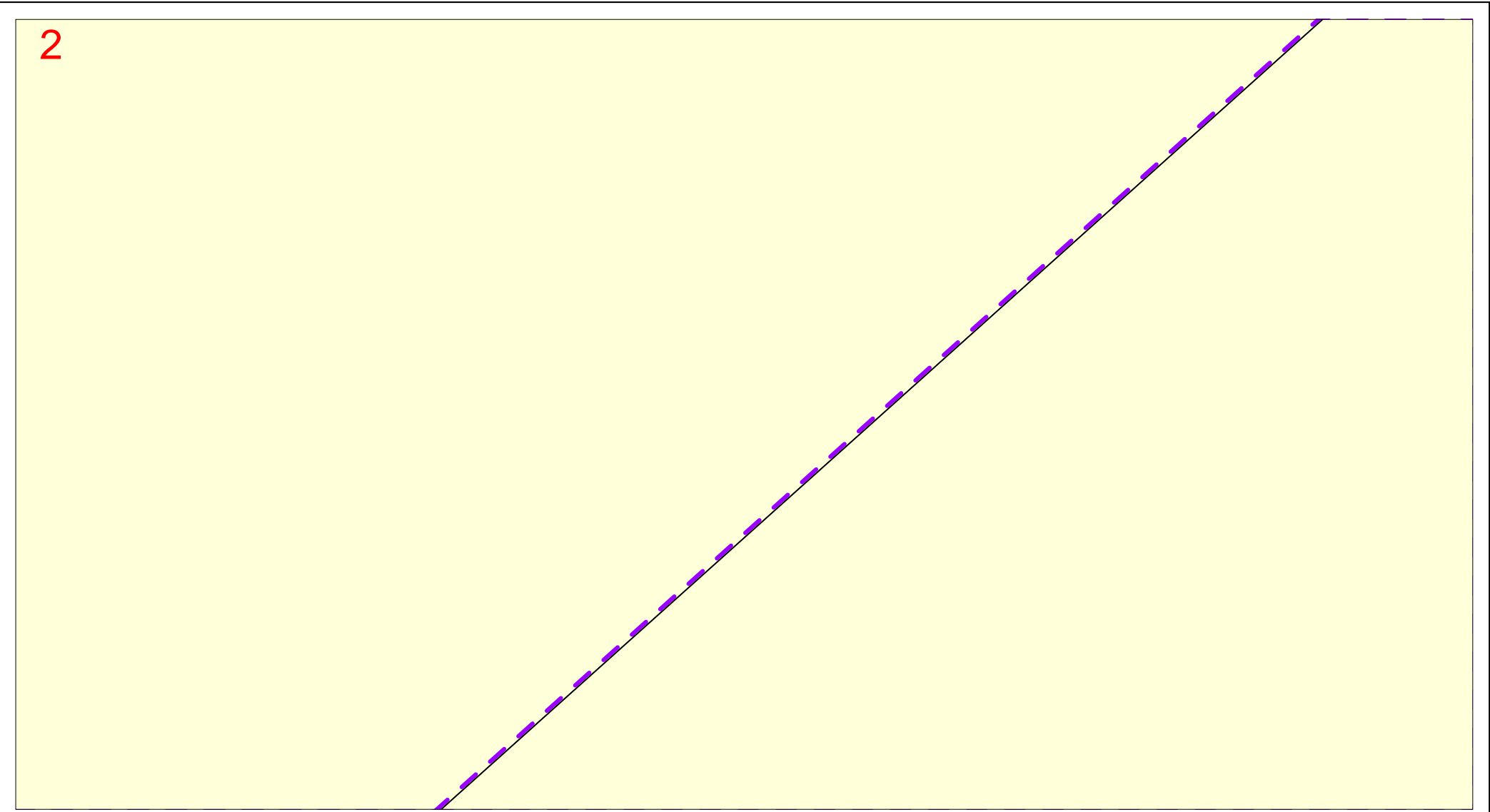
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

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[Nov 2017]



Map 2

Sequence No: 214953460



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

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ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

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

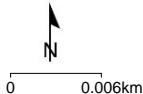
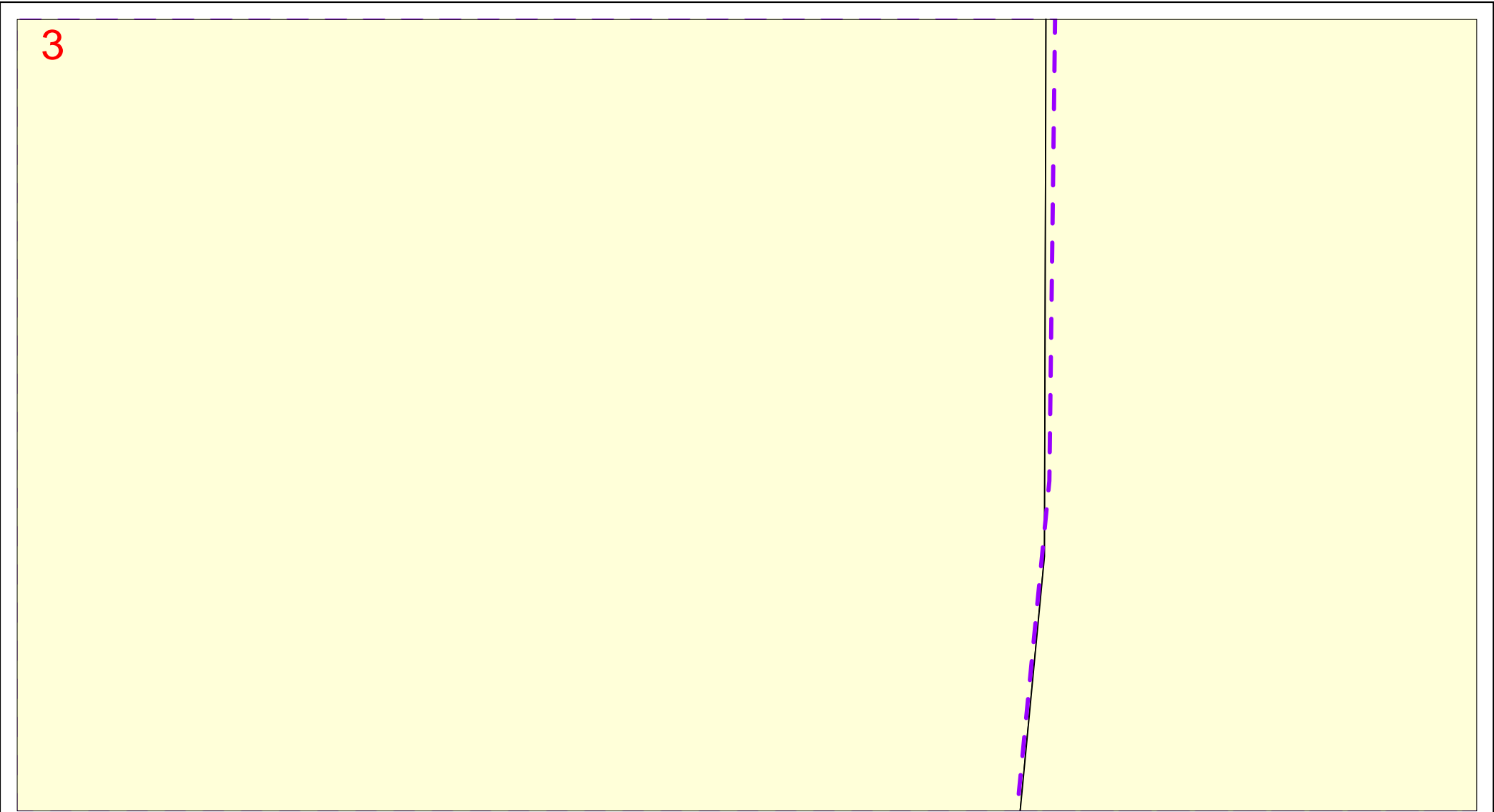
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Map 3

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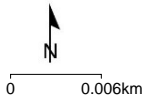
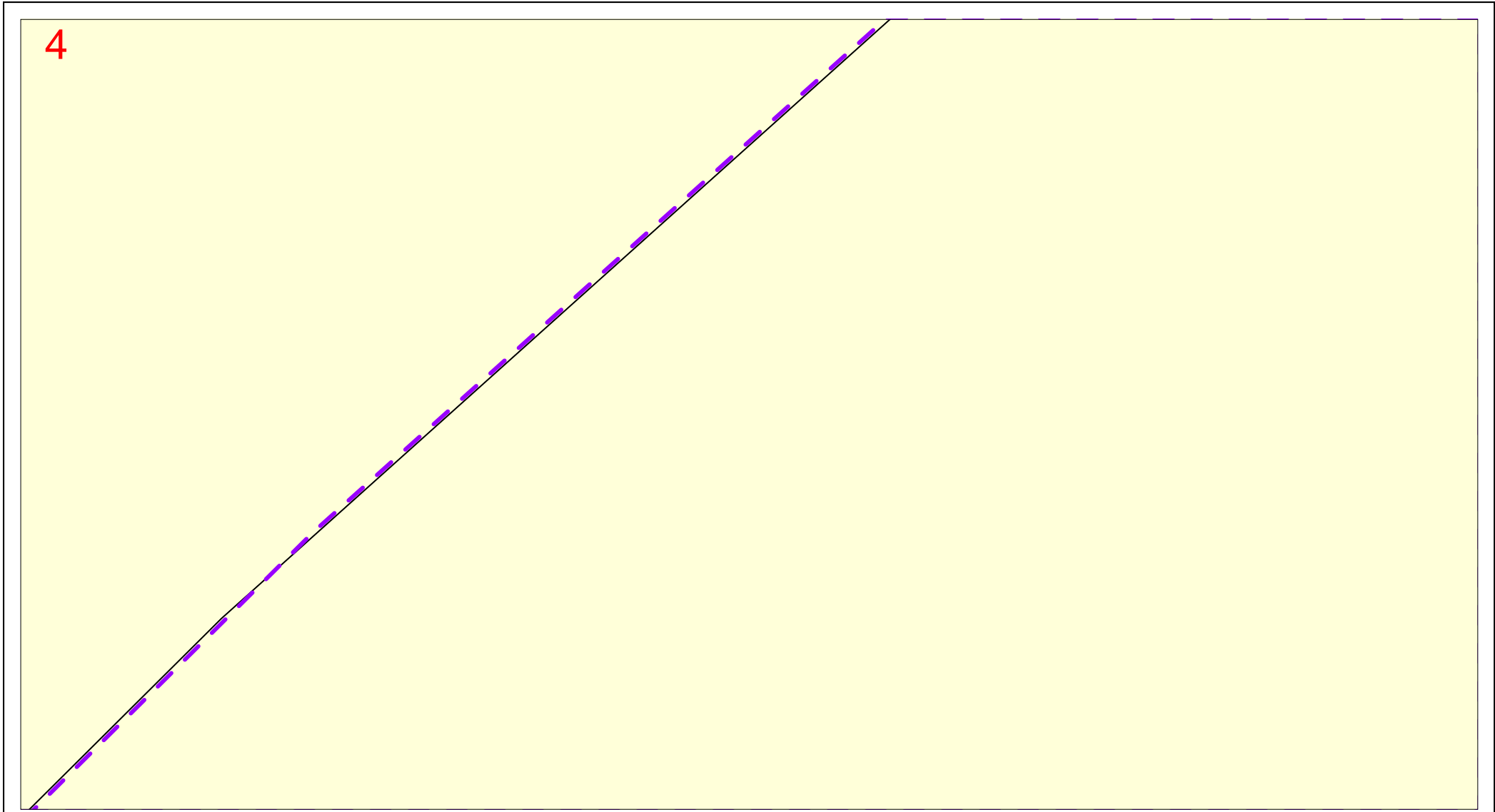
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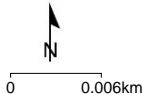
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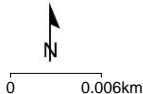
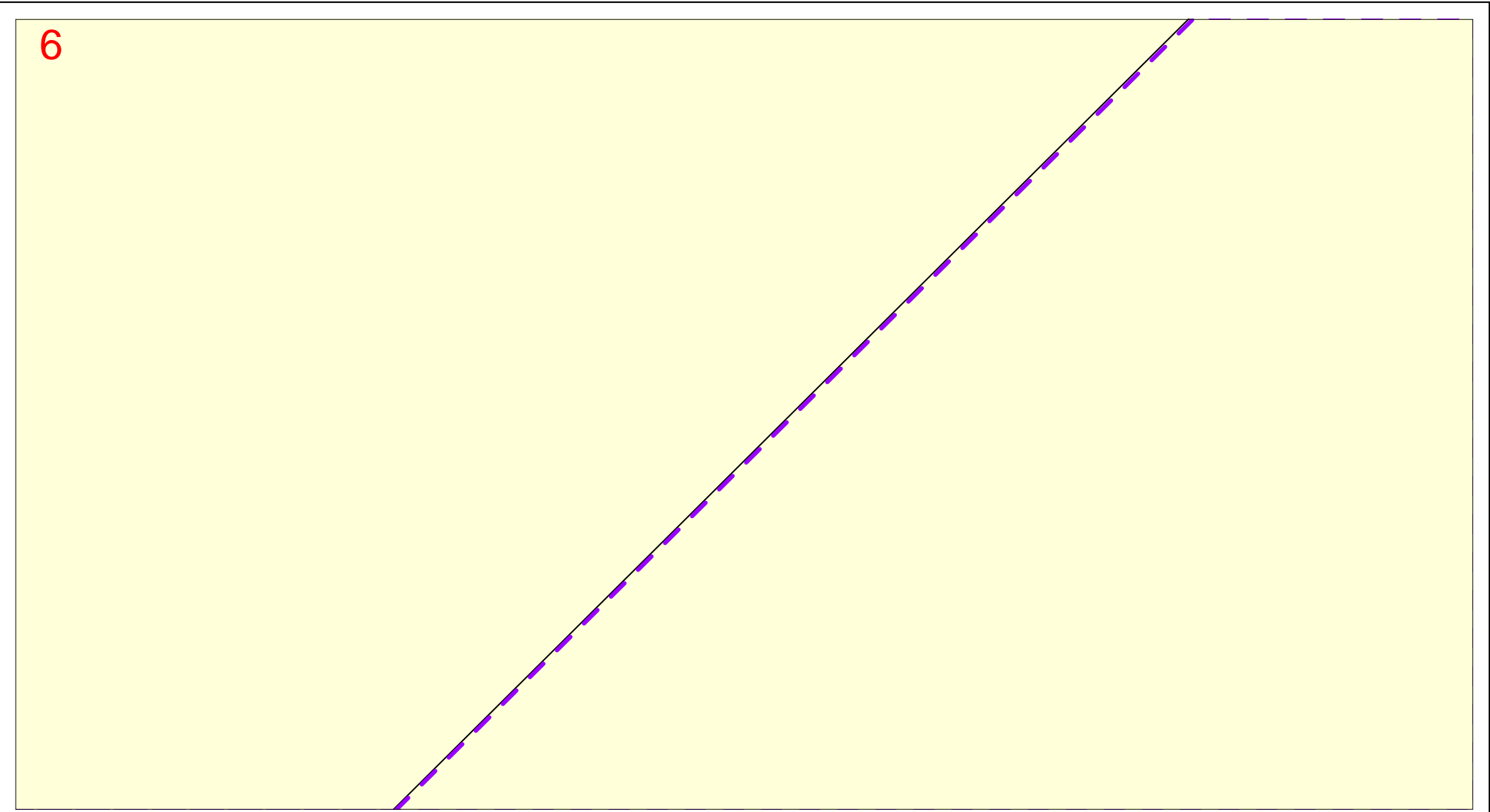
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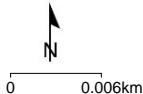
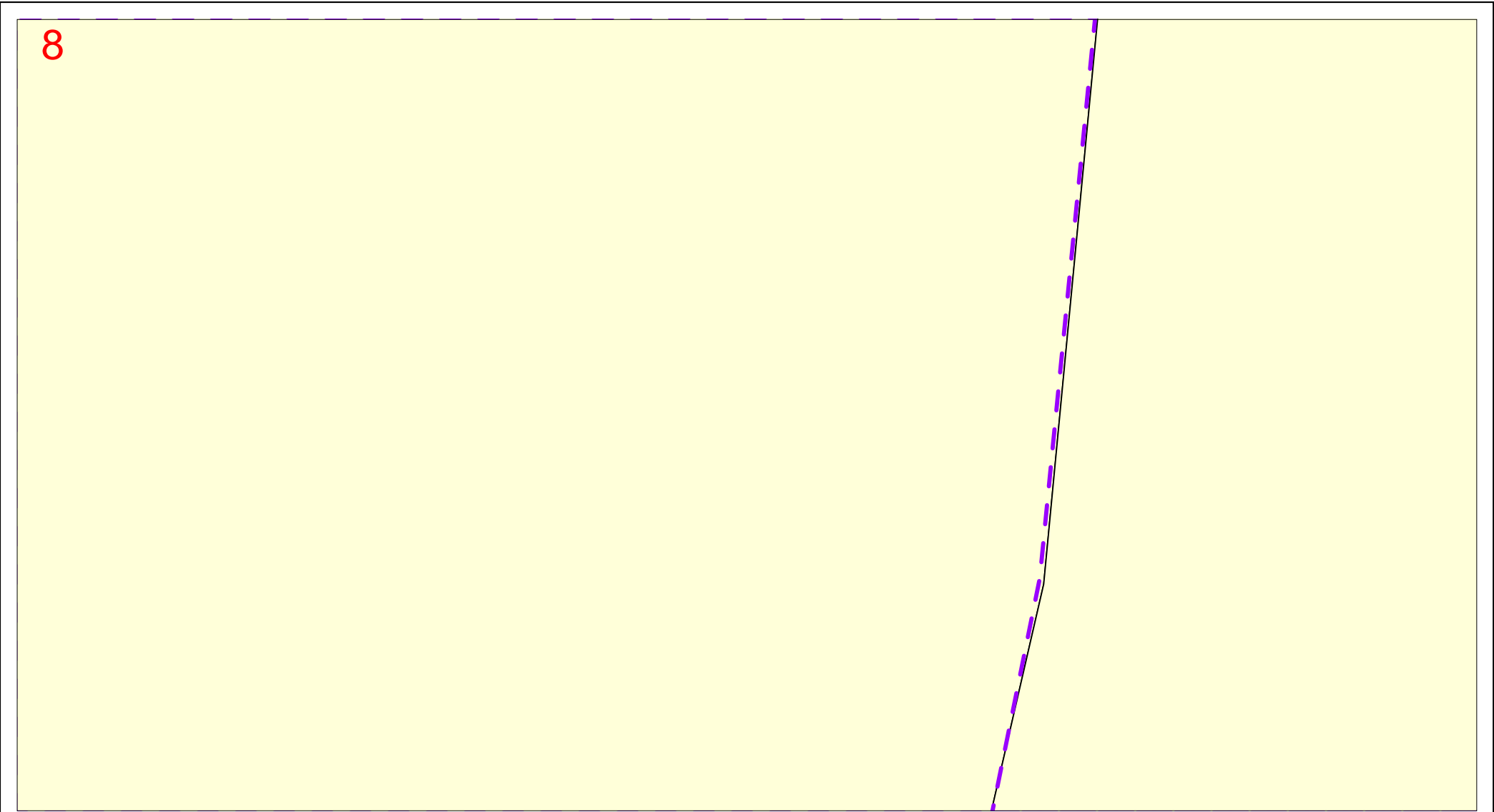
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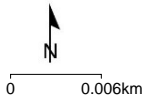
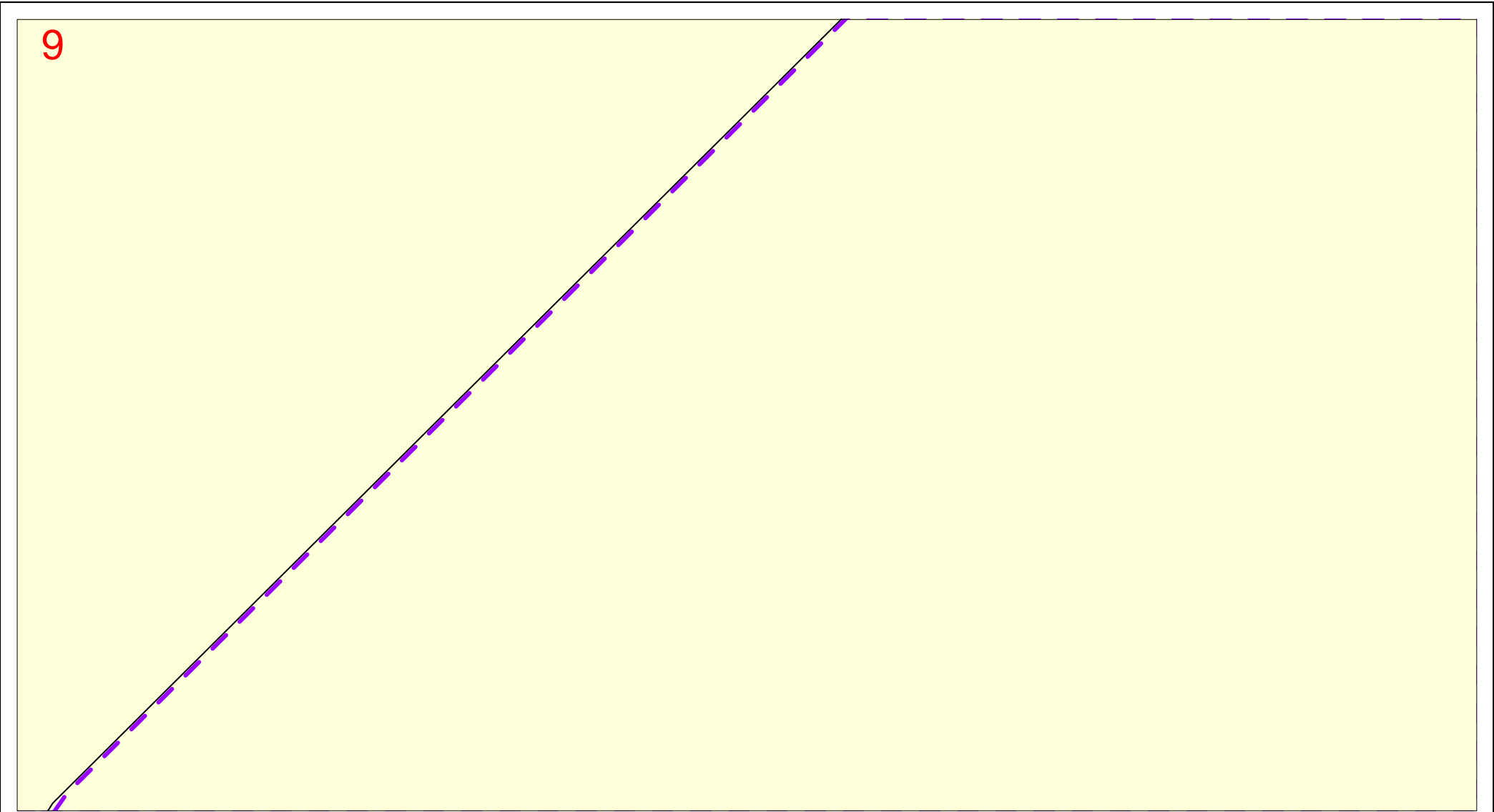
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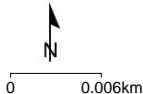
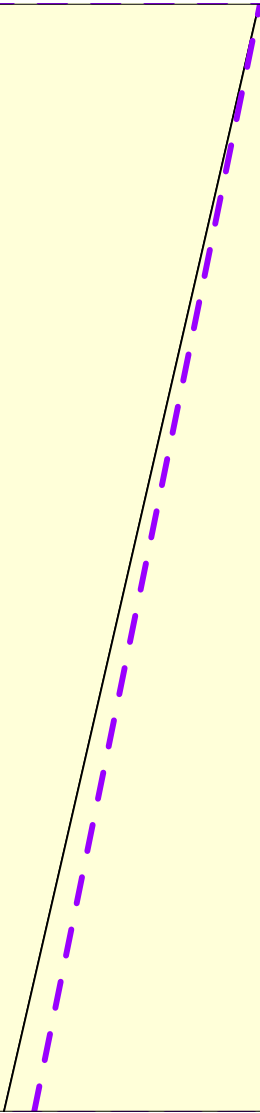
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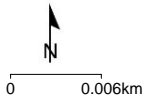
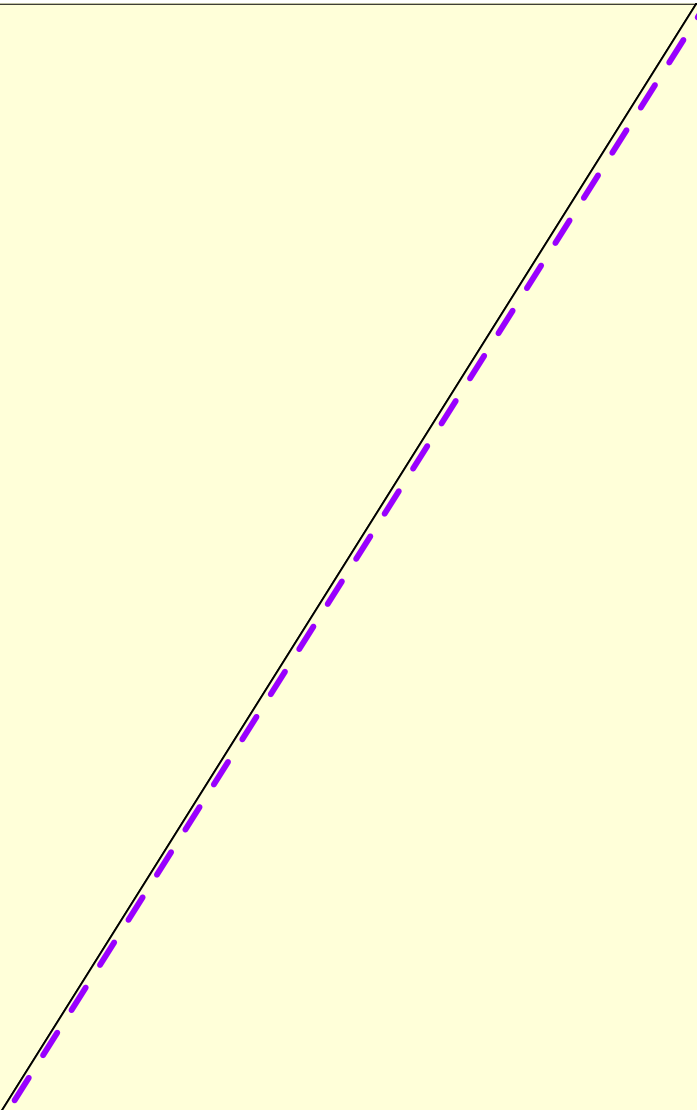
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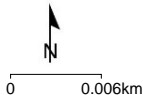
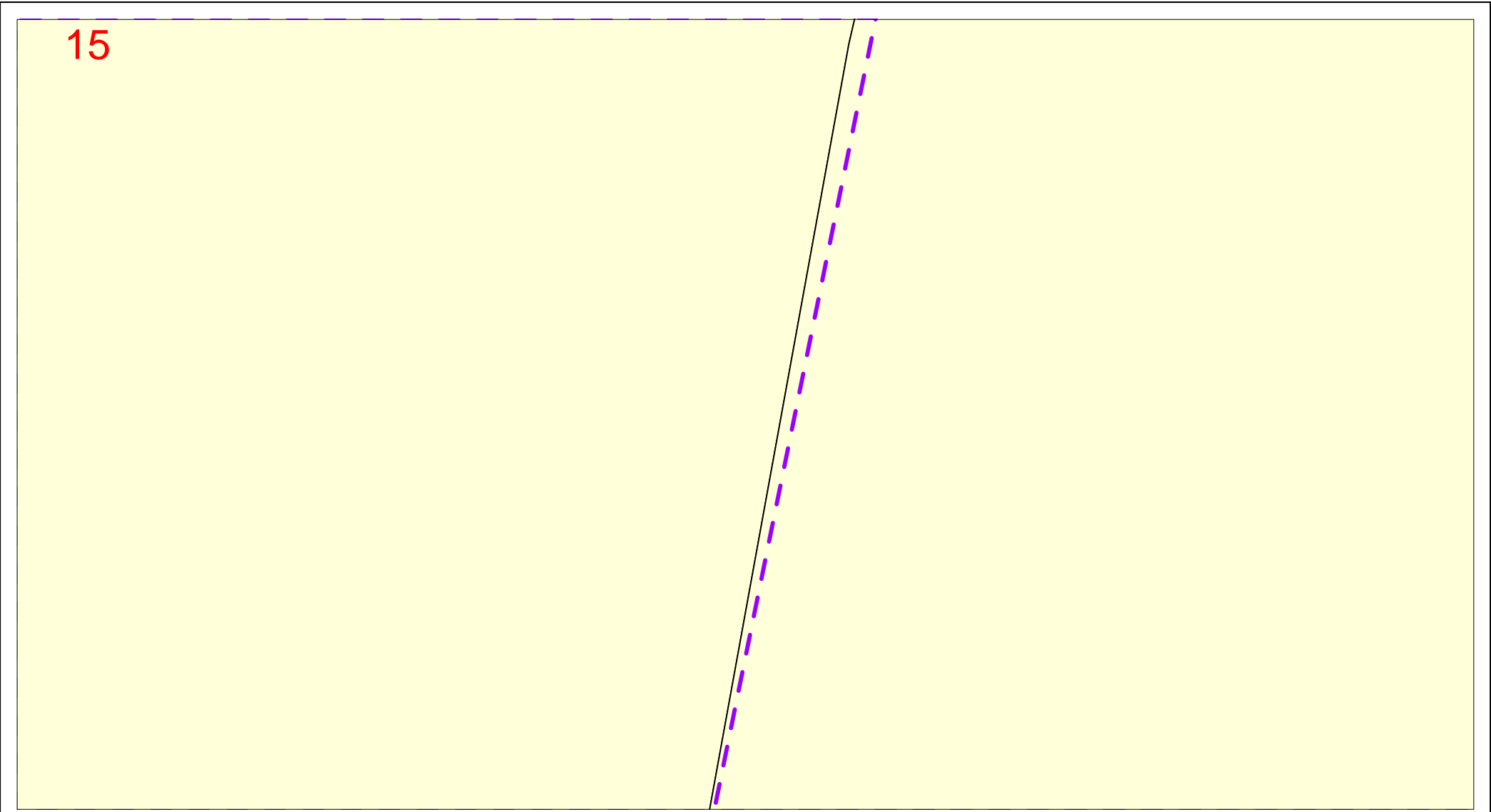
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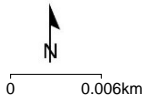
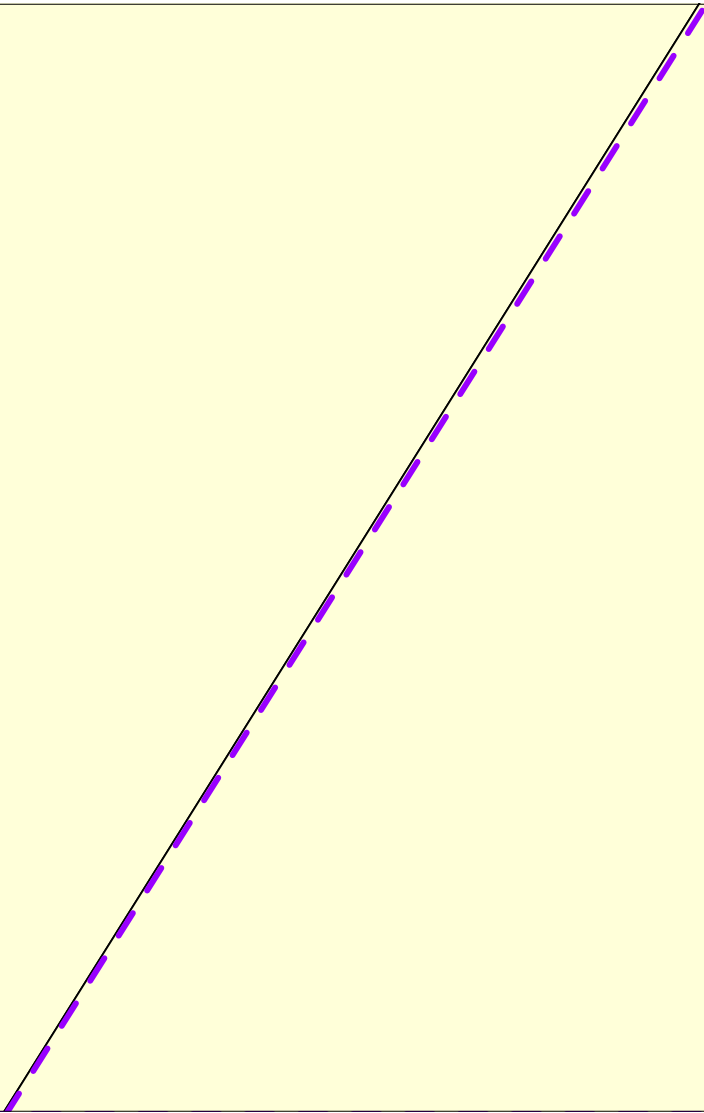
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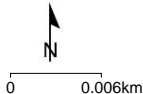
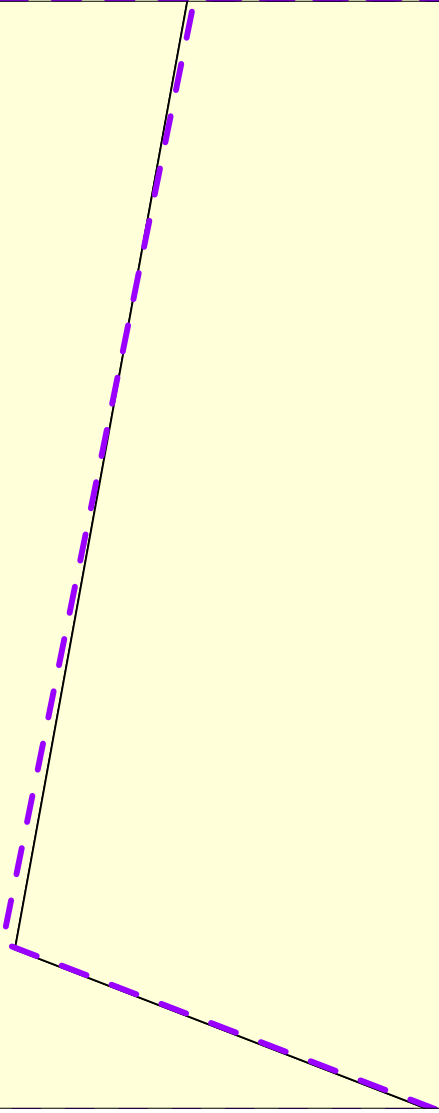
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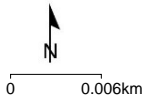
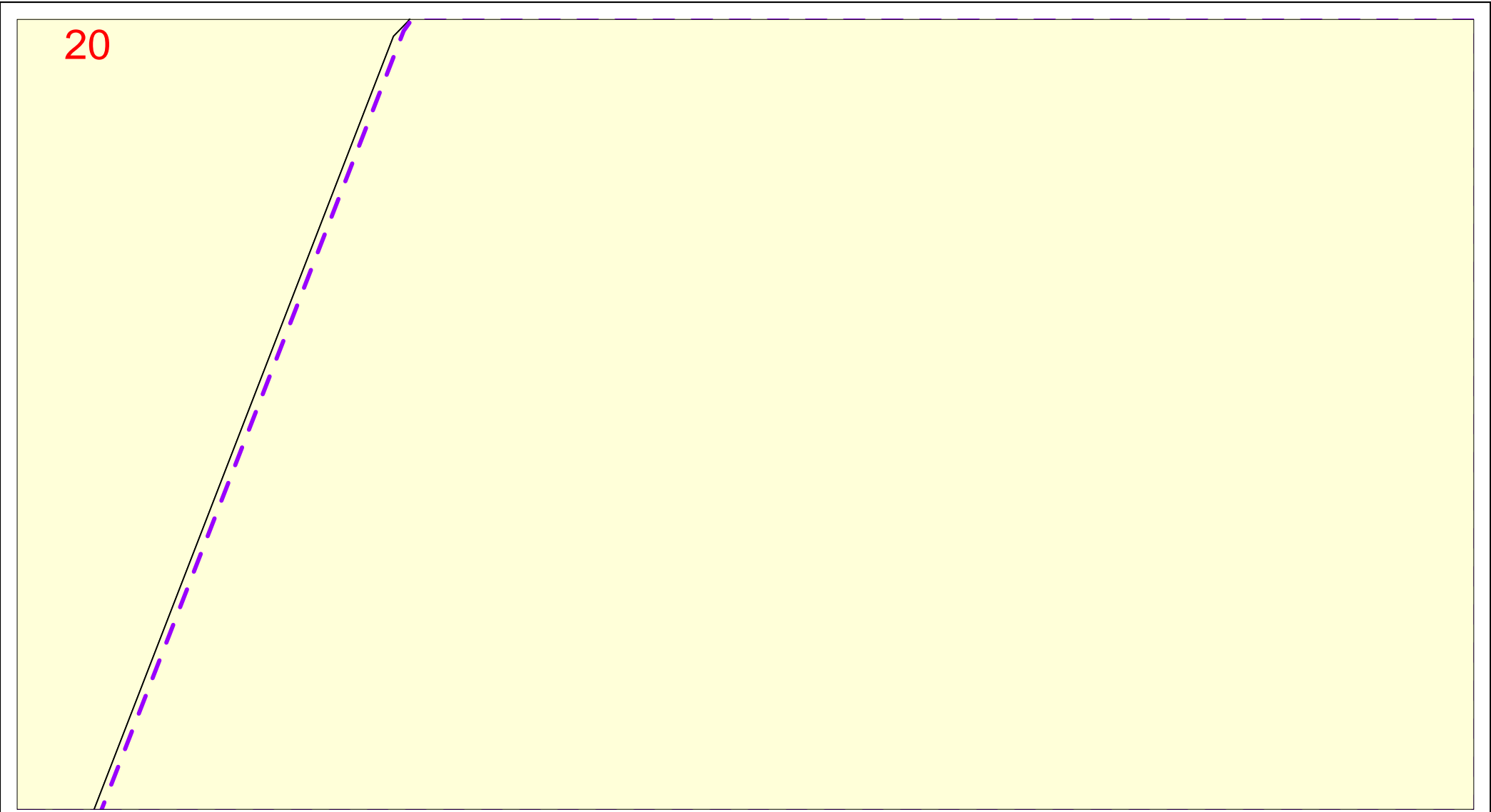
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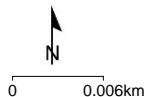
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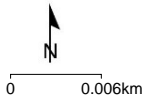
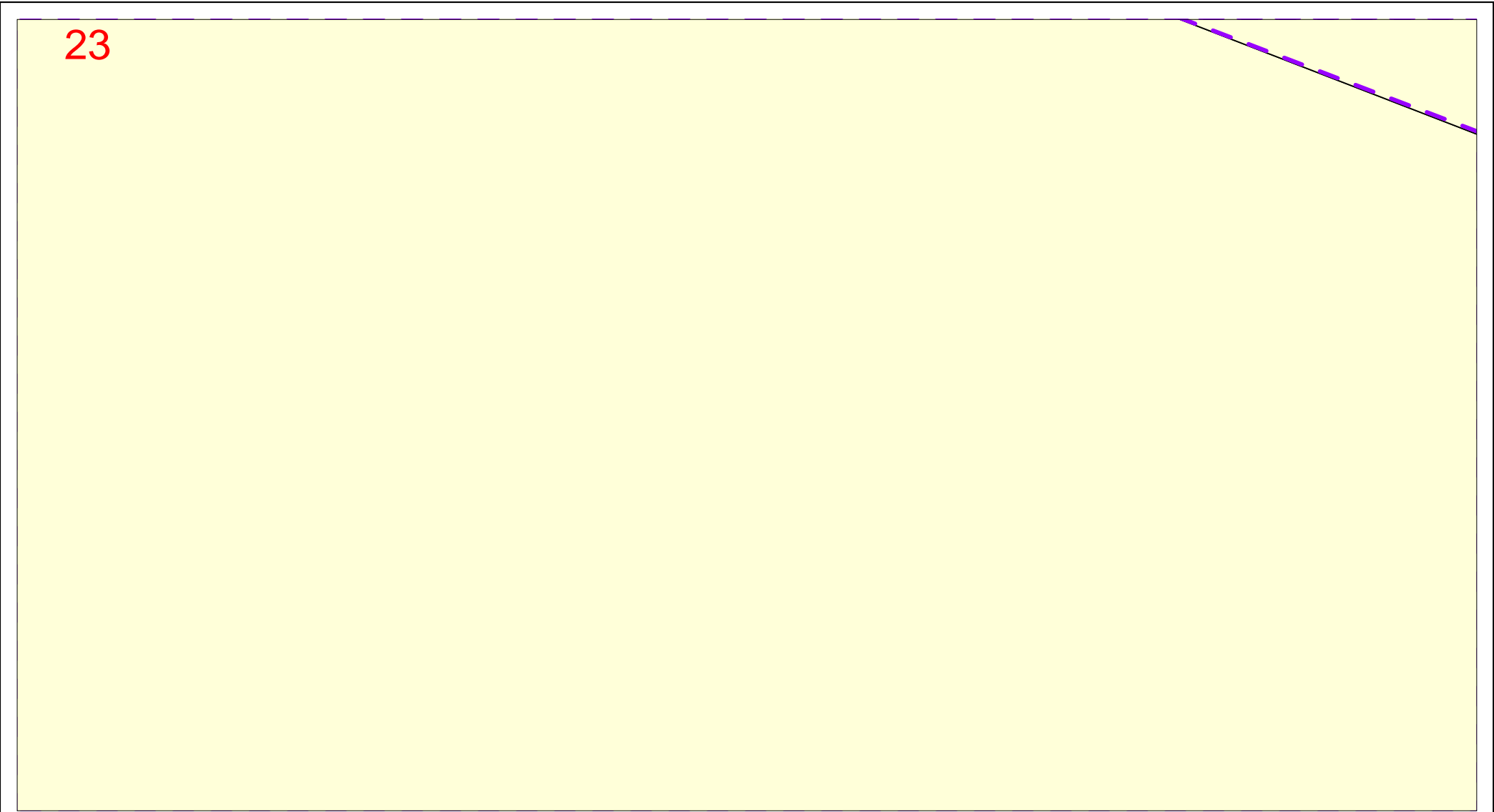
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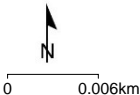
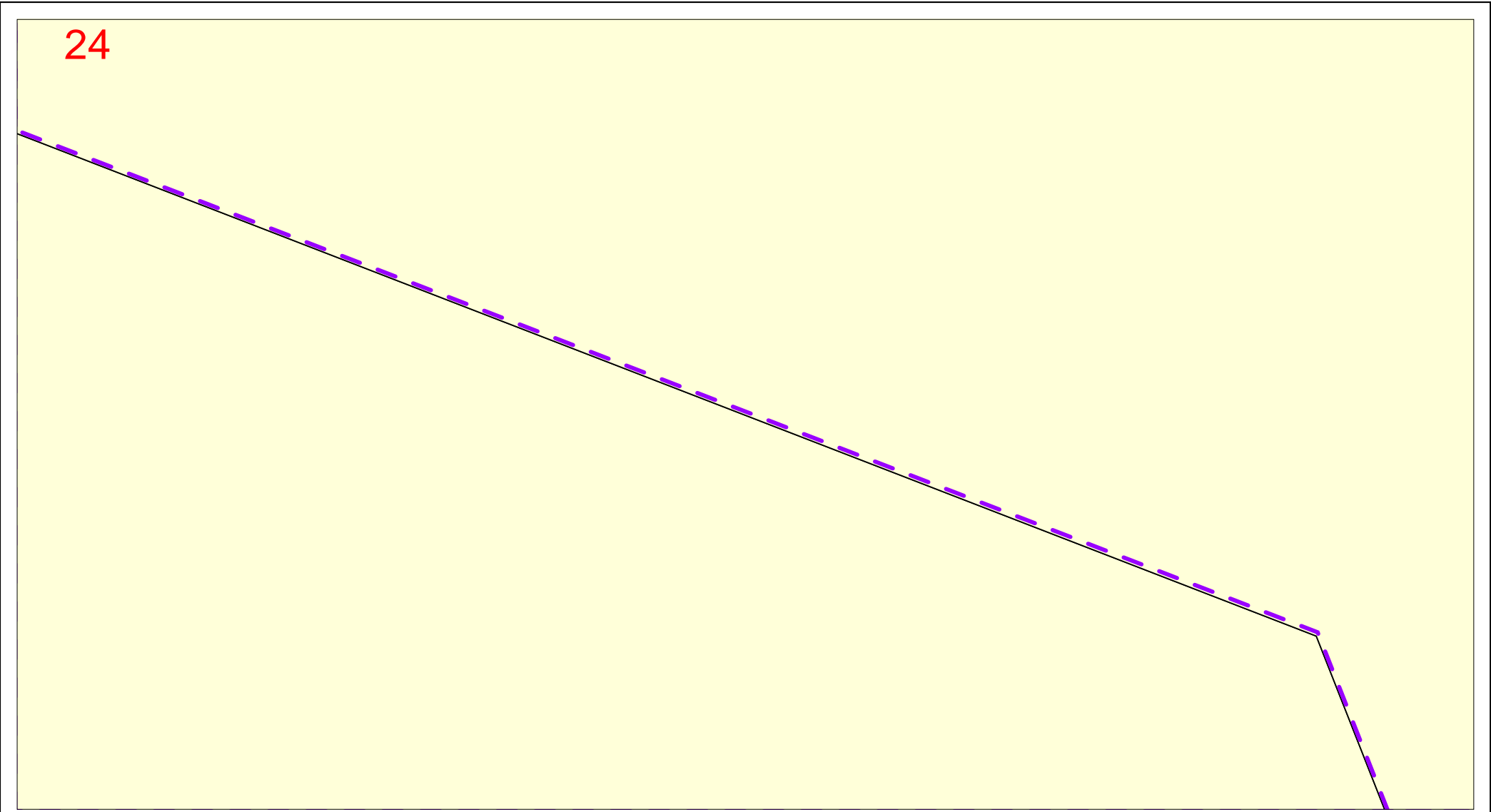
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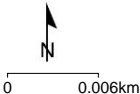
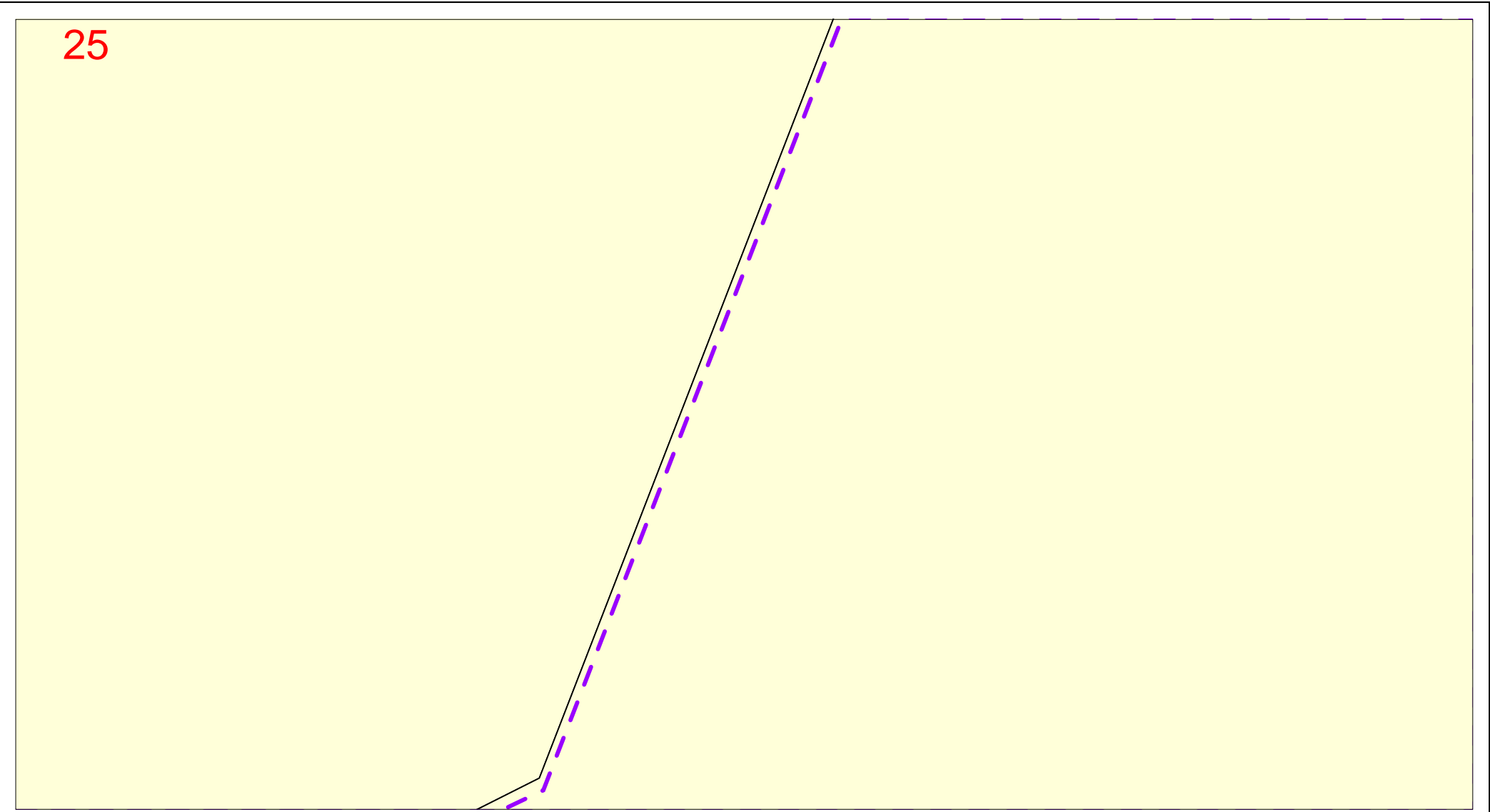
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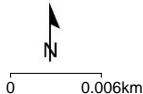
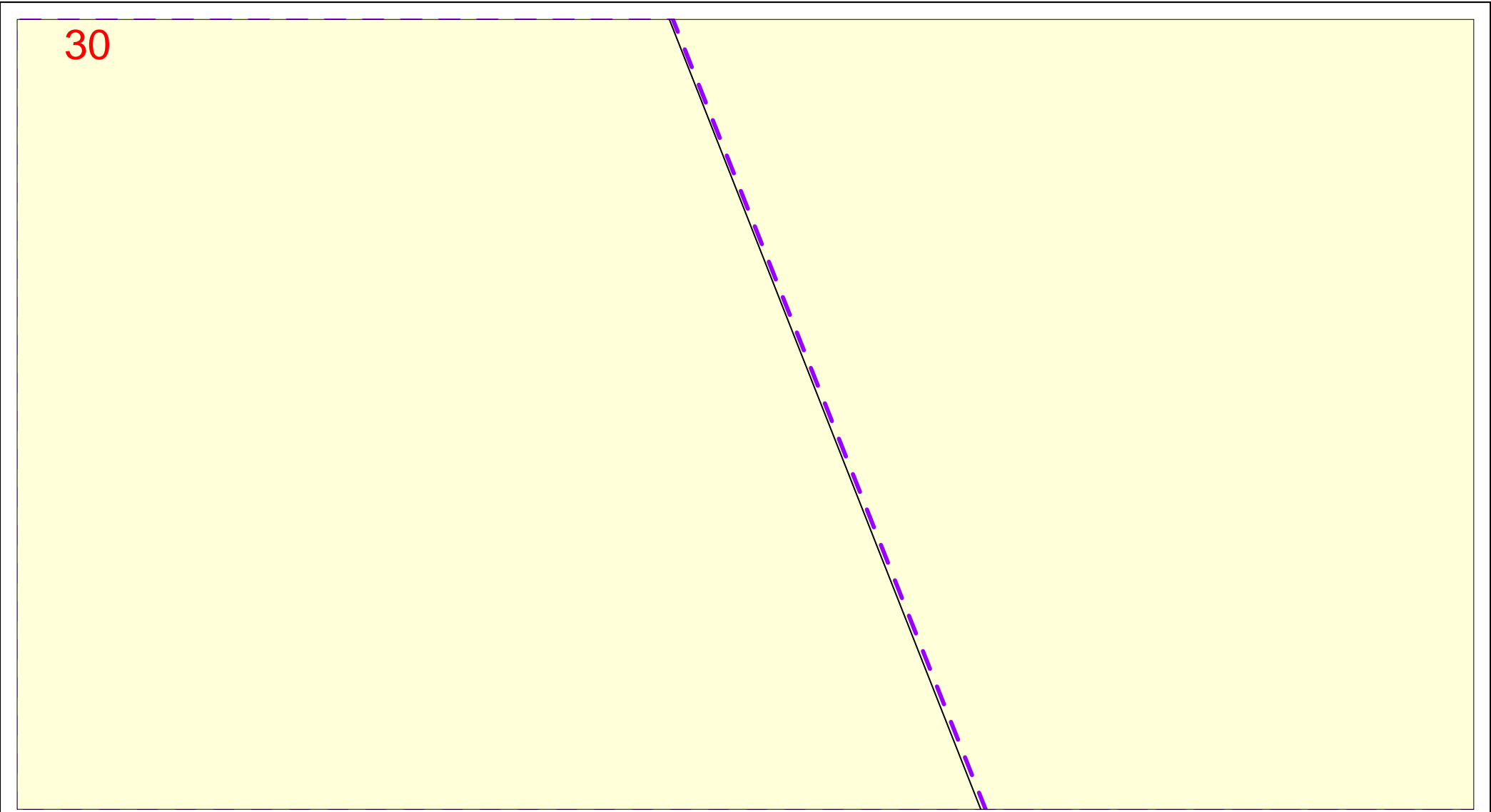
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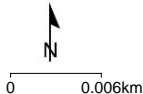
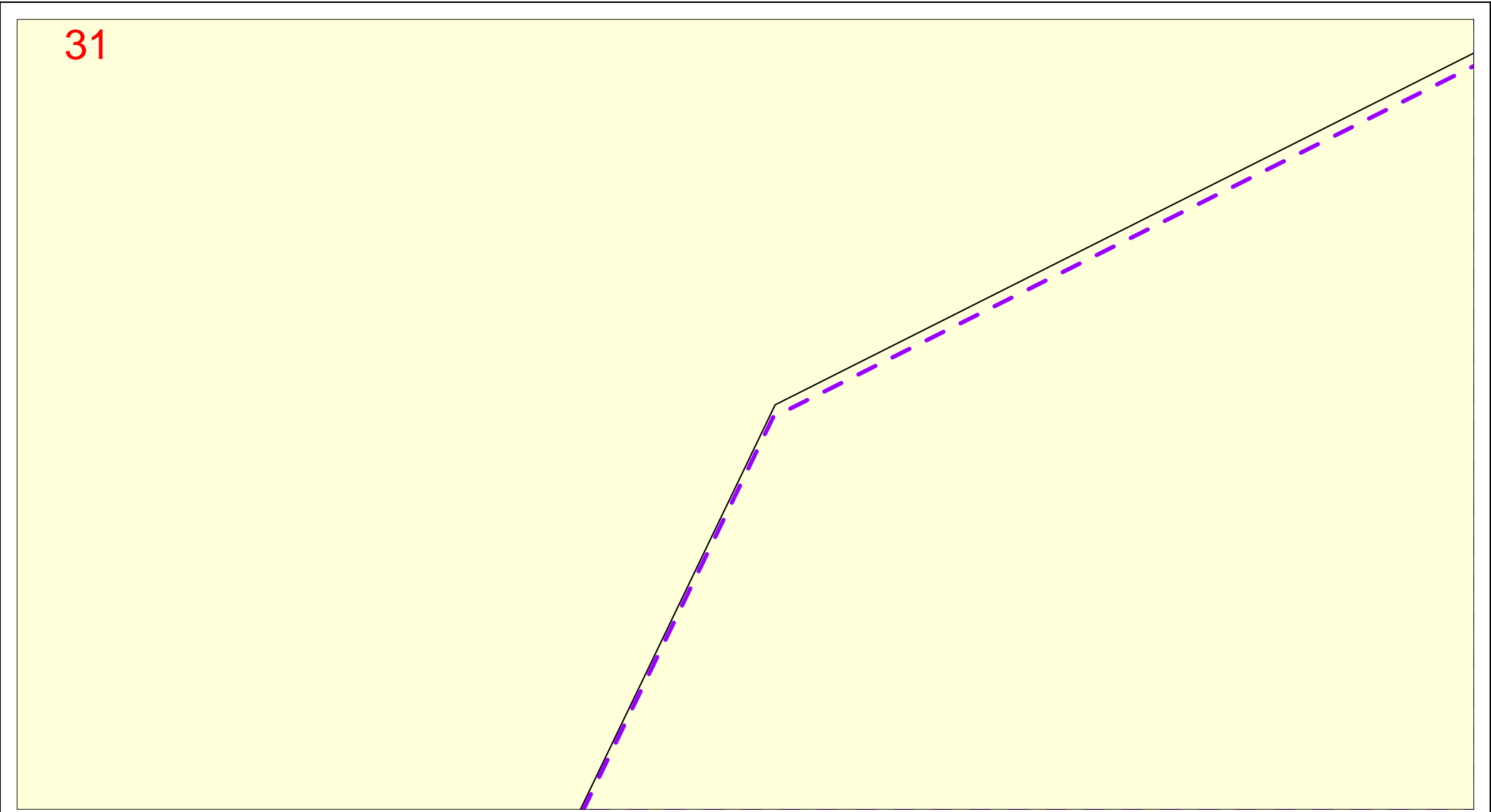
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Map 31

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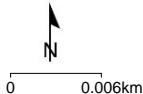
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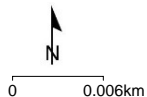
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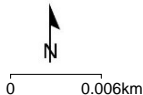


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1620



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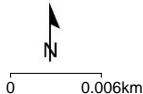
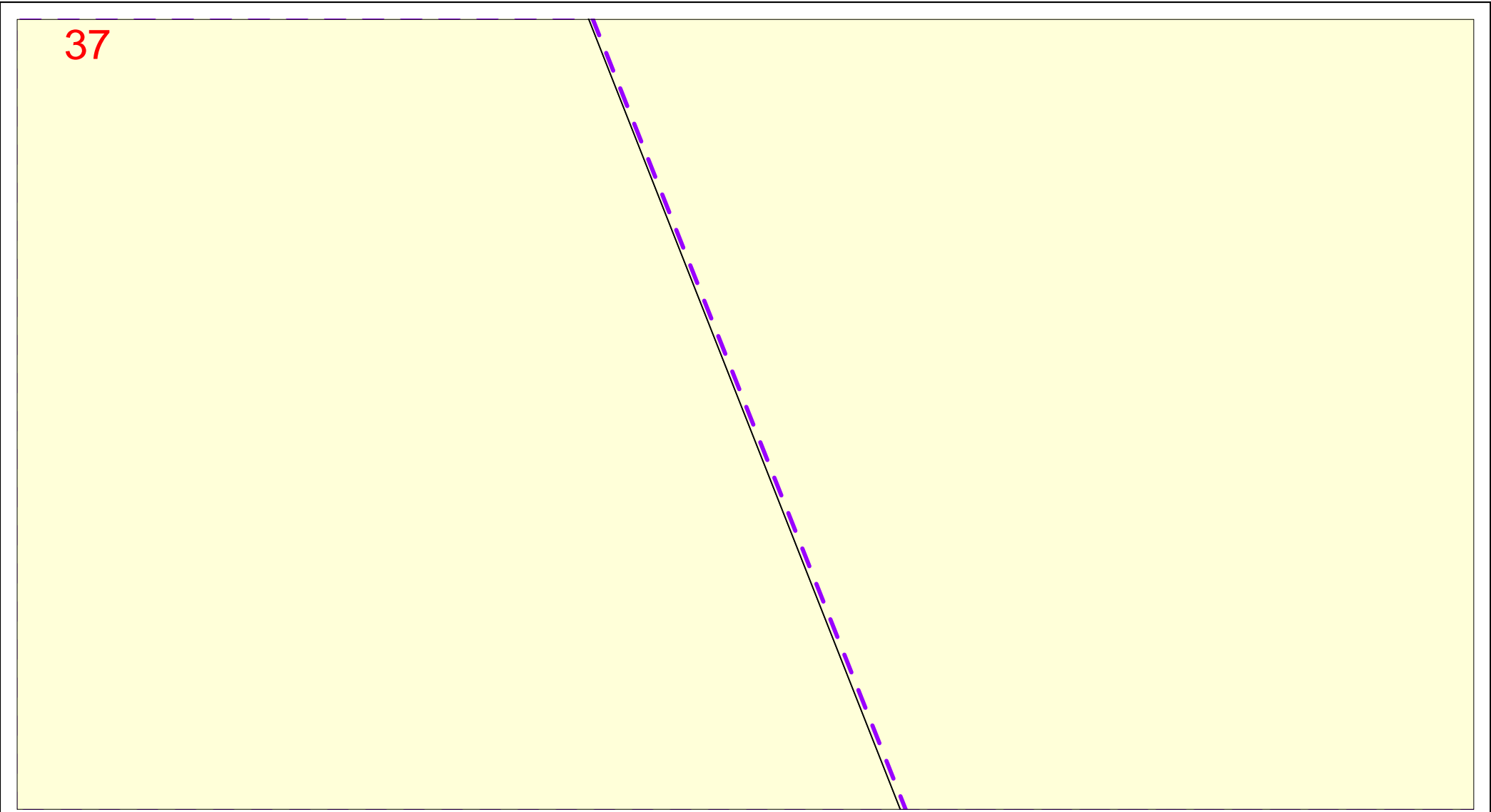
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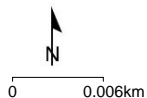
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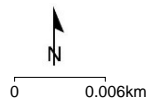
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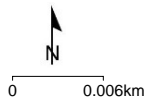
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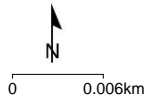
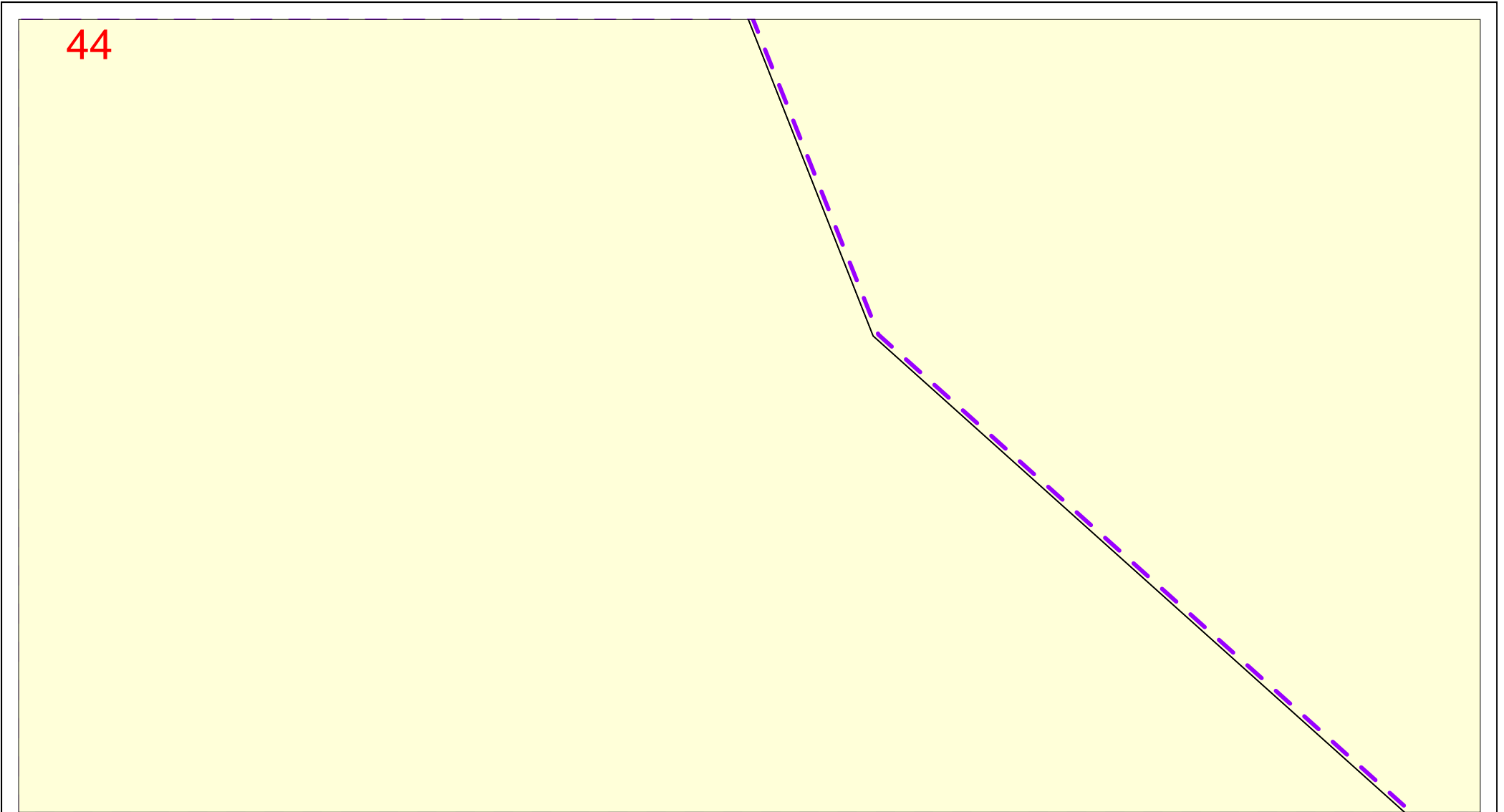
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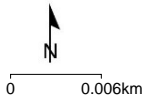
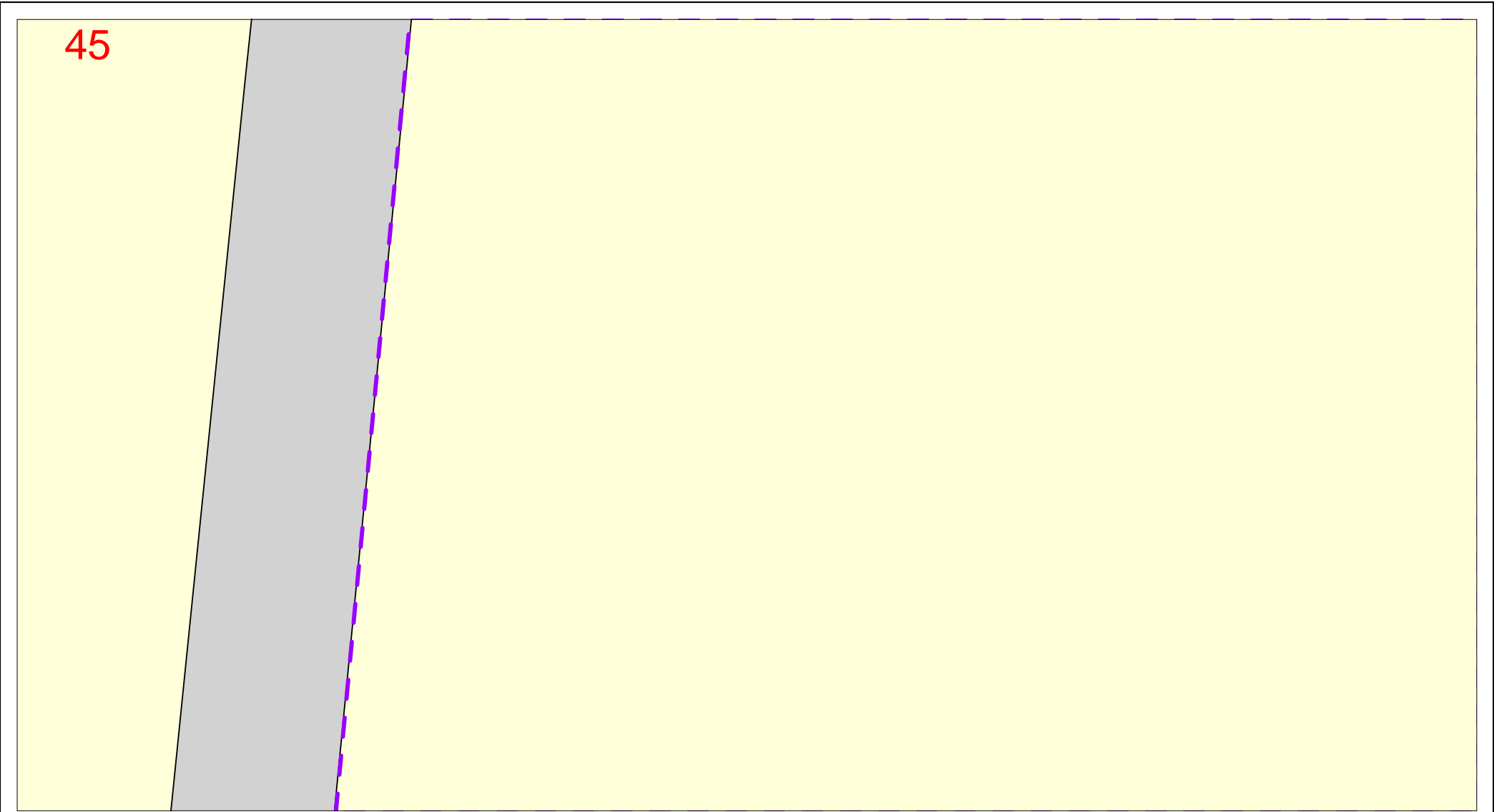
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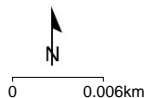
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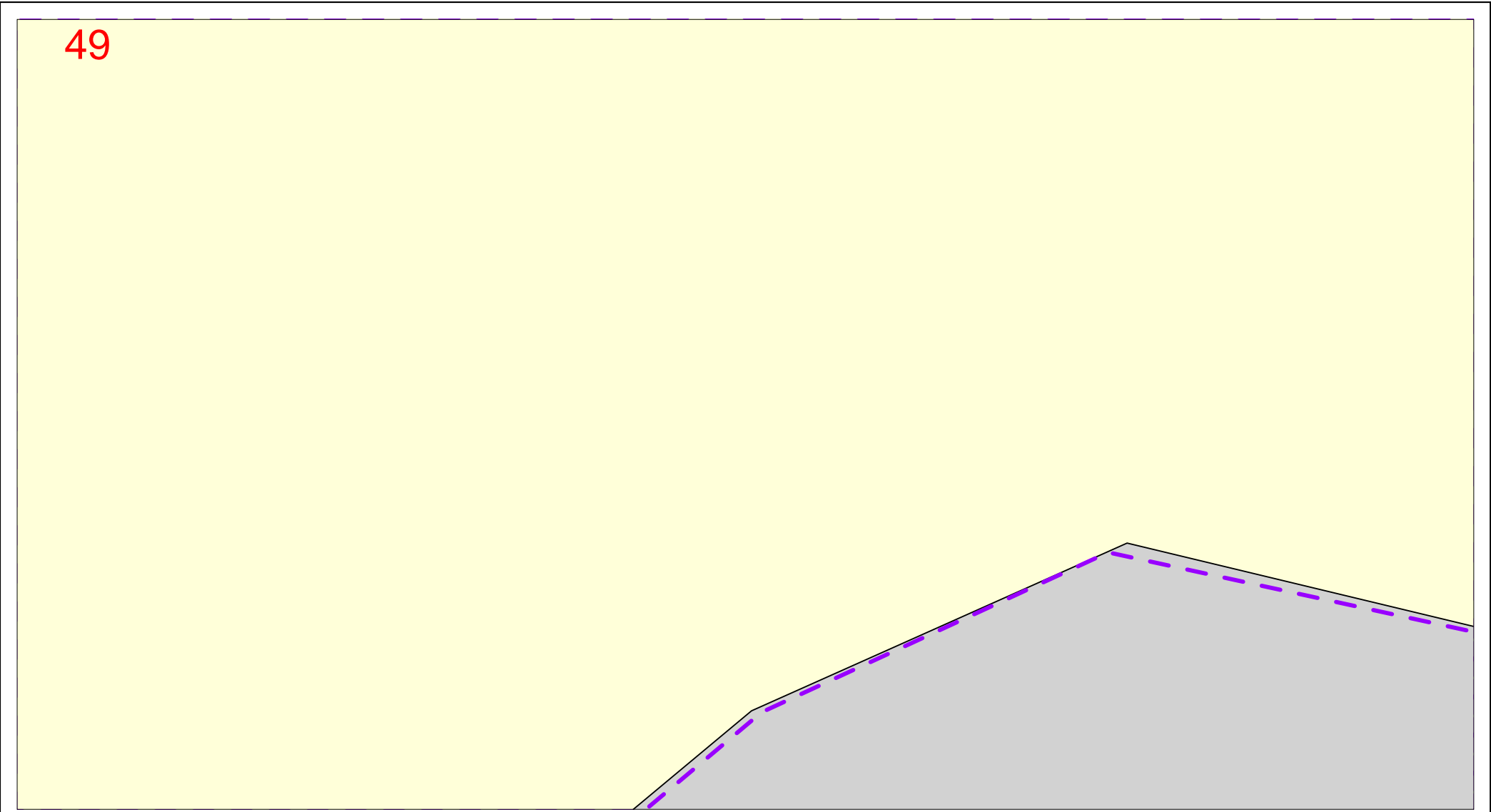
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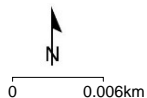
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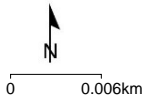
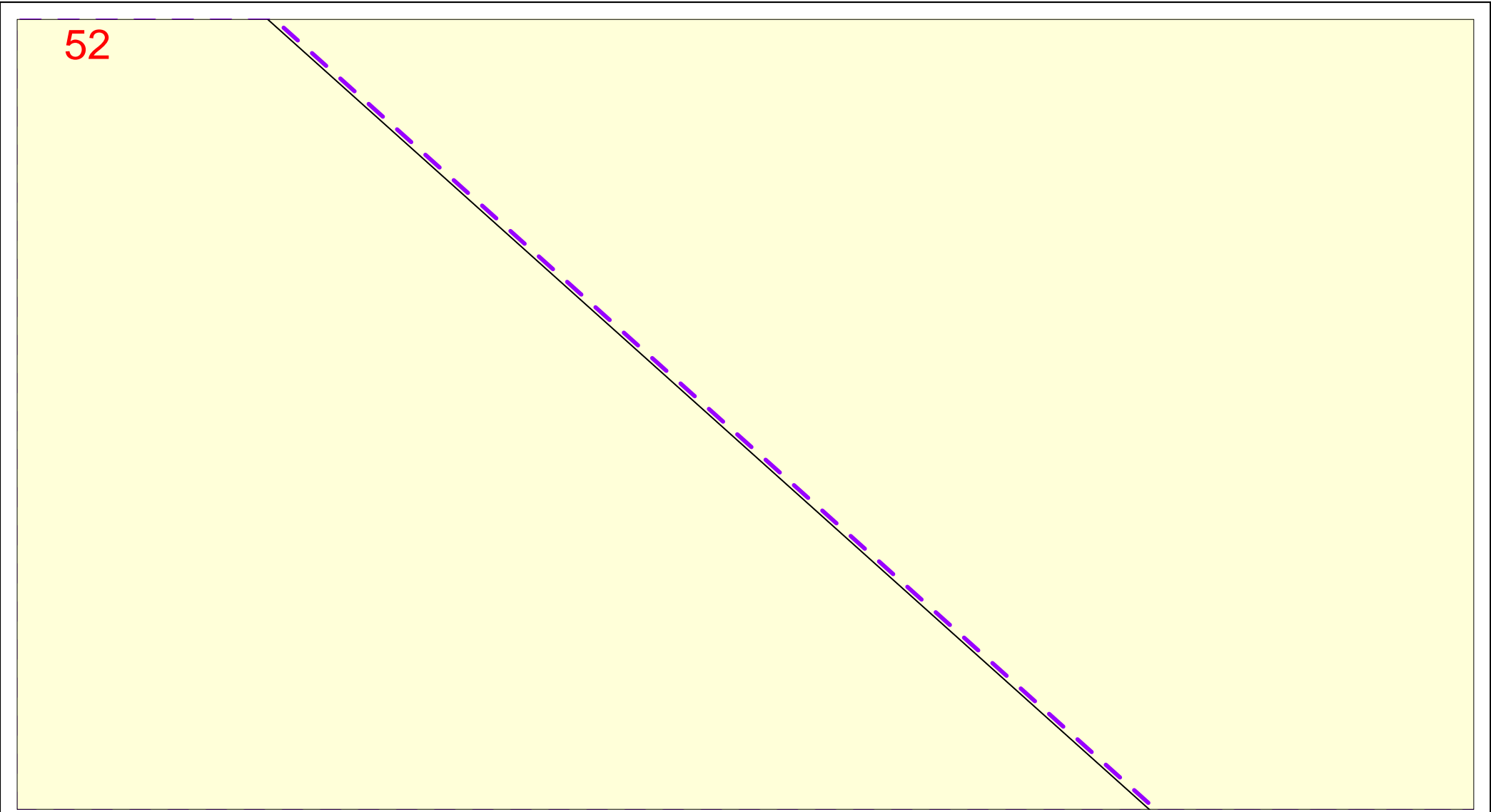
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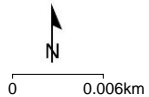
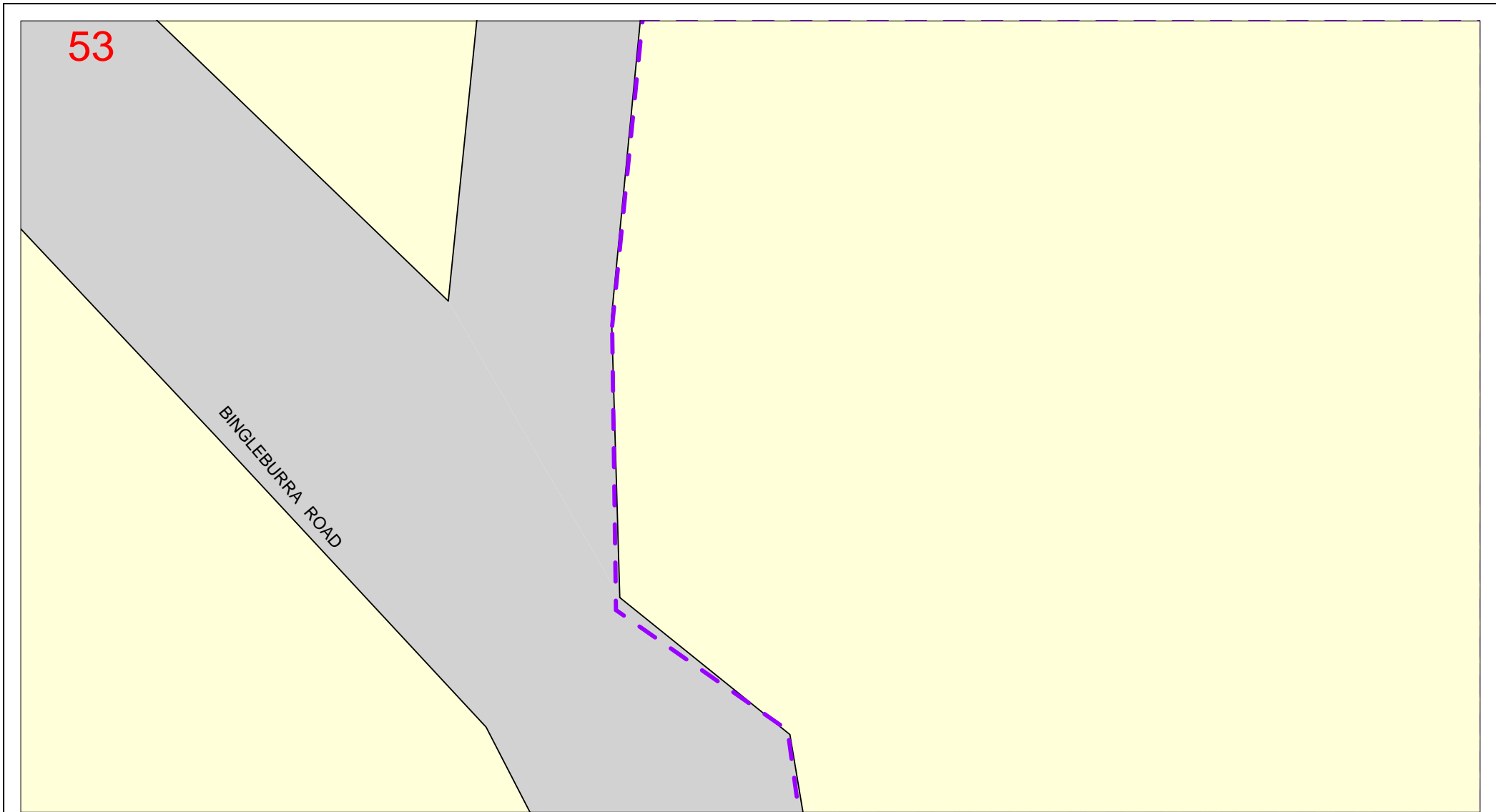
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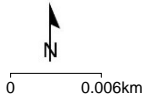
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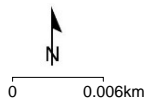
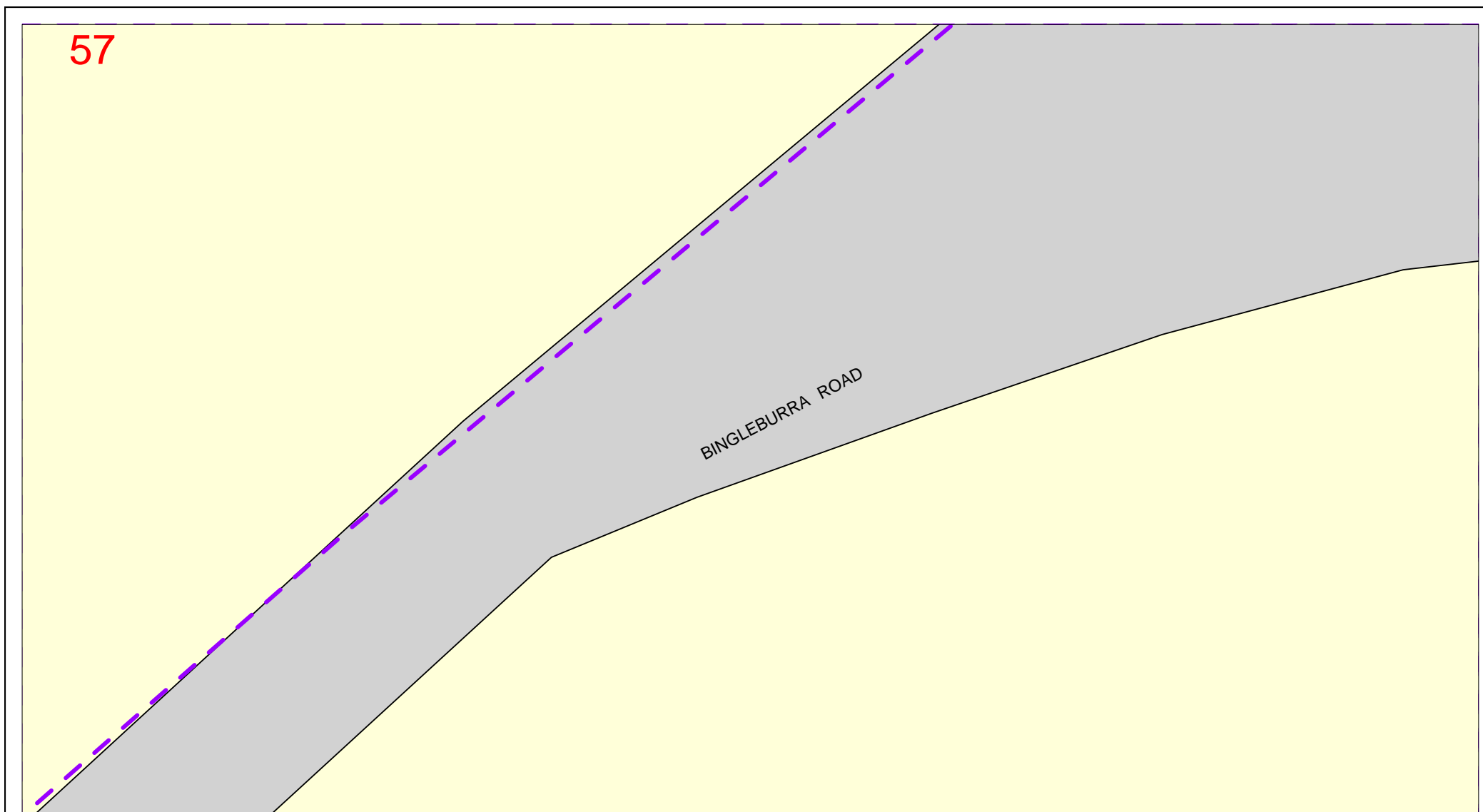
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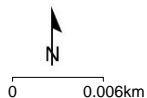
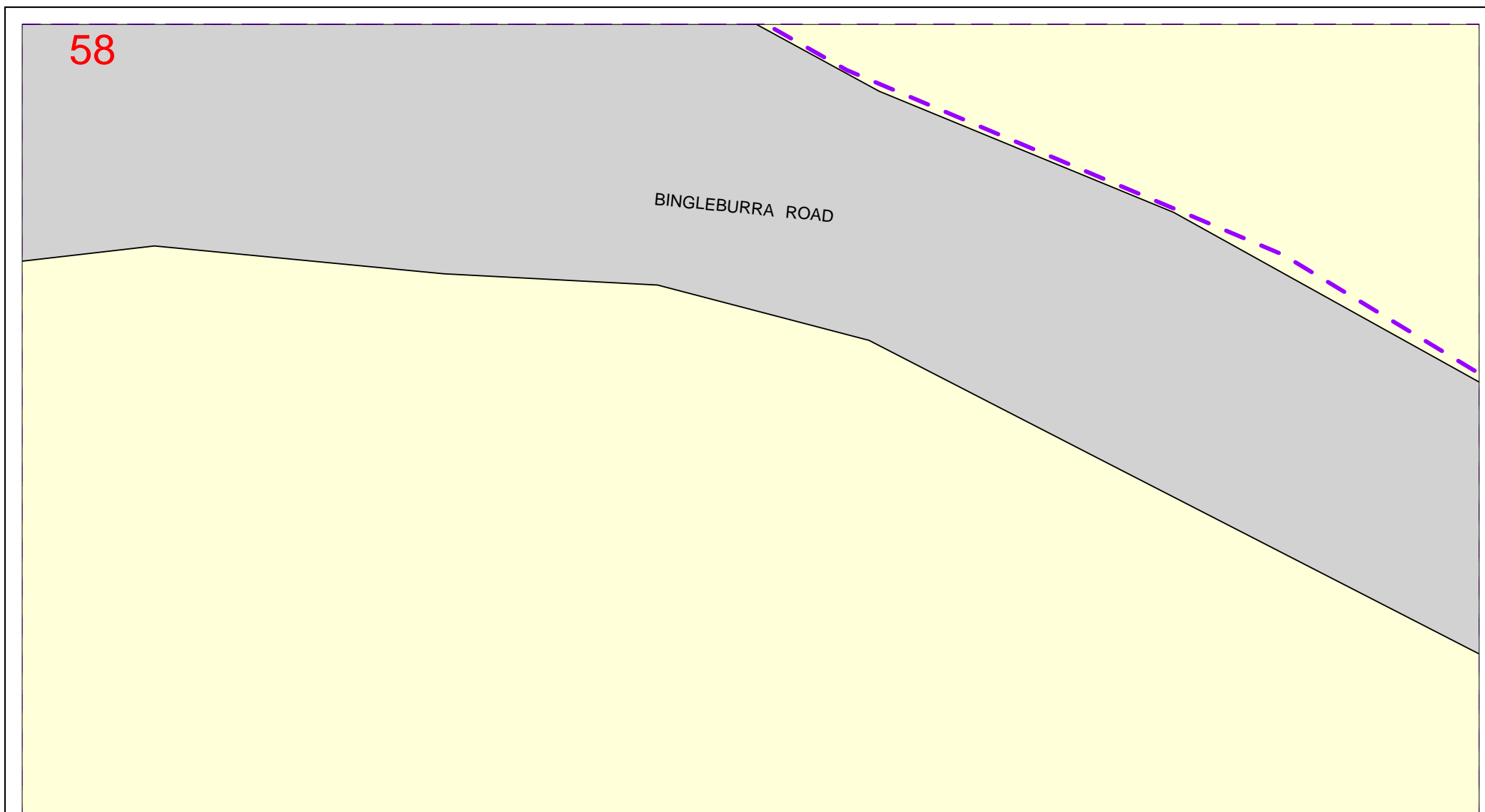
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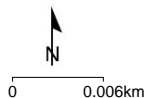


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BINGLEBURRA ROAD



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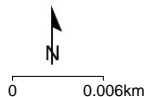
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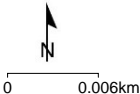
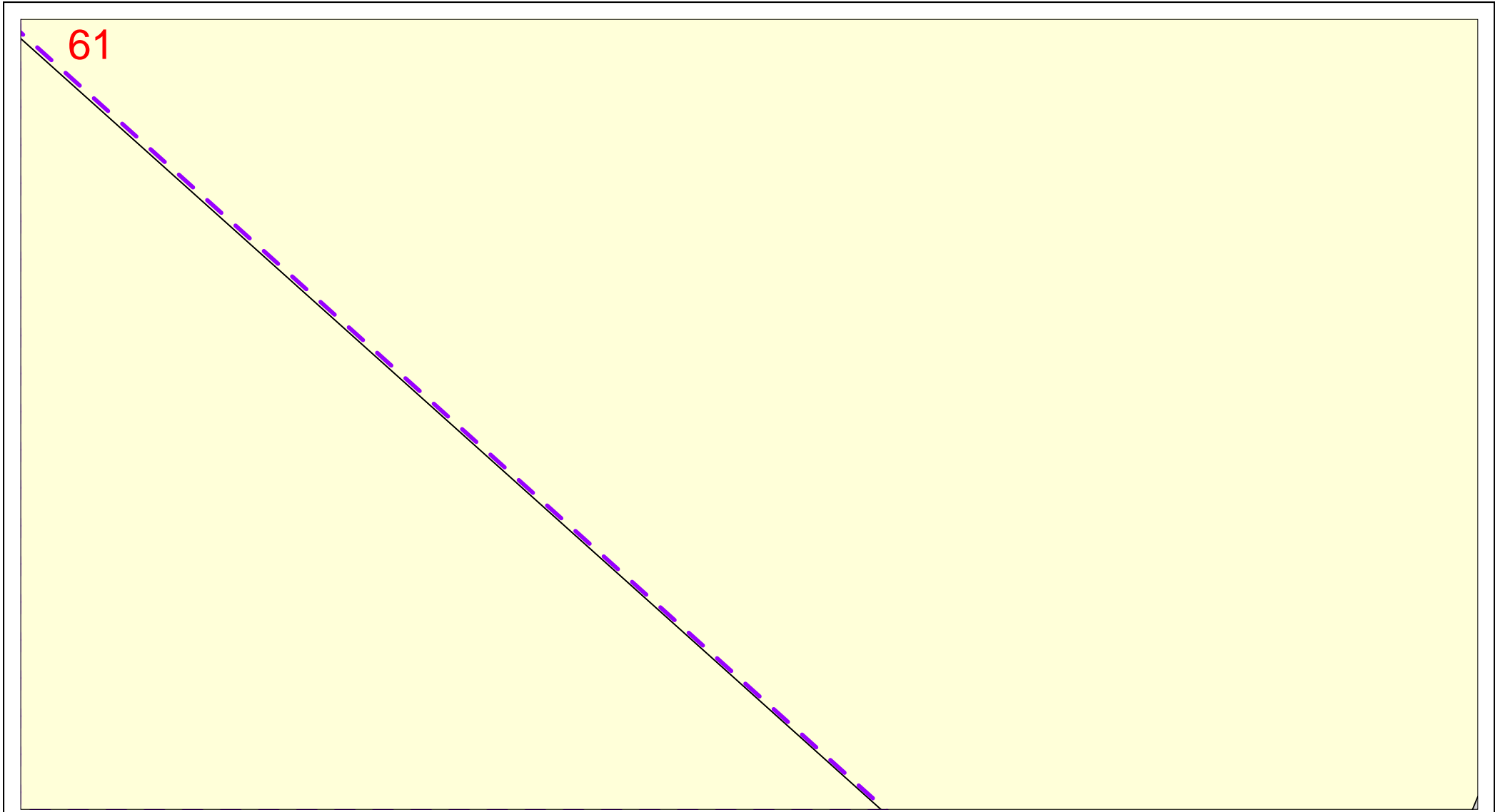
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Map 61

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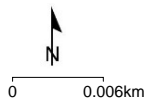
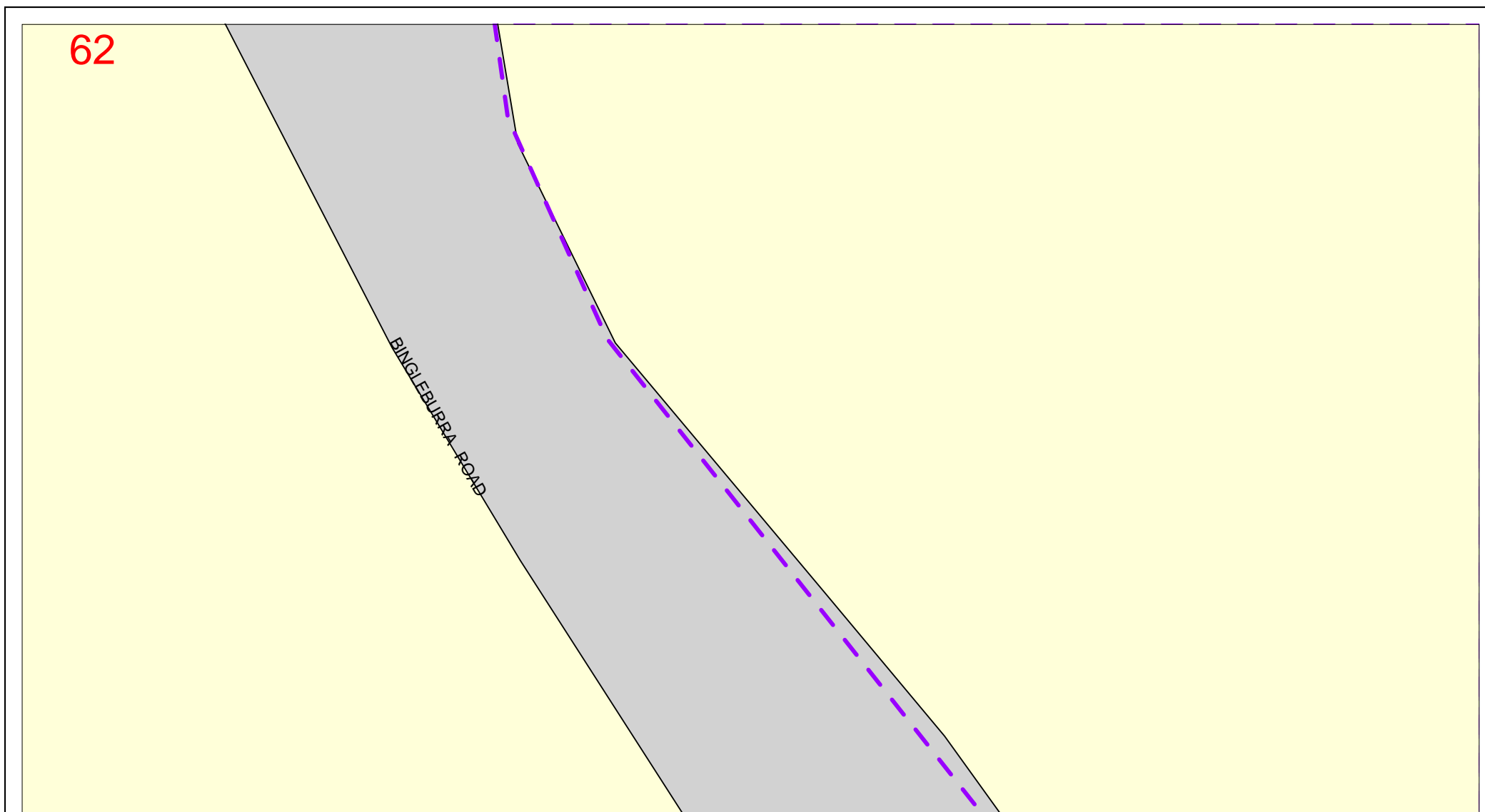
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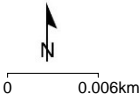
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Map 63

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Map 64

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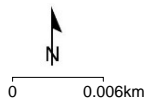
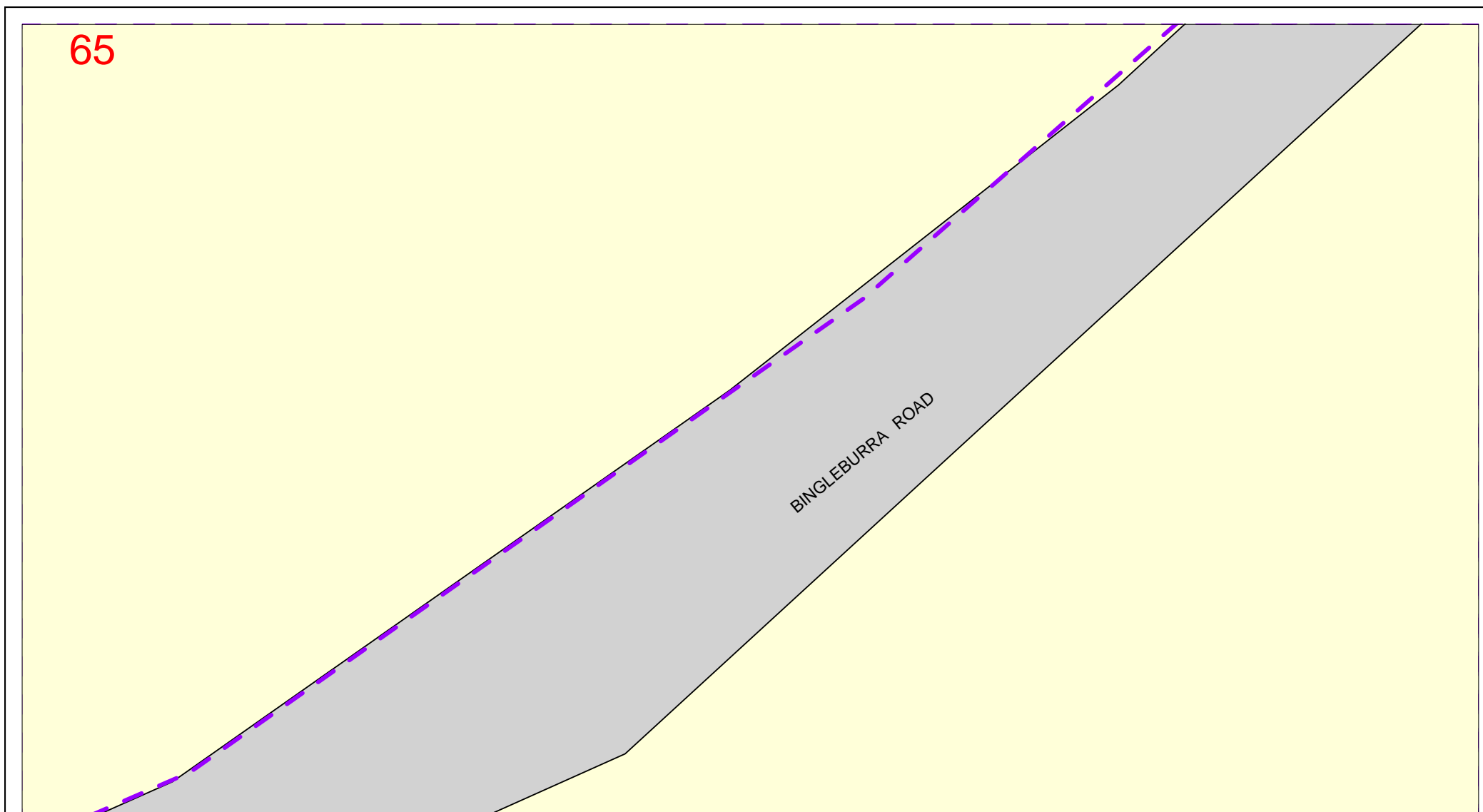
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Map 65

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Map 66

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Map 67

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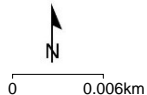
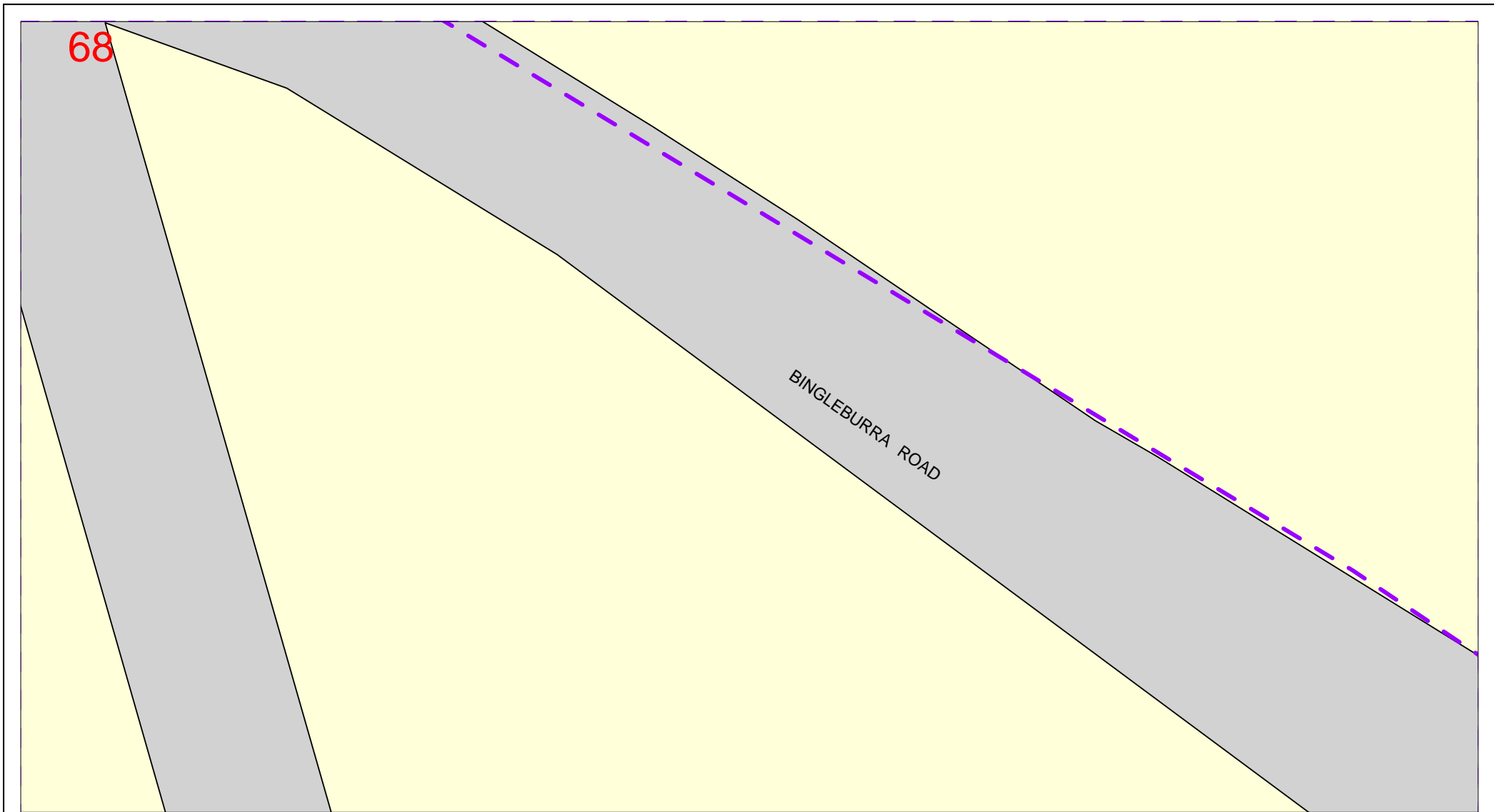
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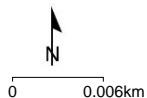
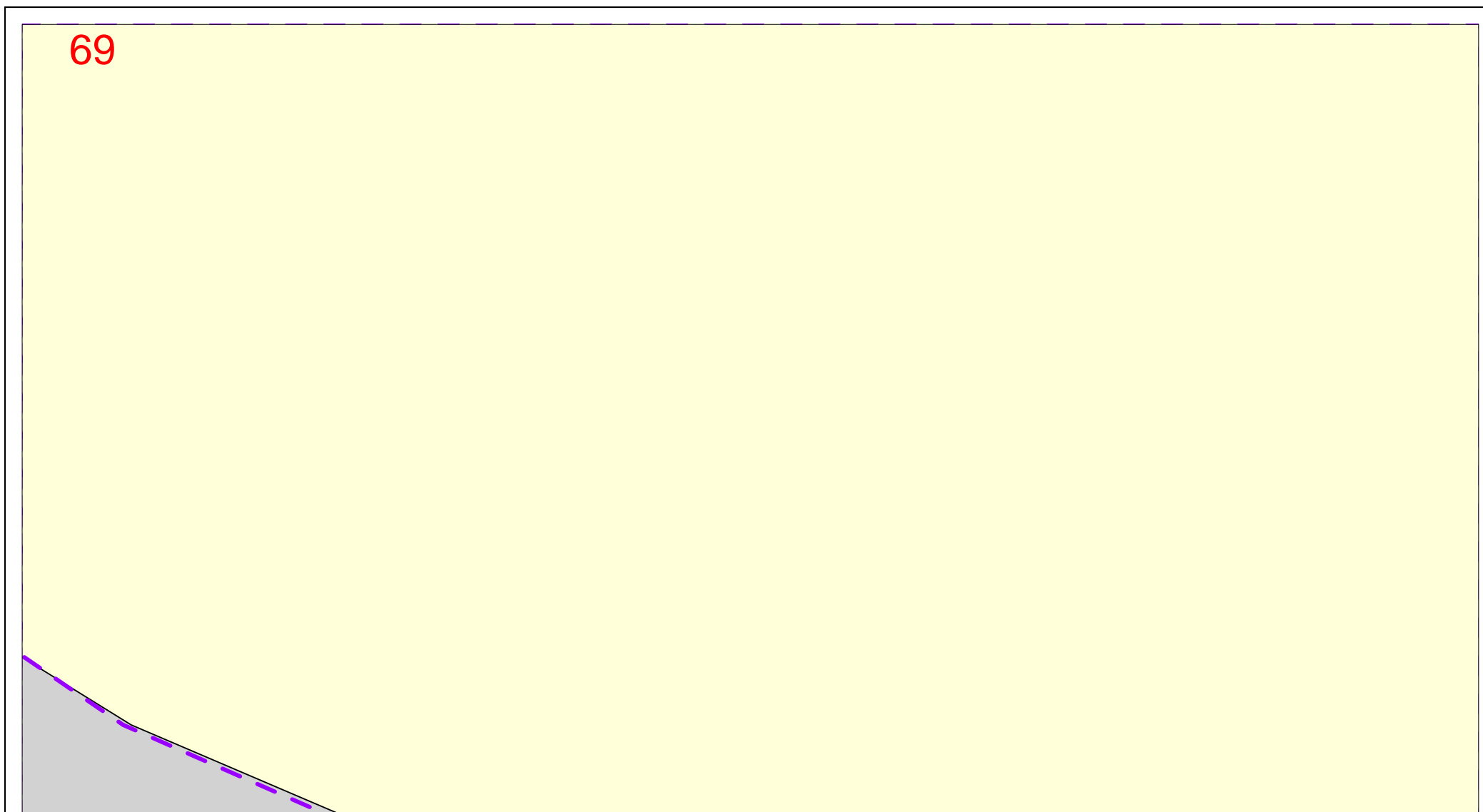
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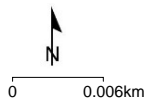
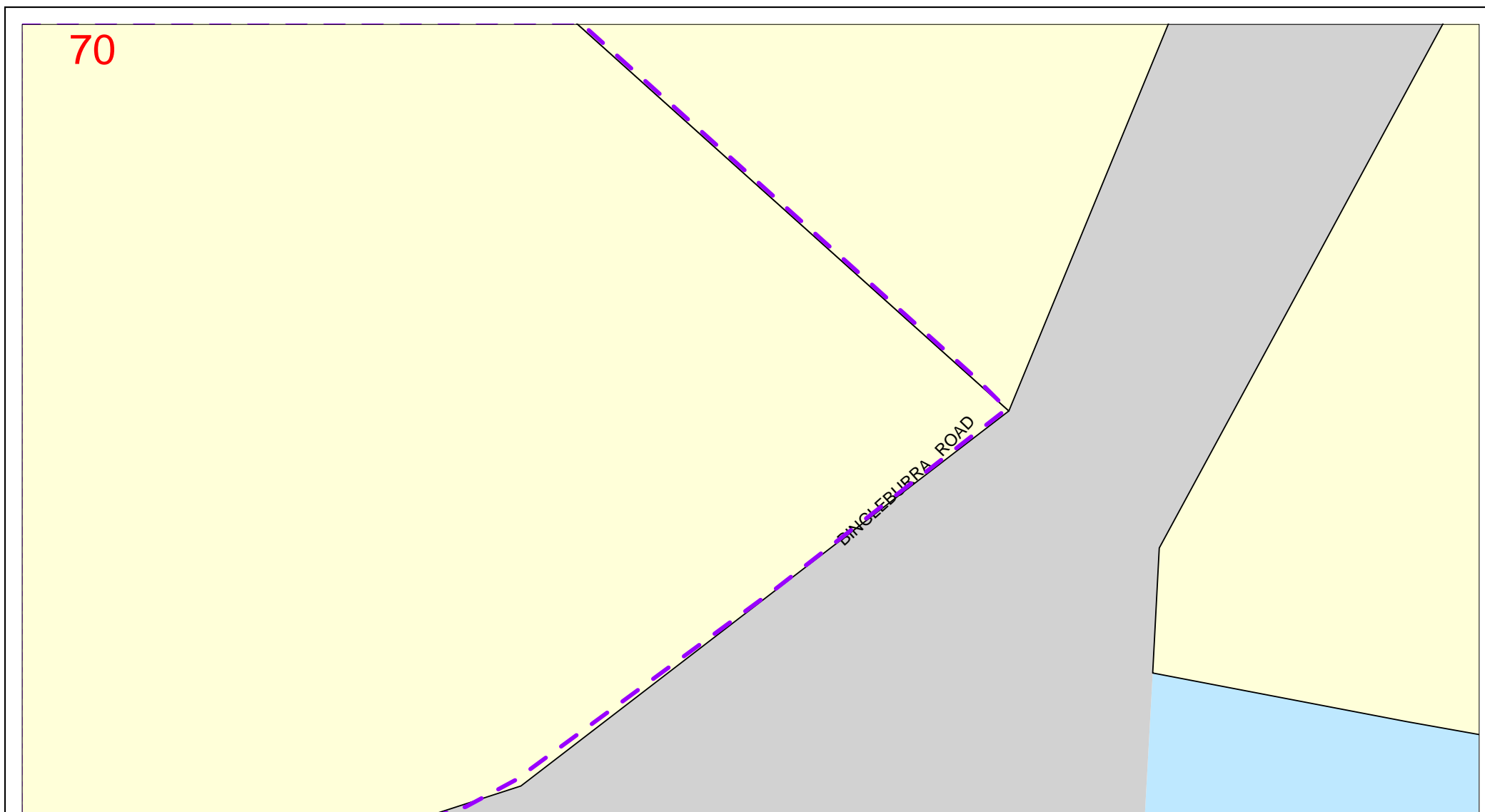
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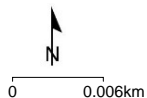
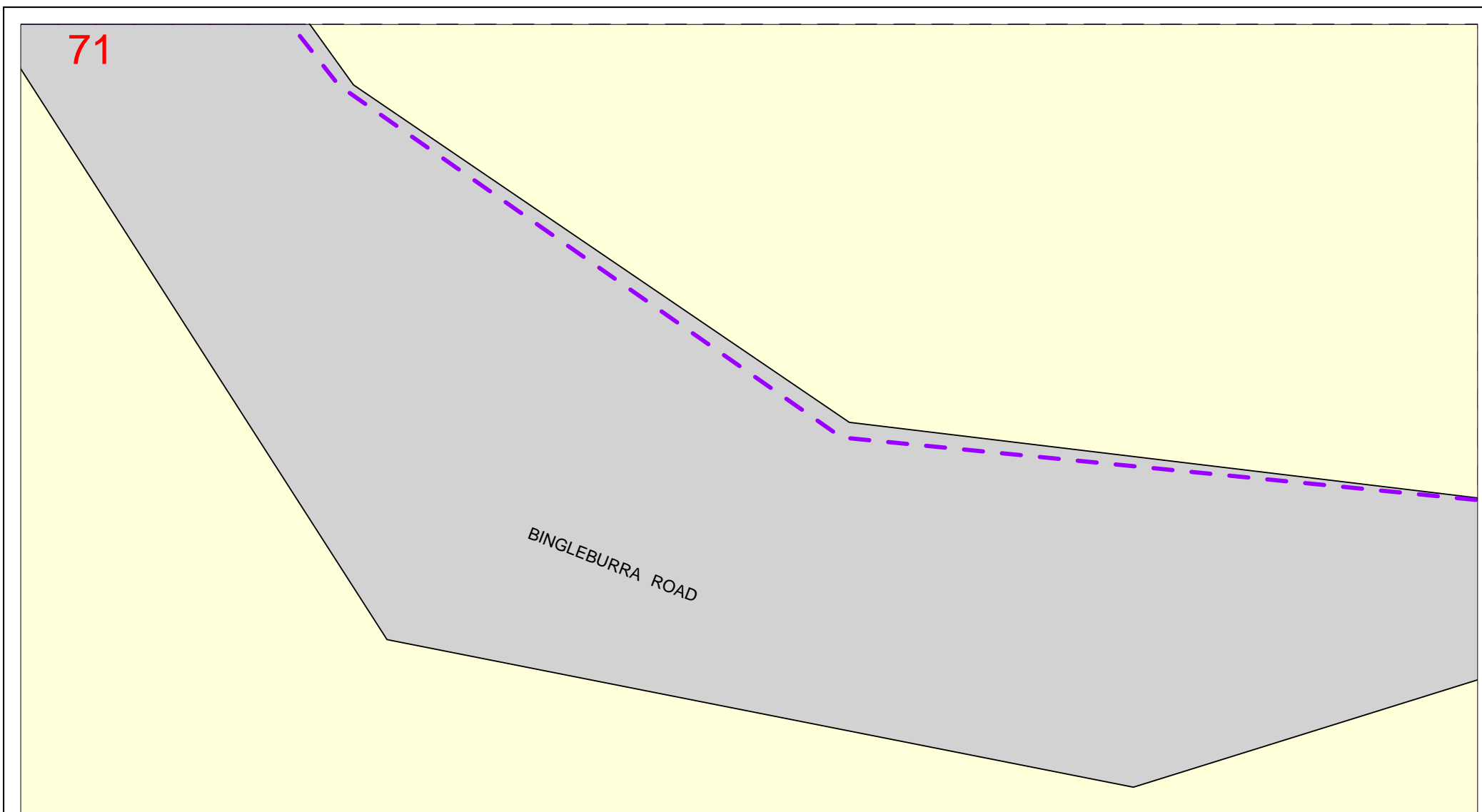
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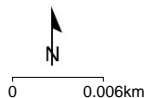
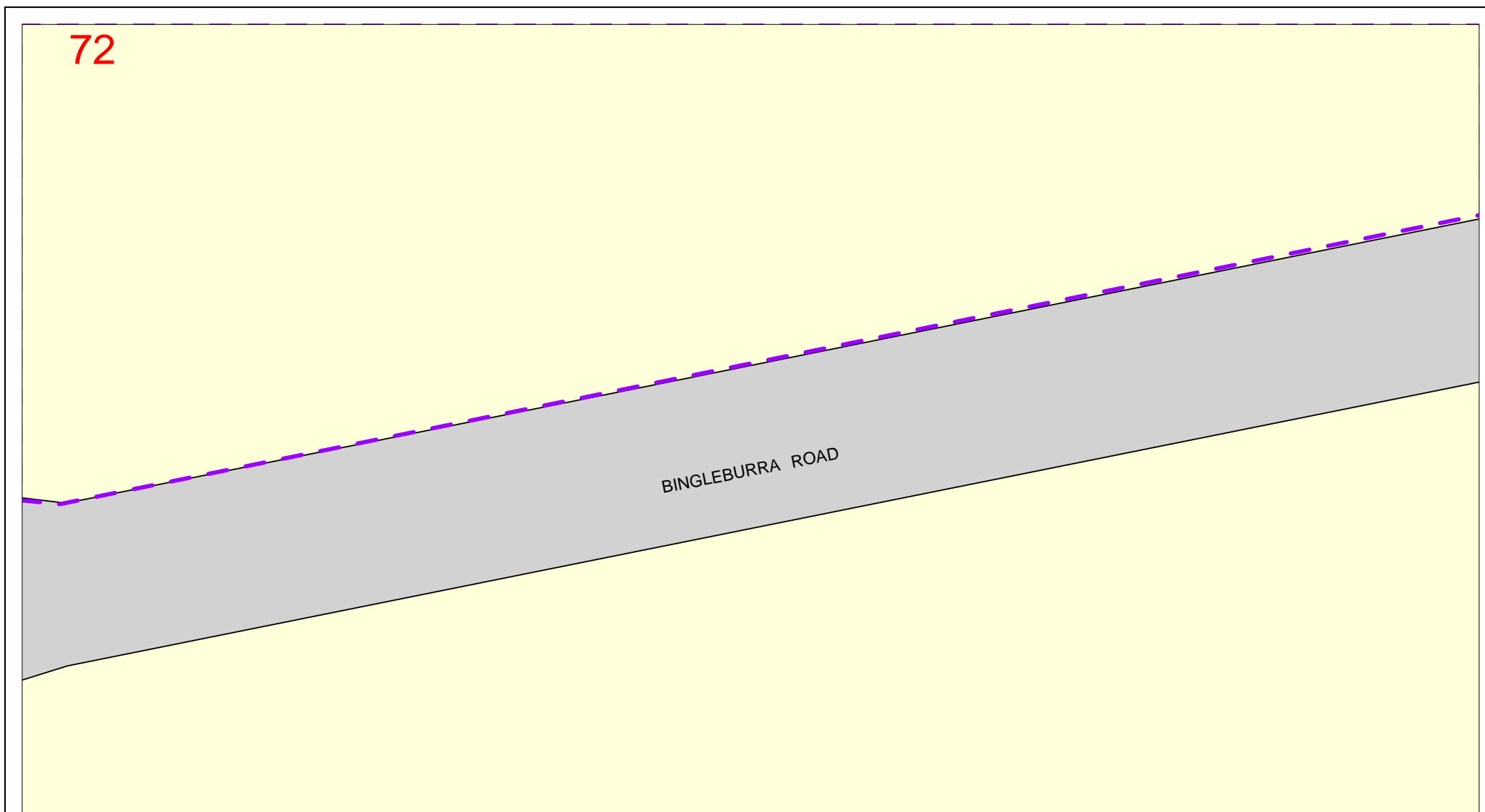
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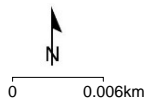
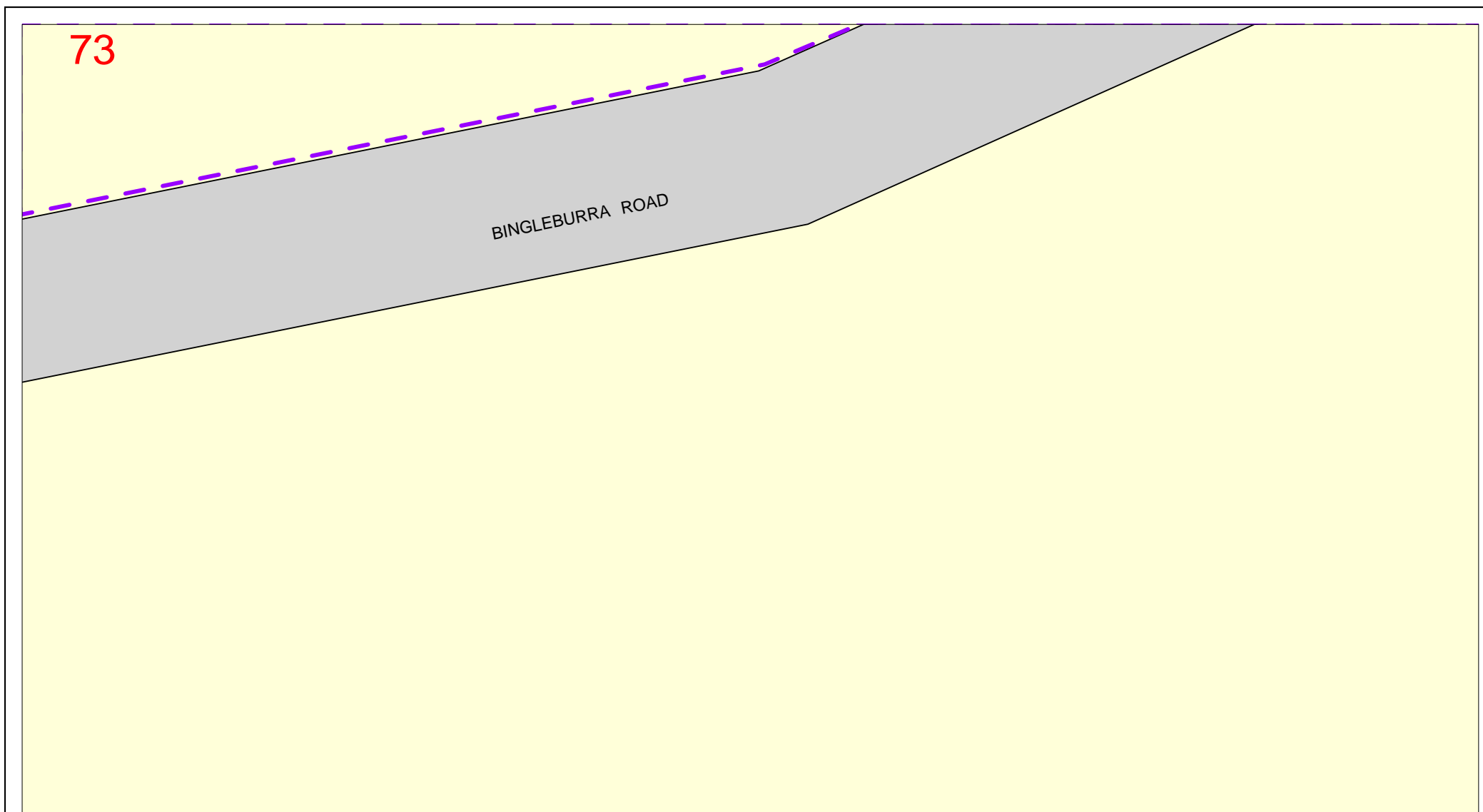
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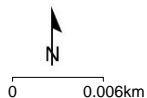
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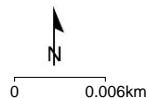
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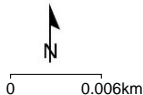
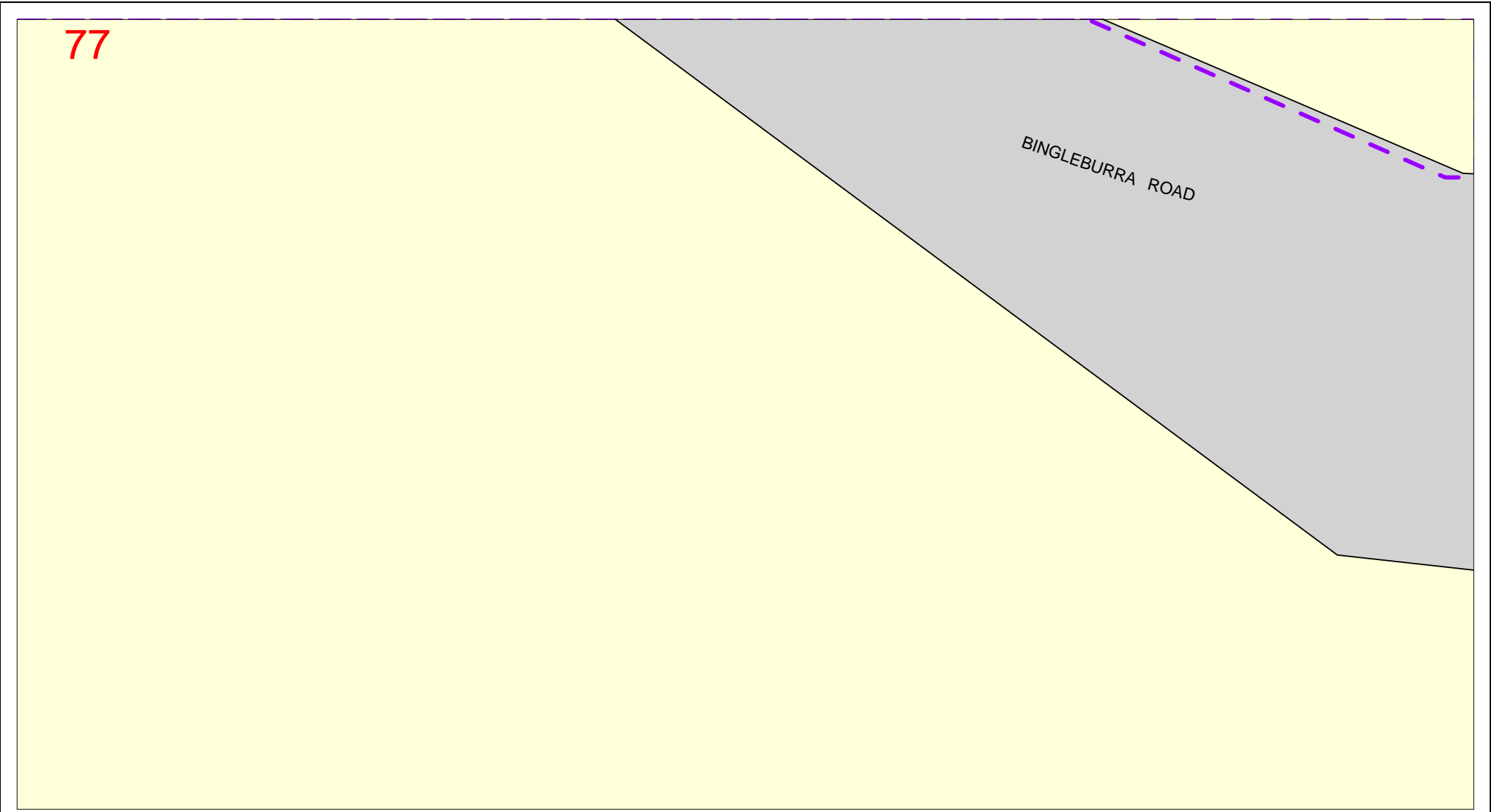
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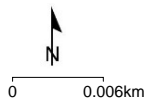
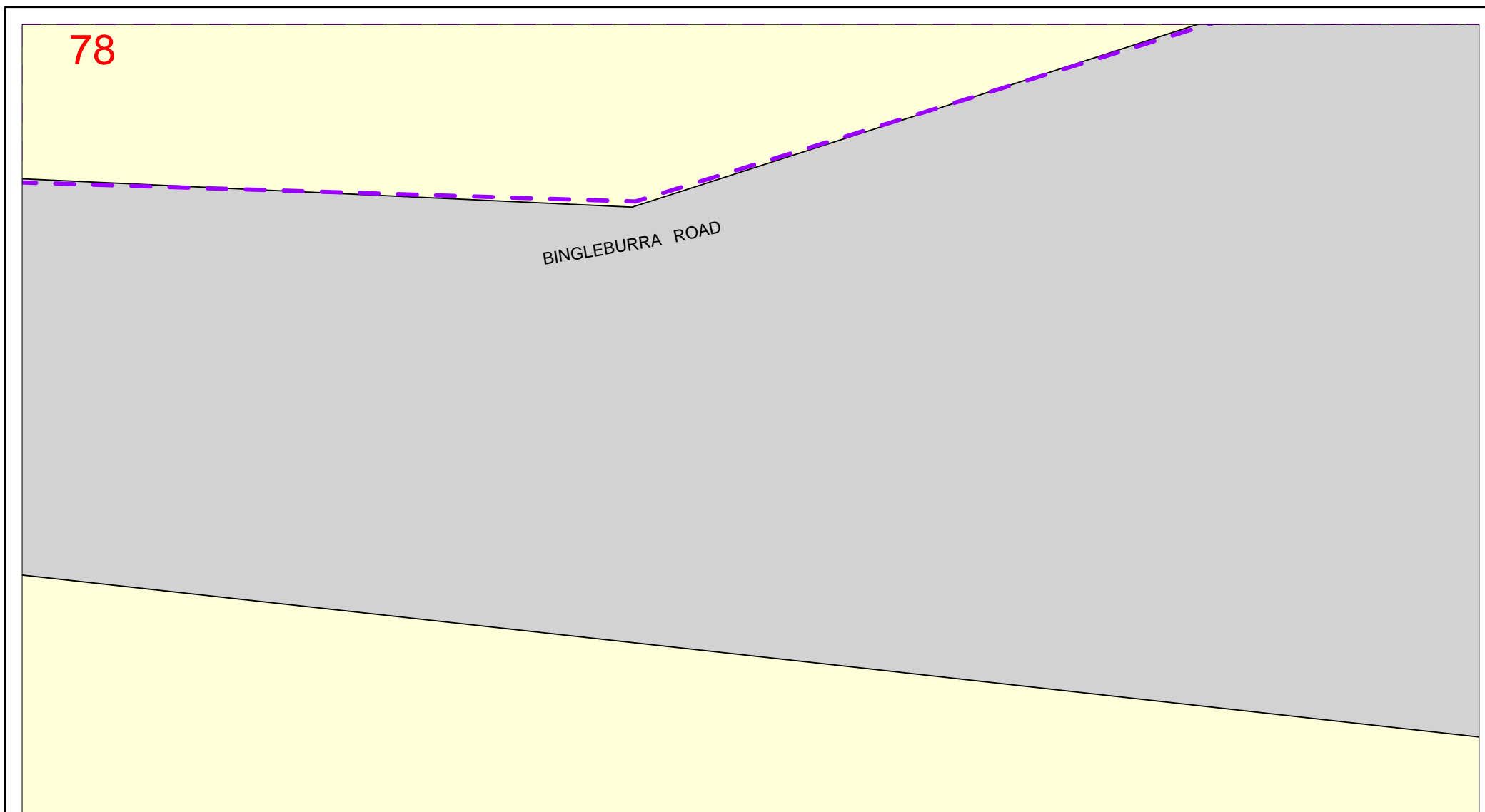
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Caller Details

Contact:	Teresa Tratz	Caller Id:	3261572	Phone:	0437 195 267
Company:	Not supplied				
Address:	260 Maitland Road Mayfield NSW 2304	Email:	teresa@perceptionplanning.com.au		

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference:	J003366	
Working on Behalf of:	Private	
Enquiry Date:	Start Date:	End Date:
18/08/2022	19/08/2022	21/08/2022

Address:
1620 Bingleburra Road
Bingleburra NSW 2311

Job Purpose:
Design

Onsite Activities:
Planning & Design

Location of Workplace:
Both

Location in Road:
Road, Nature Strip, Footpath

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:
Not supplied

Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

Asset owners highlighted with a hash # require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
214953459	Essential Energy	13 23 91	NOTIFIED
214953460	Hunter Water Corporation	1300 657 657	NOTIFIED
214953458	Telstra NSW Central	1800 653 935	NOTIFIED

END OF UTILITIES LIST



Perception Planning Pty Ltd.
PO Box 107,
Clarence Town, NSW, 2324
Phone: 04 1155 1433
Email: admin@perceptionplanning.com.au