



In reply please send to: **Head Office Newcastle**
 Our reference: **FN04-00205N1**
 Your reference:
 Contact: **Temporary pa to CEO (02) 4908 4395**

NEWCASTLE CITY COUNCIL
PO BOX 489
NEWCASTLE NSW 2300

3 May 2010

Dear Sir or Madam


BUILDING/ DEVELOPMENT APPLICATION NO. TBA10-13833N1
LOT 222 DP 1078733 NO

The Members of the Mine Subsidence Board approved this application with the following conditions:

- 1(a) Locate the extent and condition of mine workings, including drifts, on the property. Eliminate the risk of mine subsidence by a suitable means, such as grouting in the areas where major improvements are to be erected.
- (b) Provide the methodology to eliminate the risk of mine subsidence. The method of elimination must be to the satisfaction of the Mine Subsidence Board. On completion of the site works provide certification to the Board that the risk of mine subsidence has been eliminated from the site.
- (c) The final drawings to be submitted prior to commencement of construction, contain a certification by a qualified structural engineer, to the effect that any improvement constructed to meet the specifications of such final drawings will be safe, serviceable and repairable taking into account the geotechnical conditions on the site.

Be advised there is a risk of potholes occurring across part of the site. These can be unexpected and dangerous. Risks need to be addressed and a long term management plan implemented in any areas not grouted, including their responsibility for repair of potholes.

Yours faithfully


Mike Clarke
Secretary

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The General Manager
Newcastle City Council
PO Box 489
Newcastle NSW 2300



Your Ref: 10/0256
Our Ref: D10/0503
DA10033168370 JH
ID:68370/63072/5

ATTENTION: Damian Jaeger

8 October 2010

Dear Mr Jaeger

Integrated Development for 222//1078733 149a Newcastle Road Wallsend

I refer to your letter dated 24 March 2010 seeking general terms of approval for the above Integrated Development in accordance with Section 91 of the 'Environmental Planning and Assessment Act 1979'.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

1. The development proposal is to comply with the subdivision layout identified on the drawing prepared by Jones Sonter numbered DA2.02 Rev DA2, dated 13 September 2010.

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

2. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and

electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

3. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush fire Protection 2006'.

Access

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

4. Internal roads shall comply with section 4.2.7 of 'Planning for Bush fire Protection 2006'.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

5. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush fire Protection 2006'.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

6. New construction shall comply with section 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning For Bush fire Protection'.

Landscaping

7. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

For any queries regarding this correspondence please contact Jason Hulston on 8741 5175.

Yours sincerely



Corey Shackleton
A/Team Leader, Development Assessment & Planning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.