

RECORD OF DECISION NORTHERN JOINT REGIONAL PLANNING PANEL

Members:

Garry West	Chair
John Griffin	Panel Member
Bruce Clarke	Panel Member
Stephen McGrath	Panel Member
Denise Knight	Panel Member

Apology: Nil

Declarations of Interest: Nil

The regional panel considered the following application via email and this is a record of the process and decision.

Business Item

ITEM 1 - 2011NTH032 – Coffs Harbour City Council – DA259/12 – Group Home, [REDACTED]

Development application DA259/12 (2011NTH032) was considered at a panel meeting held on 18 July 2012 at Coffs Harbour City Council. At this meeting it was moved: *“That it is the intent of the regional panel to approve Development Application 259/12 for a Group Home at [REDACTED] (Lot 13 DP 1161416), and therefore Council is requested to prepare conditions of consent for final determination by the regional panel”.*

On 16 August 2012, the Panel Secretariat circulated to the panel members a set of proposed conditions of consent that was provided by Coffs Harbour City Council and agreed to by the applicant, requesting acceptance of the conditions of consent (or any recommended changes) and consequently confirming approval of the DA.

The panel members provided the following responses to the proposed conditions of consent as circulated:

- Stephen McGrath accepted the conditions of consent, with a request for an amendment of Condition 15 to include the following:

“Provide a four metre bitumen seal on [REDACTED] from the existing seal at the [REDACTED] to the existing seal approximately [REDACTED].”

Mr McGrath considered that the requirement to bitumen seal [REDACTED] should be retained in order to mitigate potential impacts on residents in the locality based on the additional traffic and impact generated by the development.

- Denise Knight recommended the following:
 1. Provide a bitumen seal on [REDACTED] to the existing seal [REDACTED].
 2. Widen and reinforce the [REDACTED].
- Garry West advised that he considered Condition 15 as recommended by council appears to provide sufficient requirements for the standard of the road to be set through Council's

Development Design and Construction specifications, and that bitumen sealing would appear to be excessive.

- Garry West, John Griffin and Bruce Clarke supported the draft conditions as otherwise agreed including council's recommended Condition 15.

Following the above discussion via email, the Panel Chair requested a resolution be drafted to support the draft conditions and record the names of the panel members supporting and those seeking an amendment.

Therefore the following is resolved:

Resolved

That Development Application DA259/12 for a Group Home at [REDACTED], be approved subject to the conditions provided by Coffs Harbour City Council, and these conditions be included in the record of decision. Further, Coffs Harbour City Council to be notified of the decision and requested to issue the Notice of Determination.

Conditions supported by: Garry West, Bruce Clarke, John Griffin

Amendment to conditions sought: Stephen McGrath, Denise Knight

The approved conditions of consent are attached at **Appendix 1** to this Record of Decision.

Endorsed by



Garry West
Chair, Northern Joint Regional Planning Panel
24 August 2012

APPENDIX 1 - CONDITIONS OF CONSENT

ADMINISTRATIVE CONDITIONS

Prescribed Conditions:

1. The proponent shall comply with the prescribed conditions of development approval under Clauses 97A, 98, 98A - E of Environmental Planning and Assessment Regulation 2000 as are of relevance to this development.

Development Description:

2. Development consent is granted only to carrying out the development described below:
 - **Transitional Group Home**

Development is to be in Accordance with Approved Plans:

3. The development is to be implemented in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent (Development Consent No. 259/12).

Drawing No.	Prepared by	Dated
DA002, Revision C	Turner & Associates	14 July 2011
DA003, Revision F	Turner & Associates	26 September 2011
DA110, Revision B	Turner & Associates	27 May 2011
DA111, Revision C	Turner & Associates	27 May 2011
DA112, Revision C	Turner & Associates	27 May 2011
DA113, Revision B	Turner & Associates	27 May 2011
DA114, Revision B	Turner & Associates	27 May 2011
DA130, Revision B	Turner & Associates	27 May 2011
DA131, Revision B	Turner & Associates	27 May 2011
DA140, Revision C	Turner & Associates	5 July 2011
DA141, Revision B	Turner & Associates	27 May 2011
DA142, Revision B	Turner & Associates	27 May 2011

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

The approved plans and supporting documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

Development in Accordance with Documents:

4. The development shall be undertaken in accordance with the following documents:

Document	Prepared by	Dated
Statement of Environmental Effects	Geoff Smyth Consulting	11 January 2012
On-site Wastewater Management Plan	Whitehead & Associates Environmental Consultants Pty Ltd	14 July 2011
Fire Services & Stormwater Management Details	Glenn Haig and Associates	18 July 2011
Basix Assessment for Staff Residences	Vipac	20 July 2011
Bushfire Protection Assessment Report	Ecological Australia	7 July 2011
Flora & Fauna Habitat Assessment Report	Ecological Australia	10 July 2012
Engineering Issues Report	De Groot and Benson Pty Ltd	August 2011
Social Impact Assessment	Lantz Marshall	May 2012
Letter withdrawing recreation precinct	Geoff Smyth Consulting	20 March 2012

Inconsistency Between Documents:

5. In the event of any inconsistency between:
- (1) The conditions of this approval and the drawings/documents referred to in conditions 3 and 4, the conditions of this approval prevail; and
 - (2) Any drawing/document listed in conditions 3 and 4 and any other drawing/document listed in conditions 3 and 4, the most recent document shall prevail to the extent of inconsistency.

Recreation Precinct Not Approved:

6. The recreation precinct as shown on drawing No. DA003 Revision F of Turner & Associates, dated 26 September 2011 is not approved as this was withdrawn by letter of Geoff Smyth Consulting dated 20 March 2012.

PRIOR TO THE ISSUE OF CONSTRUCTION CERTIFICATE**On Site Sewerage Management:**

7. An application to install an on site sewerage disposal system and undertake sanitary plumbing and drainage work is to be submitted to Council and approved prior to issue of any Construction Certificate. Such application shall include full details of the proposed system and the location of the drainfield area.

Potable Water Supply:

8. Details of the method that will be used to ensure that a potable water supply will be provided to all residents, staff and visitors in accordance with the *NSW Health Private Water Supply Guidelines* are to be submitted to Council and approved prior to issue of any Construction Certificate.

Developer Contributions:

9. Payment to Council of contributions, at the rate current at the time of payment, towards the provision of the following public services or facilities:

Note 1 - The contributions are to be paid prior to release of any Construction Certificate unless other arrangements acceptable to Council are made.

Note 2 - The rates will be adjusted in accordance with the procedures set out in Council's Section 94 Contributions Plans. The applicant is advised to confirm the contribution rate applicable at the time of payment as rates are revised at least annually.

Note 3 - If the development is to be staged, contributions are to be paid on a pro rata basis in respect of each stage.

Staff Accommodation Component

	\$ Per Accommodation Place
- Coordination and Administration	363.84
- Coffs Harbour Road Network	876.92
- Surf Rescue Equipment	102.01

The Section 94 contribution is currently \$2,685.54 for the 2 staff accommodation.

Transitional Group Home Component (40 beds)

	\$ Per person
- Coordination and Administration	129.94
- Coffs Harbour Road Network	313.19
- Surf Rescue Equipment	36.43

The Section 94 contribution is currently \$19,182.40 for the 40 bed transitional group home component.

Contributions have been imposed under the following plans:

- Regional, District & Neighbourhood Facilities & Services 2008.
- Coffs Harbour Road Network 2008.
- Surf Rescue Equipment 2008.

The Contribution Plans may be inspected at the Council Administration Offices, 2 Castle Street, Coffs Harbour or on Council's web site, www.coffsharbour.nsw.gov.au.

Plans of Visitors' Accommodation/Farm Office

10. A plan of the internal layout of the visitor's accommodation/farm office building is to be provided to Council. The plan is to specify which parts of the building are allocated to visitor's accommodation and what parts of the site are allocated to farm office use. This detail is to be provided **prior to issue of a construction certificate**.

Flood Management Plan:

11. A flood management plan, in accordance with the SES Floodsafe toolkit for business, that specifies planning and operational procedures to ensure the safe and efficient operation of the development, in the event of flooding, is to be prepared and submitted to Council **prior to issue of a construction certificate**.

Erosion and Sedimentation Control:

12. An erosion and sediment control plan, together with a management strategy, detailing soil erosion and sediment control measures, shall be prepared by a qualified environmental or engineering consultant in accordance with the document Management Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom. Details being submitted and approved by the Certifying Authority **prior to issue of the first Construction Certificate**.

Access and Facilities for Persons with a Disability:

13. All components of the development that are to be used by residents undertaking residential rehabilitation programs are to be provided with access and facilities for people with disabilities.

The applicant's attention is directed to the Disability (Access to Premises - Buildings) Standards 2010 and the Building Code of Australia.

Details indicating compliance must be submitted and approved by the certifying authority **prior to the issue of the relevant Construction Certificates**.

Stormwater Management Plan:

14. A Stormwater Management Plan complying with the relevant controls of Council's Water Sensitive Urban Design Policy being submitted to and approved by Council **prior to issue of a Construction Certificate**.

Please refer to the WSUD Information Sheet, Policy and Guideline available on Council's web site www.chcc.nsw.gov.au.

Road Design and Services - Works to [REDACTED]

15. The following works for [REDACTED]
 - Provide sufficient carriageway width to accommodate two way traffic;
 - Ease the vertical curve at the steep section leading to the Bucca Bucca Creek bridge crossing.
 - Provide stabilised table drains as necessary.
 - Remove sufficient exotic vegetation from the road reserve on the northern portion (the last 260m, approximately, before the bridge) of [REDACTED] to reduce shading and improve visibility for motorists travelling north on this section of road.
 - Provide a notice on the [REDACTED] setting a 20 tonne load limit.
 - Provide a gravel turnaround area on the northern side of the [REDACTED] bridge.

shall be provided to serve the development with the works conforming with the standards and requirements set out in Council's Development Design and Construction specifications and relevant policies (Water Sensitive Urban Design).

Note: Where it is impractical due to adverse site constraints to widen the carriageway to accommodate two way traffic, passing bays can be provided within sight distance of one and the other but with no greater than 50m spacing.

Plans and specifications are to be submitted to Council and approved **prior to the issue of the relevant Construction Certificate**. Plan submissions are to be accompanied by payment of prescribed fee.

Plans and specifications submitted later than six (6) months from the date of development consent shall comply with Council's current specifications at a date six (6) months prior to submission.

All work is to be at the developer's cost.

Pre-Construction Condition Report:

16. The proponent is to engage a qualified structural engineer to prepare a Pre-Construction Condition Report detailing the current structural condition of the [REDACTED]. The report shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

PRIOR TO COMMENCEMENT OF WORKS

Construction Certificate:

17. No construction work is to commence on site until a Construction Certificate has been issued for the work and Council has been notified that a Principal Certifying Authority has been appointed.

Liaison Person:

18. The proponent is to appoint a liaison person to consult with affected property occupiers (as identified and advised by Council) before, and during construction activities. A 24 hour contact telephone number is to be provided to Council, adjoining property occupiers and all property occupiers that adjoin [REDACTED] at least 48 hours prior to commencement of any construction work.

Site Notice:

19. Prior to commencement of works a site notice(s) shall be prominently displayed at the [REDACTED] boundary of the site for the purposes of informing the public of the development details including but not limited to:
 - (1) Details of the Principal Contractor and Principal Certifying Authority for all stages of the development;
 - (2) The approved hours of work;
 - (3) The name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction noise complaints are to be displayed on the site notice; and
 - (4) To state that unauthorised entry to the site is not permitted.

Erosion and Sediment Control:

20. Prior to commencement of work on the site for each stage of the development, erosion and sedimentation control measures are to be installed and operational including the provision of a "shake down" area where required to the satisfaction of the Principal Certifying Authority.

DURING CONSTRUCTION

Hours of Construction:

21. Construction works are to be limited to the following hours:

Monday to Friday	7.00 a.m. - 6.00 p.m.
Saturday	7.00 a.m. - 1.00 p.m. if inaudible from adjoining residential properties, otherwise 8.00 a.m. - 1.00 p.m.

No construction work is to take place on Sunday and Public Holidays.

Approved Plans to be On-Site:

22. A copy of the approved and certified plans, specifications and documents incorporating the conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of Council or the Principal Certifying Authority.

Protection of Trees On-Site:

23. All trees within ten metres of any development area, that are to be retained, are to be suitably protected in accordance with Australian Standard AS 4970-2009 '*Protection of Trees on Development Sites*' by way of tree guards, barriers or other measures as necessary to protect root system, trunk and branches, during construction of any stage of the project. In this regard the following management strategies are to be implemented during construction:

- Retain and protect all mature native eucalypt species within or near each development site, using secure temporary exclusion fencing to the drip-line of each tree canopy.
- Equipment or materials are not to be stockpiled at the base or within the drip line of the canopy of any mature remnant eucalypt species.
- Secure temporary exclusion fencing is to be installed around the drip line of the canopy of any trees in the vicinity of proposed construction works.
- Secure silt fence barriers are to be installed immediately down slope of the proposed construction areas prior to works commencing, to prevent excess silt from entering the drainage lines and/or dams.

Excavated Material:

24. Where excavated material is to leave the site it is to be disposed of at an approved landfill facility.

Alternatively, where it is proposed to dispose of the excavated material at another location no material is to leave the site until:

- Council has been advised in writing of the destination site(s);
- Council has been advised of the quantity and makeup of the material; and
- Council has issued written approval for disposal to the alternate location(s).

Note: The exportation of fill or soil from the site shall comply with the terms of any approval issued by Council.

Note, no site excavation works are to commence until the relevant Construction Certificate has issued.

Waste and Contamination:

25. The exportation of waste (including fill or soil) from the site must be in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the *Department of Environment Climate Change and Water "Waste Classification Guidelines"*.

Any new information that comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Principal Certifying Authority.

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

Control of the Obtrusive Effects of Lighting:

26. All lighting to the development is to be installed in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Certification that lighting complies with this standard is to be provided from an electrical installer **prior to occupation or issue of an Occupation Certificate**.

Alternative Emergency Power Supply:

27. The development being provided with an emergency power supply in the event of reticulated power failure. Certification of the completed installation is to be provided from the electrical installer **prior to occupation or issue of an Occupation Certificate**.

Flora and Fauna Management:

28. All recommendations of the flora and fauna habitat assessment report of Ecological Australia dated 10 July 2012 are to be carried out, with certification from an ecologist of the satisfactory completion of the works being provided to the Principal Certifying Authority **prior to issue of an Occupation Certificate**.

Potable Water Supply:

29. A potable water supply is to be provided to the development in accordance with the approved system (see Condition No. 8).

Occupation Certificate:

30. A person must not commence occupation or use any sections of the new building extensions prior to obtaining a relevant Occupation Certificate from the Principal Certifying Authority.

Stormwater Management Certification:

31. Prior to the issue of an Occupation Certificate the consultant design engineer shall issue a certificate to the Principal Certifying Authority to the effect that the stormwater treatment system has been installed and complies with the approved design.

Post-Construction Condition Report:

32. The proponent shall engage a suitably qualified person to prepare a Post-Construction Condition Report at the completion of the construction works on the site. This report to ascertain whether the construction works caused any structural damage to the [REDACTED]

The report is to be submitted to the Principal Certifying Authority (PCA). In ascertaining whether adverse structural damage has occurred to infrastructure and roads, the PCA must:

- a) compare the post-construction condition report with the pre-construction condition report required by this consent, and
- b) have written confirmation from the relevant authority that there is no structural damage to the infrastructure and road.

A copy of this report is to be forwarded to the Council **prior to issue of the Occupation Certificate.**

Road Damage:

33. The cost of repairing any damage caused to Council road assets in the vicinity of the subject site as a result of construction works associated with the approved development is to be met in full by the proponent **prior to the issue of the Occupation Certificate.** The proponent is to consult with Council's City Services Section concerning the requirements of this condition and to agree to a cost recovery arrangement **prior to issue of the first Construction Certificate.**

BASIX:

34. All of the commitments listed in each relevant BASIX Certificate for the development being fulfilled prior to the issue of an Occupation Certificate.

Certification (Integrated Terms of Approval):

35. All works as required by the integrated terms of approval conditions (Condition Nos. 51 to 74) are to be completed **prior to the issue of an Occupation Certificate,** with certification of satisfactory completion of works to accompany the application for Construction Certificate.

Restriction on Title:

36. Prior to issue of any Occupation Certificate, the applicant must do all things necessary to register a restriction on the use of the property, pursuant to section 88E of the Conveyancing Act 1919, preventing the use of the two staff houses on the property independently of the Group Home.

OPERATIONAL MATTERS

Implementation of Flood Management Plan:

37. All planning and operational procedures of the approved flood management plan are to be carried out at all times during operation of the development.

Maximum Number of Residents:

38. This development is approved for a maximum number of 40 residents undertaking rehabilitation programs at the transitional group home.

Farm and Facilities Management, Visitor Accommodation:

39. The existing farm dwelling may be used for farm and facilities management in accordance with overnight visitor accommodation. The existing farm dwelling is not to be used as a separate domicile.

Staff Accommodation Use:

40. The staff accommodation buildings are to be used for residential accommodation of staff of the transitional group home and their immediate families only.

Administration Area Use:

41. The administration area is only to be used for administration associated with the transitional group home use.

Visitors' Accommodation Use:

42. The visitors accommodation in the existing farm dwelling is to provide a maximum of two bedrooms for overnight accommodation for persons visiting residents undertaking rehabilitation programs of the transitional group home.

Chapel Use:

43. The chapel is only to be used for purposes associated with the transitional group home use.

Site Caretaker On-Site:

44. A site caretaker is to be on the premises at all times during operation of the development.

Noise Control:

45. Noise emanating from the premises shall at all times be in accordance with the provisions of the *Protection of the Environment (Operations) Act 1997* and the *Industrial Noise Policy (EPA)*.

No Resident Vehicles:

46. All transitional group home residents undertaking rehabilitation programs are not to have their own private vehicles (including cars, motorcycles) on the site.

Waste Management:

47. Waste management is to be carried out in accordance with the method described in the statement of environmental effects of Geoff Smyth and Associates.

Social Impact Assessment Operational Practices:

48. All management/control practices as referred to in the social impact assessment of Lantz Marshall dated May 20112, are to be installed and/or carried out at all times during operation of the transitional group home. This includes, but is not limited to, installation of CCTV within the development, full time supervision of residents by staff, provision of a full time caretaker on site and monitoring of all visitors to the development.

Use:

49. The development is to operate at all times in accordance with the definition of “*Group Home (Transitional) or Transitional Group Home*” in accordance with *State Environmental Planning Policy (Affordable Rental Housing) 2009*, at the time of consent:

The relevant definition is

Group Home (Transitional) or Transitional Group Home Means a Dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and*
- (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,*

but does not include development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

Minimising Threats to Koalas:

50. The transitional group home development and operation is to be carried out in accordance with the following measures to minimise threats to Koalas.
- Barriers to koala movement are minimised
 - Koala exclusion fencing is provided where appropriate
 - Koala tree species are retained, where possible
 - Local roads are designed for a maximum traffic speed of 40 km/h
 - Preferred koala trees are used in landscaping where suitable
 - Threats to koalas by dogs are minimised by banning of dogs for residents of the transitional group home or confining of dogs on-site.

Safer by Design – NSW Police Service Response:

51. The following matters raised by the NSW Police Service should be considered for implementation into the development.
- ensuring that light levels are appropriate for users of the development
 - utilising alarms in staff residences and administration areas
 - providing safes or lockable receptacles for residents in twin share rooms for personal belongings
 - development of a key register
 - installation of a safe in the administration area
 - installation of door locks to Australian Standards
 - providing signage to delineate staff areas from resident areas.

Ancillary Facilities:

52. In the event that the operational arrangements of the transitional group home change to the effect that the ancillary facilities of the staff accommodation buildings and/or the farm and facilities management and the visitors accommodation building cease to be used for such purpose these buildings should not be used for another purpose without prior consent of Council being obtained beforehand.

INTEGRATED TERMS OF APPROVAL CONDITIONS - NSW RURAL FIRE SERVICE

53. At the commencement of building works and in perpetuity the property around the group home precinct buildings (excluding the farm administration/visitors' accommodation dwelling), to a distance of not less than 34 metres, extending to not less than 95 metres to the south-west and not less than 60 metres to the north-west, shall be maintained as an inner protection area (IPA) as outlined within Section 4.2.7 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
54. At the commencement of building works and in perpetuity the property around the staff accommodation dwellings, for the following distances, shall be maintained as an inner protection area (IPA) as outlined within Section 4.2.7 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones':
- northern dwelling – not less than 42 metres to the north, south and west and not less than 20 metres to the east;
 - southern dwelling – not less than 42 metres to the north, south and west and not less than 24 metres to the east and south-east.
55. At the commencement of building works and in perpetuity the property around the chapel building, to a distance of not less than 20 metres, shall be maintained as an inner protection area (IPA) as outlined within Section 4.2.7 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
56. At the commencement of building works and in perpetuity the property around the recreation precinct building, to a distance of not less than 20 metres, shall be maintained as an inner protection area (IPA) as outlined within Section 4.2.7 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
57. At the commencement of building works and in perpetuity the property around the farm administration/visitors' accommodation dwelling shall be managed as follows, as outlined within Section 4.2.7 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones':
- north, east and west for a distance of not less than 38 metres as an inner protection area (IPA);
 - south and south-west for a distance of not less than 75 metres as an inner protection area (IPA) and 20 metres as an outer protection area (OPA).
58. Water supply to the group home precinct buildings shall comply with Section 4.2.7 [reticulated water supplies] of 'Planning for Bush Fire Protection 2006'.
59. Where the rear or most distant part of any of the staff accommodation dwellings, chapel building, recreation precinct building and/or farm administration/visitors' accommodation dwelling is greater than 70 metres from the nearest hydrant, a separate fire fighting water supply containing not less than the following volumes, shall be provided in accordance with the requirements of Condition No. 8:
- staff accommodation dwellings – 20,000 litres per dwelling;
 - chapel building – 10,000 litres;
 - recreation precinct building – 10,000 litres;
 - farm administration / visitor's accommodation dwelling – 20,000 litres.

60. All fire fighting water supplies shall be installed and maintained in the following manner:
- a) Fire fighting water supply tank(s) (except those servicing the reticulated water supply) shall be located not less than 5 metres and not more than 20 metres from the approved structure.
 - b) A hardened ground surface for fire fighting truck access is to be constructed up to and within 4 metres of the fire fighting water supply.
 - c) New above ground fire fighting water supply storages are to be manufactured using non-combustible material (concrete, metal, etc). Where existing fire fighting water supply storages are constructed of combustible (polycarbonate, plastic, fibreglass, etc) materials, they shall be shielded from the impact of radiant heat and direct flame contact.
 - d) Non-combustible materials (concrete, metal, etc) will only be used to elevate or raise fire fighting water supply tank(s) above the natural ground level.
 - e) A 65mm metal Storz outlet with a gate or ball valve shall be fitted to any fire fighting water supply and be accessible for a fire fighting truck. The Storz outlet fitting shall not be located facing the hazard or the approved structure.
 - f) The gate or ball valve, pipes and tank penetration are adequate for full 50mm inner diameter water flow through the Storz fitting and are constructed of a metal material.
 - g) All associated fittings to the fire fighting water supply tank(s) shall be non-combustible.
 - h) Any below ground fire fighting water supply tank(s) constructed of combustible (polycarbonate, plastic, fibreglass, etc) materials shall be shielded from the impact of radiant heat and direct flame contact.
 - i) Any fire fighting water supply tank(s) located below ground shall be clearly delineated to prevent vehicles being driven over the tank.
 - j) All water supplies for fire fighting purposes shall be clearly signposted as a fire fighting water supply.
 - k) Below ground fire fighting water supply tank(s) shall have an access hole measuring a minimum 200mm x 200mm to allow fire fighting trucks to access water direct from the tank.
 - l) Fire fighting water supply tank(s) and associated fittings, located within 60 metres of a bushfire hazard shall be provided with radiant heat shielding to protect the tank from bush fire impacts and maintain safe access to the water supply for fire fighters.
 - m) A minimum 5hp or 3kW petrol or diesel powered pump shall be made available to fire fighting water supply tank(s) not connected to the reticulated water supply. A 19mm (internal diameter) fire hose and reel shall be connected to the pump. Fire hose reels must be installed so that each elevation of the building can be reached by a fire hose.
 - n) Pumps are to be shielded from the direct impacts of bush fire.
 - o) A Static Water Supply (SWS) sign shall be obtained from the local NSW Rural Fire Service (RFS) and positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:
 - i. Markers must be fixed in a suitable location so as to be highly visible; and
 - ii. Markers should be positioned adjacent to the most appropriate access for the water supply.
61. Any extension of electricity services shall comply with Section 4.2.7 of '*Planning for Bush Fire Protection 2006*'.

62. Gas supply to any of the proposed buildings shall comply with the following requirements:
 - a) Reticulated or bottled gas is to be installed and maintained in accordance with Australian Standard AS/NZS 1596:2008: *'The storage and handling of LP gas'* and the requirements of relevant authorities. Metal piping is to be used.
 - b) All fixed gas cylinders are kept clear of all flammable materials to a distance of 10 metres and be shielded on the hazard side of the installation.
 - c) Gas cylinders kept close to the building shall have release valves directed away from the building. Connections to and from gas cylinders are to be metal.
 - d) Polymer sheathed flexible gas supply lines to gas meters adjacent to building are not to be used.
63. Approaches to the [REDACTED] shall be constructed to provide road widths and design in accordance with Section 4.1.3(2) of *'Planning for Bush Fire Protection 2006'*.
64. Internal roads shall comply with Section 4.1.3(2) of *'Planning for Bush Fire Protection 2006'*, with the exception that an alternative property access road is not required.
65. The internal road along the western boundary (adjacent to the recreation ground) shall be constructed to form a continuous perimeter road.
66. The internal road providing access to the staff accommodation dwellings shall be constructed to create a loop road through grassland areas, from either the staff accommodation precinct driveway or the turning area adjacent to Dam 4, back to the nursery area/group home precinct.
67. An emergency and evacuation plan addressing Section 4.2.7 of *'Planning for Bush Fire Protection 2006'* shall be prepared for the subject site. A copy of the plan shall be provided to the consent authority prior to the issuing of an occupation certificate.
68. Construction of the group home precinct buildings (excluding the farm administration/visitors' accommodation dwelling) shall comply with Section 5 (BAL 12.5) of Australian Standard AS3959-2009 *'Construction of buildings in bush fire-prone areas'* and Section A3.7 of Addendum: Appendix 3 of *'Planning for Bush Fire Protection'*.
69. Construction of the staff accommodation dwellings shall comply with Section 5 (BAL 12.5) of Australian Standard AS3959-2009 *'Construction of buildings in bush fire-prone areas'* and Section A3.7 of Addendum: Appendix 3 of *'Planning for Bush Fire Protection'*.
70. Construction of the northern, eastern and western elevations and roof of the chapel building shall comply with Section 8 (BAL 40) of Australian Standard AS3959-2009 *'Construction of buildings in bush fire-prone areas'* and Section A3.7 of Addendum: Appendix 3 of *'Planning for Bush Fire Protection'*. Construction of the southern elevation of the chapel building shall comply with Section 7 (BAL 29) of Australian Standard AS3959-2009 *'Construction of buildings in bush fire-prone areas'* and Section A3.7 of Addendum: Appendix 3 of *'Planning for Bush Fire Protection'*.

- 71. The farm administration/visitors' accommodation dwelling is required to be upgraded to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.
- 72. The roofing of all structures shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall be non-combustible.
- 73. The design of the chapel building shall be amended to delete the proposed box gutter adjacent to the southern parapet wall to prevent the build up of flammable material.
- 74. Landscaping and revegetation of the site is to comply with the principles of Appendix 5 of *'Planning for Bush Fire Protection 2006'* and shall not compromise the standards required for asset protection zones.
- 75. A fire management plan is to be prepared that addresses the following requirements:
 - contact person / department and details;
 - schedule and description of works for the construction of asset protection; and
 - zones and their continued maintenance.
- 75. Certification of compliance with the bushfire risk conditions by a Bush Fire Assessment Consultant **prior to the issue of the Occupation Certificate.**
