

Appendix A - DA2200364 Kempsey Adventure Park

PARAMETERS OF THIS CONSENT

1. The development must 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.

Plan No./ Supporting Document	Version	Prepared by	Dated
AR-0001 COVER SHEET	3	Mode	24/02/22
AR-0010 3D VIEW 1	3	Mode	24/02/22
AR-0011 3D VIEW 2	3	Mode	24/02/22
AR-0012 3D VIEW 3	3	Mode	24/02/22
AR-0013 3D VIEW 4	3	Mode	24/02/22
AR-0014 3D VIEW 5	3	Mode	24/02/22
AR-1001 AIRPORT PRECINCT PLAN	3	Mode	24/02/22
AR-1002 SITE PLAN	3	Mode	24/02/22
AR-1100 GROUND FLOOR	3	Mode	24/02/22
AR-1101 MEZANNINE PLAN	3	Mode	24/02/22
AR-1102 ROOF PLAN	3	Mode	24/02/22
AR-1103 GROUND FLOOR CABINS	4	Mode	16/06/22
AR-1200 ELEVATIONS	3	Mode	24/02/22
AR-1201 ELEVATIONS	3	Mode	24/02/22
AR-1202 SECTIONS	3	Mode	24/02/22
AR-1203 SECTIONS	3	Mode	24/02/22
LD-000 COVER SHEET	B	Mode	18/02/22
LD-0100 PRECINCT PLAN B	B	Mode	18/02/22
LD-0101 LANDSCAPE PLAN	B	Mode	18/02/22

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.

2. The 'Future Event Space' indicated on Drawing AR-1002 is not approved. As such no outdoor amplified music events or similar are to be carried out on the site without the development consent of Council. Events are limited to those

utilising the facilities approved by this consent and that can be carried out within the capacity of the approved car parking area.

3. The accommodation is approved as a caravan park as per the sites indicated on Drawing AR-1103 GROUND FLOOR CABINS. The caravan park is to accommodate a maximum of 72 people at any one time.

Unless the movable dwellings will have a floor level of at least 14.9 metres AHD the sites are only to be occupied by registerable movable dwellings that can be dismantled and moved within thirty (30) minutes. Any open decks or access ramps may remain in place. Road access is to be provided to each of the sites to facilitate removal of the registerable movable dwellings prior to a predicted 20% AEP flood event.

4. All building work must be carried out in accordance with the requirements of the *Building Code of Australia*.
5. The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the *Environmental Planning and Assessment Regulation 2021*.
6. The development is to comply with the Integrated Development Approval granted under Section 4.47 of the *Environmental Planning and Assessment Act 1979* being an authorization under Section 100B of the *Rural Fires Act 1997* as contained in the correspondence from the NSW Rural Fire Service, letter dated 2 December 2022, consisting of five (5) pages, and as attached Schedule 1 to this Notice of Determination.
7. This consent does not permit commencement of any site works until such time as a Construction Certificate has been obtained and a Principal Certifier has been appointed.

<p>CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY CONSTRUCTION CCERTIFICATE</p>
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8. The construction certificate plans are to be certified by a suitably experienced and qualified Registered or Chartered Professional Engineer as containing the required flood impact mitigation and flood proofing measures as outlined in the Woolacotts Flood Impact Assessment Report Revision B and the Woolacotts Flood Inundation Report Revision F.
9. A flood evacuation plan is to be developed and certified as adequate by a suitably experienced and qualified consultant and is to be prepared in consultation with the SES. Such a plan is to include the following components:
 - a. Flood Characteristics - A brief description of how a flood event occurs in the area and its impact on the proposed development. This detail must give any user of the venue an understanding of what to expect

during a flood event.

- b. Flood Warnings - Provide details as to the warnings users can expect in relation to flooding and how they are received. These warnings include expected flood peak, road closures, long term weather forecasts and emergency advice.
 - c. Preparations - Users of the development must have clear direction on the various activities that need to be undertaken when preparing for an expected flood event.
 - d. Evacuation - Programming the evacuation process must ensure all activities are undertaken in a safe timely manner providing safe unassisted evacuation from the buildings and the caravan park for 20% AEP flood events and greater.
 - e. Responsible persons - Nominate by position title, those persons responsible for implementation actions for individual plan elements. Identify a hierarchy of alternate controllers with the persons potentially responsible identified by position title, not their individual names. Useful contact numbers for flood advice must be included in any flood contingency plan.
 - f. A single A3 summary page that can be publicly displayed display in the various buildings. This should include a simple diagram to explain expected flood levels and likely warning intervals.
10. A Structural Engineer's certificate must be submitted certifying that the building has been designed to withstand the forces created by flood waters and debris loadings anticipated for that area and indicate any impacts on adjoining buildings and land. All building elements, including windows, doors, framing, cladding, etc will have to be designed to withstand the flood pressure for floods up to 14.9 metres AHD.
11. Prior to the issue of any Construction Certificate, approvals under Section 68 of the Local Government Act 1993 must be obtained from Council for the following:
- B1 Carry out water supply work (A hydraulic design certification is to be included in this application)
 - B4 Carry out sewerage work
 - C4 Disposing of waste into a sewer of the council (A hydraulic design certification is to be included in this application)
 - F2 Operating a caravan park or camping ground (application is to be for a maximum of 72 people)
- The Certifier must include all such Section 68 approvals as part of the relevant Construction Certificate.
12. Design certification of any fire hydrant and/or hose reel system including its supply network must be provided by an accredited fire safety practitioner.

13. Consent from Council must be obtained for all works within the road reserve pursuant to Section 138 of the Roads Act 1993. Three (3) copies of engineering construction plans must accompany the application for consent for works within the road reserve. Such plans are to be in accordance with Council's Adopted Engineering Standard. This Section 138 application must as a minimum include the following:

- Detailed engineering design for any works within the road reserve
- A speed review for Old Aerodrome Road, and subject to the outcome of this speed review, installation of a speed reduction to 60 km/h of the sections of Old Aerodrome Road on the approaches to Warne Drive, Warneton Road and Fernhill Crescent. Intersection warning signs must be placed on intersection approaches with inadequate sight distance, at a distance that matches the SISD at the pre-development 85%-ile speed plus 2 seconds.

14. Consent from Council must be obtained for a construction traffic management plan pursuant to Section 138 of the Roads Act 1993. The plans and specifications are to include the measures to be employed to control traffic (inclusive of construction vehicles) during construction of the development. The traffic control plan is to be designed in accordance with the requirements of the Roads and Traffic Authority's Manual, *Traffic Control at Work Sites Version 6*, and Australian Standard 1742.3 - 2019,

The plan must incorporate measures to ensure that motorists using road adjacent to the development, residents and pedestrians in the vicinity of the development are subjected to minimal time delays due to construction on the site or adjacent to the site.

The traffic guidance scheme plan must be prepared by an TfNSW accredited person.

15. The application for a Construction Certificate is to include plans and specifications that indicate access and facilities for persons with access disabilities to and within the development in accordance with AS 1428.1 - *Design for Access and Mobility* and Part D3 of the *Building Code of Australia*.

Such plans and specifications must be approved as part of the Construction Certificate.

16. Consultation is to occur with the airport users regarding:

- i. Additional apron pavement area for skydiving operations,
- ii. Additional apron pavement area for visiting aircraft, and
- iii. Adjustments to wildlife fence alignment to suit the above.

Any agreed changes are to be incorporated into the construction certificate plans.

17. Evidence is to be provided to the Principal Certifying Authority that the necessary approval has been obtained from Civil Aviation Services Authority

for the Method of Works Plan (MOWP) for the proposed works within the airport.

18. A Neighbour Management Plan must be developed to deal with potential issues with neighbouring residents to the adventure park. The plan is to include but is not limited to the following matters:
 - a. Simple and effective measures to avoid potential risks associated with participants or spectators entering adjoining or nearby farmland,
 - b. Display of clear, simple and highly visible signs to support adjoining farm's biosecurity messages,
 - c. Protocols for skydiving personal regarding biosecurity risks and measures to minimise any impacts should they inadvertently enter adjoining farmland,
 - d. Air quality impacts on animal and human health from aviation gas from planes,
 - e. Protocols for amplified music, public address systems and other noises. Measures should include:
 - i. restriction to the designated areas,
 - ii. outdoor amplified music and public address systems been limited to the daytime and evening period only (7am to 10pm),
 - iii. noise levels of each speaker should be limited to the modelled speaker sound power level listed in Table 4.9 of the 15 March 2021 assessment report by Air Noise Environment, and
 - iv. direction of speakers away from any sensitive residential receivers.

The management plan is to be developed in consultation with potentially impacted neighbours.

19. Documentary evidence from a current Bushfire Planning and Design (BPAD) accredited consultant, under the Fire Protection Association of Australia, is to be submitted to the Principal Certifying Authority certifying that the construction plans comply with the General Terms of Approval from NSW Rural Fire Service in Schedule 1 of this Notice of Determination.
20. The application for a Construction Certificate is to include plans and specification that indicate access, parking and maneuvering details in accordance with the plans approved by this consent. The access, parking and maneuvering for the site is to comply with the requirements of Council's Development Control Plan for Car Parking. Plans are to include, but not be limited to, the following items:
 - i) pavement description;
 - ii) Pavement design report issued by a certified geotechnical or civil engineer, specifying pavement designs based on subgrade test results.
 - iii) site conditions affecting the access;
 - iv) existing and design levels;

- v) longitudinal section from the road centreline to the car space(s);
- vi) cross sections at appropriate intervals, with a maximum separation of 15 metres;
- vii) stormwater drainage. All stormwater inlet pits picking up surface flow from car parking areas to include trash screens.
- viii) a physical barrier across the full road frontage of the property suitable to prevent vehicular access at locations other than the approved driveways;
- ix) Disabled space design and access paths to buildings in accordance with AS1428;
- x) a clearance height 2.2m for all internal car parking areas. Where disabled parking is to be provided a minimum clearance height of 2.5m is required. Building elements such as pipes, ducts, conduits and beams are not to encroach below the specified clearance height;
- xi) turning paths;
- xii) linemarking and signs;
- xiii) Provision for at least 30 constructed car spaces
- xiv) Inclusion of a driveway stub onto a suitable grass overflow parking area to cater for times when the demand exceeds 30 spaces. Spaces are to be limited to an addition 12 spaces.

The engineering plans and specifications are to be certified by suitably experienced Registered or Chartered Professional Engineer with Engineers Australia or Professionals Australia.

The plans must be in compliance with the AS2890 series. Such plans and specifications must be approved as part of the Construction Certificate.

21. The contributions set out in the following Schedule must be paid to Council prior to the issue of any Construction Certificate. The particulars of the contributions levied pursuant to Section 7.12 of the Act are set out in the following table:

The contributions plan under which the condition is imposed	Date of contributions plan
Kempsey Local Infrastructure Contributions Plan	6 July 2023

The above plans may be viewed during office hours at the Council Offices located at **22 Tozer Street West Kempsey.**

Contributions set out in the following Schedule are to be paid to Council prior to the issue of a Construction Certificate for the subject development. The following contributions are current at the date of this consent. The contributions payable will be adjusted in accordance with the relevant plan and the **amount payable will be calculated on the basis of the contribution rates that are applicable at the time of payment.** The contribution rates for specific dates are available from Council offices during office hours.

Schedule of Contributions pursuant to Section 7.12 of the Environmental Planning and Assessment Act 1979

The Contribution plans under which the condition is imposed	Levy (%)	Value of Works	Contribution Levied	Date until which Contribution rate is applicable
Kempsey Local Infrastructure Contributions Plan	1%	\$15,385,519.00	\$153,855.19	30 June 2024
TOTAL			\$153,855.19	

22. This consent requires a Certificate of Compliance under the *Water Management Act 2000* to be obtained.

A person may apply to Kempsey Shire Council, as the water supply authority, for a Certificate of Compliance pursuant to section 305 of the *Water Management Act 2000*. An application form is available from Council's website www.kempsey.nsw.gov.au or at Council Offices located at 22 Tozer Street, West Kempsey.

Please be advised that as a precondition to the granting of a Compliance Certificate, all infrastructure works to serve the development as listed in the Schedule of Works below must be completed to the satisfaction of Council, and a monetary contribution in accordance with the following Schedule of Contributions must be paid in full or Council has confirmed in writing that satisfactory arrangements have been made for the payment of contributions.

Schedule of Contributions

Public Amenity or Service	Type	Units	Rate per unit	Contribution	Applicable until	Codes
Water	ET	28.9215	\$11,450.17	\$331,156.09	30 June 2024	AW
Sewer	ET	34.0415	\$9,659.63	\$328,828.29	30 June 2024	AS
			TOTAL	\$659,984.38	30 June 2024	

PLEASE NOTE: The amount to be paid will be adjusted at the time of actual payment, and if applicable any relevant Council Procedures. The amount payable will be calculated on the basis of the contribution rates that are applicable at the time of payment. The applicable contribution rates for specific dates can be obtained by contacting Council during office hours.

If the works are staged, contributions must be levied at the amount proportionate to the works within the scope of the relevant Construction Certificate

23. The recommendation contained in Section 6.1 (Summary) of the report by Regional Geotechnical Solutions dated 18 February 2022 in relation to the abandoned aircraft (AEC 3) is to be completed.

If contaminated soils are found the soils must be remediated before issue of the construction certificate. In which case a Remedial Action Plan (RAP) must be prepared for the management of the contaminated soils.

The RAP must be prepared by a suitably qualified person as per the Consultants Reporting on Contaminated Land Contaminated Land Guidelines 2020 and all other statutory requirements. A suitably qualified person with experience in contaminated land remediation must be engaged in overseeing remediation actions and preparing any validation report.

24. The application for a Construction Certificate is to include plans and specifications that indicate the landscaping of the site. The approved landscaping plan must be modified to indicate:

- a) the exclusively use of native indigenous plants,
- b) incorporation of signs to explain the use of native indigenous plants to signify the cultural values of the place for the Dunghutti people,
- c) botanical name of shrubs and trees to be planted,
- d) mature height of trees to be planted,
- e) location of common tap(s) and/or irrigation system to ensure all landscape works can be adequately watered, and.
- f) an effective physical barrier between public spaces, vehicles, accessways, parking areas and the surrounding landscaped area.

The plan is to be prepared by a suitably qualified landscape architect who has appropriate experience and competence in landscaping. Such plans and specifications must be approved as part of the Construction Certificate.

25. The application for a Construction Certificate is to include plans and specifications that indicate the measures to be employed to control erosion and loss of sediment from the site. Control over discharge of stormwater and containment of run-off and pollutants leaving the site must be undertaken through the installation of erosion control devices such as catch drains, energy dissipaters, level spreaders and sediment control devices such as hay bale barriers, filter fences, filter dams, and sedimentation basins. The sediment and erosion control plan is to be designed in accordance with the requirements of the Landcom Blue Book, "Soils and Construction -Managing Urban Stormwater".

The sediment and erosion control plan is to be prepared by a qualified practicing Civil Engineer. The Civil Engineer is to be a corporate member of the Institution of Engineers Australia or is to be eligible to become a corporate

member and have appropriate experience and competence in the related field. The plans must be in compliance with Council's current Council's Adopted Engineering Standard. Such plans and specifications must be approved as part of the Construction Certificate.

26. Prior to the issue of any Construction Certificate, a Long Service Levy must be paid to the Long Service Payments Corporation. The amount payable is currently based on 0.25% of the cost of the work. This is a State Government Levy and is subject to change without notice. The requirements of the State Government supersede this condition.
27. A certificate from a professional Geotechnical Engineer is to be provided to the Principal Certifying Authority, certifying that the site is stable and will not be affected by subsidence when the buildings are erected. The certificate must be prepared in accordance with AS 1726.

<p style="text-align: center;">CONDITIONS TO BE COMPLIED WITH PRIOR TO AND DURING WORKS</p>
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28. A copy of this Development Consent and the approved Construction Certificate (including all plans, details, specifications, etc.) must always remain on site during construction works. These documents must be made readily available for perusal at the request of any officer of the Council, the Principal Certifying Authority, and/or any Government Agency.
29. Prior to the commencement of any works, a Site Waste Minimization and Management Plan (SWMMP) prepared in accordance with the Council's *Development Control Plan 2013* must be submitted to, and approved by, the Principal Certifying Authority. The approved SWMMP must be complied with for the duration of the works.
30. Prior to the commencement of any building work or demolition work, a sign must be erected in a prominent position at the frontage to the site:
 - a. Showing the name, address and telephone number of the Principal Certifying Authority (PCA) for the work;
 - b. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; and
 - c. Stating that unauthorized entry to the work site is prohibited.The sign/s must be maintained while the building work or demolition work is being carried out, but must be removed when the work has been completed. No sign is to have an area in excess of 1m².
31. One to two Site Officers of the Kempsey LALC and DECAC must be engaged to supervise and monitor the removal of the top 400 mm of topsoils where removal of topsoils is required. These site officers must also be involved in a

site induction for all workers involved carrying out or supervising earthworks on the project.

32. If any Aboriginal object(s) are discovered and/or harmed in or under the land, while undertaking the proposed development activities, the proponent must:
- Not further harm the object(s),
 - Immediately cease all work at the particular location,
 - Secure the area so as to avoid further harm to the Aboriginal object(s),
 - Notify Environment Line as soon as practical by calling 131 555 or emailing: info@environment.nsw.gov.au, providing any details of the Aboriginal object(s) and its location, and
 - Not recommence any work at the particular location unless authorised in writing by Heritage NSW.
33. If harm to Aboriginal objects cannot be avoided, an application for an Aboriginal Heritage Impact Permit (AHIP) must be prepared and submitted to Heritage NSW before work may continue.
34. In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and Heritage NSW contacted.
35. Work must be carried out in a safe and professional manner. Work must not interfere with public amenity, cause damage to nearby property, or unreasonably impact upon the environment. In particular:
- a. Erosion and sediment controls must be maintained throughout the construction, in accordance with approved SWMP, until the site has been stabilized by permanent vegetation or hard surface.
 - b. Dust from the site must be controlled so as not to result in a nuisance at neighboring properties.
 - c. All waste must be disposed of by transfer to an authorized waste transfer facility. Until transferred to an authorized waste transfer facility, all waste must be contained on the site in a bulk waste storage area/enclosure. Burning of waste, cleared vegetation, or any other item on site is prohibited.
 - d. Building materials must be delivered directly onto the property. Road reserves and public reserves must be maintained clear of building materials, rubbish, etc.
 - e. Construction traffic must not track earthen materials into the road reserve. Shakers (or the like) must be used.
 - f. Construction vibration must be in accordance with *Environmental Noise Management Assessing Vibration: A Technical Guideline* (Department of Environment and Conservation, 2006).
 - g. Adequate toilet facilities must be provided on site.
 - h. The approved Construction Traffic Management Plan is to be implemented.

36. Works must not unreasonably interfere with the amenity of the neighborhood. Noise that is audible at adjoining residential premises, can only occur:
- Monday to Friday, from 7:00am to 6:00pm.
 - Saturday, from 8:00am to 1:00pm.
 - Nil on Sundays or Public Holidays.
37. Construction noise must be limited as follows:
- For construction periods of four (4) weeks and under, the L10 noise level measured over a period of not less than fifteen (15) minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A); or
 - For construction periods greater than four (4) weeks and not exceeding twenty- six (26) weeks, the L10 noise level measured over a period of not less than fifteen (15) minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

<p style="text-align: center;">CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE</p>
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38. Prior to the issue of any Occupation Certificate, the Principal Certifying Authority must ensure that all requirements of this consent (including the approved documents and subsequent approvals) have been completed.
39. Prior to the issue of any Occupation Certificate, the Principal Certifying Authority must ensure that all flood mitigation measures of this consent have been satisfied.
40. Documentary evidence from a current Bushfire Planning and Design (BPAD) accredited consultant, under the Fire Protection Association of Australia, is to be submitted to the Principal Certifying Authority certifying that the completed development complies with all conditions of the General Terms of Approval from NSW Rural Fire Service in Schedule 1 of this Notice of Determination.
41. Prior to the issue of any Occupation Certificate, the Principal Certifying Authority must ensure that all requirements of all approvals issued under Section 68 of the *Local Government Act 1993* have been completed.
42. The cost of repairing any damage caused to Council or other public authority's assets in the vicinity of the site as a result of any works associated with the approved development, must be met in full by the applicant/developer.

<p style="text-align: center;">ONGOING OPERATIONAL REQUIREMENTS</p>
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43. Noise monitoring must be undertaken during skydiving operations to ensure

that the noise footprint, in terms of aircraft noise exposure levels around aerodromes N60, N65 and N70, does not increase over current operations. The proposed skydiving operations are to be adjusted and optimised based on the operational noise data set. The monitoring must be undertaken within three months of the completion of the first year of the operation of the adventure park, then every five years thereafter.

44. The Neighbour Management Plan is to be implemented at all times. The Neighbour Management Plan is to be reviewed within three months of the completion of the first year of the operation of the adventure park. The review is to include further consultation with potentially impacted neighbours. Thereafter the Neighbour Management Plan is to be reviewed every five years.
45. Landscaping is to be maintained in perpetuity.
46. Flood and bushfire mitigation measures required by this consent must be effectively implemented at all times.

<p>Schedule 1 - RURAL FIRE SERVICE GENERAL TERMS OF APPROVAL</p>



NSW RURAL FIRE SERVICE

Kempsey Shire Council
PO Box 3078
WEST KEMPSEY NSW 2440

Your reference: (CNR-39559) DA2200364
Our reference: DA20220516007836-Original-1

ATTENTION: Shane Reinhold

Date: Thursday 13 October 2022

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – Other Tourist Accommodation
20 AIRPORT ROAD ALDAVILLA 2440, 1//DP1144474, 2//DP1144474

I refer to your correspondence dated 26/05/2022 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

Construction Standards

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

1. New construction must comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 'Construction of buildings in bushfire-prone areas' or the relevant requirements of the NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of 'Planning for Bush Fire Protection 2019'.

Water and Utility Services

The intent of measures: 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.

2. The provision of water services must comply with the following:
- reticulated water with a hydrant system is to be provided to the development, where available; or
 - a 10,000 litres minimum static water supply for firefighting purposes is provided for each occupied building where no reticulated water is available.
 - fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005;
 - hydrants are not located within any road carriageway; and

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

- e. reticulated water supply uses a ring main system for areas with perimeter roads.
- f. fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005.
- g. all above-ground water service pipes external to the building are metal, including and up to any taps.
- h. where static water supplies are provided;
 - i. a connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure;
 - ii. a connection of a 65mm Storz fitting with a ball valve fitted to the outlet of the tank;
 - iii. the ball valve and pipes have the same bore size as the Storz fitting to ensure flow volume and are metal;
 - iv. underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank;
 - v. a hardened ground surface for truck access is supplied within 4m of the access hole;
 - vi. above-ground tanks are manufactured from concrete or metal;
 - vii. raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F AS 3959);
 - viii. unobstructed access is provided at all times;
 - ix. tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters;
 - x. underground tanks are clearly, marked;
 - xi. all exposed water pipes external to the building are metal, including any fittings;
 - xii. where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack;
 - xiii. any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and
 - xiv. fire hose reels are constructed in accordance with AS/NZS 1221:1997 Fire hose reels and installed in accordance with the relevant clauses of AS 2441:2005 Installation of fire hose reels.

3. The provision of electrical services must comply with the following:

- a. where practicable, electrical transmission lines are underground;
- b. where overhead, electrical transmission lines are proposed as follow:
 - i. lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - ii. 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.

4. The provision of gas services must comply with the following:

- a. 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;
- b. all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- c. connections to and from gas cylinders are metal;
- d. if gas cylinders need to be kept close to the building, safety valves are directed away from the building and at least 2m away from any combustible material, so they do not act as a catalyst to combustion;
- e. polymer-sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used; and
- f. above-ground gas service pipes external to the building are metal, including and up to any outlets.

Landscaping Assessment

The intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

5. Landscaping within the required asset protection zone must comply with Appendix 4 of Planning for Bush Fire Protection 2019. In this regard, the following principles are to be incorporated:

- a. A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- b. Planting is limited in the immediate vicinity of the building;
- c. Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);

- d. Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- e. Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- f. Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- g. Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- h. Avoid climbing species to walls and pergolas;
- i. Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- j. Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- k. Low flammability vegetation species are used.

Emergency and Evacuation Planning Assessment

The intent of measures is to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.

6. A Bush Fire Emergency Management and Evacuation Plan must comply with the following requirements of section 6.8.4 of 'Planning for Bush Fire Protection 2019';

- a. Bush Fire Emergency Management and Evacuation Plan is prepared consistent with the applicable document(s) as follows:
 - i. The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan;
 - ii. Australian Standard AS 3745:2010 Planning for emergencies in facilities; and
 - iii. Australian Standard AS 4083:2010 Planning for emergencies – Health care facilities (where applicable).
- b. the Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants.

Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

General Advice – Consent Authority to Note

The Bush Fire Safety Authority has considered the referred documents identified below;

- The plans titled 'Site Plan', prepared by Mode, reference T16923, drawing number 24572 D, dated 15 September 2021.
- The Bush Fire Assessment prepared by Midcoast Building and Environmental dated June 2020, amended December 2020, amended February 2022.

For any queries regarding this correspondence, please contact Wayne Sketchley on 1300 NSW RFS.

Yours sincerely,

Allyn Purkiss

**Manager Planning & Environment Services
Built & Natural Environment**

Schedule 2 - ADVICE: BUILDING SERVICES

Certain additional approvals and action are required by you prior to and during construction works. The *Environmental Planning and Assessment Act 1979* requires you to:

Obtain a Construction Certificate prior to the commencement of any works. An application may be lodged with Council, or you may apply to a private accredited certifier for a Construction Certificate. An accredited certifier must obtain Council's approval to certain conditions of this development consent, where indicated before issuing the Construction Certificate.

- a. Nominate a Principal Certifying Authority (PCA) which may be either Council or an accredited certifier and notify Council of that appointment. You cannot lawfully commence works without complying with this requirement.
- b. Give Council at least two (2) days notice of your intention to commence the erection of a building before commencing construction works by lodging the 'Notice of Commencement of Building Works and Appointment of the Principal Certifying Authority' form enclosed. You cannot lawfully commence works without complying with this requirement.
- c. Obtain an Occupation Certificate before commencing occupation or commencing to use the building or on the completion of other works including the erection of a sign by lodging the 'Application for Occupation Certificate' form enclosed. You cannot lawfully commence occupation or the use of a building without complying with this requirement.