5 LANDSCAPING

Once an appropriate APZ to the satisfaction of the RFS has been created, ongoing maintenance is required to ensure that regrowth and fuel load replacement does not occur. This may become the responsibility of the individual lot owner, this role typically detailed in the Conditions of Consent related to an approved development application for any proposed residential dwelling within the development site. Alternatively, as is the case with a Community Title subdivision, such areas would be identified as community property, with responsibility for their management and maintenance being governed by the Management Association (body-corporate-like) of the Community Title Plan.

Bearing in mind the desired aesthetic and environment sought by site landscaping, some basic principles have been recommended to help minimise the chance of such works contributing to the potential hazard on site.

APZs will be entirely or partly maintained by Morriset Park Road. Land between this infrastructure and any proposed dwelling (i.e. the IPA) should largely to wholly be maintained as a fuel free zone, preferably in the form of manicured green lawns.

Whilst it is recognised that fire-retardant plant species are not always the most aesthetically pleasing choice for site landscaping, the need for adequate protection of life and property requires that a suitable balance between visual and safety concerns be considered. The areas of the site occurring within the extent of the APZ should avoid landscaping with highly flammable species and dense, connected plantings of species.

It is reiterated again that it is essential that any landscaped areas and surrounds are subject to ongoing fuel management and reduction to ensure that fine fuels do not build up.

6 SERVICE SUPPLY

6.1 Water

Associated with any kind of development upon the land, it is expected that water mains will be extended into the site. Provision of access to this supply should be provided for fire-crews in the form of readily accessible and easily located fire hydrants. Fire hydrant spacing, sizing and pressure should comply with AS 2419.1 – 2005. Where this cannot be met, the RFS will require a test report of the water pressures anticipated by the relevant water supply authority. In such cases, the location, number and sizing of hydrants shall be determined using fire engineering principles. Hydrants are not to be located within any road carriageway. All above ground water and gas service pipes external to the building are metal, including and up to any taps.

6.2 Gas

Any reticulated or bottled gas should be installed and maintained according to the requirements of the relevant authorities and Australian Standard 1596 "Storage and Handling of LP Gas," which specifies requirements for the location, design, construction and commissioning and operation of installations for the storage and handling of LPG, and includes the management of emergencies. Larger gas cylinders should be kept clear of all flammable materials, and if kept close to buildings the release valve must be directed away from buildings and other combustible materials.

6.3 Electricity

If possible, preference should be given to the provision of underground electricity transmission lines to the station. PBP (2006) allows for some provision for overhead lines, provided that the location of electricity services will not lead to ignition of surrounding bushland or the fabric of buildings or risk to life from damaged electrical infrastructure.

7 ACCESS / EGRESS (EVACUATION)

Any fire upon the site would be attended in the first instance by the Morisset branch of the NSW Fire Brigade. Response time would be expected to be approximately five minutes. To facilitate quick and efficient action by the Fire Brigade upon arrival, it is recommended that all necessary connections / hydrants etc be clearly marked and visible, and in good working order.

In the event of a serious bushfire threat to the proposed development, it will be essential to ensure that adequate evacuation routes are provided and that access to all areas of retained adjacent vegetation (both on-site and adjacent) is feasible. Therefore it is recommended that multiple access / egress routes be provided for any proposed development upon this site, and that all internal roads be designed to the specifications outlined below during the subsequent design stages. Access to adjacent vegetation along the southern boundaries will be available from the existing road network (Morisset Park Road) and hence it is considered that a perimeter road around the proposal would not be warranted in this instance.

According to PBP (2006), the design specifications for internal public road require that roads:

- be two-wheel drive all weather roads;
- not be hindered by an overuse of traffic calming devices such as speed humps and chicanes;
- be through roads, but if unavoidable then dead ends should be not more than 200m in length, incorporate a minimum 12m turning circle and should be clearly sign posted as dead ends;
- bridges should be sufficient to support fully loaded fire fighting vehicles (approximately 15 tonnes);
- have a minimum distance between inner and outer curves of 6m;

- have a maximum grade of 15 degrees and preferably no more than 10 degrees;
- have a minimum vertical clearance to a height of 4m at all times;
- be clearly sign posted and buildings clearly numbered, with the load limit on bridges clearly displayed;
- parking bays are a minimum of 2.6m wide from kerb edge to road pavement. No services or hydrants are located within the parking bays; and
- that part of the public road directly interfacing the bush fire hazard vegetation should provide roll top kerbing to the hazard side of the road.

Assessment of the proposed road layout shows that the proposed roads will be 14.5m wide, no dead end roads will occur and the road network will have two points of access / egress being Morisset Park Road and Chifley Road.

According to PBP (2006), the design specifications for property access require that roads:

- a minimum carriageway width of four metres for rural-residential areas, urban areas with a distance of greater than 70m from the nearest hydrant point to the most external part of a proposed building (or footprint).

Note: No specific access requirements apply in a urban area where a 70m unobstructed path can be demonstrated between the most distant part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kph) that supports the operational use of emergency fighting vehicles (i.e. a hydrant or water supply).

- A minimum vertical clearance of four metres to any overhanging obstructions, including tree branches.
- Curves have a minimum radius of 6m and are minimal in number to allow for rapid access and egress.
- The minimum distance between inner and outer curves is 6m.
- The cross-fall is not more than 10 degrees.
- Maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.

Note: some short constrictions in the access may be accepted where they are not less than 3.5m, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community style development property access roads in addition to the above.

8 DESIGN AND CONSTRUCTION

The design of the dwellings should have due regard to the specific considerations given in the Building Code of Australia (BCA), which makes specific reference to Australian Standard 3959 (AS 3959-1999) 'Construction of Buildings in Bushfire-Prone Areas'. This standard aims to provide ways to improve the design and construction of a building by minimising the likelihood of the consequences of bushfire attack.

The design of any future dwelling and the materials used for construction should be chosen based on the information contained within this standard, and accordingly the relevant architect should be made aware of this recommendation. It may be necessary to have dwelling plans checked by the architect involved to ensure that the proposed dwelling meets the relevant construction level criteria. If appropriate criteria is not being met, then either the design will have to be amended or the APZ setback distances may have to increase accordingly.

The determinations of the appropriate levels of construction are based upon categories of bushfire attack. This follows the site assessment methodology outlined in Appendix 3 of PBP (RFS, 2006) based upon parameters such as weather modelling, fire-line intensity, flame length calculations, as well as vegetation and fuel load analysis. The determination of the construction level is derived by assessing the:

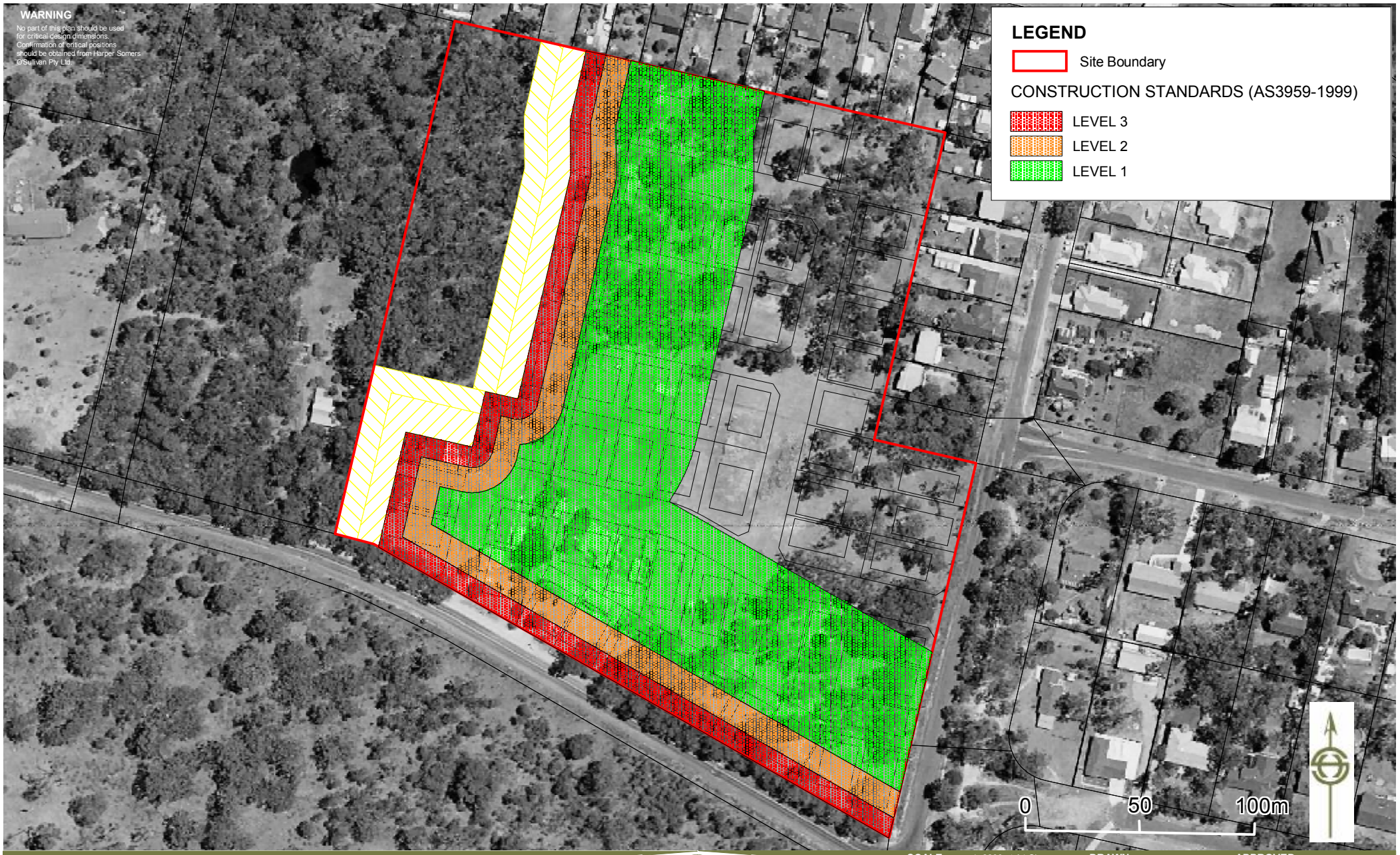
- predominant vegetation type contained within the hazard;
- predominant slope class within the identified vegetation type; and
- distance of the extensions from the hazard.

Using the information relating to vegetation, slope and then according to Table A3.3 PBP (RFS, 2006) the following table illustrates the required construction standards for any future dwellings within the site:

Table 2 - Recommended Construction Standards

Vegetation Type and Direction	Average Slope of Land (degrees)	Separation Distance	Category of Bushfire Attack	Recommended Construction Standard
Forest (to the south of the site)	0 - 5 degrees upslope	20 – 29m	Extreme	Level 3 Construction Standards - AS3959
		29 – 40m	High	Level 2 Construction Standards - AS3959
		40 – 100m	Medium	Level 1 Construction Standards - AS3959
		> 100m	Low	No requirement
Forest (to the west of the site)	Cross-slope	20 – 29m	Extreme	Level 3 Construction Standards - AS3959
		29 – 40m	High	Level 2 Construction Standards - AS3959
		40 – 100m	Medium	Level 1 Construction Standards - AS3959
		> 100m	Low	No requirement

Figure 8 - 1 and Figure 8-2 shows the construction standards required for any future dwelling within the site depending on which APZ Option is selcted. A summary of these construction standards is outlined in Appendix B – Building Requirements.



TITLE:
Figure 8-1 - CONSTRUCTION STANDARD Option 1

CLIENT:
Postfox Pty Ltd

SCALE: 1: 2200 at A4 Size **DRAWN:** E.Graham **APPROVED:** S. Jones

DATUM: MGA Zone 56 (GDA 94) **DATE:** 25/11/2008

LAYOUT REF. J:\JOBS\24k\24818 - Morisset Park\Dra .... MapInfo \24818.Fig 4-1 APZs Option 1 A-A4.WOR

CONTOUR INTERVAL: N/A

JOB REF: 24818

PLANNING SURVEYING ECOLOGY

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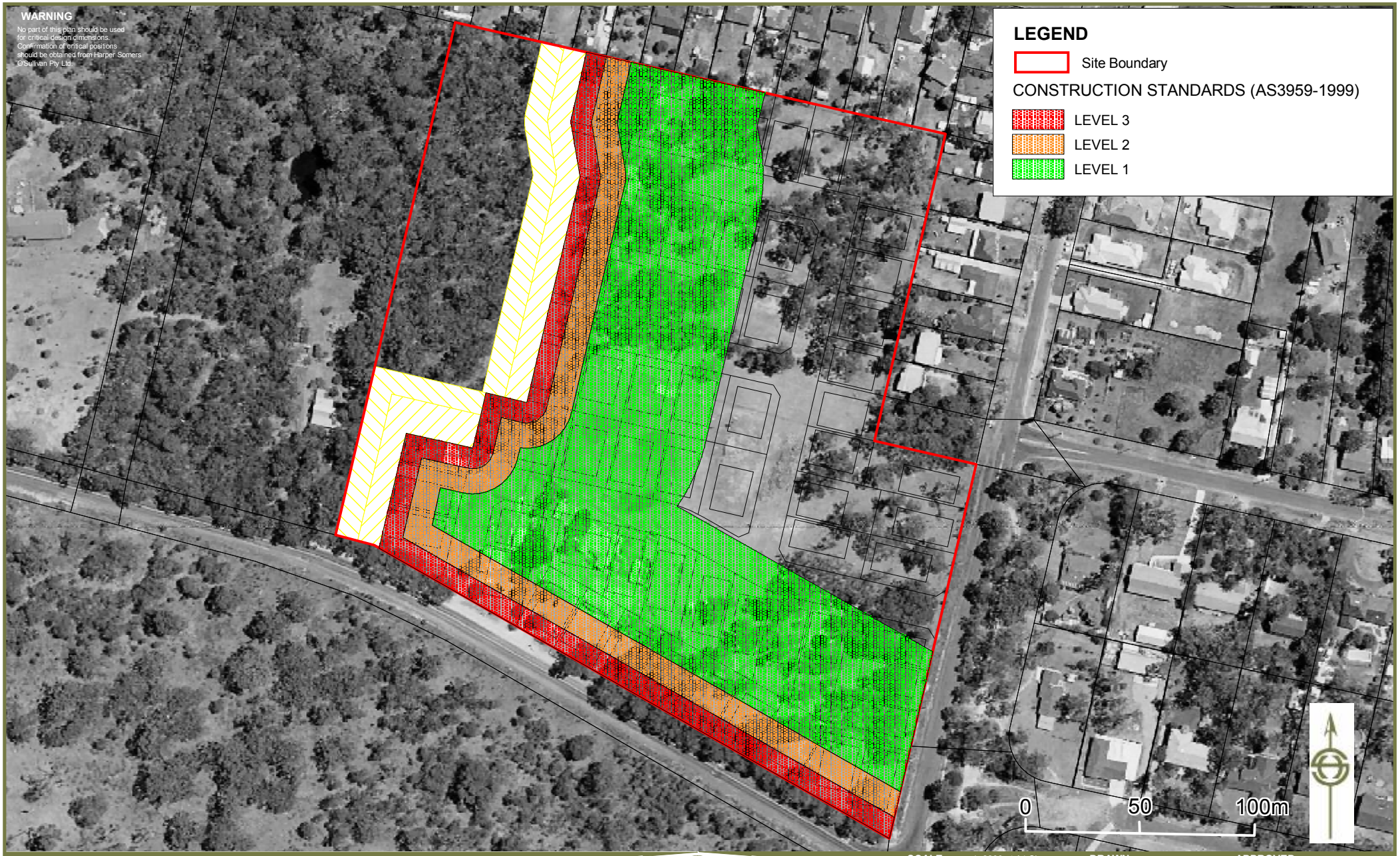

TITLE:
Figure 8-2 - CONSTRUCTION STANDARD Option 2

CLIENT:
Postfox Pty Ltd

SCALE: 1: 2200 at A4 Size **DRAWN:** E.Graham **APPROVED:** S. Jones

DATUM: MGA Zone 56 (GDA 94) **DATE:** 25/11/2008

LAYOUT REF. J:\JOBS\24k\24818 - Morisset Park\Dra .... MapInfo \24818.Fig 4-1 APZs Option 2 A-A4.WOR

CONTOUR INTERVAL: N/A

JOB REF: 24818

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9 CONCLUSION AND RECOMMENDATIONS

It is clear that parts of the site will constitute Bushfire Prone Land in the post development period, primarily due to the influence of remnant vegetation on lands adjacent to both the southern and western boundaries of the site. Therefore, the proposed development of this site will have to be carried out in accordance with the specifications contained within PBP (2006) as assessed and presented within this report.

The main recommendations of this report include;

- An APZ of 20m is required between the Forest to the west of the site and any proposed dwelling within the site.
- An APZ of 20m is required between the Forest to the south of the site and any proposed dwelling within the site.
- An APZ of 25m is required within proposed Lot 3 between the indicative building envelope and retained open forest vegetation to the north.
- An APZ of 20m is required between the retained open forest within proposed Lot 3 and the subdivision to the east.
- The internal road network be constructed to standards outlined in Section 7 of this report.
- Any future dwelling within the site should have due regard to the specific considerations given in the BCA, which makes specific reference to the Australian Standard (AS3959 – 1999) construction of buildings in bushfire prone areas. Refer to Section 8 of this report.
- Any proposed development be linked to the existing mains pressure water supply and that suitable hydrants be clearly marked and provided for the purposes of bushfire protection.
- The responsibility of the maintenance of the proposed APZs is to become the responsibility of the individual lot owner.

Assessment of the proposed layout shows that the proposed development can comply with the above recommendations and therefore will comply with PBP (RFS, 2006) and AS 3959-1999 Building in Bushfire Prone Areas.

If the recommendations regarding bushfire hazard mitigation contained within this assessment are duly considered and incorporated, it is forwarded that the fire hazard present is containable to a level considered necessary to provide an adequate level of protection to life and property on the site. Any lessening of the requirements would require a Performance Based Assessment to be undertaken and would necessitate assessment and approval of such deviation by the NSW Rural Fire Service.

Finally, whilst it is believed that the implementation of the measures and recommendations forwarded within this report would contribute to the amelioration of the potential impact of any bushfire upon this site, they do not and cannot guarantee that the area will <u>not</u> be affected by bushfire at some time.

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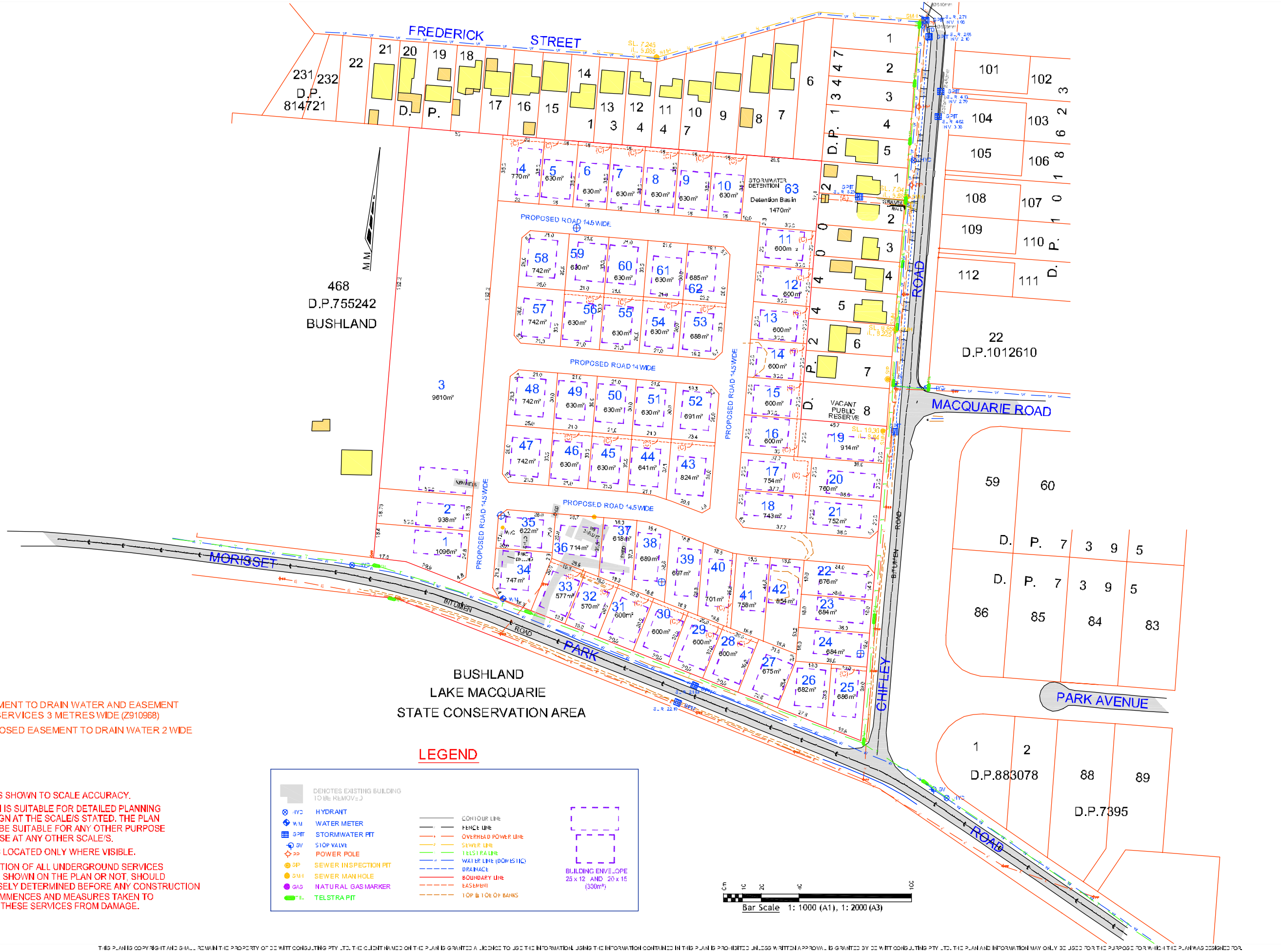
APPENDIX A: SITE LAYOUT



(A) EASEMENT TO DRAIN WATER AND EASEMENT FOR SERVICES 3 METRES WIDE (Z910968)

(C) PROPOSED EASEMENT TO DRAIN WATER 2 WIDE

LEGEND

DENOTES EXISTING BUILDING TO BE REMOVED

- HYDRANT
- WATER METER
- STORMWATER PIT
- STOP VALVE
- POWER POLE
- SEWER INSPECTION PIT
- SEWER MAN HOLE
- NATURAL GAS MARKER
- TELSTRA PIT

- CONTOUR LINE
- FENCE LINE
- OVERHEAD POWER LINE
- SEWER LINE
- TELSTRA LINE
- WATER LINE (DOMESTIC)
- DRAINAGE
- BOUNDARY LINE
- EASEMENT
- TOP & TOE OF BANKS

BUILDING ENVELOPE 25 x 12 AND 20 x 15 (300m²)

Bar Scale 1: 1000 (A1), 1: 2000 (A3)

NOTES :

1. FEATURES SHOWN TO SCALE ACCURACY.
2. THIS PLAN IS SUITABLE FOR DETAILED PLANNING AND DESIGN AT THE SCALE/S STATED. THE PLAN MAY NOT BE SUITABLE FOR ANY OTHER PURPOSE OR FOR USE AT ANY OTHER SCALE/S.
3. SERVICES LOCATED ONLY WHERE VISIBLE.
4. THE LOCATION OF ALL UNDERGROUND SERVICES WHETHER SHOWN ON THE PLAN OR NOT, SHOULD BE PRECISELY DETERMINED BEFORE ANY CONSTRUCTION WORK COMMENCES AND MEASURES TAKEN TO PROTECT THESE SERVICES FROM DAMAGE.

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TITLE

PROPOSED PLAN OF SUBDIVISION

LOT 9 D.P.244002 & LOT 358 D.P.755242

L.G.A. LAKE MACQUARIE

Ed.	Date	Amendment
H	21/11/08	AMEND LOTS 3/4 TO 12- ADD BLD ENVELOPES
G	29/08/08	AMEND TO 2 SHEETS
F	26/08/08	AMEND TO SHOW TREES REMOVED / RETAINED
E	19/05/08	ADDD PROPOSED EASEMENT (C)
D	29/02/08	ADDED FINAL TREE SURVEY DATA
C	19/12/2007	ADDITIONAL DETAILS - CHIFLEY RD & N.E. CORNER
B	20/02/2007	DA SUBMISSION
A	8/08/2003	ORIGINAL ISSUE

JOB ADDRESS: MORISSET PARK ROAD, MORISSET PARK

CLIENT: POSTFOX PTY. LTD.

PLAN No 1

JOB REF: 013

SCALE: 1:1000 A1 1:2000 A3

SURVEY DATE: 06.2003 & 12.2007 & 02.2008

PLAN DATE: 21.11.08

DATUM: A.H.D.

CAD REF: 013DET1

ORIGIN OF LEVELS P.M.23966 9.927

DRAWN RS/SD/MH

SURVEYOR JL/PW/PW

CHECKED JL

APPROVED JL

DRAWING REF: 013-SUBDIV-21.11.08

SHEET No 1 of 1

APPENDIX B: BUILDING REQUIREMENTS

Appendix 4

BUILDING REQUIREMENTS FOR BUSH FIRE PROTECTION

(Incorporating key components of AS3959 Construction of Buildings in Bushfire-prone Areas)

	LEVEL 1 CONSTRUCTION	LEVEL 2 CONSTRUCTION	LEVEL 3 CONSTRUCTION	FLAME ZONE *Note; Reference to additional site requirement will be necessary for this category. For example; water supply, access, shielded egress*
Flooring systems	• Concrete slab on ground • Enclosed suspended floors - no requirements • Open subfloors; Bearer greater than 600mm above ground – no requirements Bearer less than 600mm above ground require either the floor frame to be protected by non-combustible sheets or timber floor frame to be fire retardant	As for level 1	As for level 2 except that for open subfloors timber floor framing is required to be fire retardant	All floors are to be fully enclosed with a non-combustible material
Supporting posts, columns, stumps, piers and poles	• Non-combustible • Fire retardant treated timber treated up to 400mm above finished ground level • Timber mounted on galvanised metal shoes that provide a clearance of 75mm above finished ground or paving	As for level 1	As for level 2 except that timber in unenclosed floor spaces shall be fire retardant-treated to full height	All floors are to be fully enclosed with non-combustible material All other posts on attached or adjacent structures shall be non-combustible
External Walls	Must have an external leaf with either one or a combination of; • Masonry, concrete, pise, rammed earth or stabilised earth • A frame wall that incorporates either a sarking or insulation material immediately behind the cladding • A wall of timber logs gauge planed and the space between the logs sealed to prevent burning debris and to allow for building movement Combustible leaf or cladding must be greater than 400mm above finished ground	As for level 1 except that; • PVC cladding is not permitted • External timber wall cladding shall be of fire retardant-treated timber	As for level 2	• External walls shall not include any combustible material • Additional radiant heat protection such as non-combustible fencing or shielding and or a drenching water system

Windows *Note; A vertical dormer window or clerestory is regarded as a normal window, not a rooflight*	Openable windows shall be screened with mesh max. aperture 1.8mm that remains in place while the window is open; • Aluminium • Bronze • Corrosion resistant steel	As for level 1 except that aluminium shall not be used In addition, timber shall be fire retardant-treated timber except where protected by non-combustible shutters. Leadlight windows are to be protected by shutters	As for level 2 except that where windows are not protected by non-combustible shutters they shall be glazed with toughened glass	As for level 3 except that non-combustible shutters or windows constructed to withstand 40kw/m^2 radiant heat exposure for 3 minutes shall be provided on the elevation exposed directly to the hazardous vegetation
External Doors	External doors shall be fitted with; • Draught excluders, and • Tight fitting door screens fitted with; - Aluminium - Bronze - Corrosion resistant steel	As for level 1 except that aluminium shall not be used If leadlight glazing panels are incorporated in the doors, they shall be protected by shutters constructed of a non-combustible material or of toughened glass	As for level 2 except that; • Timber doors shall be fire retardant treated timber or covered in a non-combustible covering **OR** protected with non-combustible shutters **OR** shall be solid core having a thickness of not less than 35mm • Sliding glass doors may be treated as for windows • If glazing panels are incorporated they shall be of toughened glass	As for level 3 except that non-combustible shutters or glazing constructed to withstand 40kw/m^2 radiant heat exposure for 3 minutes shall be provided on the elevation exposed directly to the hazardous vegetation

	LEVEL 1 CONSTRUCTION	LEVEL 2 CONSTRUCTION	LEVEL 3 CONSTRUCTION	FLAME ZONE *Note; Reference to additional site requirement will be necessary for this category. For example; water supply, access, shielded egress*
Vents and Weepholes	Vents and weepholes shall be protected with spark guards made from 1.8mm mesh that is either; • Aluminium • Bronze • Corrosion resistant steel	As for level 1 except that aluminium shall not be used	As for level 1 except that aluminium shall not be used	As for level 3
Roofs	Sheeted roofs –Only metal or fibre-cement sheet shall be used. Gaps to be sealed or protected by; • Fully sarking the roof with sarking with a flammability index of not more than 5 or • Providing corrosion resistant steel or bronze mesh, profiled metal sheet, neoprence seal, compressed mineral wool or similar material • Rib caps and ridge caps shall be sealed using methods outlined in the AS3959 • Tiled roofs shall be provided with sarking • Shingles and shakes shall not be used • All roofing shall be non-combustible	As for level 1 construction except that all roof sheeting shall be non-combustible and sarked	As for level 2 construction except that fibre-reinforced cement or aluminium shall not be used.	As for level 3
Roof lights *Note; A vertical dormer window or clerestory window is regarded as a normal window, not a rooflight*	All penetrations of the roof space for the installation of roof lights and associated shafts shall be sealed with a non-combustible sleeve or lining Thermoplastic sheet in a metal frame may be used for a roof light, but in a diffuser installed at ceiling level shall be wired or toughened glass in a metal frame. Vented rooflights shall be provided with corrosion resistant steel or bronze mesh.	As for level 1 except that rooflight glazing shall be of wired glass Thermoplastic or toughened glazing shall not be used	As for level 2	As for level 2 except that glazing shall be required to withstand 40kw/m^2 radiant heat exposure for 3 minutes

Ventilators	All components must be non-combustible and shall be protected against the entry of sparks and embers with corrosion resistant steel or bronze mesh.	As for level 1	As for level 2	As for level 3 except that roof ventilators shall not be permitted on the plane of the roof nearest to the unmanaged vegetation
Roof mounted evaporative cooling units	Roof mounted evaporative cooling units shall only be used if openings to the cooling unit are encased in corrosion resistant steel or bronze mesh	As for level 1 except that the case of the evaporative cooler shall be of non-combustible material	As for level 2	As for level 3 except that roof mounted evaporative cooling units shall not be permitted on the plane of the roof nearest to hazardous vegetation
Eaves	Eaves shall be enclosed and the fascias or the gaps between the rafters shall be sealed	As for level 1 except that all timber eaves lining and joining strips shall be of fire-retardant treated timber	As for level 2 except that aluminium shall not be used	As for level 3 except that all materials shall be non-combustible
Fascias	No requirements	Fascias are to be either non-combustible or fire-retardant treated timber	As for level 2 except that no fibre-reinforced cement or aluminium sheet shall be used.	As for level 3 except that all materials shall be non-combustible
Gutters and Downpipes	Any materials or devices used to stop leaves collecting in the gutters shall have a flammability index of not greater than 5 when tested in accordance with AS1530.2	As for level 1	As for level 2	As for level 3
Service Pipes (Water and Gas)	All exposed piping, for water and gas supplies, shall be of metal. Pipes of other materials shall be buried to a depth of at least 300mm below finished ground level	As for level 1	As for level 2	As for level 3

	LEVEL 1 CONSTRUCTION	LEVEL 2 CONSTRUCTION	LEVEL 3 CONSTRUCTION	FLAME ZONE *Note; Reference to additional site requirement will be necessary for this category. For example; water supply, access, shielded egress*
Verandas and Decks	No timbers shall be allowed to directly connect with the remainder of the dwelling **Slab** SUSPENDED SLAB; supported by posts, columns, stumps, piers and poles that are protected by- • Non-combustible material • Fire retardant treated timber treated up to 400mm above finished ground level • Timber mounted on galvanised metal shoes that provide a clearance of 75mm above finished ground or paving • **OR** Enclosed against the entry of embers. The enclosure shall be non-combustible within 400mm of the finished ground level	As for level 1, except that if spaced decking is used, it shall be non-combustible or fire-retardant-treated timber	As for level 2 except that all materials shall be non-combustible or where timber is used, it shall be fire-retardant-treated including any balustrades	As for level 3 except all materials shall be non-combustible including, treads risers, balustrade and any other attachments on the side of the dwelling exposed to the unmanaged vegetation
	SHEET OR TONGUE AND GROOVE FLOOR; is acceptable where bearer is greater than 600mm above ground (see protection for supports above) A sheet or tongue and groove floor that is less than 600mm above finished ground at any point shall be enclosed. This enclosure shall be non-combustible where it is within 400mm of the finished ground level. SPACED DECKING; shall have a clearance of at least 5mm between adjacent timbers. The external perimeter of the decking shall not be enclosed nor shall access to the space beneath the decking be impeded. (see protection for supports above)	As for level 1, except that if spaced decking is used it shall be non-combustible or fire-retardant-treated timber.	As for level 2 except that all materials shall be non-combustible or where timber is used, it shall be fire-retardant-treated including any balustrades	As for level 3 except all materials shall be non-combustible including, treads risers, balustrade and any other attachments on the side of the dwelling exposed to the unmanaged vegetation

source: Infill Development in Bush Fire Prone Areas, Blue Mountains City Council