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Our Ref: PR24619
Date: 10 February 2014

Attn: Nick Jackman
Coastal Hamlets
51 Riley Street
Woolloomooloo NSW 2011

Via: Email

Dear Nick,

RE: STAGE 1 CATHERINE HILL BAY ROAD 23 REDESIGN BUSHFIRE CONSIDERATIONS

This advice has been prepared to inform revised bushfire outcomes relating to a minor redesign of Road 23 within Stage 1 (Drawing Ref: 11688-SUB-002-AI-C3) of the Catherine Hill Bay subdivision proposed by Coastal Hamlets Pty Ltd.

The previous concept approval supported a perimeter road to circulate the eastern side of lots 1089-1102. The redesign has occurred in response to engineering design associated with topographic constraints in and around proposed Lots 1093 down to 1101 where significant batters extending off site into NSW National Parks State Conservation Areas and/ or retaining walls would be required and maintained for the life of development to establish a road in the approved location. The redesign proposes to shorten Road 23 and through the approved Lot 1102 to connect with Road 1. As such Lots 1089-1101 that were previously accessible via Road 23 and Road 1, will now only be accessed via Road 1.

In the context of Bushfire safety provisions, this proposed change, albeit minor, must be considered against the six key aims and objectives of Planning for Bushfire Purposes (PBP) 2006 to provide for the protection of human life (including firefighters) and to minimise impacts on property from the threat of bushfire. The redesign will:

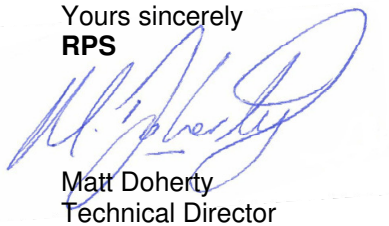
- Provide lots of a sufficient depth to establish an acceptable Asset Protection Zones (APZ) of 20 meters in accordance with Table A2.4 (PBP 2006).
- Provide lots of a sufficient depth to locate a dwelling where the Bushfire Attack Levels (BAL) will be BAL-29 or less in accordance with AS3959-2009; that is, 25 metres or greater from the bushfire threat offsite to the east.
- Provides lots of a suitable width and depth to allow defensible space (generally in the proposed APZ) between the asset and threat in the absence of a perimeter road.
- Access to mains water for fire hydrants shall comply with AS2419.1-2005.
- Not change the approved provisions of services including water, electricity and gas
- Maintain the objectives and intent of approved landscaping design for the subdivision that has been prepared with due consideration of PBP (2006).

- Residents will ingress/ egress from their lots onto Road 1 away from the fire threat in an emergency event.

On the basis of the abovementioned and with due regard to PBP (2006), it is our opinion that the minor redesign of Road 23 remains consistent with the aims and objectives of PBP (2006).

We trust this information is sufficient for your purposes, however should you require any further details or clarification, please do not hesitate to contact Stuart Greville (Senior Planner BPD-PD 26202) or the writer by telephone.

Yours sincerely
RPS



Matt Doherty
Technical Director

