



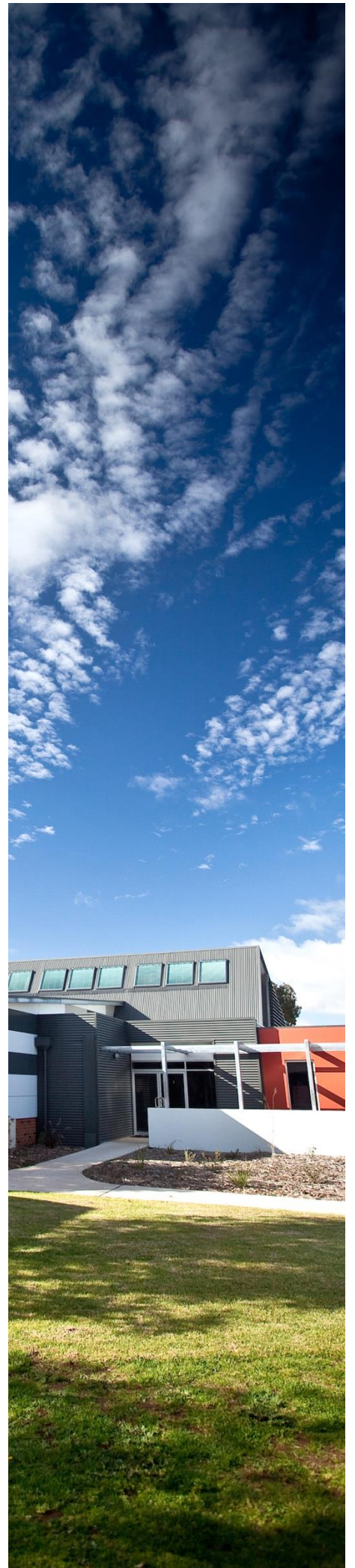
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# Bush Fire Assessment Report

Temporary Workers  
Accommodation  
94 Main Street  
Ulan

(Our Reference: 17239-BR02\_A)  
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<b>Report Title:</b>	Bush Fire Assessment Report – DA modification
<b>Project Name:</b>	Temporary Mine Workers Accommodation
<b>Client:</b>	Long Neck Developments
<b>Project No.</b>	17239
<b>Report Reference</b>	17239-BR02_A
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# 1 INTRODUCTION

## 1.1 Background

This Bush Fire Assessment Report (BFAR) has been prepared to accompany a Development Application (DA) modification for the expansion of an existing temporary workers accommodation camp on Lot 32 DP750773, known as 94 Main Street, Ulan. Refer to latest Survey Plan in **Appendix A**. The purpose of this report is to provide a bushfire assessment for the proposed development in accordance *Planning for Bushfire Protection 2019* (PBP).

## 1.2 Proposed Development

The Subject Site is afforded with existing approval relating to Temporary Workers Accommodation (DA0135/2012) which supported 144 single bedroom residential units provided in blocks of 4 units per accommodation block building and other communal infrastructure. Please refer to the original consent in **Appendix B**. The proposed development involves the construction of 56 additional accommodation rooms and associated infrastructure on the subject site. The site plan of the proposed development has been provided in **Appendix C** of this report.

## 1.3 Legislative Requirements

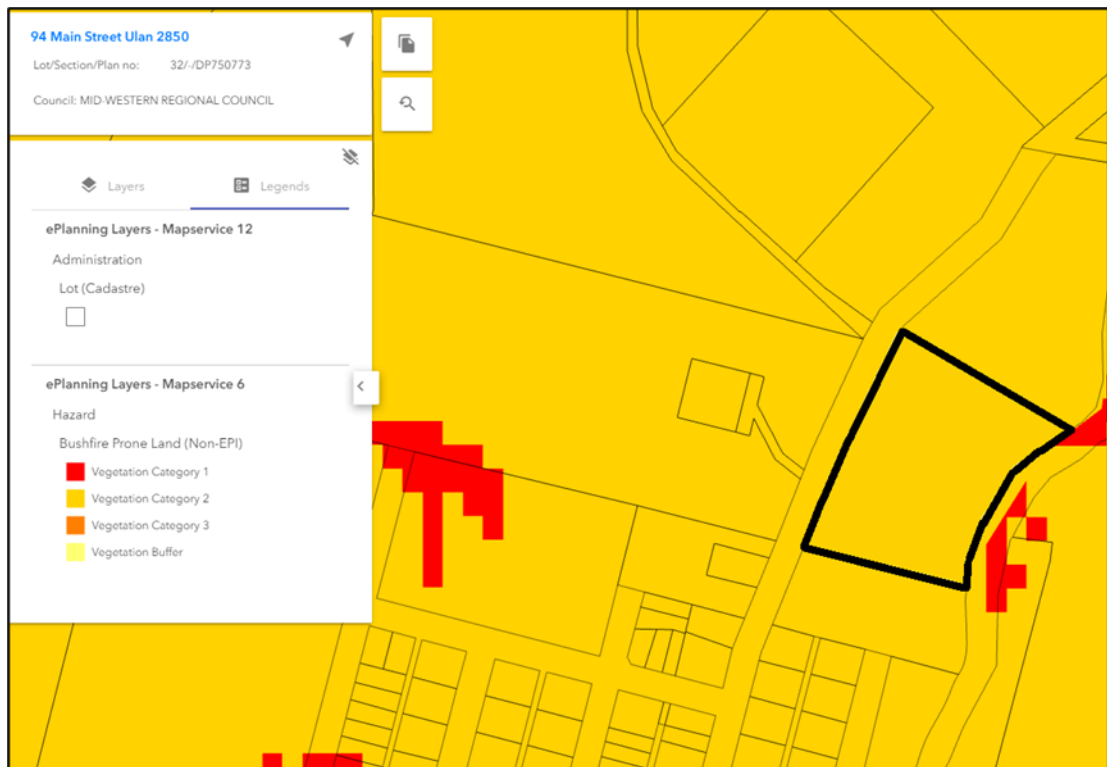
### 1.3.1 Environmental Planning and Assessment Act 1979

#### 1.3.1.1 Integrated Development

It is noted the original DA was considered integrated development by virtue of Section 4.46 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and required both development consent and authorisation under Section 100B (Bushfire Safety Authority) of the *Rural Fires Act 1997* in order for it to be carried out. Therefore, the proposed modification is required to be referred back to the Rural Fire Service (RFS) under Clause 109 of the Environmental Planning and Assessment Regulation 2021 for authorisation.

#### 1.3.1.2 Bush Fire Prone Land

The subject site is designated as bush fire prone land, pursuant to Section 10.3 of the EP&A Act. The site is identified as containing Vegetation Category 2 on the Bush Fire Prone Land Map as shown in **Figure 1** below.



Source: (NSW Planning & Environment, 202)

**Figure 1 – Bush Fire Prone Land Map**

### 1.3.1.1 Rural Fires Act 1997

Section 100B of the *Rural Fires Act 1997* (RF Act) requires a Bush Fire Safety Authority to be obtained before developing bushfire prone land for certain purposes. These purposes include development of bush fire prone land for a Special Fire Protection Purpose, which encompasses the proposed development.

Clause 45 of the *Rural Fires Regulation 2022* outlines the requirements for inclusion in any application for a Bush Fire Safety Authority. This report has been prepared to provide the information required by Clause 45. A checklist for the Clause 45 matters is provided in **Appendix C**.

### 1.3.1.2 Planning for Bush Fire Protection

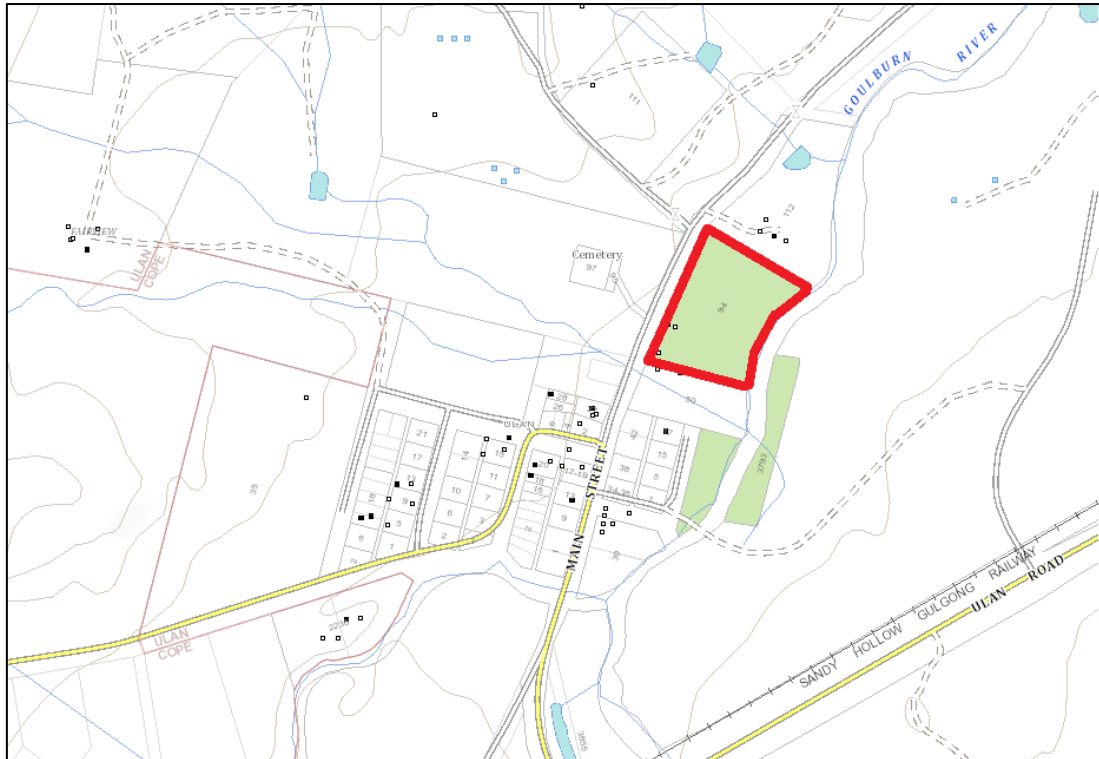
The New South Wales's Rural Fire Service's (RFS) *Planning for Bush Fire Protection 2019* (PBP) applies to DAs in bush fire prone land.

This report has been prepared to address the requirements of PBP, specifically as a Special Fire Protection Purpose (SFPP). Considering the nature of the development proposal, a merits-based assessment of PBP has also been undertaken.

## 2 THE SITE & ITS SURROUNDS

### 2.1 Site Location

The site is located in the Ulan locality north-east of Gulgong, as shown in **Figure 2** below in the Mid-Western Regional Local Government Area.



**Figure 2 – Site Location**

### 2.2 Site Details

The site is comprised of Lot 32 DP 750773 and has an approximate area of 4ha. Refer to the Detail Survey provided in **Appendix A** of this report.

The site has direct frontage to Main Street. The site is populated with buildings and structures associated with the existing temporary workers accommodation.

The site is zoned RU1 – Primary Production pursuant to the provisions under the *Mid-Western Regional Local Environmental Plan 2012* (the LEP) as shown in **Figure 3**. The surrounding area is general primary production, village land uses, and the Goulburn River.



Figure 3 – Zoning Map

## 2.3 Environmental Considerations

### 2.3.1 Environmentally Significant Features

No matters of environmental significance have been identified for the site and there are no known areas of high biodiversity on the site or within proximity.

### 2.3.2 Threatened Species, Populations and Ecological Communities

No ecological assessments are known to have been undertaken for the site. The site is however heavily disturbed as a result of the current land uses.

### 2.3.3 Indigenous Heritage

An *Aboriginal Heritage Information Management System* (AHIMS) search was undertaken for the site which revealed that no items of Indigenous heritage have been recorded as being identified on the site, however eight (8) Aboriginal Sites were located within 200m of the Subject Site. All identified sites have been located in a northerly direction of the subject site. Given the current use of the subject site and the nature of the development being wholly located within the site's boundaries. It can be considered that the proposed development will not impact on the existing Aboriginal Sites located outside the property's boundaries.



### 3 BUSH FIRE ASSESSMENT

#### 3.1 Methodology

The methodology utilised for the bush fire assessment is outlined in A1.1 of the PBP. The following provides the required information in accordance with the methodology.

#### 3.2 Bush Fire Fuels

Pursuant to Appendix 1 of PBP, all vegetation within 140m of the site (assessment area) has been classified in accordance with *Ocean Shores to Desert Dunes* (Keith, 2004) and Figure 2.3 of AS3959. Photographs of the vegetation from the site inspection carried out on 26 April 2023 as identified in **Figure 4** are provided in the following plates for each assessment plot.

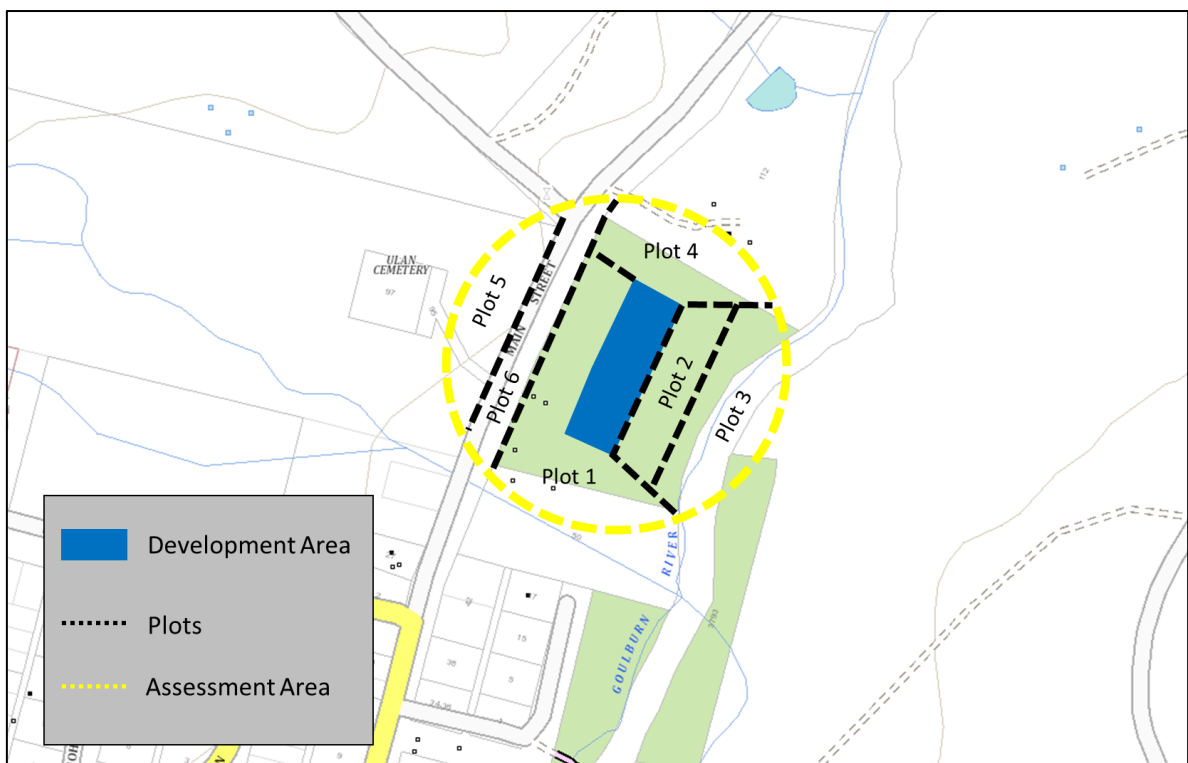


Figure 4 – Vegetation Classification

<b>Plot 1</b>	
<b>Existing Classification:</b>	Managed Vegetation
<b>Post Development Classification:</b>	Managed Vegetation
<b>Description:</b>	Car Park, entrance to site, and part of the Ulan Water depot.
	
<b>Plate 1 – Plot 1</b>	<b>Plate 2 – Plot 1</b>
<b>Plot 2</b>	
<b>Existing Classification:</b>	Managed vegetation
<b>Post Development Classification:</b>	Managed vegetation
<b>Description:</b>	50m of managed vegetation between start of buildings and vegetation associated with Goulburn River. Land partially includes septic irrigation area.
	
<b>Plate 3 – Plot 2</b>	<b>Plate 4 – Plot 2</b>

Plot 3	
Existing Classification:	Woodland
Post Development Classification:	Woodland
Description:	Existing vegetation along the boundary bordering the Goulburn River. Land also partially includes managed septic irrigation area.



Plate 5 – Plot 3



Plot 4	
Existing Classification:	Managed Vegetation
Post Development Classification:	Managed Vegetation
Description:	Existing dwelling to the north and cleared area between development and northern fence line.



Plate 6 – Plot 4



Plate 7 – Plot 4

Plot 5	
Existing Classification:	Woodland
Post Development Classification:	Woodland
Description:	Vegetation west of the Main Street Road reserve.
	
<b>Plate 8 – Plot 5</b>	
Plot 6	
Existing Classification:	Managed Vegetation
Post Development Classification:	Managed Vegetation
Description:	Managed vegetation within Road Reserve.
	
<b>Plate 9 – Plot 6</b>	

### 3.3 Topography

Pursuant to Appendix 1.4 of PBP, contour data has been sourced from the NSW Spatial Information Exchange Mapping system. The contour data was verified by ground truthing during the site inspection. The land has a slight slope from west to east, towards the Goulburn River. Refer also to **Figure 5**.



Source: (NSW Government Spatial Services, 2023)

Figure 5 – Topography

### 3.4 Fire Weather Area

The subject site is located within the Mid-Western Regional LGA. Pursuant to Table A1.6 of the PBP, the relevant Forest Fire Danger Index (FFDI) for the site is 80.

### 3.5 Asset Protection Zone Determination

The relevant Asset Protection Zones (APZ) are to be determined based on Table A1.12.1 of PBP (minimum distances for APZs – SFPP developments). Accordingly, an assessment is provided in **Table 1** below.

Table 1 – Asset Protection Zone Determination			
Plot	Vegetation Class	Effective Slope	APZ
1	Managed vegetation	Downslope 0-5 <sup>0</sup>	N/A*
2	Managed vegetation	Downslope 0-5 <sup>0</sup>	N/A*
3	Woodland	Downslope 0-5 <sup>0</sup>	50m
4	Managed vegetation	Upslope/flat	N/A*
5	Woodland	Upslope/flat	42m
6	Managed vegetation	Upslope/flat	N/A*

\*Refer to Page 112 of PBP 2019 for requirement for *Managed Land*.

Plots 1, 2, 4, and 6, are considered urban environments (Road Reserve, temporary miners accommodation/car parking, dwelling, and managed vegetation associated with the accommodation) and are managed, therefore an APZ is generally not required for these plots. As per the existing development, an existing APZ is approved which is 40m (in perpetuity). The existing 40m is achieved by the following; to the north and east, land within 40m is currently cleared managed space. To the south, land within 40m is managed land, being the Ulan Water business premises; and to the west land within 40m of the development comprises parking hardstand to service the development.

### 3.6 Bushfire Attack Level Assessment

Table 6.8a of PBP 2019 (Page 56) states that a construction level of BAL-12.5 under AS3959 is applied for SFPP developments. However, considering that nature of the development, an assessment against Table A1.12.6 of PBP is considered necessary.

The inputs used in the calculation of the BAL are outlined in **Table 2** below. The relevant BAL is applicable to the proposed buildings on the site.

Table 2 – BAL Inputs	
Requirement	Input Used
Relevant FDI (table 2.1 of AS3959)	80
Classified vegetation	As per <b>Section 3.2</b> of this report, Keith (2004) and Figure 2.3 of AS3959.
Separation Distance	As provided below.
Effective Slope	As per Table 1.

Using the inputs outlined above, the BAL has been calculated for each of the Plots identified in **Section 3.2**.

Table 3 – Bushfire Attack Levels				
Plot	Vegetation Class	Separation Distance (adopted 20m APZ)	Effective Slope	BAL
1	Managed Vegetation	N/A	Downslope 0-5°	N/A
2	Managed vegetation	N/A	Downslope 0-5°	N/A
3	Woodland	50m	Downslope 0-5°	BAL-12.5
4	Managed vegetation	N/A	Upslope/flat	N/A
5	Woodland	42m	Upslope/flat	BAL-12.5
6	Managed vegetation	N/A	Upslope/flat	N/A
<b>Worst Case BAL</b>				<b>BAL-12.5</b>

The worst case and therefore the applicable BAL for the proposed development is **BAL-12.5**. The relevant construction standards for BAL-12.5 are outlined in Sections 3 and 5 of AS3959.

The BAL does not apply to any class 10a storage sheds/structures unless they are positioned within 6m of the Temporary Workers Accommodation.

## 4 BUSH FIRE PROTECTION MEASURES

### 4.1 Introduction

The proposed development is similar to being a Special Fire Protection Purpose (SFPP) (hotel, motel or other tourist accommodation), however noting that the workers are generally assigned to the same accommodation room for extended periods and are familiar with the environment and existing fire safety measures, which was not realised during the original application, notwithstanding the development is required to comply with the Bush Fire Protection Measures (BFPM) outlined in Section 6.8 of PBP. This section of the report assesses the relevant BFPMs. There are eight key BFPMs outlined by PBP for SFPP development:

- Asset Protection Zones;
- Landscaping;
- Construction Standards;
- Access;
- Water Supply;
- Electrical Services;
- Gas Services; and
- Emergency management Planning.

The relevant BFPMs are addressed throughout **Section 4** of this report.

### 4.2 Aims and Objectives of PBP

The aim of PBP is:

*to provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment.*

The specific objectives of PBP are to:

- *afford buildings and their occupants protection from exposure to a bush fire;*
- *provide for a defensible space to be located around buildings;*
- *provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;*
- *ensure that appropriate operational access and egress for emergency service personnel and occupants is available;*
- *provide for ongoing management and maintenance of BFPMs;*
- *and ensure that utility services are adequate to meet the needs of firefighters.*



The proposal has considered radiant heat levels of less than 29W/m<sup>2</sup> to avoid flame contact, that would provide for appropriate separation to the hazards. The development in conjunction with the bush fire protection measures will provide for safe operational access and egress for emergency services personnel and patrons as well as sufficient water supply. Therefore, the proposed development is considered to be consistent with the objectives of PBP.

### 4.3 Objectives for SFPP Developments

Section 6.2 of PBP contains the specific objectives for special fire protection purposes:

- *Minimise levels of radiant heat, localised smoke and ember attack through increased APZ, building design and siting;*
- *Provide an appropriate operational environment for emergency service personnel during firefighting and emergency management;*
- *Ensure the capacity of existing infrastructure (such as roads and utilities) can accommodate the increase in demand during emergencies as a result of the development; and*
- *Ensure emergency evacuation procedures and management which provides for the special characteristics and needs of occupants.*

In being consistent with the BFPMs, the proposed development complies with objectives for SFPP developments, as outlined above.

### 4.4 Asset Protection Zones

The following table outlines the Performance Criteria and associated Acceptable Solutions for the APZ BFPM in accordance with Table 6.8a of PBP. A merit based assessment has been undertaken below.

Table 4 Asset Protection Zones		
Performance Criteria	Acceptable Solution/Comment	Compliance
Radiant heat levels of greater than 10kW/m <sup>2</sup> (calculated at 1200k) will not be experienced on any part of the building.	<p>As discussed in <b>Section 3.5</b> of this report, the following APZs are applied for:</p> <ul style="list-style-type: none"> <li>• Plot 3 – 50m</li> <li>• Plot 5 – 42m</li> </ul> <p>Plot 3 is situated between the Goulburn River and Plot 2 (which is approximately 50m of managed land which also includes land utilised for an irrigation area, which will continue to be required). Therefore, Plot 2 can be considered to form a suitable asset protection zone on the eastern side of the development.</p> <p>Plot 5 is located on the western side of the Main Street Road reserve (Plot 6) and it measures at a distance of approximately 30m from Plot 1 (Managed Area – Car Park).</p>	✓

	<p>Therefore, the road reserve in addition to Plot 1 are considered to be existing APZs and deemed sufficient protection for the development. The road is frequently maintained by council.</p> <p>Along with the above recommendations, the existing APZ which is provided to the existing development will be retained for future development.</p> <p>All other areas/Plots are appropriately managed in accordance with the <i>Managed Land</i> requirements under PBP (Page 112).</p>	
APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	There are no lands within the proposed APZ with a slope exceeding 18 degrees.	✓
APZs are maintained to prevent the spread of fire to the building. The APZ is provided in perpetuity.	The applicable APZs are considered as urban development uses, being a car park/road reserve, managed land, and further manoeuvring areas/Ulan Water Depot. Therefore, it is assumed that these areas will continue to be managed in accordance with APZ requirements to ensure appropriate protection for the proposed development.	✓

#### 4.5 Landscaping

The following table outlines the Performance Criteria and associated Acceptable Solutions for Landscaping in accordance with Table 6.8a of PBP. A merits based approach of the PBP 2019 has been undertaken given the circumstances of the development.

Table 5 Landscaping		
Performance Criteria	Acceptable Solution/Comment	Compliance
Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.	<p>Landscaping on site is established and maintained in accordance with Appendix 4 of the PBP. There shall be no branches overhanging roofs, and continuous tree canopies are to be avoided.</p> <p>Any proposed fencing shall be constructed in accordance with Section 7.6 of PBP.</p>	✓

## 4.6 Construction Standards

The following table outlines the Performance Criteria and associated Acceptable Solutions for Construction Standards in accordance with Table 6.8a of PBP. A merits based approach of the PBP 2019 has been undertaken given the circumstances of the development.

Table 6 Construction Standards		
Performance Criteria	Acceptable Solution/Comment	Compliance
The proposed building can withstand bush fire attack in the form of embers, radiant heat and flame contact.	As detailed in Section 3.6, the worst case and therefore the applicable BAL for the proposed development is <b>BAL-12.5</b> .  BAL 12.5 Construction (Section 3 and 5 of AS3959) is required for the development OR in accordance with the NASH Standard and Section 7.5 of PBP.	✓

## 4.7 Access Standards

The following table outlines the Performance Criteria and associated Acceptable Solutions for Access in accordance with Table 6.8b of PBP. It has been considered on a Merits Based approach.

Table 7 Access		
Performance Criteria	Acceptable Solution/Comment	Compliance
Firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation.	Access throughout the site shall be designed and constructed as follows: <ul style="list-style-type: none"> <li>• Two-wheel drive, all weather access roads and internal driveways;</li> <li>• Any traffic management devices shall not prohibit access for emergency service vehicles;</li> <li>• Turning areas shall be established in accordance with Appendix 3 of PBP;</li> <li>• Existing access is sufficient for firefighting vehicles.</li> </ul>	✓
The capacity of access roads is adequate for firefighting vehicles.	The capacity of the proposed driveways and parking/manoeuvrability areas will be sufficient to carry fully loaded firefighting vehicles up to 23 tonnes. No bridges or causeways are required.	✓
There is appropriate access to water supply.	Water is available to the development.	✓
Perimeter Road	Given the urban locality of the proposed development, it is considered that a perimeter road is not required in this instance. The proposed access point and onsite manoeuvrability shall provide for safe access for fire fighting vehicles and evacuation for residents and staff.	N/A

Non-Perimeter Road	An internal road is proposed within the carparking and manoeuvrability area. This road shall provide suitable access and egress for firefighting vehicles while occupants are evacuating. A dedicated evacuation point is recommended to ensure this internal road is kept clear at all times.	✓
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#### 4.8 Water Supplies

The following table outlines the Performance Criteria and associated Acceptable Solutions for Water supply in accordance with Table 6.8c of PBP.

Table 8 Water Supply		
Performance Criteria	Acceptable Solution/Comment	Compliance
An adequate water supply is provided for firefighting purposes.	The proposed development site has been afforded with existing water supply through tanks which are utilised to harvest stormwater. It is utilised to irrigate garden areas surrounding buildings; and grey water recycling for laundry and toilet flushing. An onsite effluent irrigation area is situated to the east which provides further potential fire protection. Further, there is an existing agreement with Ulan Water (neighbouring lot) to which potable water is supplied to the site. The existing system in place will be retained and is considered suitable for the expansion proposed.	✓
Water supplies are located at regular intervals; and the water supply is accessible and reliable for firefighting operations.	The water supply shall be easily accessible for fire fighting vehicles.	✓
Flows and pressure are appropriate.	The existing systems in place are considered suitable for the proposed expansion. The buildings are all below 500m <sup>2</sup> and separated allowing access for fire fighting purposes.	✓
The integrity of the water supply is maintained.	All above-ground water service pipes including taps etc shall be constructed of metal material.	✓
Water supplies are adequate in areas where reticulated water is not available.	Adequate supply of water has been made available via existing water tanks, and potable water supply from Ulan Water. In the event of a fire, there is adequate connection available to the water tanks with some water reserved for firefighting.	✓

#### 4.9 Electricity and Gas Services

The following table outlines the Performance Criteria and associated Acceptable Solutions for the Electricity and Gas Services in accordance with Table 6.8c of PBP.

Table 9 Electricity and Gas Services		
Performance Criteria	Acceptable Solution/Comment	Compliance
Location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.	No new powerlines are required. Power connection to units shall be underground. Vegetation around existing/new transmission lines are to be maintained in accordance with the specifications in <i>ISSC3 Guideline for Managing Vegetation Near Powerlines</i> .	✓
Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.	The structures are to be connected to bottled gas (if required). The following recommendations are provided: <ul style="list-style-type: none"> <li>• Installed and maintained in accordance with AS/NZS 1596:2004 with metal piping used;</li> <li>• All fixed cylinders are to be kept clear of flammable materials to a distance of 10m;</li> <li>• All connections to be metal construction;</li> <li>• Safety valves are to be directed away from the building and at least 2m away from any combustible material;</li> <li>• Polymer-sheathed flexible gas supply lines are to be used;</li> <li>• Aboveground gas service pipes external to the building are to be metal.</li> </ul>	✓

#### 4.10 Emergency Management Planning

The following table outlines the Performance Criteria and associated Acceptable Solutions for Construction Standards in accordance with Table 6.8d of PBP.

Table 10 Construction Standards		
Performance Criteria	Acceptable Solution/Comment	Compliance
A Bush Fire Emergency Management and Evacuation is prepared.	A Bush Fire Emergency Management and Evacuation Plan is to be prepared in accordance with RFS requirements, AS3745:2010 and AS4083:2010. The plan should include planning for early relocation of occupants. Refer to existing Fire Plan in <b>Appendix E</b> .	✓
Appropriate and adequate management arrangements are	An Emergency Planning Committee is required to be established for the facility who will consult with residents	✓

<p>established for consultation and implementation of the Bush Fire Emergency Management and Evacuation Plan.</p>	<p>and staff in developing and implementing an Emergency Procedures Manual.</p> <p>Details of all emergency assembly areas including on site and off-site arrangement shall be established, and an annually emergency evacuation is to be conducted. Refer to existing Fire Plan in <b>Appendix E</b>.</p>	
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## 5 RECOMMENDATIONS

The assessment of the proposed development carried out in this report has assumed the development will be carried out in accordance with a number of bush fire protection measures (BFPMs). The following provides a summary of the BFPMs that must be incorporated into the development to ensure it best protects the development from the effects of bushfire in accordance with the requirements of PBP and other best practice guidelines.

- Asset Projection Zone/Defendable Space:
  - It is recommended that at least 42m of managed land be maintained as an Asset Protection Zone in a westerly direction of the development;
  - It is recommended that 50m of managed land in an easterly direction (towards plot 3) continue to be managed as an Asset Protection Zone;
  - The site is to be managed in accordance with Appendix 4 of PBP;
- Landscaping:
  - Landscaping shall be established and maintained in accordance with Appendix 4 of PBP and the applicable *Asset Protection Zone Standards*;
  - There shall be no branches overhanging the roof of any proposed structures and new plantings shall be established to ensure that there is no continuous tree canopies;
  - Any proposed fencing shall be constructed in accordance with Section 7.6 of PBP.
  - Any future proposed landscaping should aim to; prevent flame impingement on the buildings; provide a defendable space for property protection; reduce fire spread; deflect and filter embers; provide shelter from radiant heat; and reduce wind speed.
- Construction Standards:
  - The proposed development is to be constructed to a BAL-12.5 standard and in accordance with PBP/AS 3959:2009. The BAL does not apply to class 10a storage structures unless positioned within 6m of any proposed accommodation buildings.
  - Any class 10a structure positioned within 6m of the temporary accommodation buildings shall be constructed in accordance with BAL-12.5 standards.
- Access
  - Access to water connections shall be kept clear at all times;
  - Any traffic management devices shall not prohibit access for emergency vehicles;
  - Turning areas as shall be established in accordance with Appendix 3 of PBP;

- The access roads shall be constructed to be capable of carrying a fully loaded firefighting vehicle up to 23 tonnes;
  - All internal roads are to be at least 3.5m in width and no bridges or causeways are to be constructed, however if required, shall be constructed and maintained in accordance with PBP provisions.
  - A dedicated evacuation point is recommended to ensure this internal road is kept clear at all times;
  - No tree plantings or obstructions shall occur on either side of the access roads that would prohibit access to and from the site in the event of fire.
- Services
  - Water:
    - Adequate supply of water onsite from tanks is to be provided for firefighting purposes at all times.
    - Water supply will continue to be utilised from existing water tanks and is considered suitable to service the additional development.
    - All aboveground water service pipes including taps etc shall be constructed of metal material.
  - Electricity and Gas:
    - It is recommended that any new powerlines are to be constructed underground;
    - Vegetation around existing/new transmission lines are to be maintained in accordance with the specifications in *ISSC3 Guideline for Managing Vegetation Near Powerlines*;
    - Any proposed gas bottles shall be installed and maintained in accordance with AS/NZS 1596:2004 with metal piping used;
    - All fixed cylinders are to be kept clear of flammable materials to a distance of 10m (or appropriately shielded);
    - All connections are to be of metal construction.
- Bushfire Danger Period:
  - Before the commencement of the Bushfire Danger Period, a review of the vegetation on the site and applied BFPs is recommended to be undertaken. Fuel reduction measures are recommended throughout the site.
- Emergency Evacuation Plans:
  - The Fire Management Plan (FMP) is to be reviewed and updated annually.



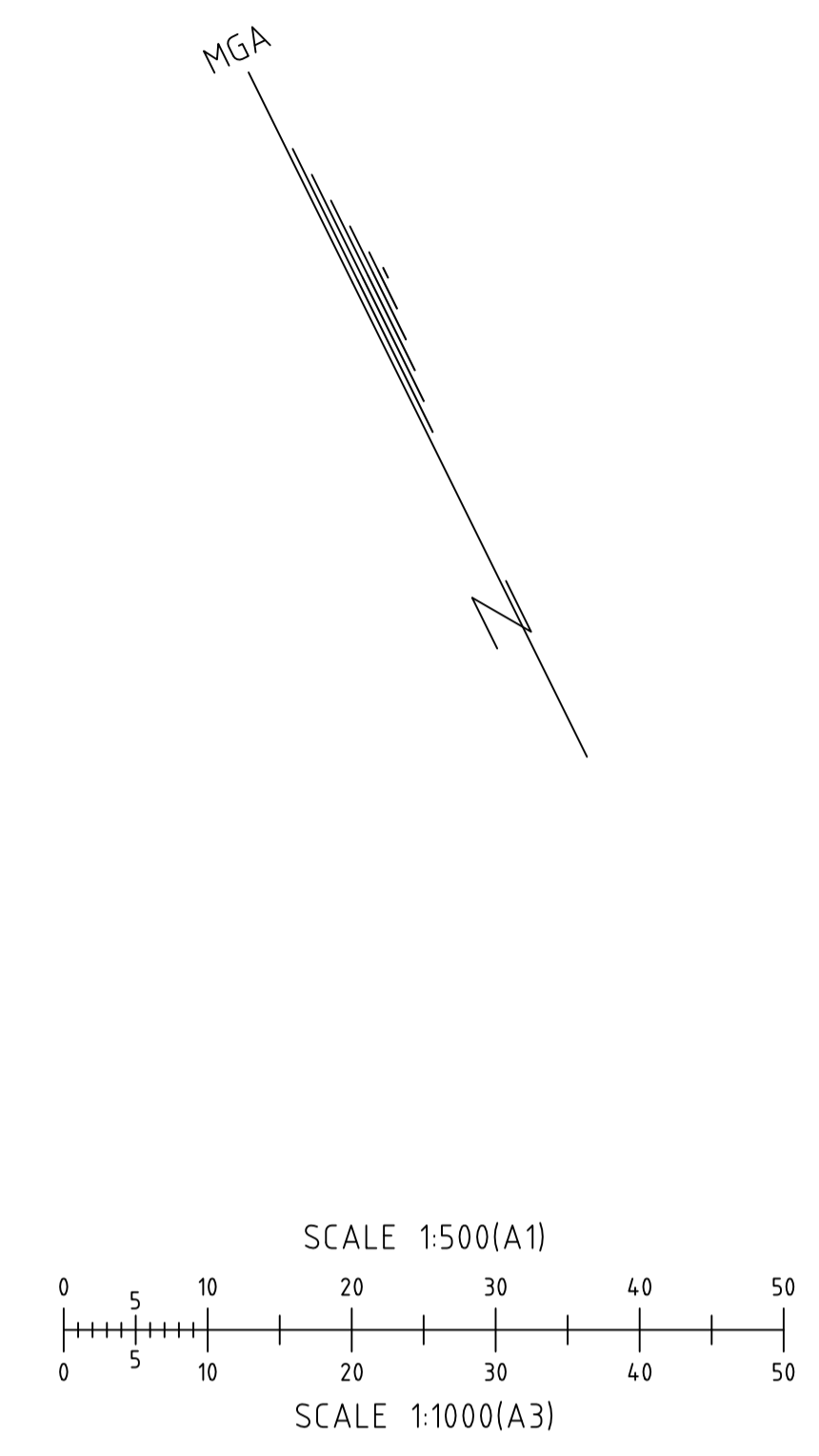
## 6 CONCLUSION

The proposed development, on completion, will ensure that the proposed development is located in an area that has a low to moderate bushfire hazard level. With the implementation of the recommendations, as outlined in **Section 5**, it is considered that the proposed development is appropriately protected from bushfire and complies with the requirements of PBP. The proposed development is not expected to increase the bushfire risk.

## 7 REFERENCES

- NearMaps. (2021, July 6). *NearMaps*. Retrieved from <http://maps.au.nearmap.com/>
- NSW Government Spatial Services. (2023, May 17). *Six Maps*. Retrieved from <http://maps.six.nsw.gov.au/>
- NSW Planning & Environment. (2023, May 17). *Planning Viewer*. Retrieved from <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/lot>
- NSW Rural Fire Service. (2019). *Planning for Bush Fire Protection: A Guide for Council's, Planners, Fire Authorities and Developers*. Sydney: NSW RFS.

## Appendix A - Survey Plan



**KEY**

- DENOTES PAD FOOTING - TYPE PF1
- DENOTES PAD FOOTING - TYPE PF2

FOR FURTHER PAD FOOTING DETAILS PLEASE SEE PLAN 17239-BIC-1 BY BARNSON

**NOTES:**

- TITLE BOUNDARIES WERE NOT MARKED AS PART OF THIS SURVEY.

Registered Land Surveyor (#8745)  
Barnson Pty. Ltd

**ISSUED TO CLIENT**



**BARNSON PTY LTD**  
 t 1300 BARNSON (1300 227 676)  
 e generalenquiry@barnson.com.au  
 w www.barnson.com.au  
 Bathurst | Dubbo | Mudgee | Sydney | Tamworth

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

Client: **ON EDGE PTY LTD**  
 Project: **PROPOSED CAMP VILLAGE  
 94 MAIN STREET  
 ULAN, NSW, 2850**  
 Drawing Title: **IDENTIFICATION SURVEY SKETCH  
 SHOWING LOCATIONS OF PAD FOOTINGS**

Rev	Date	Amendment
A	18/07/2019	ISSUED TO CLIENT
B	23/07/2019	UPDATED WITH OFFSETS
C	20/04/2023	STAGES 3&4 ADDED

Survey	<b>RB</b>	Certification	
Drawn	<b>JC</b>		
Check	<b>RB</b>	Drawing Number	Revision
Original Sheet Size = A1		<b>17239_L02</b>	<b>C</b>

## Appendix B - Original DA consent



PO BOX 156  
MUDGEE NSW 2850

86 Market Street MUDGEE  
109 Herbert Street GULGONG  
77 Louee Street RYLSTONE

Ph: 1300 765 002 or (02) 6378 2850  
Fax: (02) 6378 2815

email: council@midwestern.nsw.gov.au

Gary Bruce:ah P1411461

22 February 2012

\\mwrprod\T1\pro1\data\proprod\T1\_PropertyRating\ProForma\_Doc\RULES\DevelopmentApplication\DAAllApproval\Application  
DAAllApp 599406.docx

Barnson Pty Ltd  
Unit 3/108-110 Market Street  
MUDGEE NSW 2850

Dear Sir/Madam

**DEVELOPMENT APPLICATION DA0135/2012 TEMPORARY WORKERS  
ACCOMMODATION LOT 32 DP 750773 - 94 MAIN STREET ULAN NSW 2850**

I am pleased to advise that your application has been approved by Council.

Attached is Council's formal Development Consent No. DA0135/2012.

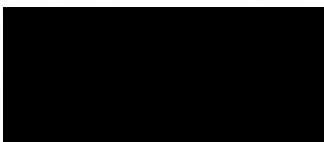
It is important that you read the consent and understand the requirements of any conditions imposed. Certain requirements may need to be satisfied prior to proceeding with the development.

The consent is a legal document and should be kept for your future reference as the development proceeds. It should be noted that commencement of the development implies your acceptance of the conditions of consent.

***Please Note: No work can commence until a Construction Certificate has been issued, a Principal Certifying Authority (PCA) appointed and Council notified of commencement of work at least 2 days in advance.***

Should you have any query regarding the consent or associated conditions, do not hesitate to contact myself or the appropriate Council officer.

Yours faithfully



*plw.* CATHERINE VAN LAEREN  
GROUP MANAGER  
DEVELOPMENT & COMMUNITY SERVICES

## Notice of Determination of a Development Application

Issued under the *Environmental Planning and Assessment Act 1979* Section 81(1)(a)

<b>Our Ref:</b> Gary Bruce:ah P1411461	<b>DA No:</b> DA0135/2012
<b>Applicant:</b> Barnson Pty Ltd Unit 3/108-110 Market Street MUDGEE NSW 2850	<b>Land to be Developed:</b> Lot 32 DP 750773 94 Main Street ULAN NSW 2850
<b>Proposed Development:</b> Temporary Workers Accommodation	<b>Building Code of Australia Classification:</b> -
<b>Date of Determination:</b> 15 February 2012	
<b>Determination:</b>	<b>CONSENT GRANTED</b> subject to conditions set out below
<b>Consent to operate from:</b> 22 February 2012	<b>Consent to lapse on:</b> 22 February 2017

### CONDITIONS

### APPROVED PLANS

- Development is to be carried out generally in accordance with stamped plans (Drawing No. 17239\_L01, 17239\_A01, Revision C, 17239\_A02, Revision C, 17239\_A03, Revision C and 17239\_A04 Revision C, dated 18 October 2011, drawn by Barnson) and statement of Environmental Effects prepared by Barnson, received by Council on 21 October 2011 except as varied by the conditions listed herein. Any minor modification to the approved plans will require the lodgement and consideration by Council of amended plans. Major modifications will require the lodgement of a new development application.

### AMENDMENTS

- Seven (7) accessible units are to be provided within the development site in accordance with AS 1428.1 2009, the Building Code of Australia and the Access to Premises Code.
- All communal facilities are to be provided with accessible features in accordance with the AS 1428.1 2009, the Building Code of Australia and the Access to Premises Code

### PRIOR TO ISSUE OF THE CONSTRUCTION CERTIFICATE

The following conditions must be complied with prior to the Principal Certifying Authority (PCA) issuing a Construction Certificate. The conditions are required to satisfy the PCA that the proposal is consistent with the applicable development consent, the Building Code of Australia and any Australian Standards that are relevant.

- The applicant is to demonstrate that there is the ability to provide a water supply to the development from roof storm water. This assessment is to be undertaken by a professional

engineer report and is to indicate the harvest potential available, the likely water supply demand for the development and alternate supplies should the demand exceed the harvest potential.

5. Separate written application must be made under Section 68 of the Local Government Act 1993, as amended, to Council for all water supply, sewerage and drainage work associated with the development. Full details of the method of disposal of the sewerage/grey water must be submitted to the Council for approval prior to the issue of the Construction Certificate.
6. The proposed sewerage treatment system and irrigation areas are to comply with the Environmental Guidelines – Use of Effluent for Irrigation by the Department of Environment and Conservation. A report shall be prepared and submitted to Council for approval with the application under Section 68 of the Local Government Act for an onsite sewage management system. Note: The floor level of the Sewerage Treatment Plan shall be 418.5 AHD.
7. A registered Surveyors Certificate showing the boundaries of the site and the proposed building plotted thereon being submitted to the Principal Certifying Authority before construction is commenced.
8. Details of the engineered designed reinforced concrete slab/s and the wall and roof framing structural components of the building must be submitted with the required Construction Certificate.
9. In accordance with the provisions of section 94A of the Environmental Planning and Assessment Act 1979 and the Mid-Western Regional Council Section 94A Development Contributions Plan, a levy of 1% of the cost of carrying out the development shall be paid to Council in accordance with this condition for the purpose of:  
  
The levy is: \$28,000.00 based on the estimated cost of development of \$ 2,800,000.00.
10. Prior to the issue of the Construction Certificate, the Principal Certifying Authority (PCA) is to be supplied with certificates from telecommunications and energy service providers stating that suitable arrangements have been made for provision of underground telephone and electricity supplies for the proposed development.
11. The Principal Certifying Authority (PCA) is to be provided with details regarding the provision of essential fire safety services in accordance with the BCA and relevant Australian Standards.
12. If the *Construction Certificate* is not issued, for any reason whatsoever, within twelve (12) months of the date of determination, then the charges and contributions contained in this consent, may be increased to the current rate at the time of payment.  
  
A site supervisor is to be nominated by the applicant prior to issue of the *Construction Certificate*.
13. A Traffic Control Plan (TCP) completed by a "Certified Person" for implementation during works is to be submitted to Mid Western Regional Council prior to any work commencing. Contractor's insurance cover for a minimum of \$10,000,000 (Ten million dollars) is to be sighted and to be shown to Mid Western Regional Council as an interested party.



14. Complete landscaping plans are to be submitted to Council for approval prior to issue of a Construction Certificate. All landscaping is to be established prior to occupation of the development and consist of advanced trees and shrubs. Tree and shrub species should be endemic to the Mid-Western Regional Local government Area, require minimal watering and be salt resistant.
15. The applicant is to submit a Drainage Report prepared in accordance with the Institution of Engineers publication Australian Rainfall and Run-off to the Principal Certifying Authority for approval prior to the release of the Construction Certificate. The report must demonstrate that stormwater runoff from the site is not increased beyond the existing undeveloped state up to and including a 100-year ARI. All storm water detention details including analysis shall be included with the drainage report.

#### **PRIOR TO THE COMMENCEMENT OF WORKS**

These conditions are required to ensure that the site is ready for construction works to commence and satisfy the provisions of the Environmental Planning and Assessment Act 1979 and the Building Code of Australia.

16. A sign must be erected in a prominent position on any work site on which the erection of a building is being carried out;
  - a) stating that unauthorised entry to the work site is prohibited, and
  - b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
17. Prior to the commencement of any construction works, the following provisions of the Environmental Planning and Assessment Act 1979 (the Act) are to be complied with:
  - a) A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act.
  - b) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act.
  - c) Council is to be given at least 2 days notice of the date intended for commencement of building works, in accordance with Section 81A(2)(c) of the Act.
18. Run-off and erosion controls must be installed prior to clearing the site and incorporate:
  - a) diversion of uncontaminated upsite run-off around cleared and/or disturbed areas and areas to be cleared or disturbed.
  - b) sediment fences at the downslope perimeter of the cleared or disturbed areas to prevent sediment and other debris escaping from the land to pollute water ways and collection areas.
  - c) maintenance of all erosion control measures at maximum operational capacity until the land is effectively rehabilitated and stabilised.
19. During construction temporary toilet facilities are to be provided at or in the vicinity of the nominated work site and for this purpose provide either a standard flushing toilet or an approved sewage management facility.
20. If the work involved in the erection/demolition of the building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.
21. The proposed method(s) of compliance with the Building Code of Australia are to be clarified by documentation to be submitted with the Construction Certificate Application. In

this regard, it appears that the Development Application plans do not comply with the following deemed-to-satisfy provisions of the BCA;

- a) Section F2.4 -Facilities for people with disabilities.
  - b) Part D3 - Access for people with disabilities.
  - c) Section E - in particular, E1 Fire fighting equipment, specifically the provision of fire hydrants and fire hose reels compatible to on-site water storage for fire fighting.
  - d) E4 Emergency lighting and exit signs.
  - e) Section J - Energy efficiency (offices)
  - f) Section C - Fire resistance, in particular Type C Fire Resisting Construction of walls within 3 metres of the boundary (including front & rear return walls)
22. The developer is to make arrangements with an archaeologist or indigenous group representing the locality to have people available onsite during any works that require disturbance to the surface or sub surface of the site. This is required to ensure that no indigenous objects are disturbed or destroyed during construction activities.
23. A construction management plan is to be prepared for the development that has considered the impact of the construction phase of the project on adjoining properties.

## **BUILDING CONSTRUCTION**

These conditions are provided to ensure that adequate standards are being observed during the construction phase of the development.

24. Construction work noise that is audible at other premises is to be restricted to the following times:
- |                  |   |                  |
|------------------|---|------------------|
| Monday to Friday | - | 7.00am to 6.00pm |
| Saturday         | - | 8.00am to 1.00pm |
- No construction work noise is permitted on Sundays or Public Holidays.
25. All building work must comply with the requirements of the Building Code of Australia 2011, Volume One, together with the relevant Australian Standards and also the Environmental Planning and Assessment Act, 1979, as amended, and Regulations.
26. All mandatory inspections required by the Environmental Planning and Assessment Act and any other inspections deemed necessary by the Principal Certifying Authority must be carried out during the relevant stages of construction.
27. All plumbing and drainage work must be carried out by a licensed plumber and drainer and must comply with the requirements of AS 3500 (National Plumbing & Drainage Code) and the NSW Code of Practice - Plumbing & Drainage. The selected plumber/drainer must provide Council with a drainage diagram detailing the location of the drainage system and the relevant connections. All plumbing and drainage inspections must be carried out by Council prior to the covering of any trenches or wall/ceiling linings.
28. The development must be provided with car parking spaces and with adequate means of access for persons with disabilities in order to comply with Australian Standard 2809.6 – 2009 (Parking facilities – Off street parking for people with disabilities) the Building Code of Australia and the Access to Premises Code. Full details must be provided with the Construction Certificate.
29. The development must be provided with sanitary facilities for people with disabilities in order to comply with Australian Standard 1428 2009 (Design for access and mobility), the Building

Code of Australia and the Access to Premises Code. Full details must be provided with the required Construction Certificate

30. All areas not provided with natural ventilation in accordance with the provisions of the Building Code of Australia being provided with an approved mechanical ventilation and/or air conditioning system complying with Australian Standard 1668, Parts 1 and 2.
31. The rainwater tanks used as a potable water supply for human consumption, in particular, the supply to the amenities within the building, must be protected from contamination from industrial and urban traffic emissions, dead animals, mosquitoes, dust, pesticides, bushfires and any other form of contamination.
32. Details of the method of protection of the water supply from contamination and the method of the subsequent implementation of a testing regime of the water supply must be designed by an approved hydraulic engineer and submitted to Council's Health & Building section prior to the issue of an Occupation Certificate.
33. A copy of the Final Fire Safety Certificate is to be provided to the Commissioner of NSW Fire Brigades and a further copy of the Certificate is to be prominently displayed in the building.
34. For every 12 month period after the issue of the Final Fire Safety Certificate the owner/agent of the building must provide the Council with a copy of an Annual Fire Safety Statement certifying that specified fire safety measure is capable of performing to its specification.
35. Smoke detector units are to be installed in accordance with the requirements of the Building Code of Australia. The smoke detectors are to be interconnected and connected to a permanent 240 volt power supply and provided with battery backup to activate the alarm units in the event of power failure. A detail of the system is to be submitted to Council for approval prior to installation.
36. All building work must be carried out in accordance with the requirements of the Building Code of Australia. This includes but is not limited to the following:
  - Part C1 Fire Resistance and Stability
  - Part D3 Access for People with Disabilities –
  - Part F2 Sanitary and Other Facilities
  - Part F2.4 Facilities for people with disabilities
  - Part F5 Sound Transmission and Insulation
  - Section J Energy efficiency

## **ENGINEERING CONSTRUCTION**

37. All earthworks, filling, building, driveways or other works, are to be designed and constructed (including stormwater drainage if necessary) so that at no time will any ponding of storm water occur on adjoining land as a result of this development.
38. Vehicular entrances comprising concrete driveways and footway crossings are to be provided to the development. These should be constructed in accordance with Aus-Spec #1 and Council standard drawing M525-Rural Access, as outlined in Council's "Access to Properties Policy".

Concrete must not be poured until the excavation, formwork and reinforcing has been inspected by Council. The contractor/owner must arrange an inspection by contacting

Council's Development Engineer between 8.00am and 4.30pm Monday to Friday, giving at least twenty four (24) hours notice. Failure to have the work inspected may result in the access being removed and reconstructed at the contractors/owners expense.

39. A total of 150 car parking spaces are to be provided within the site of the development and comply with the following requirements:
- Each parking space is to have minimum dimensions of 5.5m x 2.6m;
  - Each disabled car parking space is to be in accordance with the provisions of Councils Development Control Plan – Design for Accessibility.
  - All car parking spaces are to be line-marked and provided with a two coat bitumen seal and must be maintained in a satisfactory condition at all times;
  - Off street parking is to be encouraged by the placement of prominent signs indicating the available of parking.
40. The aisle widths, internal circulation, ramp widths and grades of the car park are to generally conform to the Roads and Traffic Authority (RTA) guidelines and Australian Standard AS 2890.1 – 1993. Details of compliance are to be shown on the relevant plans and specifications.
41. The developer is to upgrade the school zone signage of the Ulan Public school such that it is provided with flashing lights during designated school zone times. All installation and approval requirements through the Local Traffic Committee shall be carried out by the developer sat full cost to the developer.
42. The developer is to upgrade Main Street for the full frontage of the proposed development, such that it has the following characteristics:

<b>Item</b>	<b>Requirement</b>
<b>Half Road Pavement Width</b>	<b>6.5 metres</b>
<b>Concrete Footpaths</b>	<b>N/A</b>
<b>Seal</b>	<b>Two-coat flush seal -14/7 mm (Double/ Double) as required</b>
<b>Table Drains</b>	<b>Austroads</b>
<b>Subsoil Drainage</b>	<b>N/A</b>
<b>Underground Drainage</b>	<b>N/A</b>

43. The Developer shall provide a 1.2 metre wide concrete footpath from the development site to the centre of the Ulan village. Full details are to be provided with the application for Construction Certificate.
44. Internal Roads shall be sealed with a minimum of 6 metres for two way traffic and 3.5 for one way. Turning heads shall be a minimum radius of 8.5 m. Provision of Kerb and Gutter is optional for internal access roads, but if provided shall comply with Council's Residential Standards.
45. Internal roads shall be designed to a 40km/h minimum speed. Actual speed limits within the development should be limited to 10km/hr for shared zones and signposted accordingly. Traffic regulatory, warning and guide signs throughout the development should be in accordance with AS1742.

#### **PRIOR TO ISSUE OF THE OCCUPATION CERTIFICATE**

The following conditions are to be completed prior to occupation of the building and are provided to ensure that the development is consistent with the provisions of the Building Code of Australia and the relevant development consent.

46. Prior to the occupation of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifying Authority appointed for the erection of the building. An application for an Occupation Certificate must be set out in the form of the relevant part of Form 12 of the Environmental Planning and Assessment Regulations and must be accompanied by the relevant information required by Form 12.
47. On completion of the building work, the owner/agent of the building must cause the Council to be provided with a Final Fire Safety Certificate from a competent person with respect to each essential service nominated in the Fire Safety Schedule issued with the Construction Certificate.
48. All building or site works or other written undertaking or obligation indicated in the submitted plans and supporting documentation or otherwise required under the terms of this consent being carried out or implemented prior to the occupation of the premises.
49. The developer and landowner (Crown) shall enter into a Mine Impact Agreement with Ulan Coal Mine Limited prior to the occupation of the development due to the location of the site potentially exceeding noise criterion.

#### GENERAL

The following conditions have been applied to ensure that the use of the land and/or building is carried out in a manner that is consistent with the aims and objectives of the environmental planning instrument affecting the land.

50. This approval is limited to twenty (20) years from the issue of the Occupation Certificate and the facility shall be decommissioned in accordance with the approved Decommissioning Plan within six (6) months of the closure of the facility.
51. The proposed development is not to rely on any other water supply other than treated water from the onsite sewerage treatment facility and capturing roof water. Should the development run out of water, then it will close down until water supplies have been supplemented by further rain fall. The proposed development has provided that the water supply will be gained by capturing roof water for a potable water supply and can also be supplemented by treated water for toilets and laundry water supplies.
52. A Decommissioning Plan in accordance with Council's Temporary Workers Accommodation DCP is to be prepared and approved by Council prior to the issue of the Occupation Certificate for the development.
53. A Management Plan, including the identification of social impacts, in accordance with Council's Temporary Workers Accommodation DCP is to be prepared and approved by Council prior to the issue of the Occupation Certificate for the development.
54. All vehicles are required to enter and leave the site in a forward direction at all times. Signage to this effect is to be appropriately located within the site.
55. All loading and unloading in connection with the premises shall be carried out wholly within the site.
56. All exterior lighting associated with the development shall be designed and installed so that no obtrusive light will be cast onto any adjoining property or roadways, in accordance with Australian Standard 4282 "Control of the Obtrusive Effects of Outdoor Lighting".

57. All waste generated by the proposed development shall be disposed of to an approved location in accordance with the Waste Minimization & Management Act 1995.
58. Security fencing is to be provided to the site and is to be a maximum of 2.1 metres in height and of pre coloured steel fencing. Full details of proposed fencing are to be included on the landscaping plan.
59. Adequate facilities being provided in a screened location within the premises for the storage of garbage, discarded or returnable packaging or other forms of trade wastes and arrangements being made for the regular removal and disposal of same.
60. There being no interference with the amenity of the neighbourhood by reason of the emission of any "offensive noise", vibration, smell, fumes, smoke, vapour, steam, soot, ash or dust, or otherwise as a result of the proposed development.
61. A public address system or sound amplifying equipment shall not, without the consent of Council, be installed in or upon the premises so as to cause or permit the emission of sound onto any public place or nearby residential area.
62. The proposed sewerage treatment plant is to be located at least 100 metres from the Goulburn River to ensure compliance with the Environmental Planning and Assessment Regulations 2000.
63. If any aboriginal artefacts are uncovered or identified during construction earthworks, such work is to cease immediately and the local aboriginal community and National Parks and Wildlife Service are to be notified. (Note: A suitably qualified person would be required to be present during earthworks to identify whether any artefacts were uncovered).
64. The existing community facilities (tennis court, grandstand and community building) are to be made available to the local community for community events at no cost for the life of the development.

## **OTHER APPROVALS**

N/A

## **ADVISORY NOTES**

- 1 The removal of trees within any road reserve requires the separate approval of Council in accordance with the policy "Tree Removal and Pruning – Public Places".
- 2 The land upon which the subject building is to be constructed may be affected by restrictive covenants. This approval is issued without enquiry by Council as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this approval. Persons to whom this approval is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.
- 3 Section 82A of the Environmental Planning and Assessment Act (EP&A Act) gives you the ability to seek a review of the determination. This request is made to Council and must be made within 12 months after the date on which you receive this notice. The request must be made in writing and lodged with the required fee; please contact Council's Planning and Development Department for more information or advice.
- 4 If you are dissatisfied with this decision section 97 of the EP&A Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

- 5 To ascertain the date upon which the consent becomes effective, refer to Section 83 of the EP&A Act.
- 6 To ascertain the extent to which the consent is liable to lapse, refer to Section 95 of the EP&A Act.

**Signed on behalf of Mid-Western Regional Council by:**

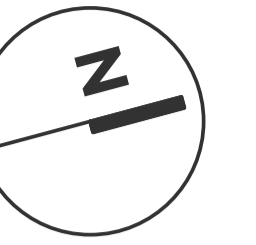


*PLV.*  
**CATHERINE VAN LAEREN  
GROUP MANAGER  
DEVELOPMENT & COMMUNITY SERVICES  
22 FEBRUARY 2012**

## Appendix C - Development Plans

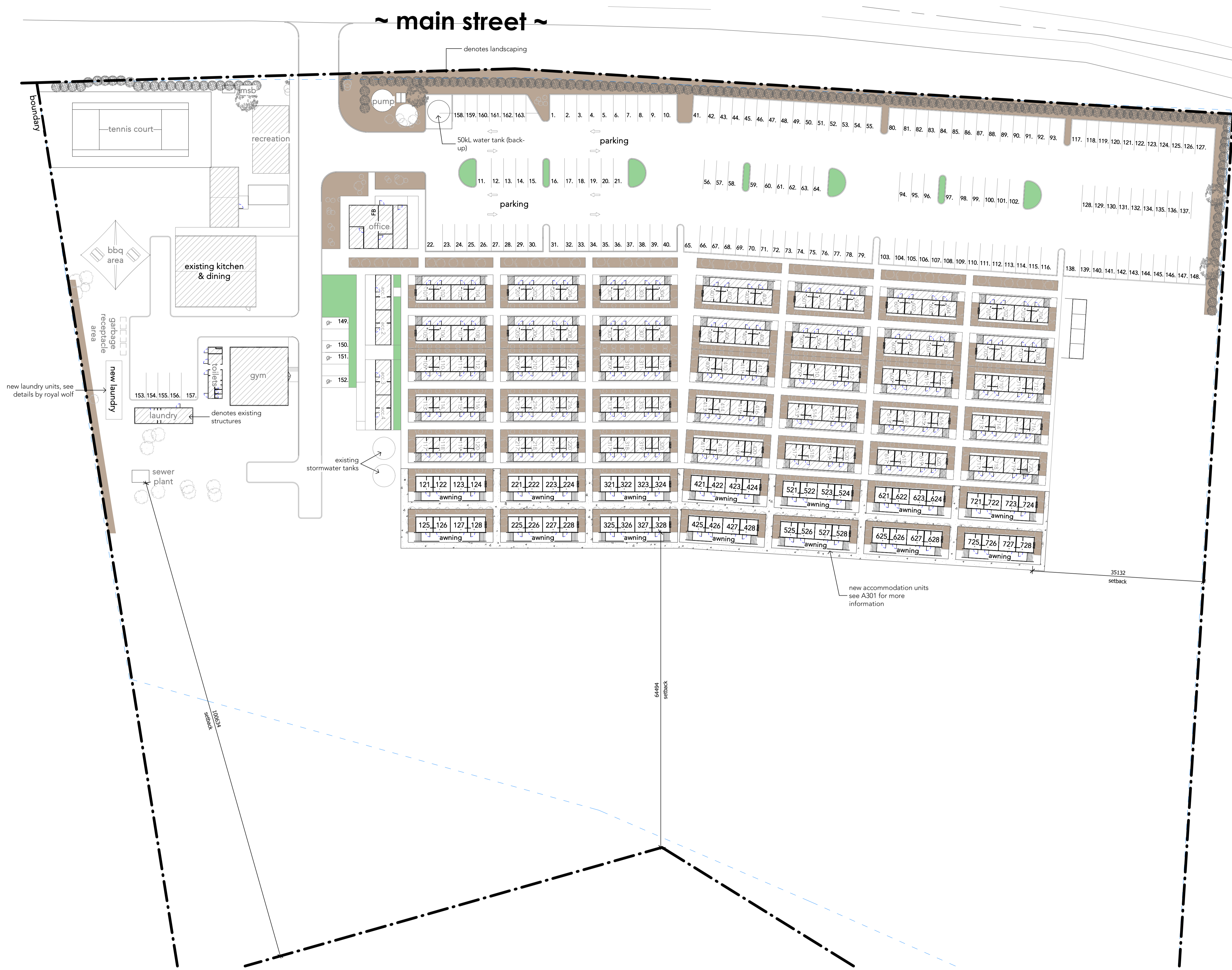


~ main street ~



# 01 SITE PLAN

Scale 1 : 400 @ A1  
0 4000 8000 16000 40000



**ISSUED FOR DA**

**BARNSON PTY LTD**

address. Unit 1, 36 Darling Street  
Dubbo NSW 2830  
phone. 1300 BARNSON (1300 227 676)  
email. generalenquiry@barnson.com.au  
web. barnson.com.au

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

Rev.	Date	Amendment
A	08.05.2023	ISSUED FOR DEVELOPMENT APPLICATION

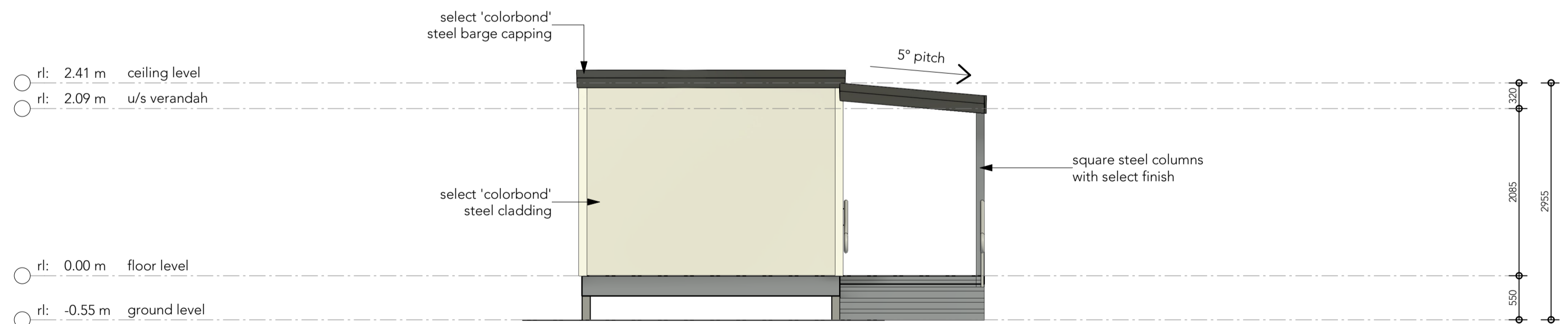
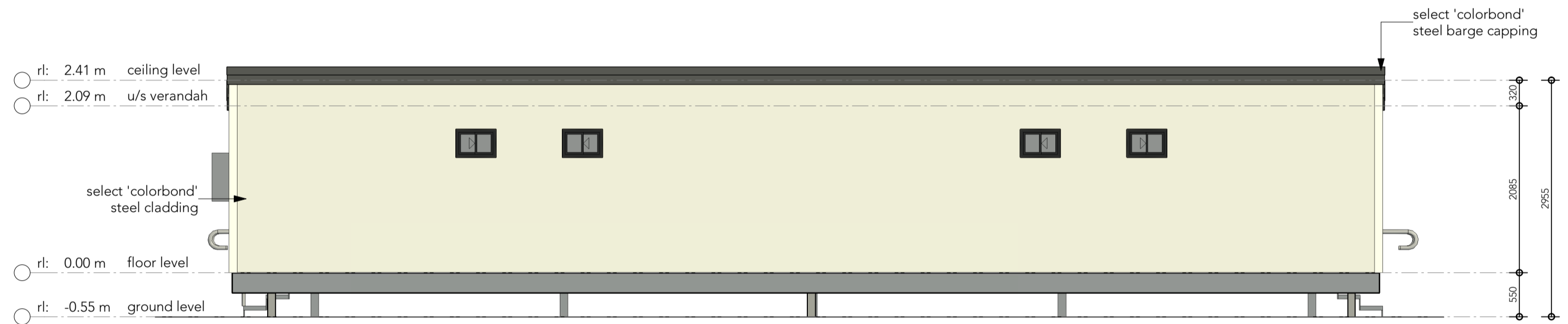
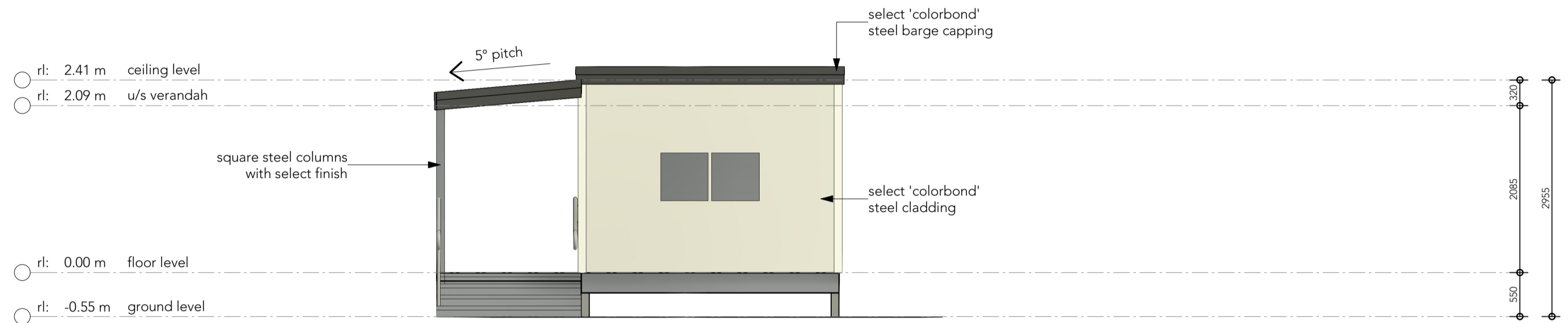
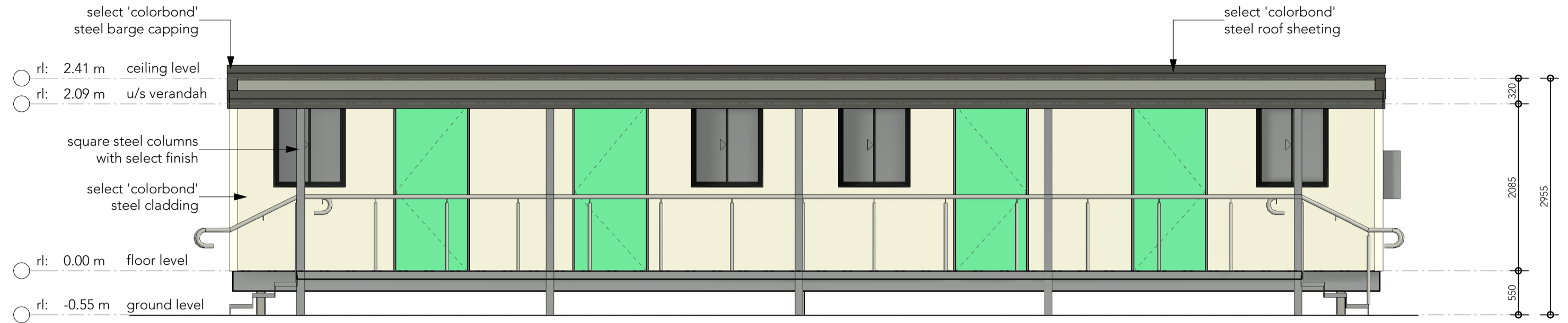
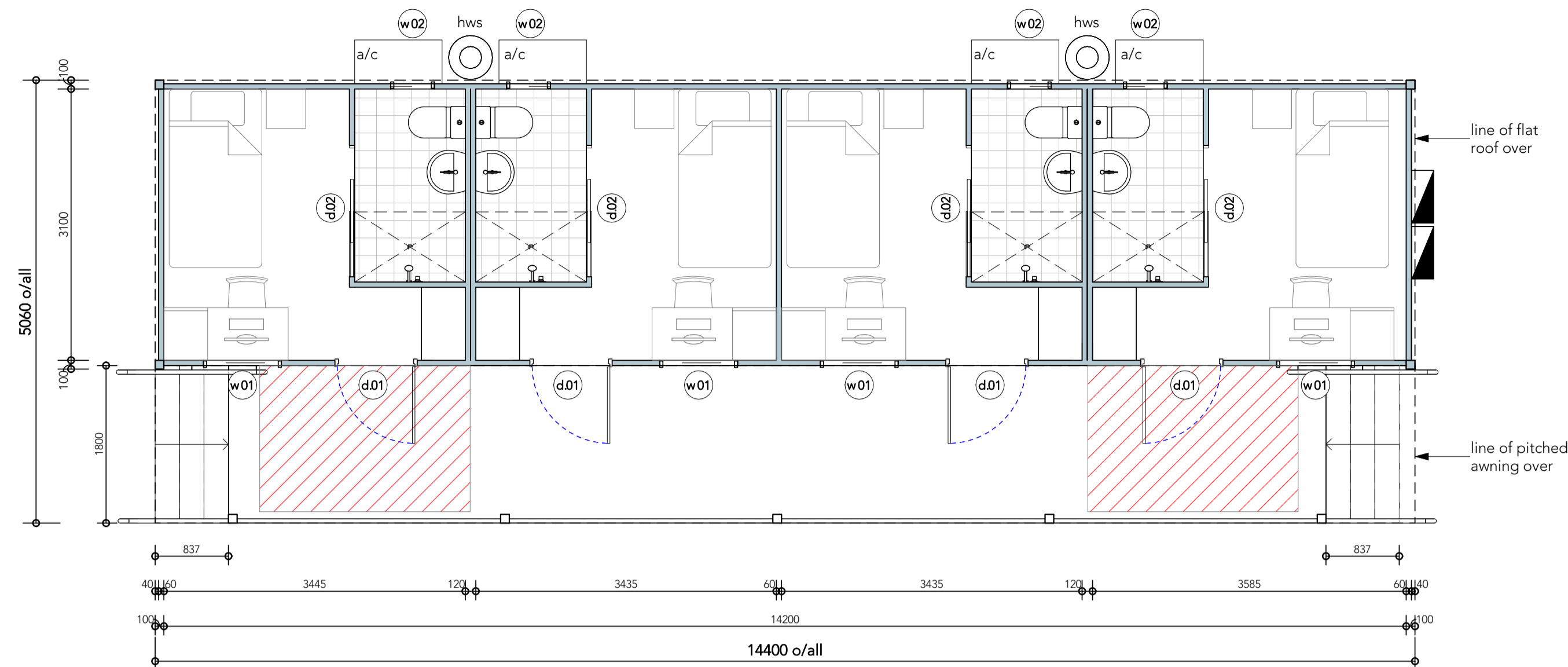
Project. **ULAN VILLAGE GREEN EXPANSION**  
Site Address. **94 MAIN STREET, ULAN NSW**  
Client. **LONG NECKS DEVELOPMENTS**

Drawing Title. **SITE PLAN**

Scale.	1 : 400 @ A1	Drawn.	AJ
Sheet.	01 of 02	Checked.	KG
Project No.	17239	Revision.	A

Drawing No.

**17239-  
A300**



### construction & finishes schedule

base member	I-300x75x5.2mm bottom frame;
floor joist	Joist C-100x50x15x2.5mm THK @407mm center;
middle member	I 300x75x5mm
steel surface treatment	Painting system 1: 250 micron of epoxy painting
base floor	22mm cellulose fibre cement board
corner post	SHS hollow section 100x100x4mm
steel surface treatment	Painting system 2: + Primer layer with 40 micron of Epoxy-zinc + Undercoat layer with 80 micron of Epoxy + Finished layer with 60 micron of polyurethane
external wall	Corrugated Iron > Colourbond or equiv. Profile and colour range available
top frame beam	Rectangular hollow section 100x100x3mm
roof system	Skillion: Trimdeck with colour matched flashing and end capping. Excludes gutter. 50mm over-hang for gutter install. 6mm Aircell -closed cell foil backed insulation below corny, above battens. Air gap av.120mm. Welded steel 2.5mm inner roof. Air gap24mm, 6 mm air cell, 50mm glass wool batt, 6mm aircell: hunter Douglas interlocking
internal framing	60mm cold rolled steel framing
wall panel system	Aluminium Composite panel (range of colours available), 3mm steel faced, 3mm composite backed panel. EJ - black sicalflex at joins onto
glazing	Double glazing to all window assemblies
flooring in living area	High performance 3mm printed vinyl tile
flooring wet area	5mm thickness of ceramic tile, slip resistance, colour: optional Cementitious adhesive: MAPEI product with: * Kerabond T in compliance with EN 12004 as C2 mixed with Isolastic
wall finishing in wet area	Continuous Seal preparation to FC sheeting. Paint finish off white.
smoke detector	Manufacturer: SFL-188 Type: AC-220V/DC-9V Battery Back up General Light Fittings: Panasonic, Philips, or equivalent Country of Origin: Australia,
lighting	Type: Wall exhaust fan Air Flow Rate: 80 CMH Speed (RPM): 1450 RPM Maximum Power (Voltage/Phases/Hz): 240 V / 1P / 50 Hz Type of pipe: PP-R Pipe Manufacturer : DEKKO - German - commercial grade fusion welded. Type of pipe: PP-R Pipe Manufacturer : DEKKO - German - commercial grade fusion welded. uPVC and PVC Pipe Manufacturer : Snow
bathroom exhausted fans	Ceramic hand basin with PVC or MDF cabinet below 3 piece basin sets Bth cabinet PVC or MDF cabinet with mirror front facing Soap dish PVC or stainless steel soap dish Toilet Ceramic toilet with "S" trap, 300mm roughing-in, dual flush 3/6 litre Coat hook Stainless steel coat hook Towel rail Stainless steel towel rail Floor drain Stainless steel puddle flange floor drain Shower Glass-look Acrylic, lined with ABS tray and tempered glass wall Shower head Mixer and water saving shower head.
cold water supply pipes	820mmWx2040mmH metal door c/w door closer, rubber seals, handle and multi point Hafele master keyed locks
Hot water supply pipes	820mmWx2040mmH metal door c/w door closer, rubber seals, handle and multi point Hafele master keyed locks
Waste water drainage pipes	720mmWx2040mmH HDF hung sliding door c/w seals and handle
hand basin	890mmWx1050mmH double glazed sliding window with powder coated aluminium frame c/w stainless flyscreen
Hand basin taps	500mmWx350mmH fixed tempered fixed glass window with aluminium frame.
Bth cabinet	
Soap dish	
Toilet	
Coat hook	
Towel rail	
Floor drain	
Shower	
Shower head	
External door	
Internal door	
Main window	
Toilet window	

**Emergency lighting**  
Emergency lighting to be installed along the path of travel to the exits of the building in accordance with Part E4D2 of the BCA Vol. 1.

Illuminated exit signs must comply with AS2293.1-2005 or for a photoluminescent exit sign, Specification E4D8 of the BCA, Vol. 1 & be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.

**Headline AS and BCA compliance documentation and certificates**

- Region D wind rating to permanent building components. Temporary awnings, footings and siting requirements not inclusive.
- BCA energy efficiency requirements - 6 star rated and certified.
- Plumbing Certified to AS 3500 - Form 16 supplied for plumbing works.
- Watermark compliance and certificates supplied for all plumbing fixtures and fit-off items.
- Electrical certified to AS 3000 - Form 16 supplied for electrical works to DB per building.
- Energy Efficient Lighting complying with MP 4.1 of the QDC.
- Smoke Alarms to AS3786 - Audible and visual alert system.
- BCA compliance: Certifier compliance documentation provided for buildings supplied notwithstanding siting and local statutory requirements.
- Class 1b - camp accommodation
- Structural Certification supplied - Form 16 supplied where applicable from RPEO Engineer
- Building form 16 certification for:
  - Wet area water proofing in accordance with AS3740
  - Single piece moulded shower unit
  - Isolastic sealing and treatment to floor and wall FC Sheeting in addition to surface treatments.
- Glazing installed in accordance with AS1288 and AS2047
- Glazing safety glass certificate - double glazed units supplied within heavy duty powder-coated level spring-lock assembly. Form 16 supplied on
- Fire Hazard compliance to AS1530.3.1999 : flammability, heat release and smoke release of commercial building products.
- Roof and Wall Sheeting to AS 1562.3 -2006

ISSUED FOR DA

# HYDRAULIC DESIGN FOR STAGE 5 OF MINING CAMP AT 94 MAIN STREET, ULAN, NSW 2850

## DRAWING REGISTER

17329 - HD30	TITLE PAGE, GENERAL NOTATIONS & SPECIFICATIONS
17329 - HD31	EXISTING APPROVED PLAN, STAGES 1-4
17329 - HD32	SURFACE STORMWATER MANAGEMENT PLAN
17329 - HD33	ROOF STORMWATER MANAGEMENT PLAN
17329 - HD34	STORMWATER SPECIFICATION SHEET
17329 - HD35	SEWER COLLECTION MANAGEMENT PLAN
17329 - HD36	SEWER DISPOSAL PLAN
17329 - HD37	SEWER SPECIFICATION SHEET
17329 - HD38	POTABLE WATER RETICULATION PLAN
17329 - HD39	POTABLE WATER SPECIFICATION SHEET

### SITWORKS NOTES

- ORIGIN OF LEVELS :- LOCAL BENCH MARK.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE SPECIFICATIONS AND THE DIRECTIONS OF THE SUPERINTENDENT.
- EXISTING SERVICES HAVE BEEN OBTAINED FROM SURFACE INSPECTION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION AND THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
- WHERE NEW WORKS ABOUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.
- THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A QUALIFIED SURVEYOR.
- CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOM OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
- ON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS.
- MAKE SMOOTH TRANSITION TO EXISTING AREAS.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY DIVERSION DRAINS AND MOUNDS TO ENSURE THAT AT ALL TIMES EXPOSED SURFACES ARE FREE DRAINING AND WHERE NECESSARY EXCAVATE SUMPS AND PROVIDE PUMPING EQUIPMENT TO DRAIN EXPOSED AREAS. ALL WORK TO BE UNDERTAKEN WITH ADHERENCE TO THE REQUIREMENTS OF THE SOIL AND WATER MANAGEMENT PLAN.
- THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATIONS.

### BEDDING NOTES

- THE MINIMUM DEPTH TO TOP OF PIPE SHALL BE 600mm, EXCEPT UNDER ROAD PAVEMENT WHERE MINIMUM COVER TO TOP OF PIPE SHALL BE 800mm MINIMUM UNLESS SHOWN OTHERWISE. PIPES WITH LESS COVER THAN THESE LIMITS TO BE CONCRETE ENCASED, AND DICL UNDER ROADS.
- GRADES OF GRAVITY MAINS NOT TO BE FLATTER THAN 1 IN 200 (0.5%) FOR 150mm DIAMETER PIPES AS PER DESIGN, UNLESS APPROVED BY COUNCIL.
- MANHOLES SHALL BE PLACED AT EACH CHANGE IN DIRECTION OR GRADE OF THE PIPE LINE AT INTERVALS ALONG THE LINE NOT EXCEEDING 80m.

### GENERAL NOTES

- ALL SEWER MAINS SHALL BE 150Ø CLASS SN8 RRJ UPVC PIPE (U.N.O). ALL GRAVITY LINES TO USE SEWER GRADE FITTINGS WHERE REQUIRED.
- CONSTRUCTION OF SEWER MAINS AND MANHOLES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE WSA SEWERAGE CODE, WSA-02, 2002.
- ANY OTHER SERVICES INCLUDING TELSTRA, GAS, POWER, WATER AND STORMWATER MUST BE LOCATED BEFORE WORK COMMENCES.
- ALL SEWER MAINS TO BE PRESSURE TESTED A2002.
- ALL SEWER LINES PASSING THROUGH CONCRETE FOOTINGS TO BE INSTALLED WITH 'ABLEFLEX' OR SIMILAR TO ACCOMMODATE EXPANSION.
- WHERE REQUIRED, PENETRATIONS THROUGH CONCRETE FOOTINGS ARE TO BE INSTALLED WITHIN CENTRAL 1/3 OF FOOTING AND TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO POURING OF CONCRETE.

### SEWER NOTES

- ALL PLUMBING WORKS SHALL BE IN ACCORDANCE WITH AS 3500, LOCAL WATER AUTHORITY, THE BUILDING CODE OF AUSTRALIA, AND WATER GUIDELINES.
- LIASE WITH THE LOCAL WATER AUTHORITY AND PLUMBING INDUSTRY COMMISSION AND ALLOW TO PAY ALL REQUIRED FEES/LEVIES ETC. ASSOCIATED WITH THE WORKS.
- FIXTURES, TAP WARE AND FITTINGS SHALL BE SUPPLIED AND INSTALLED AS PER ARCHITECTS SELECTION REFER BUILDING WORKS SPECIFICATION. CONCEAL ALL PIPES WITHIN WALLS. NO SURFACE MOUNTED PIPING IS ACCEPTABLE. INCLUDE RETICULATION OF DOMESTIC HOT AND COLD WATER TO ALL FIXTURES - REFER ARCHITECT'S PLANS.
- COORDINATE ALL WORKS WITH ALL OTHER SERVICES. CHECK LEVELS OF ALL PIPES PRIOR TO WORKS.
- THE PLUMBING CONTRACTOR SHALL CARRY OUT ALL EXCAVATION, SHORING AND BACKFILLING. BACK FILL WITH CONSOLIDATED CLASS 2 CRUSHED ROCK WHERE SERVICES ARE BELOW PATHS, ROADS ETC. 98% COMPACTION DRY DENSITY.
- PIPING LOCATED UNDERGROUND SHALL WHERE REQUIRED BE WRAPPED WITH AN APPROVED MATERIAL.
- THE PLUMBING CONTRACTOR SHALL SUPPLY AND INSTALL, TEST AND COMMISSION ALL PLUMBING SYSTEMS AS NOTED ON DRAWINGS. ALL WORKS TO BE IN ACCORDANCE WITH AS 3500 RELEVANT PARTS, LOCAL WATER AUTHORITY, FIRE AUTHORITY AND BUILDING CODE OF AUSTRALIA.
- PROVIDE Ø100 CONNECTION TO SEWER FROM EACH WC.
- MATERIALS: - SEWER TO BE IN UPVC IN ACCORDANCE WITH AS/NZS 3500.2.2 - 1996.
- TUNDISH TO BE PROVIDED TO ALL MECHANICAL SERVICES.
- MANHOLES SHALL BE PRECAST CONCRETE FROM A SUPPLIER APPROVED BY COUNCIL AND HAVE STEP IRONS AT 300mm SPACINGS, A ROUND REMOVABLE LIGHT DUTY GATIC COVER (UNO) AND A MINIMUM INTERNAL DIAMTER OF 1020mm.

### STORMWATER NOTES

- ALL DOWNPIPE LINES SHALL BE SEWER GRADE uPVC WITH SOLVENT WELD JOINTS (U.N.O)
- EQUIVALENT STRENGTH VCP OR FCP PIPES MAY BE USED.
- MINIMUM GRADE TO STORMWATER LINES TO BE 0.5% MINIMUM (U.N.O)
- CONTRACTORS TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.
- ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
- APPROVED PRECAST PITS MAY BE USED.
- WHERE TRENCHES ARE IN ROCK, THE PIPE SHALL BE BEDDED ON A MIN. 50mm CONCRETE BED (75mm THICK BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE. THE PIPE COLLAR AT NO POINT SHALL BEAR THE ROCK. IN OTHER THAN ROCK, PIPES SHALL BE LAID ON A 75mm THICK SAND BED. IN ALL CASES, BACKFILL THE TRENCH WITH THE SAND TO 200mm ABOVE THE PIPE. WHERE THE PIPE IS UNDER PAVEMENTS, BACKFILL REMAINDER OF TRENCH WITH SAND OR APPROVED GRANULAR BACKFILL COMPACTED IN 150mm LAYERS TO 98% MAX. DRY DENSITY.
- WHERE STORMWATER LINES PASS UNDER FLOOR SLABS, SEWER GRADE RUBBER RING JOINTS ARE TO BE USED.
- ALL PIPES IN THE ROADWAY AND FOOTPATH AREAS, WHERE THE DEPTH OF PIPE IS LESS THAN 500mm FROM THE FINISHED SURFACE LEVEL ARE TO BE CONCRETE ENCASED.

### SURVEY NOTES

- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.
- SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE AND ARE INDICATIVE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

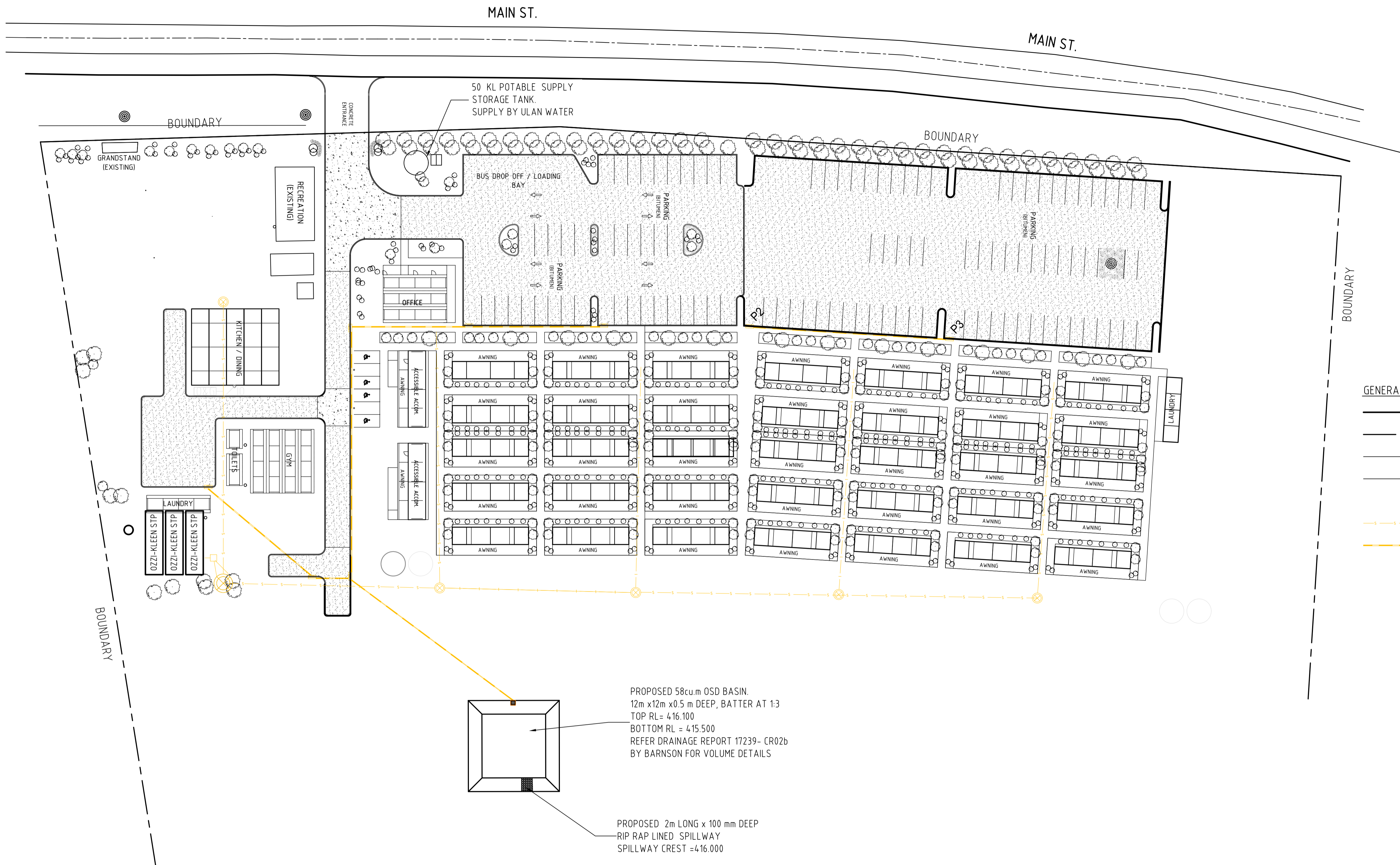
### PIPE TRENCH - FILL NOTES:

- BEDDING SAND**  
BEDDING SAND SHALL BE GRANULAR MATERIAL HAVING A LOW PERMEABILITY AND HIGH STABILITY WHEN SATURATED, CONFORMING TO THE GRADING LIMITS FOR BEDDING SAND AS INDICATED IN THE CONTRACT DOCUMENTS. BEDDING SAND SHALL BE COMPACTED TO A DENSITY INDEX OF 95% AS DETERMINED IN ACCORDANCE WITH AS1289.
- APPROVED IMPORTED GRANULAR FILL**  
ONLY IMPORTED GRANULAR FILL MATERIAL APPROVED BY THE SUPERINTENDENT SHALL BE USED. THIS FILL MATERIAL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 300mm THICK TO A DRY DENSITY OF 100% OF THE STANDARD MAXIMUM DRY DENSITY OF THE MATERIAL AND WITH A MOISTURE CONTENT NO MORE THAN 1% ABOVE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH AS1289.
- ORDINARY EXCAVATED FILL MATERIAL**  
ORDINARY EXCAVATED FILL MATERIAL IS EXCAVATED TRENCH MATERIAL THAT IS FREE OF VEGETABLE MATTER, HUMUS, LARGE CLAY LUMPS AND ROCK BOULDERS. THIS FILL MATERIAL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 300mm THICK, TO A DENSITY OF 95% OF THE STANDARD MAXIMUM DRY DENSITY OF THE MATERIAL WITH A MOISTURE CONTENT OF NOT MORE THAN 1% ABOVE THE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH AS1289.

### BASE PREPARATION FILL NOTES:

- FILLING USED IN THE CONSTRUCTION OF A SLAB, EXCEPT WHERE THE SLAB IS SUSPENDED, SHALL CONSIST OF CONTROLLED FILL AS FOLLOWS:  
**CONTROLLED FILL:**  
A) MAXIMUM 500mm DEEP. FILL SHALL BE WELL COMPACTED IN 150mm LAYERS BY AMECHANICAL ROLLER TO A MINIMUM 95% STANDARD COMPACTION FOR A SINGLE STORY DWELLING, AND 98% STANDARD COMPACTION FOR A DOUBLE STORY DWELLING. FILL SHALL BE OF LESS REACTIVITY THAN NATURAL SOIL.
- FILL WITH A GREATER DEPTH THAN THAT SPECIFIED ABOVE SHALL BE INSTALLED AND CERTIFIED BY A NATA REGISTERED LABORATORY IN ACCORDANCE WITH AS3798-2007, LEVEL 2.
- FILL SHALL BE EXTENDED PAST THE EDGE OF THE RESIDENCE AND SHALL BE RETAINED OR BATTERED BY A SLOPE.

Drawing Status:  
**SUBMISSION FOR  
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- GENERAL LEGEND**
- EDGE OF PAVEMENT (PROPOSED)
  - - - BOUNDARY LINE
  - / - EXISTING FENCE
  - T - EXISTING TELSTRA U/G
  - EXISTING POWER POLE
  - - - EXISTING SEWER LINE
  - - - EXISTING STORMWATER LINE

PROPOSED 58cu.m OSD BASIN.  
 12m x 12m x 0.5 m DEEP, BATTER AT 1:3  
 TOP RL = 4.16.100  
 BOTTOM RL = 4.15.500  
 REFER DRAINAGE REPORT 17239- CR02b  
 BY BARNSON FOR VOLUME DETAILS

PROPOSED 2m LONG x 100 mm DEEP  
 RIP RAP LINED SPILLWAY  
 SPILLWAY CREST = 4.16.000

**EXISTING APPROVED PLAN**  
**STAGES 1 - 4**  
 SCALE = 1:400

DESIGN NOTE:  
 ARI = 1 in 100 YEAR STORM  
 RAINFALL INTENSITY = 154mm/hr

Drawing Status:  
**SUBMISSION FOR COUNCIL INFORMATION**



Offices Located  
 Dubbo, Mudgee, Parkes & Bathurst

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Client: LONGNECKS Pty Ltd

Project:  
 PROPOSED CAMP VILLAGE, STAGE 5  
 94 MAIN STREET  
 ULAN NSW 2850

Drawing Title:  
 EXISTING APPROVED PLAN, STAGES 1 - 4

Design	Drawn	Rev	Date	Amendment
SUTHA	LT			
Check	QA			
LM	RJN			

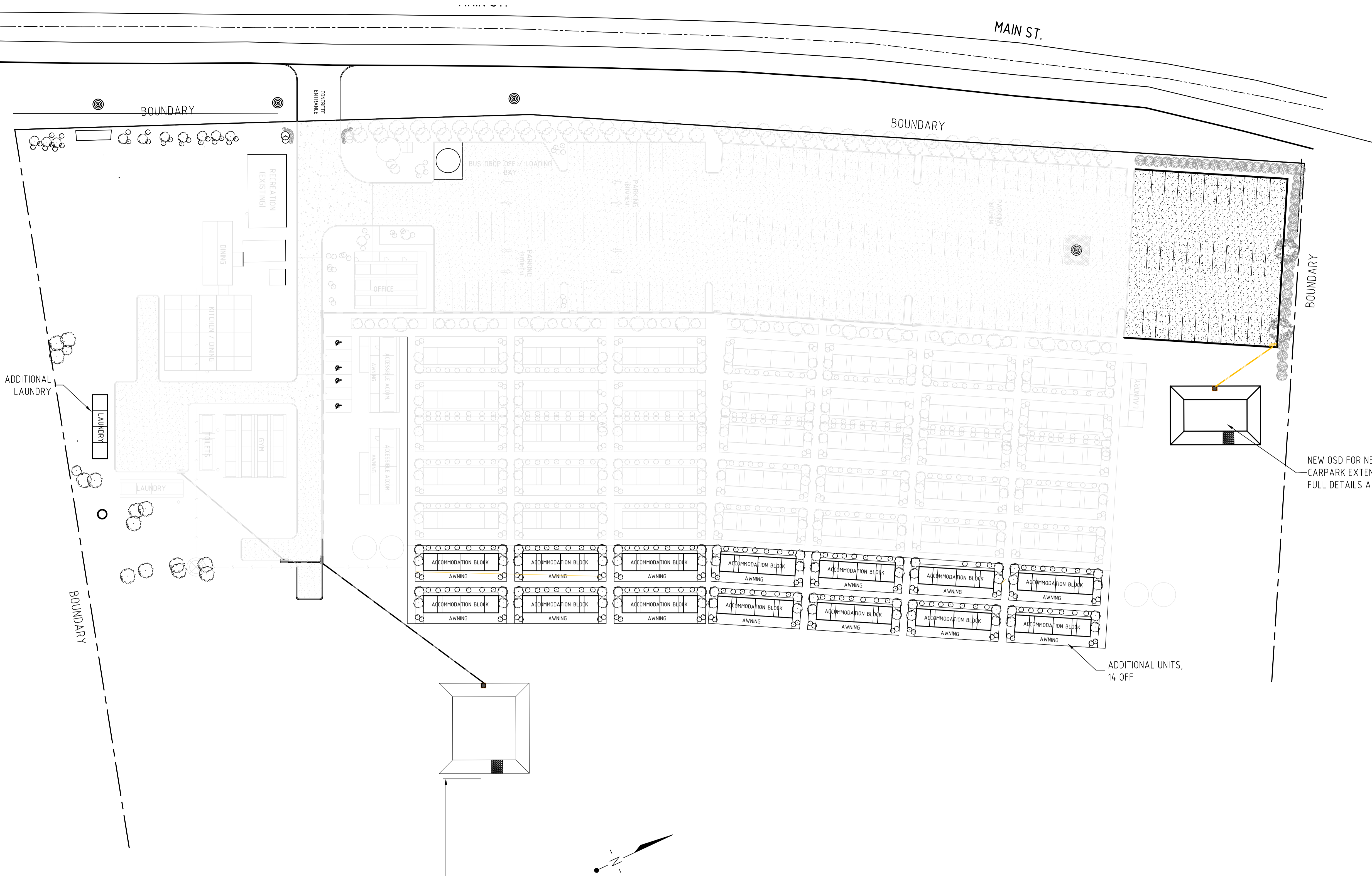
Drawing Sheet  
 A1 - Original size - Scales as noted  
 A3 - Minimisation - Not to scale

Certification

Drawing Number  
 17239 HD31

Revision  
 0

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- SURFACE STORMWATER LEGEND**
- GRATED STORMWATER PITS (600 SQ. UNO). LID AS SPECIFIED.
  - PROPOSED STORMWATER DRAINAGE PIPE.
  - PROPOSED SEWER LINE

- GENERAL LEGEND**
- EDGE OF PAVEMENT (PROPOSED)
  - BOUNDARY LINE
  - EXISTING FENCE
  - EXISTING TELSTRA U/G
  - EXISTING POWER POLE

**STORMWATER ANALYSIS**  
 1. DESIGN CALCULATIONS AS PER AS3500.3-2003  
 2. RAINFALL INTENSITY FOR 10 MINUTES DURATION AND AN ARI OF 100 YEARS  $Q_{100} = 154 \text{ mm/hr}$ .

NEW OSD FOR NEW CARPARK EXTENSION. FULL DETAILS AT CC.

ADDITIONAL UNITS, 14 OFF

**GENERAL ARRANGEMENT**  
**SURFACE STORMWATER MANAGEMENT PLAN**  
 SCALE = 1:400

**DESIGN NOTE:**  
 ARI = 1 in 100 YEAR STORM  
 RAINFALL INTENSITY = 154mm/hr

Drawing Status:  
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Client: LONGNECKS Pty Ltd

Project:  
 PROPOSED CAMP VILLAGE, STAGE 5  
 94 MAIN STREET  
 ULAN NSW 2850

Drawing Title:  
 SURFACE STORMWATER  
 MANAGEMENT PLAN

Design	Drawn	Rev	Date	Amendment
SUTHA	LT			
LM	QA			
	RJN			

Drawing Sheet  
 A1 - Original size - Scales as noted  
 A3 - Minimisation - Not to scale



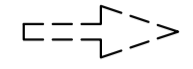
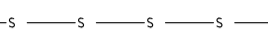
Certification	Drawing Number	Revision
	17239 HD32	0

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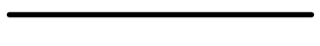
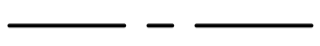
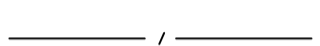


MAIN ST.

MAIN ST.

ROOF STORMWATER LEGEND

-  SEALED STORMWATER JUNCTION PITS WITH CONCRETE LID SUPPORT.
-  PROPOSED STORMWATER DRAINAGE PIPE.
-  MAJOR FLOW OVERLAND FLOW PATH 1:100 ARI MIN FALL 1:200 U.N.O.
-  PROPOSED SEWER LINE

GENERAL LEGEND

-  EDGE OF PAVEMENT (PROPOSED)
-  BOUNDARY LINE
-  EXISTING FENCE
-  EXISTING TELSTRA U/G
-  EXISTING POWER POLE

STORMWATER ANALYSIS

1. DESIGN CALCULATIONS AS PER AS3500.3-2003
2. RAINFALL INTENSITY FOR 10 MINUTES DURATION AND AN ARI OF 100 YEARS  $Q_{100} = 154 \text{ mm/hr}$ .



GENERAL ARRANGEMENT  
 ROOF STORMWATER MANAGEMENT PLAN  
 SCALE = 1:400

DESIGN NOTE:  
 ARI = 1 in 100 YEAR STORM  
 RAINFALL INTENSITY = 154mm/hr

Drawing Status:  
**SUBMISSION FOR  
 COUNCIL INFORMATION**



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Client: LONGNECKS Pty Ltd  
 Project: PROPOSED CAMP VILLAGE, STAGE 5  
 94 MAIN STREET  
 ULAN NSW 2850

Drawing Title:  
 ROOF STORMWATER  
 MANAGEMENT PLAN

Design SUTHA  
 Drawn LT  
 Check LM  
 Rev Date  
 Amendment

Drawing Sheet  
 A1 - Original size - Scales as noted  
 A3 - Minimisation - Not to scale

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Certification

Drawing Number  
 17239 HD33

Revision  
 0

**STORMWATER NOTES**

1. CONTRACTOR IS TO ADEQUATELY INFORM HIMSELF AS TO THE DEPTH AND LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. PIPE IS TO BE LAID AT UNIFORM GRADE BETWEEN INVERT LEVELS SHOWN WITH MINIMUM COVER MAINTAINED UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
3. MINIMUM COVER OVER ALL PIPES IN NON-TRAFFICABLE AREAS TO BE 450mm UNO. MINIMUM COVER OVER ALL PIPES IN TRAFFICABLE AREAS TO BE 600mm UNO. WHEN THIS CRITERIA CANNOT BE ACHIEVED, PIPES TO BE ENCASED IN 150 CONCRETE.
5. ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
6. PRECAST PITS MAY BE USED AS APPROVED BY THE SUPERINTENDENT.
7. ALL PIPES SHALL BE RUBBER RING JOINTED CLASS '2' UNLESS NOTED OTHERWISE.

**COMPACTION OF BACKFILL**

**1. BEDDING SAND**

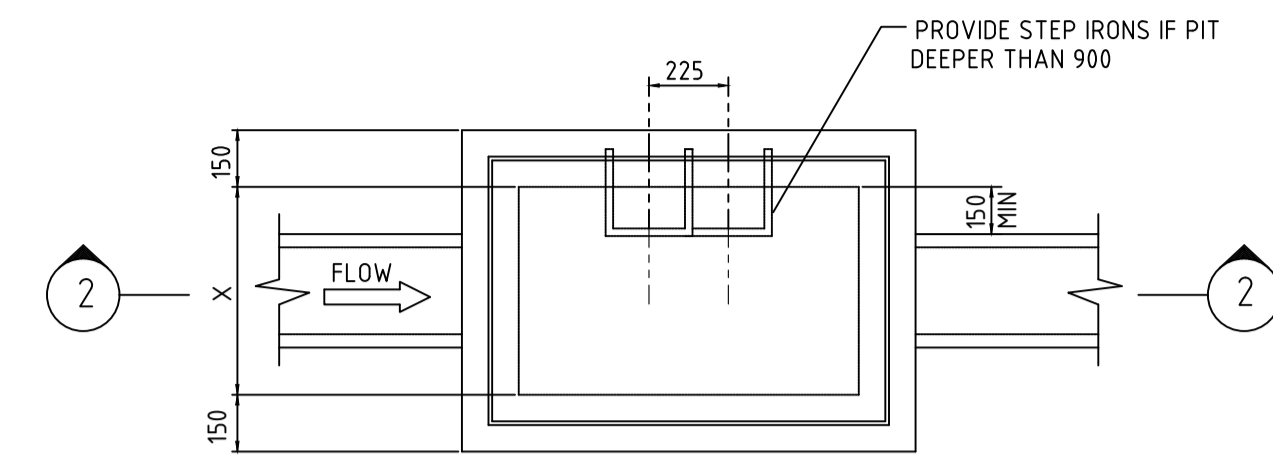
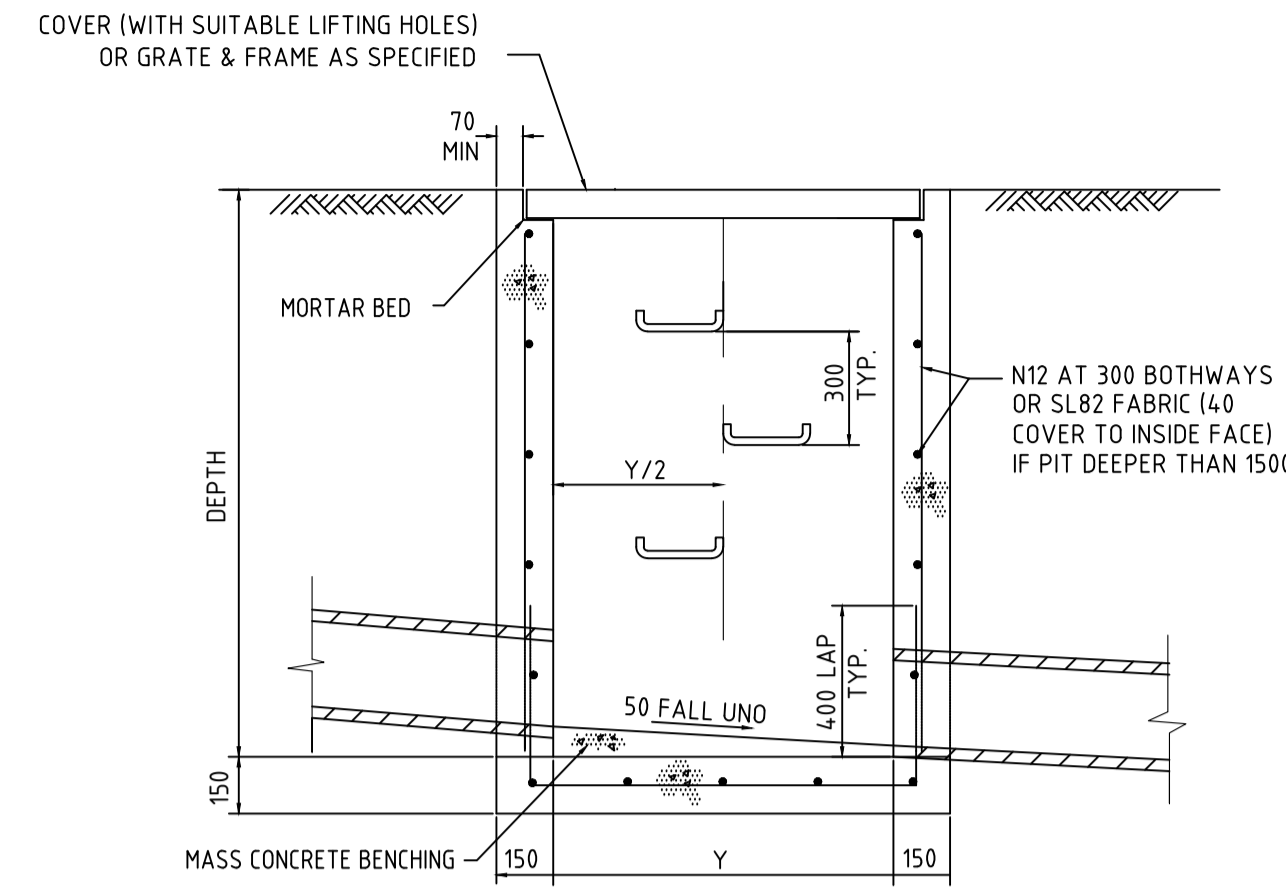
BEDDING SAND SHALL BE GRANULAR MATERIAL HAVING A LOW PERMEABILITY AND HIGH STABILITY WHEN SATURATED, CONFORMING TO THE GRADING LIMITS FOR BEDDING SAND AS INDICATED IN THE CONTRACT DOCUMENTS. BEDDING SAND SHALL BE COMPACTED TO A DENSITY INDEX OF 70% AS DETERMINED IN ACCORDANCE WITH AS1289.

**2. APPROVED IMPORTED GRANULAR FILL**

ONLY IMPORTED GRANULAR FILL MATERIAL APPROVED BY THE SUPERINTENDENT SHALL BE USED. THIS FILL MATERIAL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 150mm THICK TO A DRY DENSITY OF 95% OF THE STANDARD MAXIMUM DRY DENSITY OF THE MATERIAL AND WITH A MOISTURE CONTENT NO MORE THAN 1% ABOVE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH AS1289.

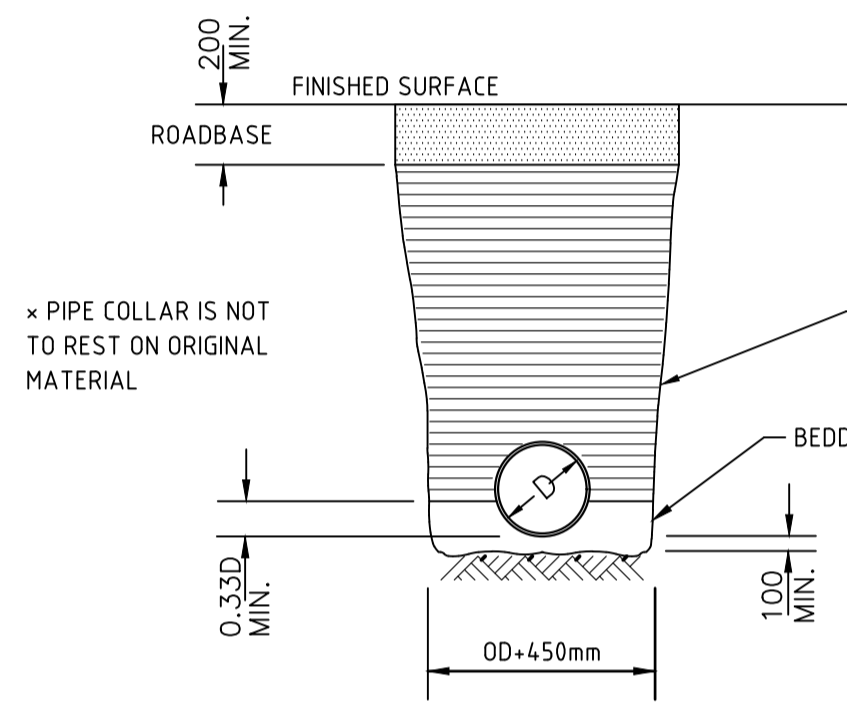
**3. ORDINARY EXCAVATED FILL MATERIAL**

ORDINARY EXCAVATED FILL MATERIAL IS EXCAVATED TRENCH MATERIAL THAT IS FREE OF VEGETABLE MATTER, HUMUS, LARGE CLAY LUMPS AND ROCK BOULDERS. THIS FILL MATERIAL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 300mm THICK, TO A DENSITY OF 90% OF THE STANDARD MAXIMUM DRY DENSITY OF THE MATERIAL WITH A MOISTURE CONTENT OF NOT MORE THAN 1% ABOVE THE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH AS1289.

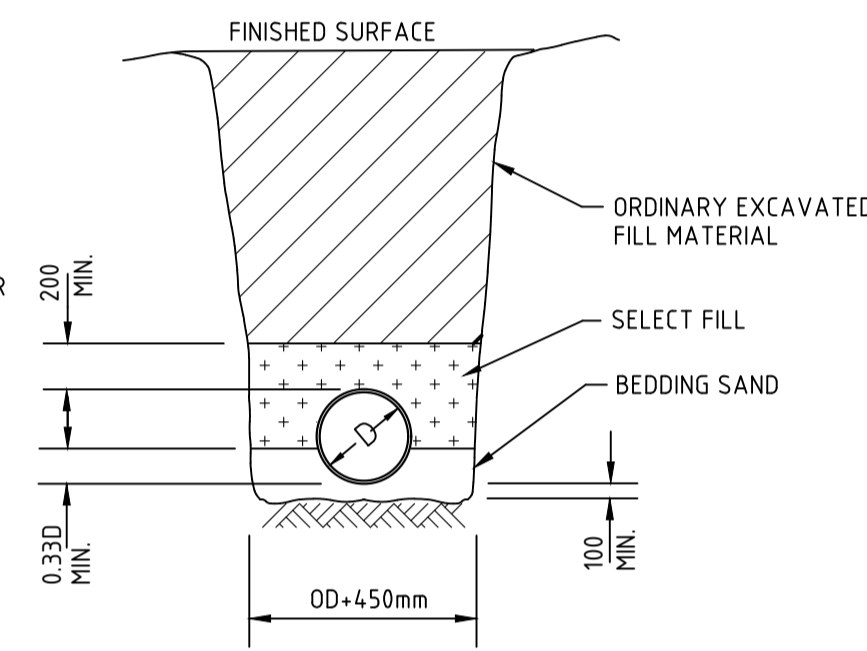


PIT DIMENSIONS		
DEPTH	X	Y
D-600	450	450
D-1000	600	600
D-1500	600	900
1500-D-2400	900	900
D-2400	750	1200

**GRATED INLET PIT**  
N.T.S.



**TYPICAL SECTION - TRENCH IN ROADWAY**  
N.T.S.



**TYPICAL SECTION - EARTH FOUNDATION TRENCH**  
N.T.S.

**INSPECTION HOLD POINTS**

1. INSTALLATION OF SEDIMENT & EROSION CONTROL MEASURES.
2. WATER & SEWER LINE INSTALLATION PRIOR TO BACKFILL.
3. ESTABLISHMENT OF LINE & LEVEL FOR KERB & GUTTER PLACEMENT.
4. ROAD PAVEMENT CONSTRUCTION.
5. ROAD PAVEMENT SURFACING.
6. PRACTICAL COMPLETION.

**SERVICES INSTALLATION**

1. INSTALLATION OF ALL UNDERGROUND PIPES BE INSTALLED PRIOR TO INSTALLATION OF ROAD PAVEMENT.

Drawing Status:  
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Dubbo & Bathurst

Client: LONGNECKS Pty Ltd

Project:  
PROPOSED CAMP VILLAGE, STAGE 5  
94 MAIN STREET  
ULAN NSW 2850

Drawing Title:

STORMWATER SPECIFICATION  
SHEET

Design Drawn Rev Date Amendment

SUTHA LT  
Check QA  
LM RJN

Drawing Sheet

A1 - Original size - Scales as noted  
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17239 HD34

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MAIN ST.

MAIN ST.

BOUNDARY

BOUNDARY

SEWER LEGEND

- SEALED SEWER MAINTENANCE SHAFT WITH CONCRETE LID SUPPORT, REFER DETAILS.
- PROPOSED SEWER LINE. ALL SEWER PIPES LEADING FROM UNITS ARE Ø150 @ 2%. SEWER LINES BETWEEN MANHOLES AS PER SCHEDULE.
- 2000L OIL & GREASE REMOVAL UNIT.
- INSPECTION OPENING.

GENERAL LEGEND

- EDGE OF PAVEMENT (PROPOSED)
- BOUNDARY LINE
- EXISTING FENCE
- EXISTING TELSTRA U/G
- EXISTING POWER POLE



SEWER COLLECTION MANAGEMENT PLAN  
SCALE = 1:400

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94 MAIN STREET  
ULAN NSW 2850

Drawing Title:  
SEWER COLLECTION  
MANAGEMENT PLAN

Design	Drawn	Rev	Date	Amendment
SUTHA	LT			
Check	QA			
LM	RJN			

Drawing Sheet  
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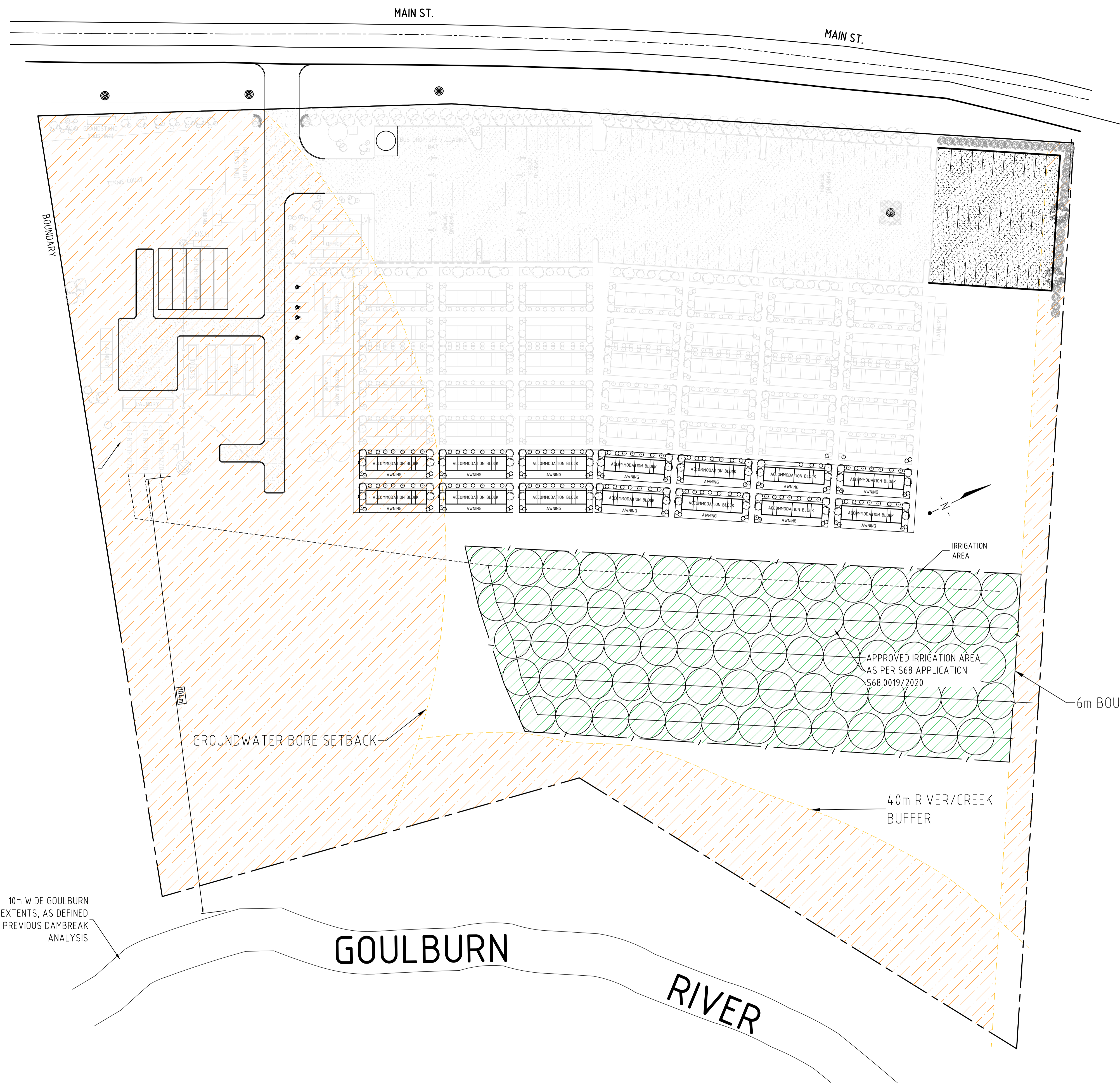
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- SEWER LEGEND**
- SEALED SEWER MAINTENANCE SHAFT WITH CONCRETE LID SUPPORT, REFER DETAILS.
  - PROPOSED SEWER LINE. ALL SEWER PIPES LEADING FROM UNITS ARE Ø150 @ 2%. SEWER LINES BETWEEN MANHOLES AS PER SCHEDULE.
  - 4500L OIL & GREASE REMOVAL UNIT, REFER DETAILS.
  - INSPECTION OPENING.
- GENERAL LEGEND**
- EDGE OF PAVEMENT (PROPOSED)
  - BOUNDARY LINE
  - EXISTING FENCE
  - EXISTING TELSTRA U/G
  - EXISTING POWER POLE
  - SEWAGE IRRIGATION AREA DENOTES BUFFER ZONES

**SEWER DISPOSAL PLAN**  
SCALE = 1500

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Project:  
PROPOSED CAMP VILLAGE, STAGE 5  
94 MAIN STREET  
ULAN NSW 2850

Drawing Title:  
SEWER DISPOSAL PLAN

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SUTHA	LT			
Check	QA			
LM	RJN			

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A1 - Original size - Scales as noted  
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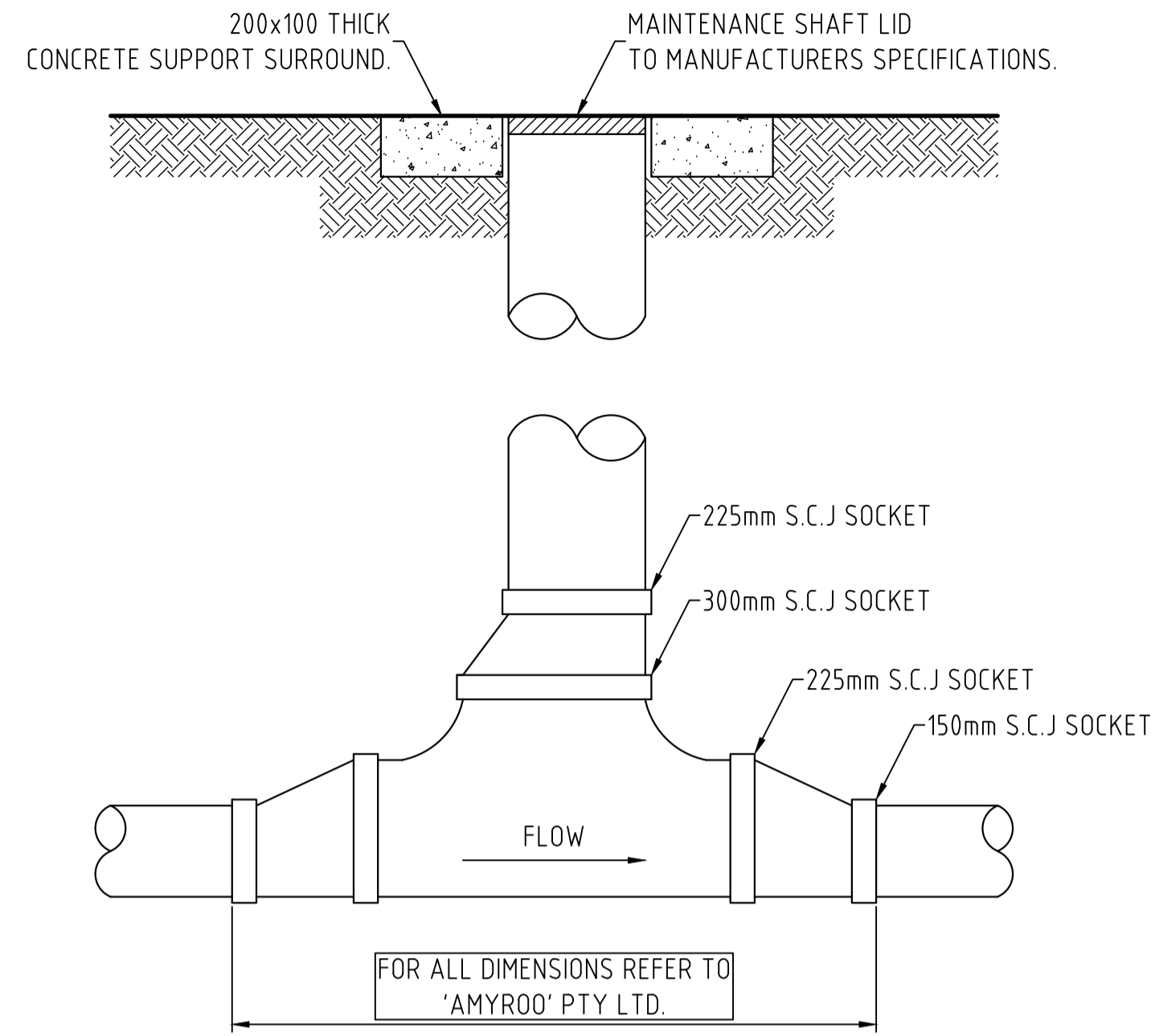
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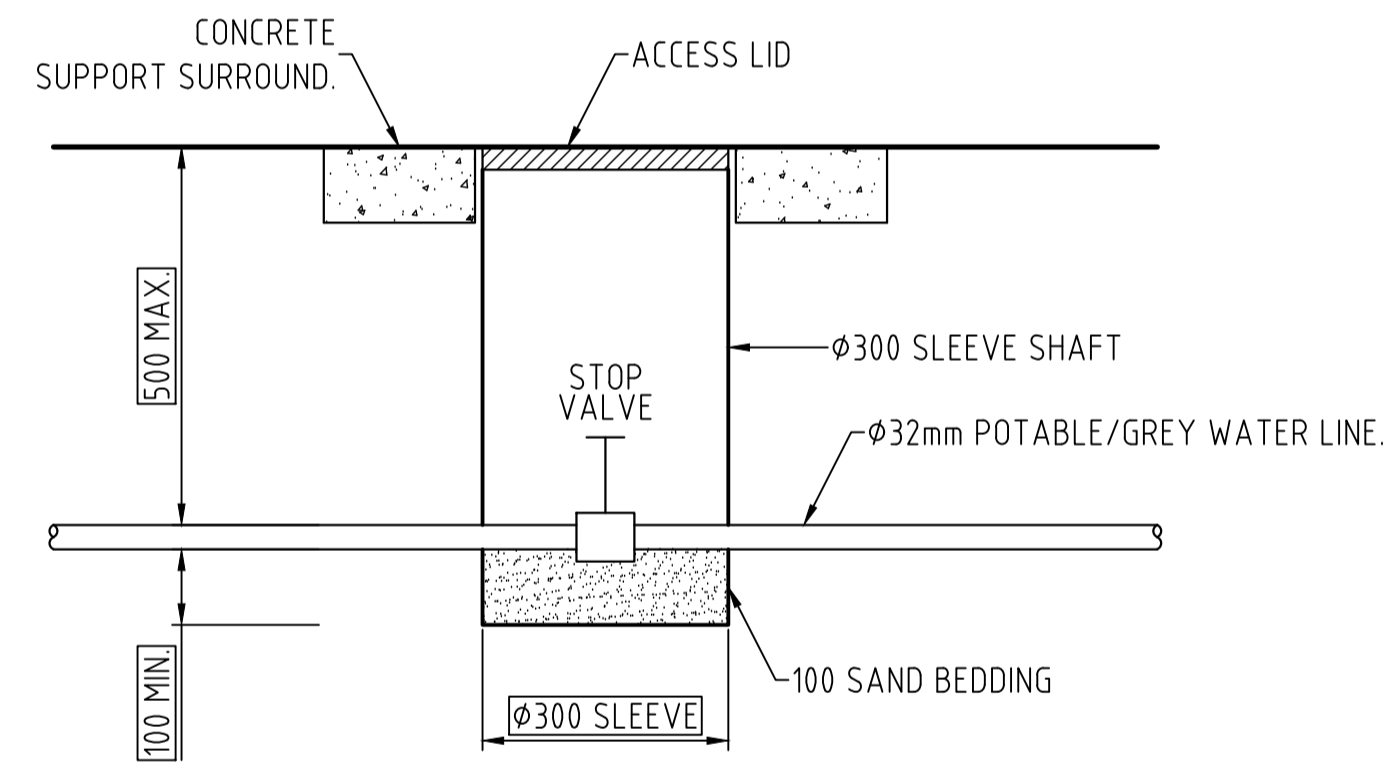
Drawing Number  
17239 HDH6

Revision  
0



**TYPICAL MAINTENANCE SHAFT FOR  
ROOFWATER & SEWER LINES SHOWING  
Ø150 PIPE**

SCALE 1:10  
NOTE: PIPE COLLAR IS NOT TO REST ON ORIGINAL MATERIAL



**TYPICAL IN-GROUND STOP VALVE  
ACCESS SHAFT**

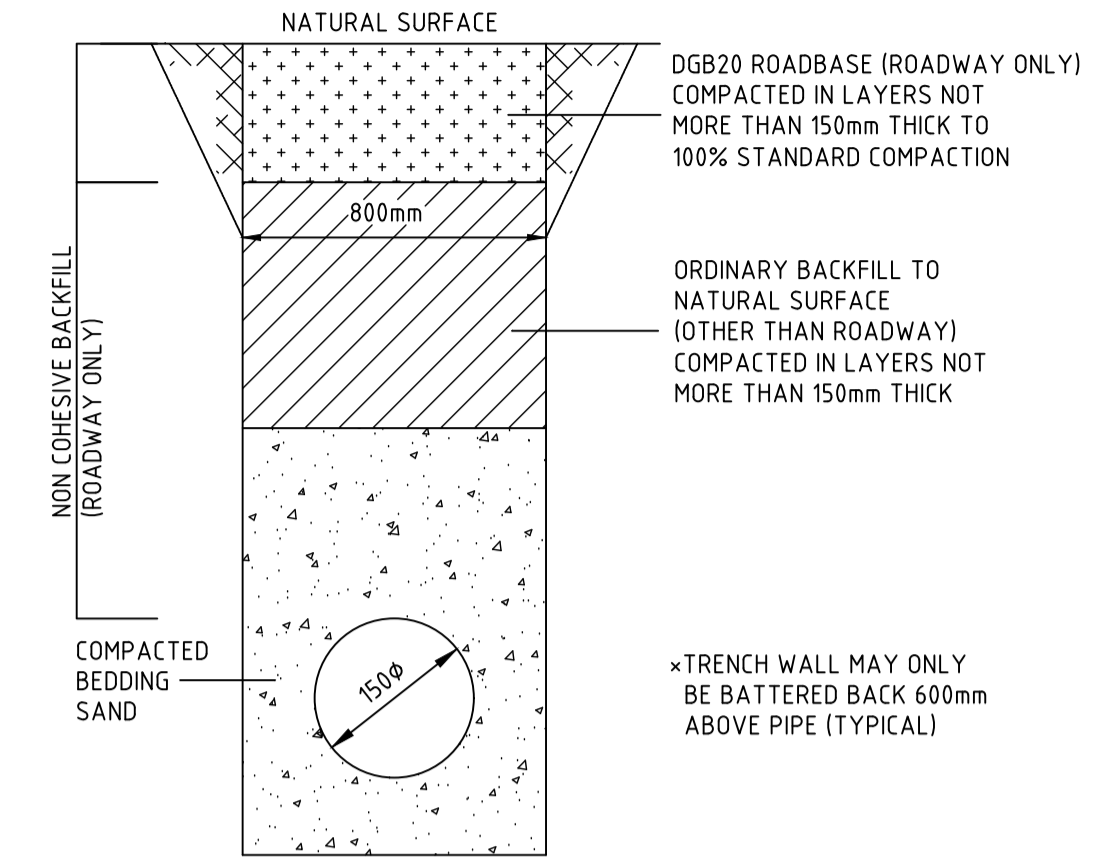
SCALE 1:10  
NOTE: SIMILAR ALTERNATIVE IN-GROUND VALVE ACCESS SHAFT  
ARRANGEMENT IS ACCEPTABLE.

**NOTES**

1. ALL SEWER MAINS SHALL BE 150Ø/225Ø CLASS SN8 RRJ UPVC PIPE. ALL GRAVITY LINES TO USE SEWER GRADE FITTINGS WHERE REQUIRED.
2. CONSTRUCTION OF SEWER MAINS AND MANHOLES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE WSA SEWERAGE CODE, WSA-02, 2002.
3. ANY OTHER SERVICES INCLUDING TELSTRA, GAS, POWER, WATER AND STORMWATER MUST BE LOCATED BEFORE WORK COMMENCES.
4. MANHOLES SHALL BE PRECAST CONCRETE FROM A SUPPLIER APPROVED BY COUNCIL AND HAVE A ROUND REMOVABLE LIGHT DUTY GATIC COVER (UNO) AND A MINIMUM INTERNAL DIAMETER OF 1020mm.
5. 150mmØ BOUNDARY RISERS SHALL BE PROVIDED TO EACH LOT TO BATHURST REGIONAL COUNCIL'S GUIDELINES FOR ENGINEERING WORKS.
6. RISERS AND SIDELINES TO BE CONSTRUCTED TO WSA-02 2002.
7. FLOW LINE CHANNELS AND INTERSECTIONS SHALL BE CONSTRUCTED THROUGH MANHOLES AS PER WSA-02 2002.
8. ALL SEWER MAINS TO BE PRESSURE TESTED AS PER WSA-02 2002 AND BATHURST REGIONAL COUNCIL'S GUIDELINES FOR ENGINEERING WORKS.

**BEDDING NOTES**

1. THE MINIMUM DEPTH TO TOP OF PIPE SHALL BE 1000mm, EXCEPT UNDER ROAD PAVEMENT WHERE MINIMUM COVER TO TOP OF PIPE SHALL BE 1200mm MINIMUM UNLESS SHOWN OTHERWISE. PIPES WITH LESS COVER THAN THESE LIMITS TO BE CONCRETE ENCASED, AND DICL UNDER ROADS.
2. GRADES OF GRAVITY SEWER NOT TO BE FLATTER THAN 1:179 (0.55%) FOR 150mm DIAMETER PIPES AS PER WSA-2014.
3. MANHOLES SHALL BE PLACED AT EACH CHANGE IN DIRECTION OR GRADE OF THE PIPE LINE AT INTERVALS ALONG THE LINE NOT EXCEEDING 80m.



**TYPICAL TRENCH SECTION**

N.T.S.  
× INSTALLATION OF UPVC PIPES SHALL TO CONFORM TO AS2032-1977 "INSTALLATION OF UPVC PIPE SYSTEMS", AS2566-1998 "BURIED FLEXIBLE PIPELINES", WSA-02 2002 AND MANUFACTURERS INSTRUCTIONS.

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MAIN ST.

MAIN ST.

POTABLE WATER RETICULATION LEGEND

- DN65 DENOTES PROPOSED PVC POTABLE WATER MAIN, DN AS SHOWN ALL PIPES ARE PN16
- ⊗ DENOTES IN-GROUND STOP VALVE REFER DETAIL
- ⊗ DENOTES ABOVE-GROUND STOP VALVE, REFER DETAIL

GENERAL LEGEND

- EDGE OF PAVEMENT (PROPOSED)
- - - BOUNDARY LINE
- / - EXISTING FENCE
- T - EXISTING TELSTRA U/G
- EXISTING POWER POLE



POTABLE WATER RETICULATION PLAN - SCALE = 1:400



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Project:  
PROPOSED CAMP VILLAGE, STAGE 5  
94 MAIN STREET  
ULAN NSW 2850

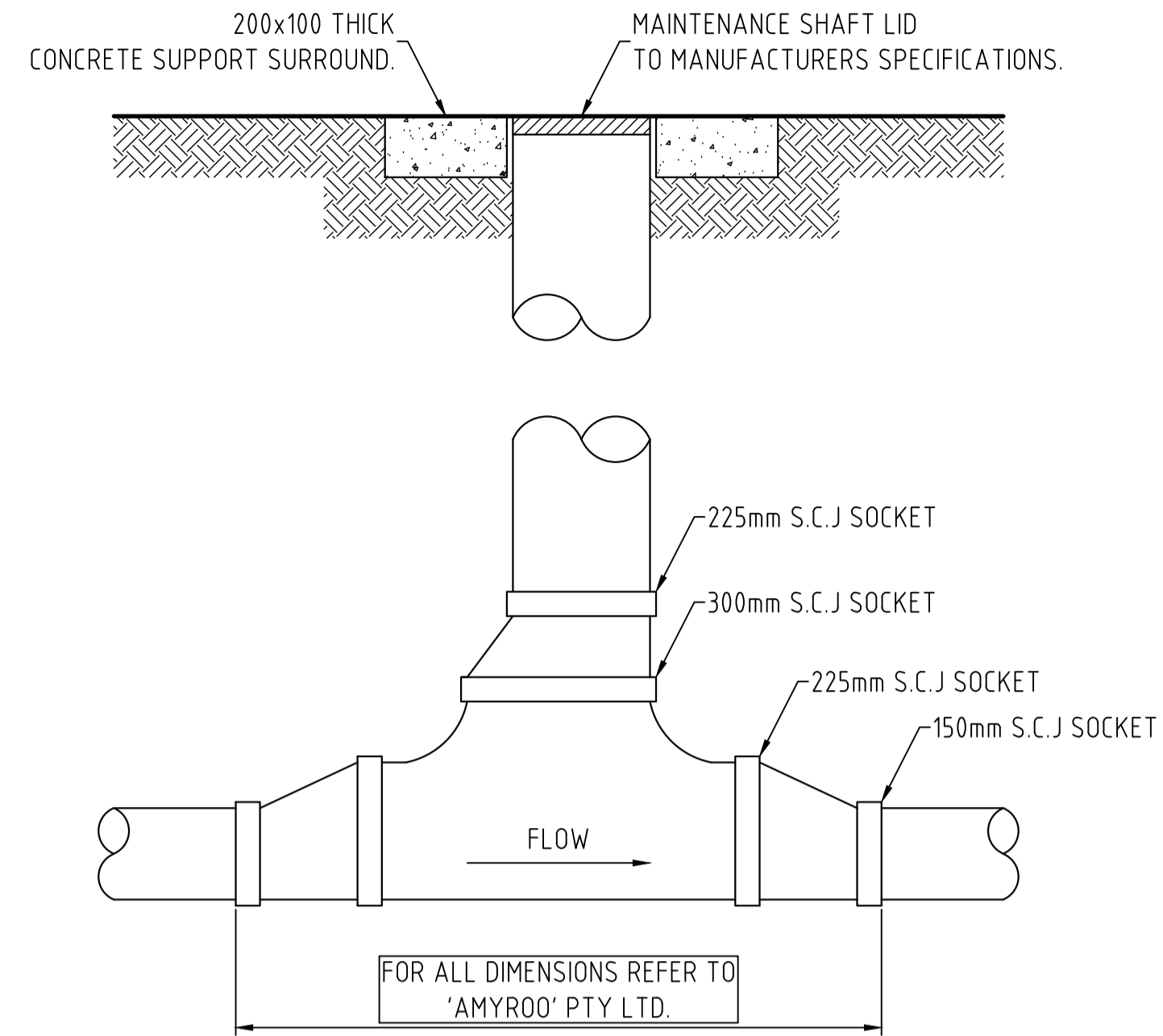
Drawing Title:  
POTABLE WATER RETICULATION  
PLAN - STAGE 1

Design	Drawn	Rev	Date	Amendment
SUTHA	LT			
Check	QA			
LM	RJN			

Drawing Sheet  
A1 - Original size - Scales as noted  
A3 - Minimisation - Not to scale

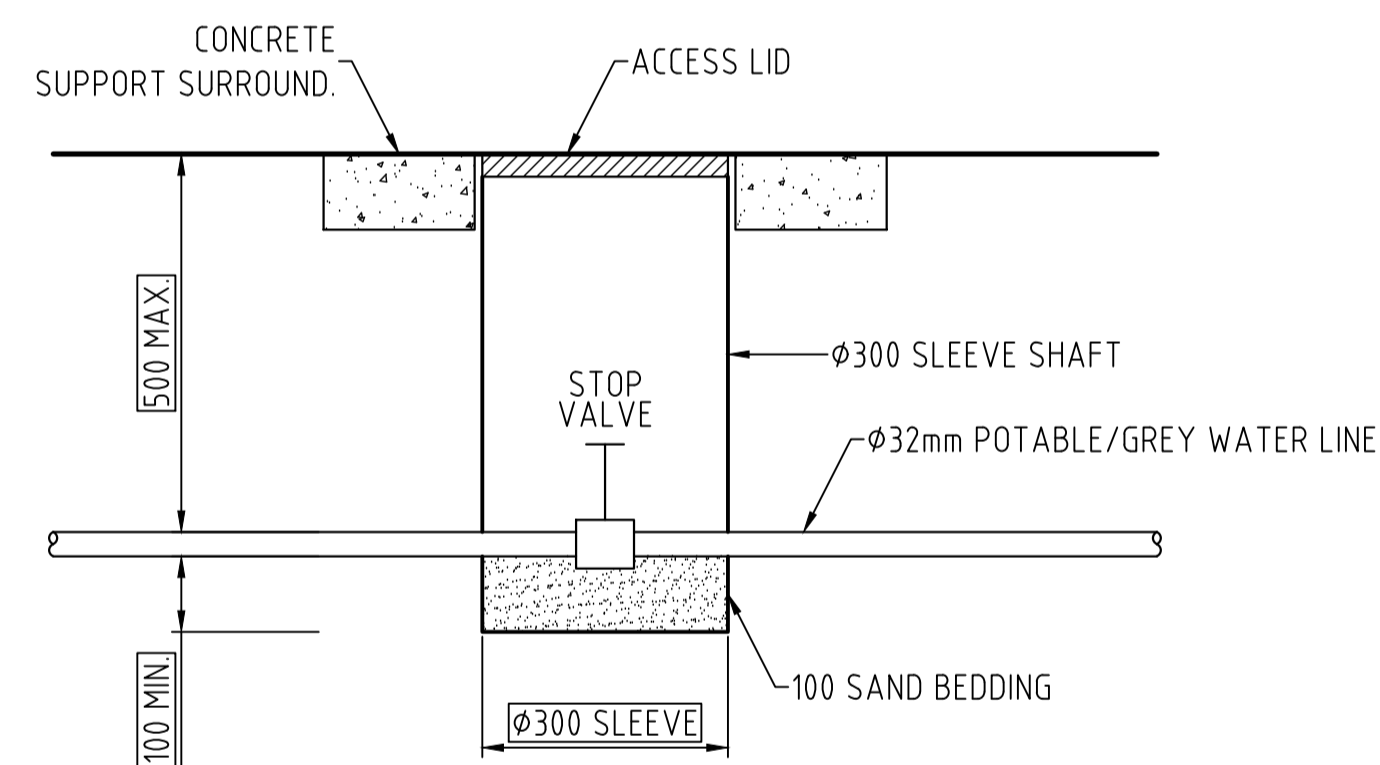
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**TYPICAL MAINTENANCE SHAFT FOR  
ROOFWATER & SEWER LINES SHOWING  
Ø150 PIPE**

SCALE 1:10  
NOTE: PIPE COLLAR IS NOT TO REST ON ORIGINAL MATERIAL



**TYPICAL IN-GROUND STOP VALVE  
ACCESS SHAFT**

SCALE 1:10  
NOTE: SIMILAR ALTERNATIVE IN-GROUND VALVE ACCESS SHAFT  
ARRANGEMENT IS ACCEPTABLE.

**NOTES:**

1. STOP VALVE & SCOUR VALVE CHAMBERS MAY EITHER BE CONSTRUCTED USING PREFABRICATED POLYPROPYLENE UNITS, 375mm DIAM. PVC OR CONCRETE PIPE, INTERLOCKING CONCRETE BLOCKS OR BRICKS WITH SAND/CEMENT MORTAR JOINTS.
2. THE BOTTOM OF THE BRICK, INTERLOCKING CONCRETE BLOCK OR PIPE CHAMBERS SHALL NOT REST DIRECTLY ON THE PIPE BUT ON A COURSE OF BRICKS OR A 100mm THICK CONCRETE FOUNDATION.
3. MINIMUM COVER OVER PIPELINES (ALL TYPES) SHALL BE 750mm IN AREAS SUBJECT TO VEHICULAR LOADING SUCH AS ROADS & FOOTPATHS AND 600mm ELSEWHERE.
4. IN AREAS PAVED WITH BITUMEN SEALING, ASPHALT, CONCRETE OR PAVING BLOCKS THE SURFACE OF VALVE AND HYDRANT COVERS SHALL FINISH FLUSH WITH THE PAVED SURFACE.
5. FOR STOP VALVES INSTALLATION, SOCKETS SHALL BE BUTTED UP TO SPIGOTS AND TRENCH WIDTHS SHALL BE KEPT TO A MINIMUM.
6. FILL SAND SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 150mm AND COMPACTED TO ACHIEVE A MINIMUM 70 % DENSITY INDEX AND TO THE SATISFACTION OF THE SUPERINTENDENT.
7. INDICATOR POSTS SHALL BE WHITE IN COLOUR AND ONE OF THE FOLLOWING TYPES :
  - 100mm x 100mm REINFORCED CONCRETE WITH 20mm CHAMFERS.
  - POWDER COATED METAL SUCH AS "EZIDRIVE" POST OR EQUIVALENT.
  - RECYCLED PLASTIC POST WITH RECESSES FOR MARKER PLATES.
  - OTHER POSTS APPROVED BY COUNCIL.
8. DIMENSIONS OF SURFACE BOX COVERS SHOWN ON THIS DRAWING ARE NOMINAL. IF SURFACE BOX COVERS OTHER THAN THOSE SHOWN ARE SUPPLIED, THE DIMENSIONS OF THE CONCRETE SURROUNDS SHALL BE ADJUSTED ACCORDINGLY.
9. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa AND COMPLY WITH THE AUS-SPEC SPECIFICATION FOR MINOR CONCRETE WORKS.
10. THE DIMENSION BETWEEN THE UNDERSIDE OF THE STOP VALVE SURFACE BOX LID AND THE TOP OF THE VALVE SPINDLE SHALL BE A MINIMUM OF 80mm. THE TOP OF VALVE SPINDLE SHALL BE NO MORE THAN 300mm BELOW TOP SURFACE OF SURFACE BOX LID. IF THIS CANNOT BE ATTAINED, A GALVANIZED OR EPOXY PAINTED VALVE KEY EXTENSION SECURED BY GRUB SCREWS SHALL BE FITTED. IF NECESSARY, TO ENSURE THAT THE KEY EXTENSION IS CENTERED CORRECTLY A SPIDER ASSEMBLY SHALL BE INCORPORATED IN THE EXTENSION.

**CONSTRUCTION NOTES**

1. WATER MAINS TO HAVE MINIMUM 500mm COVER IN FOOTPATH AND 800mm COVER IN ROADWAYS.
2. PIPES TO BE RACKED & BENDS PLACED AS REQUIRED.
3. STOP VALVES TO BE FBE/RILSAN COATED, ANTI-CLOCKWISE CLOSING AND TABLE C FLANGES.
4. ALL PIPES AND FITTINGS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS & WSA WATER RETICULATION CODE.
5. MAIN SHALL BE PRESSURE-TESTED TO AS PER BATHURST REGIONAL COUNCIL'S ENGINEERING GUIDELINE'S FOR ENGINEERING WORKS, SECTION 8.3.2.
6. ALL MAINS FOR CONNECTION TO THE PUBLIC WATER SUPPLY SYSTEM SHALL BE DISINFECTED TO THE SATISFACTION OF COUNCIL INSPECTOR.
7. ALL CONCRETE SHALL BE 20MPa.
8. WATER MAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH BATHURST REGIONAL COUNCIL'S SPECIFICATIONS.
9. THE CONTRACTOR SHALL LOCATE AND POTHOLE ALL UTILITIES AND SERVICES INTERSECTING THE WORKS AND CONNECTIONS TO THE EXISTING WATER MAINS PRIOR TO COMMENCEMENT OF TRENCH EXCAVATION. PIPES SHALL BE DEFLECTED AT JOINTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS SUCH THAT CLEARANCES ARE MAINTAINED TO MEET UTILITY OR SERVICE OWNERS REQUIREMENTS

Drawing Status:  
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## Appendix D - Clause 45 Checklist

# Integrated Development in Bush Fire Prone Areas

## section 100B

### Development Referral to NSW Rural Fire Service

Once ALL boxes have been checked YES send the package to the address below.



Council:	Council reference No:
Council reference date:	
Council assessing officer:	Phone Contact:

Send to:  
Customer Service Centres  
NSW Rural Fire Service  
Locked Mail Bag 17  
Granville NSW 2142

1. Is the proposed development site located within a bush fire prone area?  YES  NO

If the development is not mapped as bush fire prone and Council has concerns regarding bush fire, the development application should be referred to the RFS under section 79C of the EP & A Act.

#### 2. Proposed Development Type:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Residential Subdivision                                  | <input type="checkbox"/> Child Care             | <input type="checkbox"/> Retirement Village                   |
| <input type="checkbox"/> School   | <input type="checkbox"/> Group Home             | <input type="checkbox"/> Tourist                              |
| <input type="checkbox"/> SEPP (SL)  | <input type="checkbox"/> Respite Care           | <input type="checkbox"/> Sheltered Workshop                   |
| <input type="checkbox"/> Hospital   | <input type="checkbox"/> Strata Subdivision     | <input type="checkbox"/> Boundary Adjustment/Lot Construction |
| <input type="checkbox"/> Student Accommodation                                    | <input type="checkbox"/> Manufact'd Home Estate |   |
| <input checked="" type="checkbox"/> Other: <i>Temporary Workers Accommodation</i> |   |   |

If you replied YES to any of the above and to 1, the DA is 'integrated development' for the purposes of Section 100B of the *Rural Fires Act, 1997* and is required to be assessed by the RFS.

Has payment (\$320) been included with this referral?  YES  NO

The following information must be sent with this referral. Referrals that are received by the RFS with inadequate information may be returned to Council for additional information.

3. A copy of the Statement of Environmental Effects  YES  NO

4. Set of plans including site and proposed development  YES  NO

If applicant provides a bush fire assessment report, has the following been provided by the applicant or consultant (original colour report)?

5. A description of the property  YES  NO

- Provide Lot No., DP of subject land,
- Proposed lot sizes,
- Street address with locality map,
- Zoning of subject land and any adjoining lands,
- Staging issues, if relevant, and description of the proposal, and
- Aerial or ground photographs of subject land including contours along with the existing and proposed cadastre

- 7. The classification of vegetation out to 140 metres from the development consistent with the identification key in PBP 2006 (page 54-55).  YES  NO
- 8. An assessment of the effective slope to a distance of 100 metres:  
- the effective slope is the slope under the vegetation assessed as being a hazard in relation to the development and not the slope within the asset protection zone.  YES  NO
- 9. Identification of any significant environmental features.  YES  NO
- 10. Details of threatened species populations, endangered ecological communities and critical habitat known to the applicant:- documentation supplied to council in relation to flora and fauna.  YES  NO
- 11. Details of aboriginal heritage known to the applicant.  YES  NO
- 12. A bush fire assessment that addresses:  
- asset protection zones (including any management arrangements, any easements including those proposed on adjoining lands),  
- siting and adequacy of water (in relation to reticulation rates or where dedicated water storage will be required), and  
- adequacy of access and egress  YES  NO
- 13. An assessment of how the development complies with the acceptable solutions, performance requirements and relevant specific objectives within Chapter 4 of PBP 2006.  YES  NO

APZs should be identified on plans for interface allotments by either a building line or building footprint. In some cases building envelopes are identified which include other building constraints. Unless otherwise specified, a building envelope will be taken as the building footprint.

Where an applicant proposes not to follow the acceptable solutions for particular bush fire protection measures, detailed evidence must be provided demonstrating compliance with performance criteria and intent of the measures proposed.

Consultant/Applicant name: <u>Barnson Pty Ltd</u>
Contact telephone: <u>1300 227 678</u>
Are there any restrictions to a site inspection (e.g. locked gate, dogs, contact owner prior to inspection etc.) <u>N/A</u>

Any other applicable comment from applicant regarding DA or Site Inspections

.....  
 .....  
 .....

Any other concerns / comments regarding bush fire that council may have for the development application (e.g. environmental impact, revegetation works etc.)

.....  
 .....  
 .....

Council assessing officer: signature:

## Appendix E - Fire Evacuation Plan





## FIRE SAFETY & EVACUATION PLAN

October 2021





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## **FIRE SAFETY EVACUATION PLAN**

The Fire Safety Evacuation Plan serves to provide assistance in the rapid removal of a large number of people in a safe and orderly manner in the event of immediate or threatened fire danger.

### **1.1. PURPOSE**

The purpose of the Fire Safety Evacuation Plan is to ensure the safety of guests and staff in the event the property may come under threat of potential fire.

### **1.2. OBJECTIVE**

The objective of the Fire Safety Evacuation Plan is to assist in meeting our obligation to ensure management and staff know what to do in the event of a bush fire emergency.

### **1.3. FIRE DANGER RATING**

Management will advise verbally to all guests and staff when Fire Ratings reach

- Very High

Management will advise by written communication to all guests when Fire Ratings reach

- Severe, Extreme or Catastrophic

### **1.4. ALERT LEVELS**

During a bush fire, Alert Levels are used to provide an indication of the level of threat from a fire.

#### Advice

A fire has started. There is no immediate danger. Stay up-to-date in case the situation changes

#### Watch and Act

There is a heightened level of bush fire threat. Conditions are changing and you need to start taking action now to protect guests and staff

#### Emergency Warning

An Emergency Warning is the highest level of Bush Fire Alert. You may be in danger and need to take action immediately. Any delay now may put lives at risk.

Some fires start and spread so quickly there may not be any time for a warning. If you get a Bush Fire Alert, you must take it seriously.



## **1.5. EVACUATION**

The key to a successful evacuation is to remain calm and not panic.

A member of management will be identified as the Chief Warden. If reception is unattended then staff on duty in the kitchen will act as the Chief Warden.

Senior management may give direction as to who the Chief Warden is at any particular time.

## **1.6. ALERT**

Alert the Chief Warden on visual site of any bush fire activity close to the property.

The Chief Warden is to notify emergency services by calling 000.

## **1.7. ASSEMBLY**

Advise guests and staff of the assembly location.

The Emergency Assembly location is at the front of the car park near the water tank. Guests and staff are to assemble on the road side of the property fence.

## **1.8. HEAD COUNT**

The Chief Warden will complete a head count of all guests, staff and contractors / visitors to the site.

## **1.9. CHECK**

The Chief Warden will check all rooms. It is important that all areas of the property are searched including public toilets, laundry, gym, recreation room and dining / crib rooms.

## **1.10. REPORT**

All staff should report to the Chief Warden any known guests or staff that are unaccounted for or not located. This information should be provided to emergency service personnel immediately.



### 1.11. EVACUATE

On direction of the Chief Warden of emergency service personal, evacuate from the Emergency Assembly point as directed.

If safe to do so, guests and staff may be relocated to Ulan Public School Library.

### 1.12. RECORDS

The following is a list of items that should be taken by the Chief Warden or a member of staff as directed. Each item is prioritized and should only be removed if safe to do so.

Item	Location	Priority
Guest Registration Forms; including details of all guest on site	<ul style="list-style-type: none"> <li>- kitchen dry store, adjacent to the coolroom door</li> <li>- administration office</li> </ul>	HIGH
First Aid Kit	<ul style="list-style-type: none"> <li>- First Aid room</li> </ul>	HIGH
Master Keys	<ul style="list-style-type: none"> <li>- key lock box in Crib room</li> </ul>	HIGH
Guest room keys	<ul style="list-style-type: none"> <li>- administration office</li> </ul>	MEDIUM
Ancillary keys, including gym, recreation room, first aid room, laundry etc	<ul style="list-style-type: none"> <li>- administration office</li> </ul>	MEDIUM
Office computer	<ul style="list-style-type: none"> <li>- administration office</li> </ul>	LOW



### 1.13. CONTACTS

The following contact numbers are provided as a reference

- |                                  |                     |
|----------------------------------|---------------------|
| - <b>Ambulance, Fire, Police</b> | <b>000</b>          |
| - <b>Mudgee Fire Station</b>     | <b>02 6372 6772</b> |
| - <b>NSW Rural Fire Service</b>  | <b>02 6372 4434</b> |
| - <b>Cudgegong District</b>      |                     |
| <br>                             |                     |
| - Deb O'Brien, General Manager   | 0438 560 567        |
| - Elissa Hopkins, Site Manager   | 0468 863 312        |
| - Paul Mallett, Site Supervisor  | 0410 719 316        |