



ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
DETERMINATION OF DEVELOPMENT APPLICATION No. DA 106-10-2009
(File No. J0900164)

I, Michael Woodland, Director, Urban Assessments as delegate for the Minister for Planning under Instrument of Delegation dated 25 January 2010 pursuant to Section 80 (1)(a) of the Environmental Planning and Assessment Act 1979 determine the Development Application referred to in Schedule 1 subject to the conditions referred in Schedule 2.

The reasons for the imposition of conditions are:

- (1) To protect the environment and amenity of the locality;
- (2) To preserve the visual amenity of the area;
- (3) To ensure public health and safety; and
- (4) Ensure the proposed works are carried out in accordance with the relevant Australian standards, provisions of the Building Code of Australia and are completed in a satisfactory manner.

A handwritten signature in black ink, appearing to be "Michael Woodland", written over a horizontal line.

Michael Woodland
Director
Urban Assessments

29 / 1 / 2010

SCHEDULE 1

PART A—TABLE

Application made by:	Kosciuszko Thredbo Pty Ltd
Application made to:	Minister for Planning
Development Application:	DA No. 106-10-2009
On land comprising:	Lot 805 'Leatherbarrel Lodge' Bobuck Lane, Thredbo
For the carrying out of:	Alterations and Additions to Existing Lodge
Estimated Cost of Works	\$700,000
Type of development:	Integrated
S.119 Public inquiry held:	No
Approval Body / Bodies:	NSW Rural Fire Service
Determination made on:	29 / 11 / 2010
Determination:	Development consent is granted subject to the conditions in the attached Schedule 2.
Date of commencement of consent:	This development consent commences on the date identified in the accompanying letter.
Date consent is liable to lapse	This consent will lapse 5 years from the date of commencement of consent, unless: a shorter period of time is specified by the Regulations or a condition in Schedule 2.

PART B—NOTES RELATING TO THE DETERMINATION OF DA No. 106-10-2009

Responsibility for Other Approvals / Agreements

The applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Appeals

The applicant has the right to appeal to the Land and Environment Court under Section 97 of the *Environmental Planning and Assessment Act, 1979*. The right to appeal is only valid:

- (1) for a development application, within 12 months after the date on which the applicant received this notice, or
- (2) for a modification to the consent, within 3 months after the date on which the application received this notice.

Legal Notices

Any advice or notice to the consent authority shall be served on the Director-General.

PART C—DEFINITIONS

In this consent,

Act means the *Environmental Planning and Assessment Act, 1979* (as amended).

Applicant means Kosciuszko Thredbo Pty Ltd.

Approval Body has the same meaning as within Division 5 of Part 4 of the Act.

BCA means the edition of the Building Code of Australia in force at the time of lodgement of an application for a Construction Certificate.

Certifying Authority has the same meaning as Part 4A of the Act.

DA No 106-10-2010 means the development application and supporting documentation submitted by the applicant on 20 October 2009.

Department means the Department of Planning.

Director means the Director of the Urban Assessments branch (or its successors) or a delegate of the Director of the Urban Assessments branch within the Department.

Director-General means the Director-General of the Department.

Minister means the Minister for Planning.

PCA means the Principal Certifying Authority as prescribed in Part 4A of the Act.

Regulations means the *Environmental Planning and Assessment Regulations, 2000* (as amended).

Subject Site has the same meaning as the land identified in Part A of this schedule.

Team Leader means the Team Leader of the Urban Assessments branch (or its successors) or a delegate of the Team Leader of the Urban Assessments branch within the Department.



SCHEDULE 2

CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION NO. DA 106-10-2009

ALTERATIONS AND ADDITIONS TO EXISTING LODGE AT LOT 805 'LEATHERBARREL LODGE' BOBUCK LANE, THREDBO.

This consent is granted subject to the following:

PART A ADMINISTRATIVE CONDITIONS

A1 Development Description

Development consent is granted only to carrying out the development described in detail below:

- 1) Alterations and Additions to existing Lodge,
- 2) Landscaping,
- 3) Drainage, and
- 4) Associated Works.

Note: This consent does not allow for any construction or excavation works to commence on site other than those listed above and/or as required by the conditions of this consent. Prior to any additional works being carried out, the appropriate consent must be obtained.

A2 Development in Accordance with Plans

The development shall be in accordance with Development Application No. DA 106-10-2009 submitted by Kosciuszko Thredbo Pty Ltd on 20 October 2009 and in accordance with the supporting documentation submitted with that application including, but not limited to, the following:

- Architectural Drawings and Plans by Daryl Jackson Robin Dyke Pty Ltd titled 'Alterations and Additions to Leatherbarrel Lodge', labelled as follows:

DRAWING No.	PLAN TITLE	REVISION	DATE
A0.01	Site & Roof Plan	B	14.10.09
A0.02	Landscape and Drainage Plan	B	14.10.09
A0.03	Landscape Details	B	14.10.09
A0.04	Shadow Diagrams	B	14.10.09
A0.05	Site Environmental Management Plan and Existing Services	B	14.10.09
A1.01	Lower Ground Floor Plan	B	14.10.09
A1.02	Ground Floor Plan	B	14.10.09
A1.03	First Floor Plan	B	14.10.09
A2.01	East & South Elevations	B	14.10.09
A2.02	North Elevation	B	14.10.09
A2.03	West Elevation	B	14.10.09
A2.04	Section 01 & 02	B	14.10.09
A2.05	Section 03	B	14.10.09
A7.01	Colour Schedule	B	14.10.09
09028	Contour and Detail Plan		20.05.09

- Geotechnical Assessment Report by Linton Speechley, Principal of Jeffery and Katauskas Pty Ltd dated 26 May 2009.
- Form 1 Declaration by Paul Stubbs CPEng of Jeffery and Katauskas Pty Ltd, dated 26 May 2009
- Site Environmental Management Plan by DJRD Pty Ltd dated October 2009.
- Statement of Environmental Effects Rev A by DJRD Pty Ltd.
- Tree Report by Andrew Downing dated 30 September 2009.
- Bushfire Protection Assessment by Ecological Australia dated 30 March 2009.
- BCA Compliance Assessment Report by AE&D No 1681 REV 01 dated April 2009.
- Access Report By Morris-Goding Accessibility Consulting dated 10 June 2009.

A3 Inconsistency between documents

In the event of any inconsistency between conditions of this approval and the drawings/plans/documents referred to above, the conditions of this approval prevail.

A4 Prescribed Conditions

The Applicant shall comply with the prescribed conditions of approval under clause 98 of the Regulation.

A5 Lapsing of Consent

The development consent shall lapse 5 years after the determination date in Part A of Schedule 1 of this consent.

A6 Geotechnical Works

All works for the development are to comply with the Departments Geotechnical Policy and the recommendations of the Geotechnical Investigation prepared by Jeffery and Katauskas identified in *Condition A2*.

PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

B1 Commencement of Works

Demolition, excavation, clearing, construction, subdivision or associated activities must not commence until a Construction Certificate has been issued for the proposed development pursuant to the *Environmental Planning and Assessment Act, 1979*.

B2 Structural Details

The applicant shall submit the following details to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate:

Structural Drawings and a Design Statement prepared and signed by an appropriately qualified practising Structural Engineer that comply with:

- (i) Section B of the BCA;
- (ii) the relevant development consent;
- (iii) drawings and specifications comprising the Construction Certificate;
- (iv) the Departments Geotechnical Policy and all the recommendations from the Geotechnical Engineer.

B3 Structural Engineer & Geotechnical Report Declaration and/or Verification

A Form 2 of the Departments Geotechnical Policy – Kosciuszko Alpine Resorts shall be completed and submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate. If the Department is not the Certifying Authority, the appointed Certifying Authority is to provide a copy of the signed Form 2 to the Department with the copy of the Construction Certificate.

B4 Compliance with the Building Code of Australia (BCA)

Details shall be provided to the satisfaction of the Certifying Authority, with the application for a Construction Certificate, which demonstrate that the proposal complies with the relevant provisions of the BCA.

B5 Final Stormwater Plan

Prior to the issue of the Construction Certificate the applicant shall provide a Final Stormwater Plan and a Design Statement prepared and signed by an appropriately qualified and practising Stormwater Engineer, to the satisfaction of the Certifying Authority that addresses the following:

- The plan shall be designed in accordance with the Departments Geotechnical policy and all recommendations of the Geotechnical Engineer.
- Volume calculations of the stormwater system shall be provided.
- Kosciuszko Thredbo Pty Ltd and/or the Stormwater Engineer shall provide certification that the Village drainage system is capable of handling the stormwater generated by the development.

B6 Long Service Levy

Prior to the issue of the Construction Certificate, receipt of payment to the Long Service Payments Corporation in accordance with Section 34 of the Building Construction Industry Payments Act 1986 must be presented to the Certifying Authority.

PART C PRIOR TO COMMENCEMENT OF WORKS

C1 Notification to Department of the Date of Commencement of Works

The Department shall be given written notice, at least 2 days prior to works commencing on site, of the date work is proposed to commence.

C2 Construction Management Plan

Prior to the commencement of works, a Construction Management Plan shall be submitted to the satisfaction of the PCA. The Plan shall address, but not be limited to, the following:

- 1) the date of commencement of works,
- 2) hours of works (see Condition D9),
- 3) contact details of site manager,
- 4) traffic and pedestrian management (see Condition C3),
- 5) noise and vibration management (see Condition C4),
- 6) waste and recycling management (see Condition C5, D3 & D4),
- 7) erosion and sediment control (see Condition C6),
- 8) flora and fauna management (see Condition C7, D5, D11, D16 & D17),
- 9) suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters, and
- 10) any relevant recommendations of the demolition 'works plan' (see Condition C9).

C3 Traffic & Pedestrian Management Plan

Prior to the commencement of works, a Traffic and Pedestrian Management Plan shall be submitted to the satisfaction of the PCA. The Plan shall address, but not be limited to, the following matters:

- 1) ingress and egress of vehicles to the site,
- 2) loading and unloading, including construction zones,
- 3) the location of storage areas (*see Condition D10*),
- 4) predicted traffic volumes, types and routes,
- 5) parking of construction and contractor vehicles,
- 6) turning areas of construction and contractor vehicles, and
- 7) pedestrian and traffic management methods.

C4 Noise and Vibration Management Plan

Prior to the commencement of works, a Noise and Vibration Management Plan shall be submitted to the satisfaction of the PCA. The Plan shall identification of the specific activities that will be carried out and associated noise sources and how they will be managed.

C5 Waste and Recycling Management Plan

Prior to the commencement of works, a Waste and Recycling Management Plan shall be submitted to the satisfaction of the PCA. The Plan shall address, but not be limited to, the following matters:

- 1) the location for recycling of building materials,
- 2) the identification of any asbestos or other hazardous material,
- 3) the location for disposal of building waste, and
- 4) the location for disposal of excess spoil (*see Condition D20*).

C6 Erosion and Sedimentation Control

Temporary erosion control, sediment containment and controls to manage the dispersion of any concentrated runoff shall be installed in accordance with the approved 'Site Environmental Management Plan' prepared by DJRD prior to the commencement of works.

C7 Protection of adjacent vegetation areas

Site management shall ensure that appropriate measures are in place to ensure that vehicles and machinery do not enter into areas of vegetation that are not part of the proposed development.

C8 Licensed Demolition Contractor

All demolition works shall be undertaken by a Licensed Demolition Contractor. The name and contact number of the contractor shall be provided to the PCA at least 2 days prior to demolition work commencing on site.

C9 Statement of Compliance with Australian Standard 2601-1991: 'Demolition of Structures'

The demolition work shall comply with the provisions of Australian Standard AS 2601-1991 'Demolition of Structures'. The works plan required by AS 2601-1991 shall be accompanied by a written statement from the licensed demolition contractor, to the effect that the proposals contained in the works plan comply with the safety requirements of the Standard. The works plan is to include details of the method of identification, methods of handling and disposal of asbestos products and compliance with Work Cover Authority requirements. The works plan and the statement of compliance shall be submitted to the satisfaction of the PCA prior to the commencement of works.

PART D DURING CONSTRUCTION

D1 Approved Plans to be On-Site.

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

D2 Removal of Underground Storage Tanks (UST)

The UST decommissioning and removal work shall be undertaken by an experienced and approved contractor.

- a) The UST decommissioning and removal works shall be completed in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008 and the document, Guidelines for Implementing the POEO (Underground Petroleum Storage Systems) Regulation 2008 (DECCW).
- b) After the UST has been removed and prior to backfilling, assessment and validation of the soil below (and around) the UST excavation shall be completed by a consultant experienced in contaminated land assessment. The results of the assessment and validation shall be submitted to the PCA within sixty (60) days of the UST being removed. If the Department is not the PCA, the appointed PCA is to provide a copy of the assessment and validation to the Department.
- c) If contaminated soil is present on site, works shall cease and contingencies shall be made to address the contaminated soil, as it is not feasible to temporarily stockpile the excavated soil on-site, any contaminated excavated material must be disposed at an EPA Approved Landfill and Contaminated Waste Remediation site.
- d) If contaminated soil is present on site, all works shall cease and a remediation plan shall be prepared and submitted to the Department for approval, prior to remediation action being undertaken. Should additional excavation works be required as part of the remediation, these works will need to be certified by a suitably qualified geotechnical engineer in accordance with the Department's Geotechnical Policy.
- e) Following remediation, a validation report is to be submitted to the PCA.. If the Department is not the PCA, the appointed PCA is to provide a copy of the validation report to the Department.
- f) If there is no contamination present on site, works may continue.

D3 Asbestos or other hazardous material

The removal of any asbestos or other hazardous material found on the site shall be carried out in accordance with current Work Cover guidelines by an appropriately qualified contractor. Any asbestos or other hazardous materials shall be disposed of at an authorised waste facility. Receipts shall be provided to the PCA as evidence of appropriate disposal.

D4 Recycled Material

Wherever possible, building material from the demolition should be salvaged and stored securely within the remaining building for reuse during the redevelopment of the building.

D5 Protection of Trees

All trees within and adjacent the site, other than those trees identified for removal in the Tree Report by Andrew Downing, shall be protected at all times during construction. The damage or removal of trees may warrant action to be undertaken in accordance with the *National Parks and Wildlife Act 1974* or the *Environmental Planning and Assessment Act 1979*.

D6 Site Notice

A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details. The notice(s) is to satisfy all but not be limited to, the following requirements:

- (a) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- (b) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- (c) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice;
- (d) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.
- (e) If the PCA is not the Department then the name and contact details of the PCA are to be identified on the site signage.

D7 Dirt and Dust Control Measures

Adequate measures shall be taken to prevent dirt and dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:

- (a) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material;
- (b) Covers are to be adequately secured;
- (c) Cleaning of footpaths must be carried out regularly;
- (d) Roadways must be kept clean;
- (e) Gates are closed between vehicle movements;
- (f) Gates are fitted with shade cloth; and,
- (g) The site is hosed down when necessary.

D8 Loading and Unloading of Construction Vehicles

All loading and unloading associated with demolition and construction shall be restricted to those areas approved in the Traffic Management Plan (*see Condition C3*).

D9 Hours of Work & Construction Activities

The following requirements apply to the hours of demolition, excavation and construction work on the development:

- (a) All work, including building/demolition and excavation work in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Friday inclusive, and 8:00am to 5.00pm on Saturdays, with no work allowed on Sunday or Public Holidays, or as otherwise approved by the Director General or nominee;
- (b) All construction activities are limited to the "summer" period. For this development this period means commencing after the October long weekend and ceases no later than 30 May or as otherwise approved by the Director General or nominee. By 30 May the applicant must ensure that the site is made safe and secure by undertaking the following:
 - Removal of all waste materials;
 - Removal and/or securing of all stockpiles of soil and gravel;
 - Construction materials are removed from around the building and stored within the building or contained within designated areas;
 - The construction site is fenced with para-webbing or other suitable visible protection fencing around the perimeter of the site to limit access to and from the site;
 - Ensure appropriate signage is erected outlining that unauthorised access to the site is prohibited and that the site is a construction zone;
 - External scaffolding to be dismantled and removed from the site;
 - All external plumbing and drainage works are to be completed; and
 - Any other specific matters raised by Departmental staff during the course of construction.

- (c) Prior to the commencement of the works the applicant shall forward to the Department a 24 hour telephone number and shall ensure that the number is continually attended by a person with authority over the works for the duration of the development.
- (d) This development consent does not extend to the use of appliances, which emit noise of a highly intrusive nature (such as pile drivers and hydraulic hammers). Prior to the use of any such appliances the applicant shall seek, in writing, authorisation from the PCA. The written information should include, but not be limited to, the following:
- Details of the appliance.
 - Construction activity associated with the appliance.
 - Noise and vibration mitigation measures.
 - Length of time the appliance will be in use.

If authorisation is given, the PCA shall provide a copy to the Department.

D10 Storage of Materials

The applicant shall ensure that at all times during the construction period no activities, storage or disposal of materials shall take place beneath the canopy of any trees other than those areas approved in the Construction Management Plan (see *Condition C2*).

D11 Geotechnical Requirements & Inspections

At all times during demolition, excavation and construction, the applicant shall adhere to the Departments Geotechnical policy and the recommendations contained with the Geotechnical Report prepared by Jeffery and Katauskas identified in *Condition A2*. The applicant shall engage a Geotechnical Engineer to undertake the inspections required by the Geotechnical Report.

D12 Work Cover

All demolition and construction works shall be carried out in accordance with current Work Cover guidelines.

D13 Plumbing and Drainage Works

All plumbing and drainage works undertaken as part of this approval shall comply with AS 3500 and are to be carried out by an appropriately licensed plumber.

D14 Construction Site Fencing.

The construction site shall be clearly delineated with suitable safety fencing to limit access to authorised personal only.

D15 Maintenance of Services

The applicant and/or the sub-lessee are responsible for costs associated with relocating any services. Any damage to any service including road infrastructure shall be immediately rectified by the applicant and/or the sub-lessee.

D16 Site Rehabilitation

Landscape and rehabilitation works must be commenced as soon as practicable following the completion of works to minimise exposed areas and shall be undertaken in accordance with the Approved Landscape Plan. Rehabilitation should use only native endemic species except for grasses which may use a mix of Chewings fescue and native *Poa* sp. All disturbed areas are to be rehabilitated to the satisfaction of the PCA.

D17 Flora and Fauna

Any excavations left open at night shall be left with ramps or openings such that any fauna entering these excavations have a means of escape during the night.

D18 Aboriginal Heritage

Should any material suspected of being an Aboriginal object become unearthed in the course of works associated with the proposed works, all work at that location shall cease immediately as per Section 90 of the *National Parks and Wildlife Act, 1974*. The proponent is required to immediately contact the Department and the Department of Environment, Climate Change and Water DECCW to arrange for representatives to inspect the site. All workers on the site are to be made aware of this condition.

Upon the request of the Department and/or the DECCW, the applicant is to provide the Department and DECCW personnel safe access to the construction site for the purposes of undertaking further cultural heritage related assessments as considered appropriate by the DECCW.

D19 Re-Fuelling

Appropriate controls shall be put in place for ensuring no spillage when re-fuelling all vehicles and machinery associated with the works.

D20 Disposal of Excess Spoil

All clean excess spoil shall be disposed of at an authorised land fill site. Any contaminated spoil shall be disposed of at an authorised waste facility.

D21 Fill Material

Under no circumstances shall fill material be imported from outside of Kosciuszko National Park (KNP). If fill material is required, DECCW should be contacted in relation to available sources from within KNP.

D22 Finished Materials and Colours

The finished materials and colour scheme for the Leatherbarrel Lodge shall comply with the approved plans and documentation by DJRD.

Note: The visible light reflectivity from building materials used on the facades of the building shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place.

D23 Energy Efficiency

Energy efficiency is to be maximised within the development including but not limited to the following:

- (a) energy efficient options for lighting are to be installed in all cases where possible,
- (b) all classes of appliances that are available with an energy label or a Minimum Energy Performance Standard to be installed within the premises are to have an energy star rating of 4 stars or more (excluding clothes dryers which are to have a rating of 2.5 stars or more and natural gas water heaters which are to have a rating of 5 stars or more),
- (c) all baths, hot water pipes and ceiling spaces are to be insulated,
- (d) air conditioners to be installed are to have a variable speed compressor or inverter drive and their outdoor components are to be positioned out of direct sunlight while still allowing access to outside air,
- (e) doors and windows are to be fitted with draught seals and weather stripping,
- (f) energy efficient water heaters are to be installed e.g. solar, heat pump or gas, and
- (g) where washing machines are to be installed they are to be water efficient washing machines such as front loading machines.

D24 Water Ratings

All water fixtures installed within the premises are to have a AAA water rating or more. The Applicant shall submit to the PCA a statement demonstrating compliance with the requirements of this condition.

D25 Water Conservation

Water saving showerheads shall be fitted to all showers within the development to reduce water consumption and promote energy efficiency.

PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

E1 Occupation Certificate

An Occupation Certificate must be obtained from the PCA and a copy furnished to the Department prior to the occupation of the building or commencement of the use.

E2 Fire Safety Certificate

A Fire Safety Certificate shall be submitted to the PCA for all the Essential Fire or Other Safety Measures forming part of this approval prior to issue of an Occupation Certificate. A copy of the Fire Safety certificate must be submitted to the Department by the PCA.

E3 Structural Certification

Where the Department has been appointed as PCA for the development, a Structural Engineer's certificate shall be submitted to the PCA prior to issue of an Occupancy Certificate. This certificate is to verify that structural works have been completed in accordance with approved plans and specifications. In all cases the structural certification is to comply with the provisions of the BCA and relevant standards.

E4 Removal of Temporary Structures – Builder's Signs

Any temporary builder's signs or other site information signs are to be removed upon completion of the site works and prior to the occupation of the building(s) or commencement of the use.

E5 Site Clean Up

Prior to the issue of the Occupation Certificate, the subject site is to be cleaned up and appropriately rehabilitated to its original condition, subject to any changes as part of the approval to the satisfaction of the Director General or nominee. The site clean up includes but is not limited to the removal of any waste generated from the works and the like.

E6 Geotechnical Certification

A Form 3 of the Departments Geotechnical Policy – Kosciuszko Alpine Resorts is required to be completed and submitted to the satisfaction of the PCA prior to occupation. If the Department is not the PCA, the appointed PCA is to provide a copy of the signed Form 3 of the Departments Geotechnical Policy to the Department with the copy of the Occupation Certificate.

E7 Landscape Works

Prior to the issue of an Occupation Certificate, the landscape works identified in the approved Landscape Plan shall be completed and the Landscape Architect or qualified Landscape Designer shall submit a report certifying correct installation, faithful to the landscape plan.

E8 Stormwater Drainage System

The Stormwater Engineer shall provide the certification to the PCA that the stormwater drainage system has been installed in accordance with the approved stormwater plan (*see Condition B5*), prior to the issue of the occupation certificate.

PART F POST OCCUPATION

F1 Prohibition of Hazardous Materials

Hazardous or toxic materials or dangerous goods, in excess of normal domestic quantities, shall not be stored or processed on the site at any time.

F2 Annual Fire Safety Statement

An Annual Fire Safety Statement must be provided to the Department and the NSW Fire Brigade every 12 months commencing within 12 months after the date on which the Department has received the initial Fire Safety Certificate.

F3 Landscaping

All landscaping shall be permanently maintained in good condition in accordance with the approved Landscape Plan. The site shall be landscaped with all disturbed ground being rendered erosion resistant at all times.

PART G GENERAL TERMS OF APPROVAL

G1 NSW Rural Fire Service

The NSW Rural Fire Service is prepared to grant a Bush Fire Safety Authority subject to the following:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building.

1. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

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

2. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments.

3. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack.

New construction shall comply with Australian Standard AS3959-1999 'Construction of buildings in bushfire prone areas' Level 1.