

Ref: T6-14-351, LA 33166
SRR:SRR

13 August 2015

GOOLAWAH CO-OPERATIVE LIMITED
PO BOX 40
CRESCENT HEAD NSW 2440

Dear Sir/Madam

**DEVELOPMENT APPLICATION T6-14-351: FIRE SHELTER SHED
PROPERTY: LOT 1 DP1191860, ILLA LANGI ROAD, CRESCENT HEAD**

Please find attached a Notice to Applicant of Determination of a Development Application.

It is strongly recommended that prior to commencing any work associated with this consent that you read the conditions carefully.

Should you have any further enquiries please contact Council's Town Planner – Shane Reinhold on 6566 3200.

Yours faithfully



Shane Reinhold
TOWN PLANNER
SUSTAINABLE ENVIRONMENT

PLEASE NOTE:

When making enquiries concerning this application, please quote our reference number, which will enable us to expedite your enquiry.

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

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

DEVELOPMENT APPLICATION

Development Application Number: T6-14-351 **LA 33166**
Date lodged with Council: 19 May 2015

Applicants Name:	GOOLAWAH CO-OPERATIVE LIMITED
Applicants Address:	PO BOX 40 CRESCENT HEAD NSW 2440
Builder's name:	UNKNOWN
Builder's Address:	UNKNOWN
Owners Name:	GOOLAWAH CO-OPERATIVE LIMITED
Owners Address:	PO BOX 40 CRESCENT HEAD NSW 2440
Land to be Developed - address:	LOT 1 DP1191860 ILLA LANGI ROAD CRESCENT HEAD
Proposed Development:	FIRE SHELTER SHED
Zone No:	RU1 PRIMARY PRODUCTION ZONE RU2 RURAL LANDSCAPE ZONE E2 ENVIRONMENTAL CONSERVATION ZONE

Determination made on: (date)	13 August 2015
Determination:	Consent granted subject to conditions described below
Consent to operate from: (date)	13 August 2015
Consent to lapse on: (date)	13 August 2020

Have General Terms of Approval been granted by an Approval Body pursuant to Section 93 of the Environmental Planning and Assessment Act 1979:-

Yes, provided by NSW Rural Fire Service under the *Rural Fires Act 1993*, see Condition 16

The following conditions have been imposed in accordance with the requirements of Section 80A of the *Environmental Planning Assessment Act 1979* having regard to the relevant matters identified under Section 79C of the Act.

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13 August 2015

PARAMETERS OF THIS CONSENT

1 The development shall be implemented in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent.

Plan No./ Supporting Document	Version	Prepared by	Dated
LOCATION PLAN (SHEET 1 OF 4)	REV. 1	Provided by Goolawah Co-operative Ltd (DRAWN by DML)	APRIL 2015
PROPOSED SHED on REDHILL (SHEET 2 OF 4)	REV. 1	Provided by Goolawah Co-operative Ltd (DRAWN by DML)	APRIL 2015
PLAN / SECTION (SHEET 3 OF 4)	REV. 1	Provided by Goolawah Co-operative Ltd (DRAWN by DML)	APRIL 2015
EAST ELEVATION / NORTH ELEVATION (SHEET 4 OF 4)	REV. 1	Provided by Goolawah Co-operative Ltd (DRAWN by DML)	APRIL 2015

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

The approved plans and supporting documents endorsed with the Council stamp and authorised signature shall be kept on site at all times while work is being undertaken.

2 All building work must be carried out in accordance with the requirements of the Building Code of Australia as in force on the date the application for the relevant construction certificate or complying development certificate was made.

This condition does not apply:

- To the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
- To the erection of a temporary building.

3 The development shall fully comply with the *Disability (Access to Premises) Standards 2010*.

4 This consent does not permit commencement of any site works. Works shall not commence until such time as a Construction Certificate has been obtained and the appointment of a Principal Certifying Authority (PCA).

THE FOLLOWING CONDITIONS ARE TO BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY CONSTRUCTION CERTIFICATE

- 5** Prior to the issue of any Construction Certificate stormwater plans and details shall be provided to Council for approval. These stormwater plans and specifications shall be approved by the Certifier as part of any Construction Certificate.
- 6** Prior to the issue of any Construction Certificate fire safety details in accordance with Division 2 of Part 9 of the *Environmental Planning and Assessment Regulation 2000* shall be provided to the Certifier for the preparation of a Fire Safety Schedule. These details shall be prepared by an appropriately qualified person and shall include sufficient information for the Certifier to prepare and issue a Fire Safety Schedule. These details shall specify current and proposed fire safety measures and nominate standard of performance, and identify each Fire Safety measure that is/are Critical Fire Safety Measures and the intervals at which supplementary fire safety statements shall be given to the Council in respect to each such measure. A Fire Safety Schedule shall be issued by the Certifier as part of any Construction Certificate.

500m 1 hr.
\$600[?]

THE FOLLOWING CONDITIONS ARE TO BE COMPLIED WITH PRIOR TO ANY WORKS COMMENCING

- 7** Council shall be notified of the commencement of works not less than two (2) days prior to any works commencing. The two (2) day notification to Council shall be in writing and specify the date of commencement.
- 8** Prior to the commencement of any works a sign or signs shall be erected in a prominent position at the frontage to the site:
 - a) Showing the name, address and telephone number of the Principal Certifying Authority (PCA) for the work;
 - b) Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; and
 - c) Stating that unauthorised entry to the work site is prohibited.

The sign/s shall be maintained while the building work, subdivision work or demolition work is being carried out, and shall be removed when the work has been completed. No sign is to have an area in excess of one (1) m².

- 9** Prior to the commencement of any works erosion and sediment controls shall be in place in accordance with Council's guidelines.

THE FOLLOWING CONDITIONS ARE TO BE COMPLIED WITH DURING ANY WORKS

- 10** Works shall only occur between 7:00am to 6:00pm, and shall not unreasonably interfere with the amenity of the neighbourhood.

11 Construction noise is to be limited as follows:

- a) For construction periods of four (4) weeks and under, the L10 noise level measured over a period of not less than fifteen (15) minutes when the construction site is in operation shall not exceed the background level by more than 20 dB(A); or
- b) For construction periods greater than four (4) weeks and not exceeding twenty-six (26) weeks, the L10 noise level measured over a period of not less than fifteen (15) minutes when the construction site is in operation shall not exceed the background level by more than 10 dB(A).

12 All erosion and sediment controls shall be maintained at all times in accordance with Council's guidelines until the site has been stabilised by permanent vegetation or hard surface.

**THE FOLLOWING CONDITIONS ARE TO BE COMPLIED WITH
PRIOR TO THE ISSUE OF ANY OCCUPATION CERTIFICATE**

13 Prior to the issue of any Occupation Certificate, stormwater shall be adequately collected and disposed of in accordance with the approved plans and details.

14 Prior to the issue of any Occupation Certificate, certification from a B-PAD certified bushfire consultant shall be provided to Council demonstrating that all NSW Rural Fire Service (RFS) General Terms of Approval have been completed in full.

15 The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the site as a result of construction works associated with the approved development, is to be met in full by the applicant/developer prior to the occupation/use of any part of the development.

**THE FOLLOWING CONDITIONS ARE TO BE COMPLIED WITH
PRIOR TO THE ISSUE OF ANY OCCUPATION CERTIFICATE**

16 The following conditions of consent have been imposed by the NSW Rural Fire Service as "general terms of approval" under Section 91 of the *Environmental Planning and Assessment Act 1979* and the *Rural Fires Act 1997*, and shall be complied with at all times:

1. The proposed development is to comply with the following plans and documents, except where modified by this Bush Fire Safety Authority:
 - Development Plans titled 'Proposed Shed on Redhill' drawn by DML, revision 1, sheets 1 to 4, dated April 2015.

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. To achieve this, the following conditions shall apply:

2. At the commencement of building works and in perpetuity the property around the building to a distance of 70 metres, shall be maintained as an inner protection area (IPA) as outlined below:

The inner protection area shall comprise of the following:

- minimal fine fuel at ground level;
- vegetation that does not provide a continuous path to building/s for the transfer of fire;
- shrubs and trees do not form a continuous canopy and vegetation is planted/cleared into clumps rather than continuous rows;
- species that retain dead material or deposit excessive quantities of ground fuel are avoided;
- shrubs and trees are pruned or removed so they do not touch or overhang the building/s; and
- vegetation is located far enough away from the building/s so that plants will not ignite the building/s by direct flame contact or radiant heat emission.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

3. Water, electricity and gas are to comply with the following requirements of section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
 - The water source shall be made available or located within the inner protection area (IPA) and away from the structure.
 - A hardened ground surface for truck access is to be supplied up to and within 4 metres of the water source.
 - A 65mm metal Storz outlet with a gate or ball valve shall be provided.
 - In recognition that no reticulated water supply exists, a 10000 litre water supply shall be provided for fire fighting purposes.
 - Polycarbonate/plastic tanks shall be shielded from the impact of radiant heat and direct flame contact.
 - The gate or ball valve, pipes and tank penetration are adequate for full 50mm inner diameter water flow through the Storz fitting and are metal.

- All associated fittings to the tank shall be noncombustible.

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. To achieve this, the following conditions shall apply:

4. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.
 - An Emergency/Evacuation Plan is to be prepared consistent with the NSW Rural Fire Service document 'Guidelines for the Preparation of Emergency/Evacuation plans' and Australian Standard AS 3745 2010 'Planning for Emergencies in Facilities' including:
 - a) trigger points for implementation of the emergency evacuation plan are to be developed and clearly stated.

The emergency evacuation plan will include a procedure to contact the NSW Rural Fire Service District Office / NSW Fire Brigade and inform them of the evacuation and the location they will be evacuated to.

A copy of the emergency evacuation plan shall be provided to the consent authority and the Local Emergency Management Committee prior to commencement of the development.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

5. New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection'.

General Advice – consent authority to note

The proposed assembly building is not a fire refuge. Occupants of the Goolawah Co-op should be evacuated from the site, in accordance with the emergency management plan, before any adverse fire activity impacts on the site or site access road(s). The assembly building should only be used as a place of last resort.

ADVICE

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

- a) Obtain a Construction Certificate prior to the commencement of any works. An application may be lodged with Council, or you may apply to a private

accredited certifier for a *Construction Certificate*. An accredited certifier must obtain Council's approval to certain conditions of this development consent, where indicated before issuing the *Construction Certificate*.

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

B All contractors and operators should be instructed that, in the event of any potential Aboriginal artefact (including bone, or stone artefacts, discrete distributions of shell, etc.) being unearthed during works, all work must cease immediately in the affected area, and the Local Aboriginal Land Council and officers of the National Parks and Wildlife Service be informed of the discovery. Work must not recommence until the material has been inspected by those officials and permission has been given to proceed. Those failing to report a discovery and those responsible for the damage or destruction occasioned by unauthorised removal or alteration to a site or to archaeological material may be prosecuted by National Parks and Wildlife Service under the *National Parks and Wildlife Act 1974*.

Right of Appeal

If you are dissatisfied with this decision, Section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within six (6) months after the date on which you receive this Notice.

You are further advised that pursuant to Section 82A of the *Environmental Planning and Assessment Act 1979*, a request may be made to review a determination at any time within six (6) months of the date of notification. This right of review does not apply in respect to designated development, integrated development or an application by the Crown.

Signature:



Shane Reinhold
TOWN PLANNER
SUSTAINABLE ENVIRONMENT

Date:

13 August 2015

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1. SIGHT LINEING
2. WILLOW CREEK
3. REDHILL RD
4. ILLA LANGI RD

76-14-351 13/08/15

NEVERTRE RD

REDHILL COMMUNITY AREA

1
DPI 191860

ILLA LANGI RD

LOCATION PLAN

N.T.S.

PROPOSED SHED on REDHILL
GOOLAWAH CO-OP LOT 1 DPI 191860
ILLA LANGI RD CRESCENT HEAD

SHEET 1 OF 4
REV. 1 APRIL 2015

DRAWN by DML
30 SEPT. 2014

**PROPOSED SHED on REDHILL
GOOLWAH CO-OP LOT | DRI 91860
ILLA LANGI RD CRESCENT HEAD**

Sheet 2 of 4
Rev. 1 April 2015

DRAWN by DML
NOT TO SCALE



EXISTING
COMMUNITY / EVACUATION AREA

PROPOSED SHED →
+ WATER TANK

120 m RADIUS
MANAGED LAND
EXISTING
PLAYGROUND

35

34

REDHILL ROAD

WATERVIEW ROAD

FROTHOLLOW ROAD

WATERVIEW LANE

MANAGED LAND

19

20

21

25

26

27

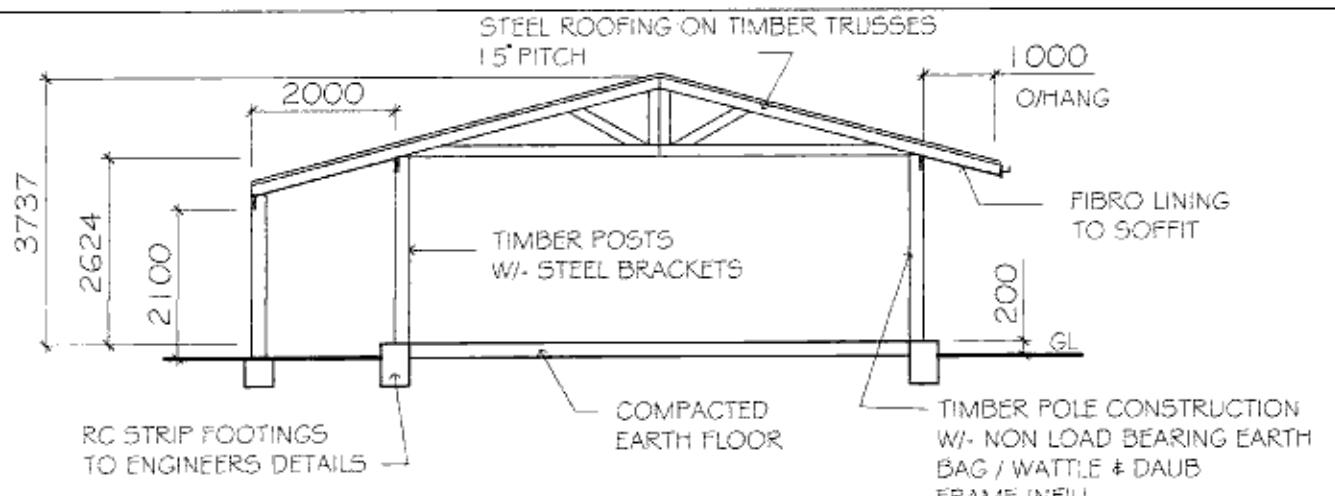
MANAGED LAND

exist. tree line

exist. tree line
existing vegetation
existing vegetation
existing vegetation

76-14-357

13/08/15



SECTION

1:100

7000



COMPACTED
EARTH FLOOR

Tb-14-351 13/08/15

PLAN

1:100

NOTE : *ALL WORK TO AS 3959-1999 LEVEL 3 EXTREME BUSHFIRE ATTACK.
*DIMENSIONS IN mm's.

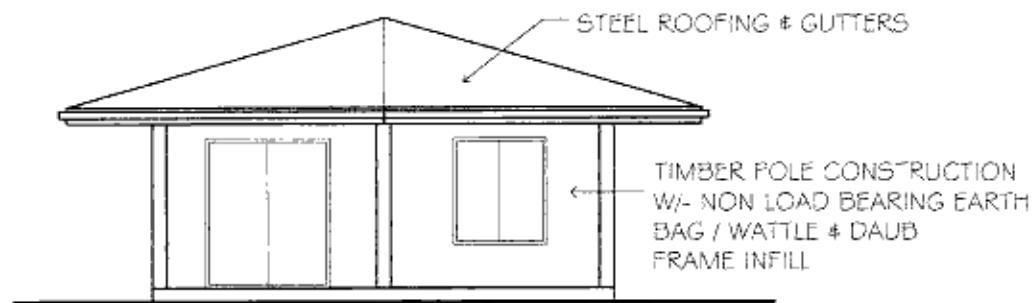
PROPOSED SHED on REDHILL
GOOLAWAH CO-OP LOT 1 DP 1191860
ILLA LANGI RD CRESCENT HEAD

SHEET 3 OF 4
REV. 1 APRIL 2015

DRAWN by DML
SEPT. 2014

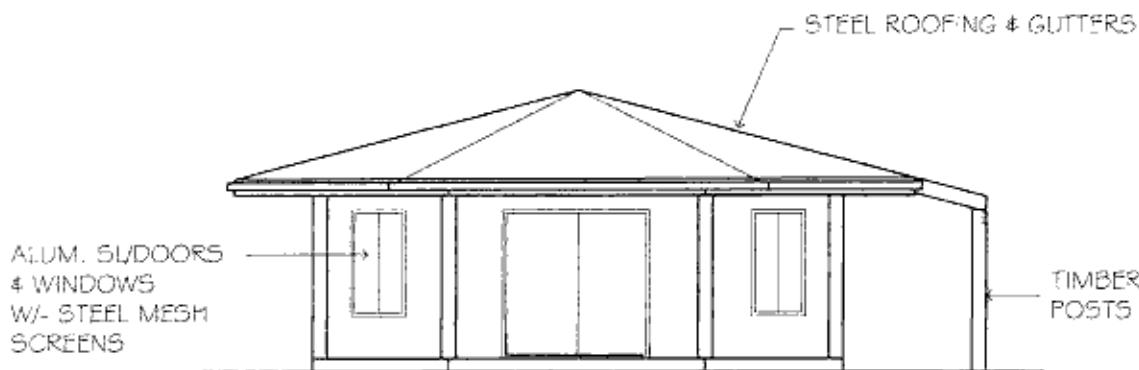
PROPOSED SHED ON REDHILL
GOOLAWAH CO-OP LOT 1 DP 1191860
ILLALANGI RD CRESCEENT HEAD
1:100 DRAWN BY DML SEP 2014
PLANS DRAWN BY DML SEP 2014
PRINTED BY DML SEP 2014

T6-14-351 EXP 13/08/15



EAST ELEVATION

1:100
WEST ELEVATION SIMILAR



NORTH ELEVATION

1:100
SOUTH ELEVATION SIMILAR

NOTE : *ALL WORK TO AS 3959-1999 LEVEL 3 EXTREME BUSHFIRE ATTACK.
*DIMENSIONS IN mm's.

**PROPOSED SHED on REDHILL
GOOLAWAH CO-OP LOT 1 DP 1191860
ILLA LANGI RD CRESCEENT HEAD**

SHEET 4 OF 4
REV. 1 APRIL 2015

DRAWN by DML
SEPT 2014