



## Newcastle Office

Ground Floor, 241 Denison Street, Broadmeadow, NSW Australia 2292

PO Box 428, Hamilton, NSW Australia 2303

T +61 2 4940 4200 F +61 2 4961 6794 E [newcastle@rpsgroup.com.au](mailto:newcastle@rpsgroup.com.au) W [rpsgroup.com.au](http://rpsgroup.com.au)

**Our Ref:** 17029-51A:SJ:MD

**Date:** 22 April 2010

Attn: Shane Boslem  
Northlakes Pty Ltd  
PO Box 2088  
Gateshead Delivery Centre NSW 2290

### Via: Email

Dear Shane

### **RE: CONSTRUCTION STANDARDS FOR LOTS WITHIN STAGE 51A NORTHLAKES, CAMERON PARK.**

The following has been prepared to provide the key information relating to the construction standards required for lots within Stage 51A, Northlakes Estate, Cameron Park.

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

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

A Bushfire Assessment Report (BAR) has been undertaken by Conacher Environmental Group (April, 2008) for the residential subdivision at Stage 51 Northlakes Estate. A Bushfire Safety Authority (BFSA) was issued for the residential subdivision based on the findings of the BAR (Conacher Environmental Group, 2008). As such the information in relation to vegetation and slope contained in the BAR (Conacher Environmental Group, 2008) has been used in undertaking this Bushfire Attack Assessment. The vegetation to the north-west and west has been assessed as Wetlands Riparian and Freshwater Wetlands in accordance with PBP (RFS, 2006), and occurs down-slope from the lots on a slope of 0 – 5 degrees.

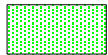
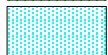
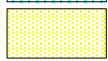
Allowances have been made for the establishment of a 10m Asset Protection Zone (APZ) to the west, a 25m APZ to the north of lot 5101. No APZ is required to the south and east due to existing development. Using the information relating to vegetation, slope and according to Table A3.3 PBP (RFS, 2006), Table 1 and Figure 1 below illustrates the required construction standards for the future dwellings. These construction standards are outlined in Attachment 1 – Construction Standards.

**Table 1: Recommended Construction Standards for Future Dwellings in Stage 51A in Accordance with AS3959-1999**

Lot Number	Average Slope towards Hazard	Separation Distance from vegetation	Category of Bushfire Attack	Recommended Construction Standard (AS3959-1999)
5101	0 - 5 degrees down-slope	30-50m	Medium	Level 1
		>50m	Low	No Level
5102	0 – 5 degrees down-slope	10 -15m	Extreme	Level 3
		15 – 22m	High	Level 2
		22 - 30m	Medium	Level 1
5103	0 – 5 degrees down-slope	31 - 50m	Medium	Level 1
		>50m	Low	No level
5104	0 – 5 degrees down-slope	10 – 15m	Extreme	Level 3
		15 – 22m	High	Level 2
		22 - 38m	Medium	Level 1
5105	0 – 5 degrees down-slope	10 – 15m	Extreme	Level 3
		15 – 22m	High	Level 2
		22 - 38m	Medium	Level 1
5106	0 – 5 degrees down-slope	22 - 50m	Medium	Level 1
		>50m	Low	No Level
5107	0 – 5 degrees down-slope	22 - 50m	Medium	Level 1
		>50m	Low	No Level

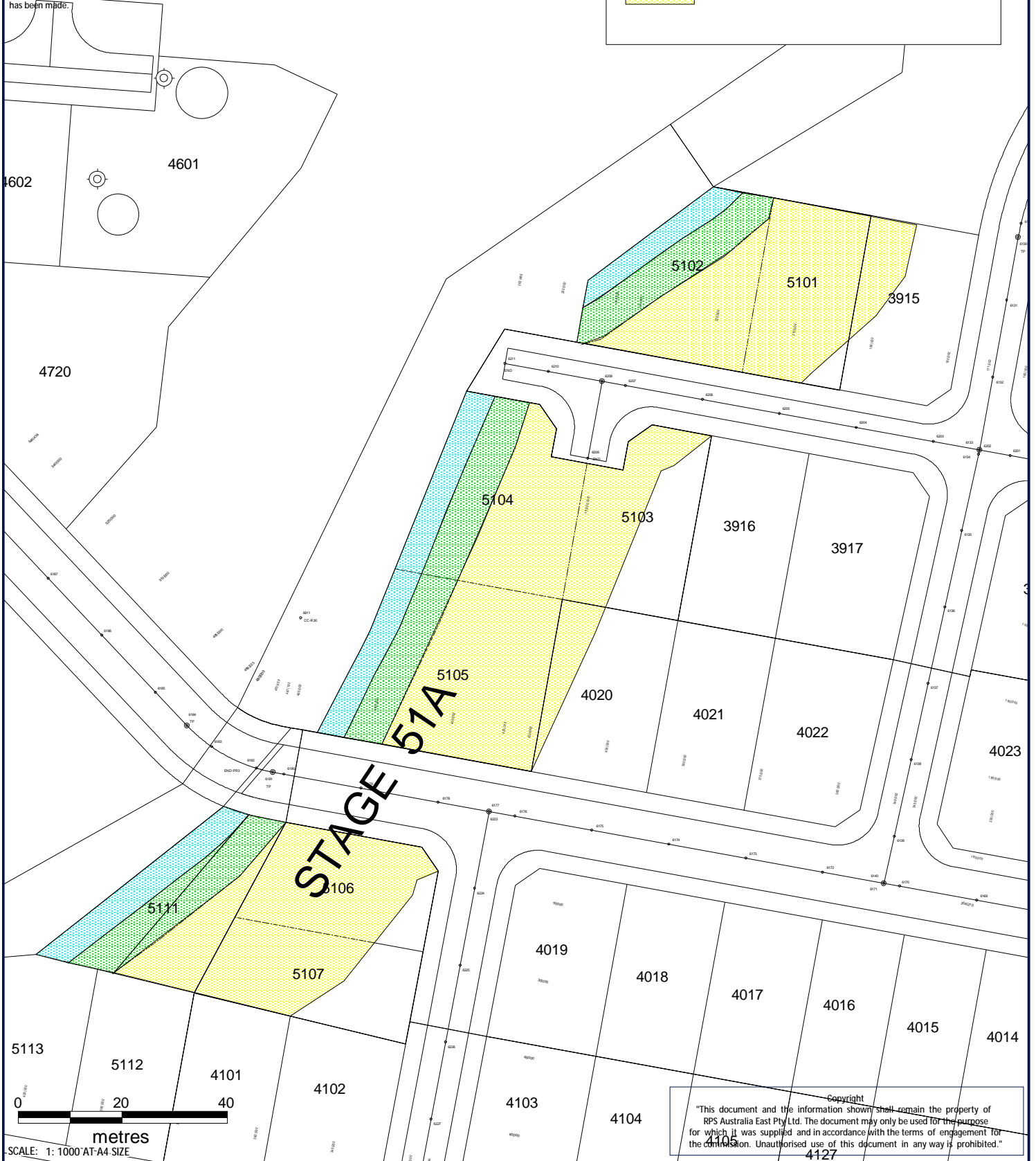
**WARNING**  
 No part of this plan should be used for critical design dimensions. Confirmation of critical positions should be obtained from RPS Newcastle.  
 Note that this Vegetation Community Map depicts clearly defined boundaries between vegetation communities that are the product of individual interpretation and are not distinguished by clearly defined boundaries 'on the ground'. Therefore, this map should only be treated as an indication of approximate peripheries between delineated vegetation communities. Caution should therefore be exercised when using this data for purposes requiring high levels of accuracy. Furthermore, no account for intergrading areas between delineated vegetation communities has been made.

**Legend**

-  Level 2 AS3959-1999
-  Level 3 AS3959-1999
-  Level 1 AS3959-1999



14



TITLE: FIGURE 1 CONSTRUCTION STANDARDS AS3959-1999

LOCATION: STAGE 51A NORTHLAKES

DATUM: DATUM  
 PROJECTION: MGA ZONE 56 (GDA 94)

DATE: 22/4/2010  
 PURPOSE: CONSTRUCTION REQUIREMENTS

LAYOUT REF: J:JOBS\17K\17029\_NORTHLAKES\Stage 51A\ Drafting  
 VERSION (PLAN BY): J. JONES/P. HILLIER

CLIENT: NORTHLAKES PTY LTD  
 JOB REF: 17029

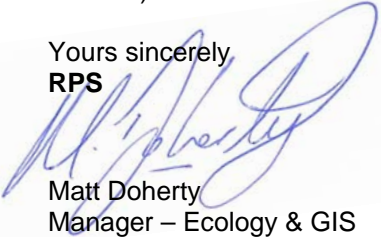
RPS AUSTRALIA EAST PTY LTD (ABN 44 140 292 762)  
 241 DENISON STREET BROADMEADOW PO BOX 428 HAMILTON NSW 2303  
 T: 02 4940 4200 F: 02 4961 6794 www.rpsgroup.com.au



We trust this information is sufficient for your purposes, however should you require any further details or clarification, please do not hesitate to contact Sarah Jones (Ecologist/ Bushfire Planner) or the writer.

Yours sincerely

**RPS**

A handwritten signature in blue ink, appearing to read 'M. Doherty', is written over a light blue rectangular background.

Matt Doherty  
Manager – Ecology & GIS