

Emirates Resort – Wolgan Valley Bushfire Management System

The Bushfire Management System for the Emirates Wolgan Valley Resort involves the following infrastructure and other measures.

Fire Safety Philosophy

As the site and the surrounding valley is accessed via roads that pass through high fire hazard areas, the Bushfire Management System has been designed on the basis that Rural Fire Service personnel may not be able to access the site by ground during a fire event. That is, the system is designed to be capable of fire protection without external assistance.

This is proposed principally by a system that:

- Provides Asset Protection Zones (APZs) in accordance with 'Planning for Bushfire Protection'.
- Includes sufficient on-site water supply and reticulation
- Concentration of safety measures upon the central resort building, where all guests will congregate for the duration of any fire event.

Roads and Bridges

Access into the resort from Wolgan Road will be via the existing rural driveway route, which will be upgraded and extended to provide access to the resort site on the eastern bank of Carnes Creek. Graded gravel road access is provided through both the staff accommodation and resort precincts. Details of fuel reduction measures to create a fuel managed zone along this road will be detailed in the Bushfire Management Plan to be submitted prior to construction.

The internal access road extension will involve the construction of two bridges to enable access to the eastern bank of Carnes Creek. Both bridges will be of concrete construction and designed to accommodate Rural Fire Service Tankers in accordance with the AS5100 Bridge design standard.

Building Siting

A 60 metre asset protection zone (APZ) is proposed around all buildings, as indicated in the attached Architectural Drawings prepared by Turner and Associates (Drawing Nos. A102 and A103).

Water Supply

The principal water supply for building fire fighting will be a static 450 kilolitre contained within a 1,050kilolitre on site combined potable/fire water storage tank. This will be connected to the potable/fire reticulation system serving hydrants and hose pipes around the site (see below).

A 116 megalitre dam on the site will be available for both fire trucks and helicopters to draft water for bush fire fighting purposes. The 400 kilolitre main resort swimming pool will provide a supplementary bush fire fighting water supply, as will a range of smaller dams across the site, and the individual swimming pools at every villa. All of these supplementary water sources will be accessible to fire trucks (i.e. truck standing area within 4 metres) to draft water to refill their tanks.

Reticulation of water

A combined potable water and fire services reticulation network shall extend throughout the resort and staff precincts connecting to dual hydrant standpipes to ensure all buildings are provided with coverage in

accordance with AS2419.1 as indicated on the attached Hydraulic Services Drawings prepared by Steve Paul & Partners (Drawing Nos. HI-200 to HI-216 inclusive). The reticulation system shall also supply the dedicated fire hydrant, hose reel and sprinkler systems located within the Resort Main Building and the Staff Main Building in accordance with AS21419.1, AS2118, AS2441 and the BCA.

Vehicular Access.

All buildings will be accessible either by the main internal access road or the buggy paths serving individual villas, with no building being more than 40 metres from these paths. While the buggy paths will only be 2 metres wide, an additional 1.0m wide roadbase verge is proposed to adequately support fire fighting vehicles.

The design of the internal access road and buggy paths is detailed in the attached Civil Drawings prepared by Taylor Thompson Whitting (Drawing Nos. C00 – C81).

Building Protection Systems

Buildings will be fire protected in accordance with the Building Code of Australia (BCA) and relevant Australian Standards fire safety requirements (see attached Architectural Drawing Nos. A102 and A103 prepared by Turner and Associates). Wet protection systems are detailed in the attached Hydraulic Drawings Prepared by Steve Paul and Partners (Drawing Nos. H-200, H-201, H-202, F100, F-101, F102, F103).

Dry protection systems will include addressable smoke detection and alarms in each villa accommodation unit connected back to the Main Building Fire Alarm Panel. The Main Building and the Spa Building will have early warning addressable smoke detection throughout the building. Similarly for the Staff Accommodation Precinct there will addressable smoke detection and alarms in each unit connected back the Amenities Building Fire Alarm Panel. The Resort precinct and Staff Amenities Fire Alarm Panels will be interconnected.

Bushfire Management Plan

As required by the General Terms of Approval of the Concept Plan, ongoing operational management of bushfire hazard will be detailed in a comprehensive plan submitted for approval prior to occupation of the project.

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