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Director, Coastal Assessments
Department of Planning
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Your Ref: MP 06-0148
RFS Ref: S06/0035
G06/3007

Our Ref: 06/030

Attention: Paula Tomkins

Tuesday, 21 November 2006

Pelican Beach Resort Redevelopment, 740 – 742 Pacific Highway, Coffs Harbour.

Dear Madam

I am writing to you in reference to the comments from the NSW Rural Fire Service in their letter dated 25 October 2006 regarding the above mentioned development.

There will be a minimum Asset Protection Zone of 10 metres from the hazard to the proposed buildings surrounding the 7(a) retained vegetation which shall be maintained as an Inner Protection Area (IPA) as outlined within section 4.2.2(b) in Planning for Bushfire Protection 2001.

Guidelines for Bushfire Prone Land Mapping section 5.2(d)(i) identifies areas of Vegetation groups "1, 2, and 3, less than 1 hectare and not less than 100m lateral separation from a bushfire vegetation category 1, or not less than 30m lateral separation from a bushfire vegetation Category 2, are excluded when identifying bushfire prone vegetation.

The 7(a) retained vegetation portion of the site has an area of .25ha (2500m²) and has a lateral separation of approximately 120m from the adjacent category 1 bushfire vegetation on the southern elevation; the 7(a) zone is situated 60 metres within the southern property boundary and the identified Category 1 bushfire vegetation has a lateral separation of 60 metres from the southern property boundary.

Planning for Bushfire Protection 2001 recommends a minimum 5m separation from any tree foliage to the eave line and/or balcony of any habitable structure; the bushfire risk management report for the proposed resort redevelopment (Bushfiresafe 2006) recommended a 5m metre separation between habitable structures and tree foliage which complies with the recommendation outlined in Planning for Bushfire Protection 2001.lateral separation.

Through discussions held with the NSW Rural Fires Service Development Control personnel Mr Ashley West on the 16/11/2006, it was concluded that the 5m separation distance was compliant with current regulations. (refer attached Aerial).

The entire property shall be managed as an Inner Protection Area as outlined in section 4.2.2(b) within Planning for Bushfire Protection 2001.

This requirement has been previously addressed within the original Bushfire risk management report undertaking in relation to the proposed development ; (Bushfiresafe 2006) recommends that the entire portion of the subject property not utilised for the construction of dwelling and infrastructure is to be maintained as an Inner Protection Area (refer section 9.0(5)).

The internal access roads comply with section 4.3.1 Planning for Bushfire Protection 2001.

This requirement has been previously addressed within the original Bushfire risk management report undertaking in relation to the proposed development ; The proposed internal access road have been designed with an 8m road reserve two-way trafficable bitumen surface. Bushfiresafe 2006 identifies the internal access roads comply with section 4.3.1 Planning for Bushfire Protection 2001.

The proposed secondary emergency access road adjoining the northern property boundary exceeds the maximum gradient as outlined in Planning for Bushfire Protection 2001 section 4.3.1; however the bushfire risk assessment considered the road would suffice for the secondary emergency access road for the development from the following aspects:

1. The road is existing and would need minimal upgrading to accommodate emergency access and egress in a bushfire emergency.
2. The road is currently utilised by Coffs Harbour City Council to access Council's relay station and is sufficient to carry heavy vehicles.
3. The steep gradient is only approximately 60 metres in length with a bitumen surface.
4. The road currently links to the existing roads within the current resort facility.
5. the internal road system has been designed to accommodate the ongoing use of the maintenance road.
6. Level open areas are available at the top and bottom of the gradient to accommodate passing bays.
7. The secondary access road is for emergency vehicle access and egress and will not be used part of the internal road system.
8. The entry points of the secondary access road will be well signposted to inform guest and visitors the road is not for general public use.

In view of the above mentioned points the bushfire risk assessment concluded that the existing Council maintenance road would be adequate to accommodate the movement of heavy fire appliance in a bushfire emergency.

Construction shall comply with AS3959 – 1999 Level 1 “Construction of Buildings in Bushfire Prone Area”.

This requirement has been previously addressed within the original Bushfire risk management report undertaking in relation to the proposed development ; section 7.0 in the Bushfiresafe 2006 bushfire risk management report identifies the construction

standard is to comply with a Level 1 construction in relation to Australian Standard AS3959 – 1999.

As part of the bushfire risk assessment the development's design was considered to comply with a level 1 construction and in most cases exceeds the minimum requirements of a level 1 construction.

Roofing shall be gutterless or have leafless guttering and valleys which are to be screened with non corrosive mesh to prevent the build up of flammable material. Any materials used shall have a flammability index no greater than 5.

This requirement shall be addressed within the roofing design for all buildings within the development property.

A Bush Fire Management Plan is to be Prepared the addresses the following requirements;

- 1) Contact person / department and details*
- 2) Schedule & description of works for the construction of Asset Protection Zones and their continued maintenance.*

This requirement has been previously addressed within the original Bushfire risk management report undertaking in relation to the proposed development; section 9.0 in the Bushfiresafe 2006 bushfire risk management report identifies the requirement for the preparation of a Bush Fire Management Plan.

As the development is only at proposal stage the details required for a Bush Fire Management Plan are not available; therefore Bushfiresafe 2006 report recommends the Bush Fire Management Plan be prepared and approved by the NSW Rural Fire Service prior to the issue of a Construction Certificate for the development.

A Bush Fire Evacuation Plan is to be submitted to the NSW Rural Fire Service – Development Control Services for approval. The evacuation plan is to detail the following;


- a) Under what circumstances will the complex be evacuated.*
- b) Where will all persons be evacuated to.*
- c) Roles and Responsibilities of persons co-ordinating the evacuation.*
- d) Roles and Responsibilities of persons remaining with the complex after evacuation.*
- e) A procedure to contact the NSW Rural Fire Service District Office / NSW Fire Brigade and inform them of the evacuation and where they will be evacuated to.*

This requirement has been previously addressed within the original Bushfire risk management report undertaking in relation to the proposed development; section 9.0 in the Bushfiresafe 2006 bushfire risk management report identifies the requirement for the preparation of a Bush Fire Evacuation Plan.

As the development is only at proposal stage the details required for a Bush Fire Evacuation Plan are not available; therefore Bushfiresafe 2006 report recommends the Bush Fire Evacuation Plan be prepared and approved by the NSW Rural Fire Service prior to the issue of an Occupation Certificate for the development.

If you have any questions in relation to the above, or any other issue, please do not hesitate in contacting the undersigned.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Wayne Hadaway', with a long, sweeping underline.

Wayne Hadaway
BushfireSafe (Aust) Pty Ltd