

# Bushfire Attack Level (BAL)

## Certificate



In accordance with the provisions of clause 1.19A of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or, in accordance with Section 4.14(1)(b) of the Environmental Planning and Assessment Act 1979. This Certificate is to serve as notification that the part of the land on which the subject development is to be carried out and any associated access way is not in bush fire attack level – 40 (BAL-40) or the flame zone (BAL-FZ)

<b>CLIENT DETAILS:</b>	McCloy Group P: 4945 7500
<b>SITE ADDRESS:</b>	Lot 1701 Billys Lookout, Teralba NSW 2284
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed development.
<b>PLAN REFERENCES AND REPORTS:</b>	N/A – plans not provided.
<b>VEGETATION AND SLOPE ASSESSMENT</b>	Forest vegetation occurs to the North over downslope ground (0-5°), and at a distance of >76m from the property boundary. Refer to Figure 1-1 for site location.
<b>BAL RATING:</b>	<p>The proposed development has been assessed as <b>BAL-12.5</b> in accordance with Table A1.12.5 of PBP 2019.</p> <p>A 26m exists to the North as per Vegetation Map below.</p> <p><b>To Note:</b> The construction requirements for the next lower BAL than that determined for the site may be applied to an elevation of the building where the elevation is not exposed to the source of the bushfire attack. An elevation is deemed to be not exposed to the source of bushfire attack if all the straight lines between that elevation and the source of bushfire attack are obstructed by another part of the building. However, this does not apply to BAL-12.5</p>
<b>COMPLYING DEVELOPMENT CHECKLIST</b>	Refer to Attachment 1 for compliance with development standards.
<b>DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS?</b>	<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> (Circle the relevant response)  (If <b>YES</b> , the application is to be referred to NSW RFS for assessment.)

### Firebird ecoSultants Pty Ltd

Level 1, 146 Hunter Street Mall, Newcastle NSW 2300  
PO Box 354, Newcastle NSW 2300

P: 02 4910 3939      M: 0414 465 990      E: [sarah@firebirdeco.com.au](mailto:sarah@firebirdeco.com.au)

Note: this certificate must be completed and signed by a person recognized by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment

\*\*\*\*\*



Firebird ecoSultants Pty Ltd  
ABN-16 105 985 993

**General Recommendations:**

- The areas of the site not built on should be managed as an Inner Protection Area (IPA) in accordance with the NSW RFS document ‘Standards for Asset Protection Zones’ and Appendix 4 of PBP.
- Home owners should prepare a Bush Fire Survival Plan refer to the RFS Website [http://www.rfs.nsw.gov.au/file\\_system/attachments/Attachment\\_BushFireSurvivalPlan.pdf](http://www.rfs.nsw.gov.au/file_system/attachments/Attachment_BushFireSurvivalPlan.pdf).

I Sarah Jones of Firebird ecoSultants Pty Ltd  
(Print Name) (Trading or Company Name)

have carried out a bushfire risk assessment on the above-mentioned proposal and property.

REPORT REFERENCE:	Teralba – McCloy Group
REPORT DATE:	17 <sup>th</sup> August 2023
REPORT EXPIRY DATE:	17 <sup>th</sup> August 2024
CERTIFICATE NO / ACCREDITED SCHEME:	<b>FPA - BPAD – A – Certified Practitioner (BPD-26512)</b>

I hereby certify, in accordance with Section 4.14 of the *Environmental Planning and Assessment Act 1979*:

1. That I am a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bushfire risk assessment.
2. The development conforms to the relevant specifications and requirements, that being; Planning for Bushfire Protection 2019 and AS3959 - 2018 NSW Variation

*\* In accordance with the provisions of Clause 1.19A of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 this Certificate is to serve as notification that the part of the land on which the subject development is to be carried out and any associated access way is not in bush fire attack level – 40 (BAL-40) or the flame zone (BAL-FZ) or I certify the development conforms to the relevant specifications and requirements of Planning for Bushfire Protection 2019”*

SIGNATURE:



DATE: 17<sup>th</sup> August 2023

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## Figure 1-1: Vegetation Map

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### Firebird ecoSultants Pty Ltd

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**Legend**

- ▭ Subject Site
- ▭ 100m Buffer
- ▭ 26m APZ
- ▭ Open Forest
- ▭ Managed Land
- ▭ BAL 12.5

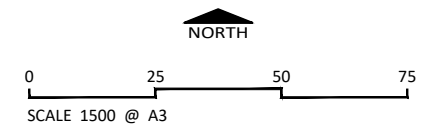
**Disclaimer**  
 The BALS as depicted on this map have been determined by vegetation within 100m of Stage 17 at the time of the assessment in January 2022. It should be noted that conditions may change over time, that may result in different BALS for the site. Although every care has been taken in the preparation of this map, North Lakes Estate and the author accept no responsibility for any misprints, errors, omissions, inaccuracies in these maps or damages resulting from the use of this information.



**Note:**  
 Boundaries are not survey accurate. Although all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

**FIGURE 5 - 1: BUSHFIRE ATTACK LEVELS**

CLIENT: McCloys Pty Ltd  
 SITE DETAILS: Stage 17 Teralba  
 DATE: 10 August 2023



Firebird ecoSultants Pty Ltd  
 ABN - 16 105 985 993  
 Level 1, 146 Hunter Street, Newcastle NSW 2300  
 P O Box 354 Newcastle NSW 2300

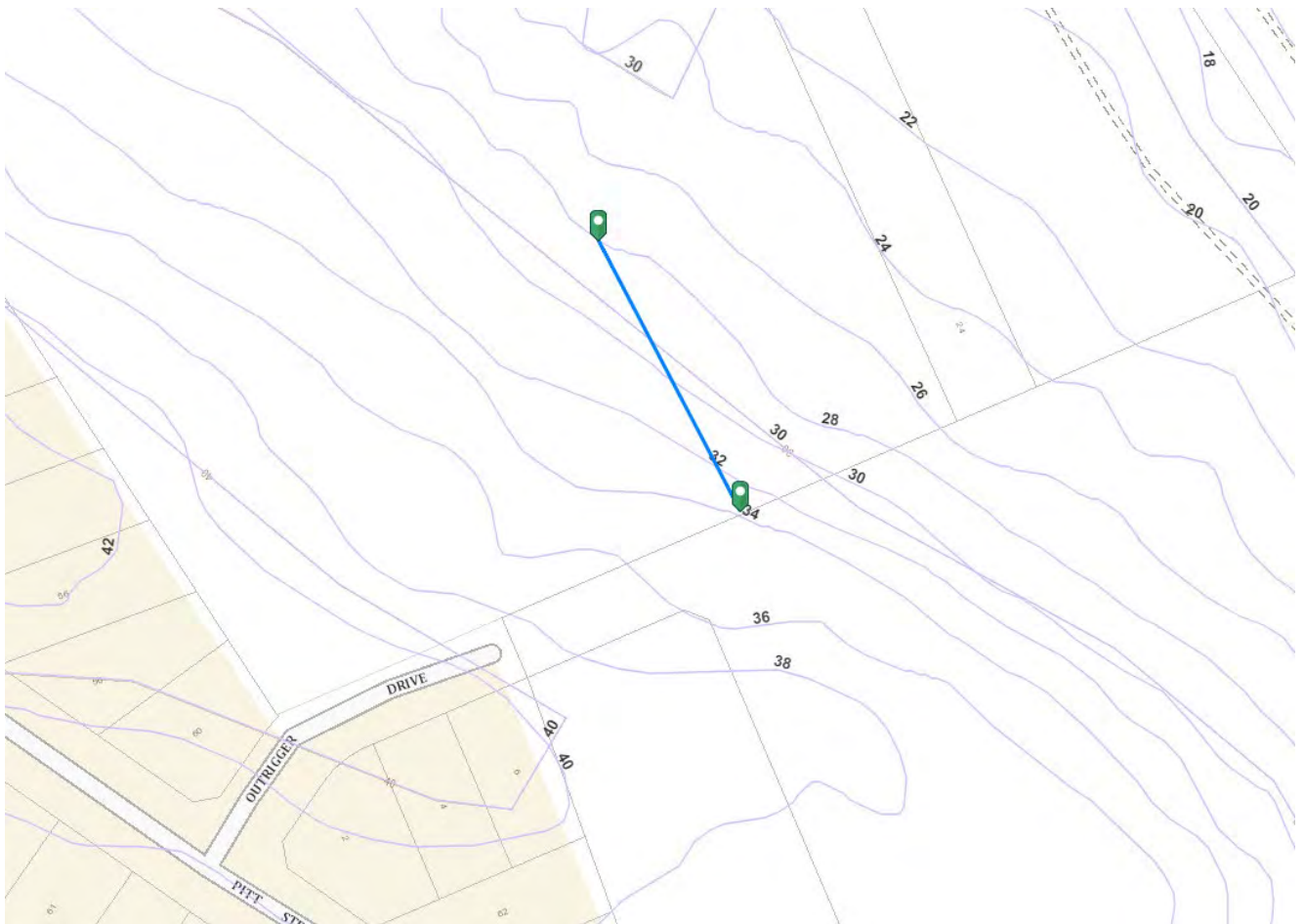


**DISCLAIMER**  
 This document and the information shown shall remain the property of Firebird ecoSultants Pty Ltd. The document may only be used for the purpose for which it was supplied and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited.



Firebird ecoSultants Pty Ltd  
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Figure 2-1: Slope



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## Attachment 1 – Compliance with Development Standards

Development Standards	Proposal	Compliance
<p>The development conforms to the specifications and requirements of the following that are relevant to the development:</p> <ol style="list-style-type: none"> <li>1. PBP 2019; and</li> <li>2. If another document is prescribed by the regulations for the purposes of Section 79BA of the EP&amp;A Act – that document.</li> </ol>	<p>The proposal complies with the relevant Bush Fire Protection Measures as outlined in PBP and the proposed development has been assessed as BAL-12.5</p>	<p>The proposed development has been assessed as BAL-12.5.</p>
<p>The part of the lot on which the development is to be carried out is not in bushfire attack level-40 (BAL-40) or the flame zone (BAL-FZ); and</p>	<p>The proposal does not occur on land that has been assessed as BAL-40 and BAL-FZ.</p>	<p>Complies</p>
<p>The lot has direct access to a public road or a road vested in or maintained by the council; and</p>	<p>The lot has direct access to the Public Road</p>	<p>Complies</p>
<p>A reticulated water supply is connected to the lot; and</p>	<p>The site is connected to reticulated water.</p>	<p>Complies</p>
<p>A fire hydrant is located less than 70m from the location of the lot of the proposed development; and</p>	<p>A fire hydrant occurs within 70m of the lot</p>	<p>Complies – refer to Attachment 3 for hydrant placement.</p>
<p>A 10,000L water supply with 65mm metal Storz outlet with a gate or ball valve is provided for fire fighting purposes on the lot (the gate or ball valve, pipes and tank penetrations are to be designed to allow for a full 50mm inner diameter water flow through the Storz fitting and must be of a metal construction)</p>	<p>N/A</p>	<p>N/A</p>
<p>Mains electricity is connected to the lot; and</p>	<p>The site is connected to electricity</p>	<p>Complies</p>
<p>Reticulated or bottled gas on the lot is installed and maintained in accordance with AS/NZS 1596:2008 The storage and handling of LP Gas and the</p>	<p>Can Comply</p>	<p>Can comply</p>

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Development Standards	Proposal	Compliance
requirements of relevant authorities (metal piping must be used); and		
Any gas cylinders on the lot that are within 10m of the dwelling house; <ul style="list-style-type: none"><li>i. Have the release valves directed away from the dwelling house; and</li><li>ii. Are enclosed on the hazard side of the installation; and</li><li>iii. Have metal connections to and from the cylinders; and</li><li>iv. There are no polymer sheathed flexible gas supply lines to gas metres adjacent to the dwelling</li></ul>	Can comply	Can comply
The requirements of AS3959-2018 set out in the BCA also apply	Assessment in accordance with AS3959-2018 and PBP 2019 has concluded that the proposed development has been assessed as BAL-12.5	The proposed development has been assessed as BAL-12.5.

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## Attachment 2 – Hydrant Placement

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### Firebird ecoSultants Pty Ltd

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# Before You Dig Australia (BYDA) Location Information

Hunter Water Corporation  
36 Honeysuckle Drive  
NEWCASTLE NSW 2300

**To:**

Lucy Boswell  
97 Scott Street  
Newcastle NSW 2300

Enquiry Details	
Utility ID	80220
Job Number	34859199
Sequence Number	228503957
Enquiry Date	17/08/2023 16:46
Response	<b>AFFECTED</b>
Address	66 Pitt Street Teralba
Location in Road	Road,Nature Strip,Footpath
Activity	Planning and Design

Enquirer Details	
Customer ID	3027578
Contact	Lucy Boswell
Company	
Email	lucy@firebirdeco.com.au
Phone	+61414465990

## Enquirer Responsibilities

HWC's provision, and your access to and use, of the data, maps and other information contained in HWC's response to your Before You Dig Australia (BYDA) enquiry (Information) are subject to the following terms and conditions and any additional disclaimers contained in HWC's response.

### 1. Nature of HWC's assets

You acknowledge and accept that:

- (a) water in HWC mains is under pressure and may cause injury or damage if a main is damaged;
- (b) HWC sewer mains can be under pressure and may cause injury or damage if a main is damaged;
- (c) HWC recycled water mains can be under pressure and may cause injury or damage if a main is damaged;
- (d) HWC services are laid at varying depths;
- (e) the Information does not include data related to property services;
- (f) HWC will seek recovery of repair costs if an HWC asset is damaged; and
- (g) all electrical services are to be considered live.

Accordingly, all persons must exercise extreme care and only use hand excavation until the exact location of all assets within a work area is established.

### 2. Your use of Information

You acknowledge and accept that:

- (a) neither HWC nor BYDA make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information;
- (b) all Information is:
  - i. generated by an automated system based on the information you submit to the BYDA website and it is your responsibility to ensure that the dig site is properly defined in your enquiry;
  - ii. approximate, intended to be of general application and may not be suitable for your specific requirements;
  - iii. unsuitable for scaling purposes; and
  - iv. based on information available to HWC and may not show all existing structures. For example, the location of Private Sewer/Water Mains is the initial indicative location supplied to HWC. This may not be the current location of such mains and not all private mains have been supplied to HWC;
- (c) you must not solely rely on the Information when undertaking underground works;
- (d) all Information is provided for the sole purpose of assisting you to locate HWC assets before excavation (Permitted Purpose) and you must not copy, translate, modify, distribute or make derivative works of the Information except as directly required to achieve the Permitted Purpose;
- (e) all Information must be used and kept together;
- (f) your access to and use of the Information does not grant you any ownership of or intellectual property rights in the Information;
- (g) in identifying in the Information the presence or potential presence of hazardous or potentially hazardous materials in HWC assets, HWC is not representing or warranting that other HWC assets not identified in the Information as containing or potentially containing hazardous materials do not also contain such materials; and
- (h) in excavating and conducting underground works, you must do so having regard to the fact that asbestos cement pipelines may form part of HWC's water and sewer reticulation systems.

### 3. Your other obligations

You are responsible for, amongst other things:

- (a) exposing underground structures, including HWC assets, by pot-holing using hand-held tools or vacuum techniques to determine the precise location and extent of structures before any mechanical means of excavation are used;
- (b) protecting underground structures, including HWC assets, from damage and interference;
- (c) maintaining acceptable clearances between HWC assets and structures belonging to others;
- (d) ensuring that backfilling in the vicinity of HWC assets complies with HWC's requirements (as set out on HWC's website or otherwise communicated to you by HWC);
- (e) notifying HWC immediately of any damage caused or threat of damage to any HWC asset; and
- (f) ensuring that plans are approved by HWC (usually by stamping) prior to landscaping or building over or in the vicinity of any HWC asset.

## Enquirer Responsibilities Continued

### 4. Disclaimer

While HWC takes reasonable care in providing details of its underground assets, due to changes in road and footway alignments and levels, the age and incompleteness of some records and the general nature of the Information, it is not possible to conclusively specify the location of all HWC underground assets, including pipes that contain or may contain hazardous materials.

ALL INFORMATION IS PROVIDED AS GENERAL GUIDANCE ONLY AND SHOULD NOT BE USED OR RELIED UPON IN SUBSTITUTION FOR SPECIALISED PROFESSIONAL INDEPENDENT ADVICE. YOU ACKNOWLEDGE AND AGREE THAT YOUR USE OF THE INFORMATION IS AT YOUR OWN RISK.

If you have any questions or concerns about the appropriateness, reliability or application of any Information you must seek advice from a relevantly qualified professional. Further, dealing with hazardous materials is potentially dangerous, and you must always seek advice where the Information provides that HWC's assets contain or may contain hazardous materials.

HWC makes no representation and gives no warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information or that the Information can be used for any purpose in substitution for specialised, professional and independent advice.

### 5. Limitation of liability

To the fullest extent permitted by law:

- (a) all conditions and guarantees concerning the Information (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom, usage or otherwise are expressly excluded and to the extent such conditions and guarantees cannot be excluded, HWC's liability is limited to either of the following (as nominated by HWC):
  - i. HWC supplying the Information to you again; or
  - ii. HWC paying you the cost of having the Information supplied to you again.
- (b) HWC is not responsible for and you release HWC from any actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims whatsoever (including loss of revenue, use, production, goodwill, profit, business, contract, anticipated savings, financing costs, increased operating costs or other purely financial, economic, special or indirect loss or damage) arising out of:
  - i. your access to or use of the Information;
  - ii. any delay in HWC providing you with Information;
  - iii. your reliance on the Information or its inability to meet your needs;
  - iv. your failure to correctly or accurately:
    - (1) submit relevant or valid data to BYDA; or
    - (2) use or interpret Information provided to you by HWC; or
  - v. any failure, interruption or corruption of any Information;
- (c) you must indemnify HWC and its employees, agents and officers from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries and other claims arising out of or in connection with HWC providing you with incorrect or incomplete Information; and you assume all risk associated with your use of BYDA and HWC's websites and you release BYDA and HWC from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims which may arise in respect of such usage.

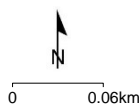
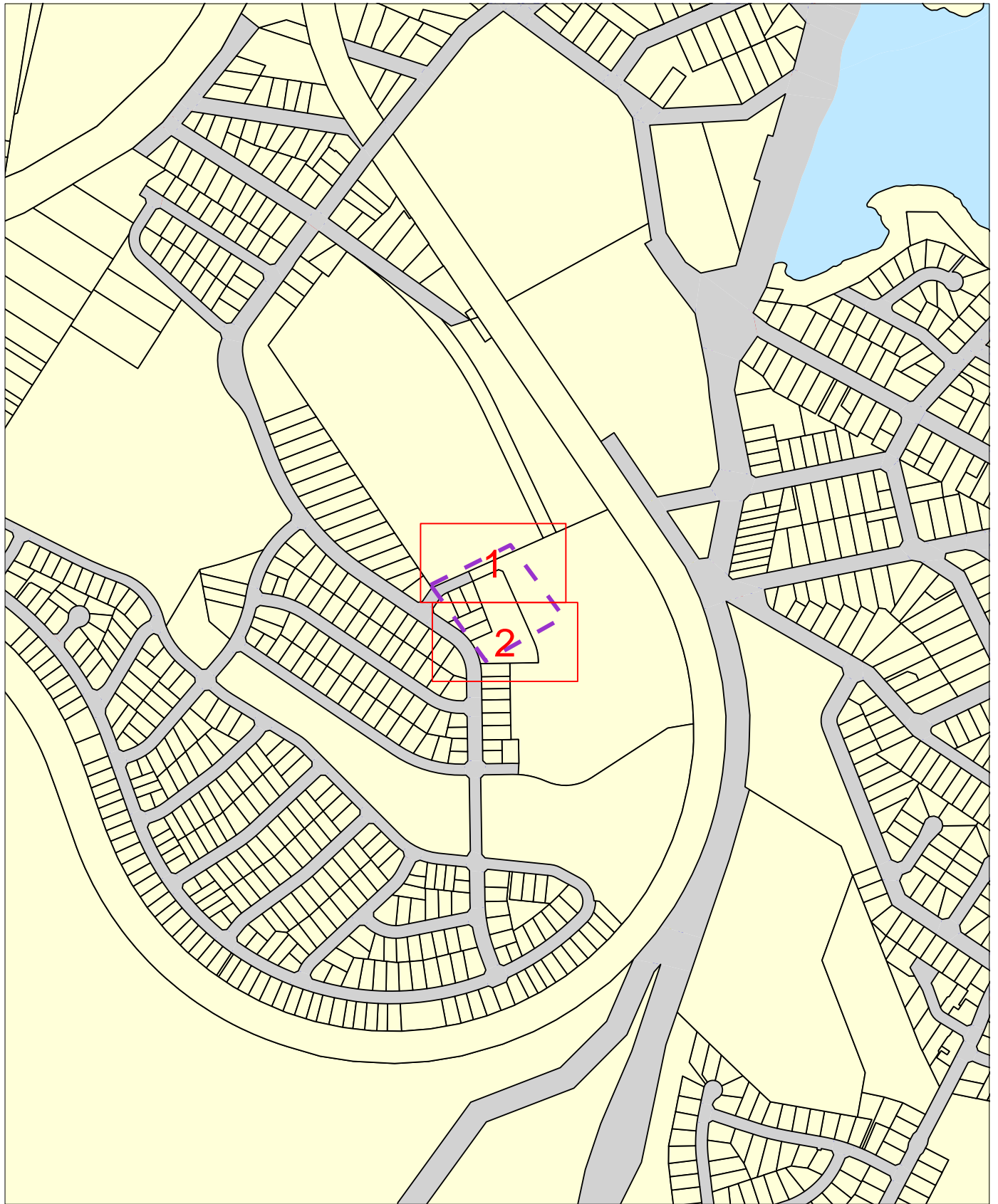
[www.hunterwater.com.au](http://www.hunterwater.com.au)

1300 657 000



# Overview Map

Sequence No: 228503957  
66 Pitt Street Teralba



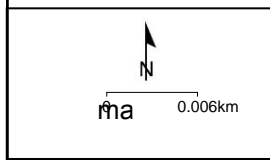
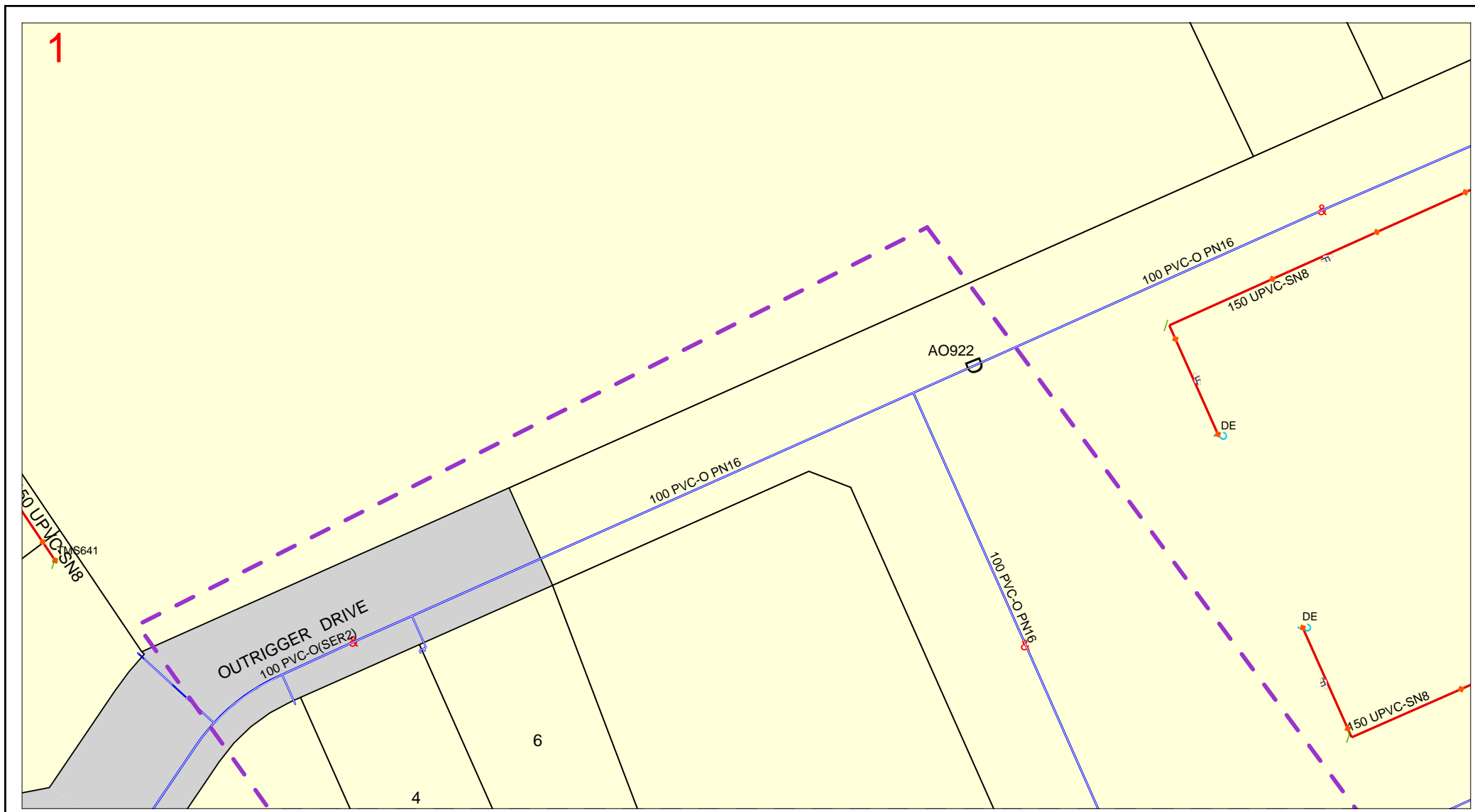
**LEGEND:**

- 1** Detail Map
- BYDADIA Work Area



# Map 1

## Sequence No: 228503957



**IMPORTANT**

**THIS PLAN IS NOT TO BE USED FOR CONVEYANCING**

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/  
ELECTRICAL - UTILITY DATA  
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.  
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.  
PROPERTY SERVICES ARE NOT SHOWN.

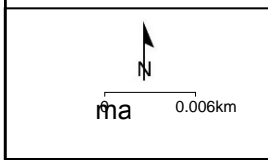
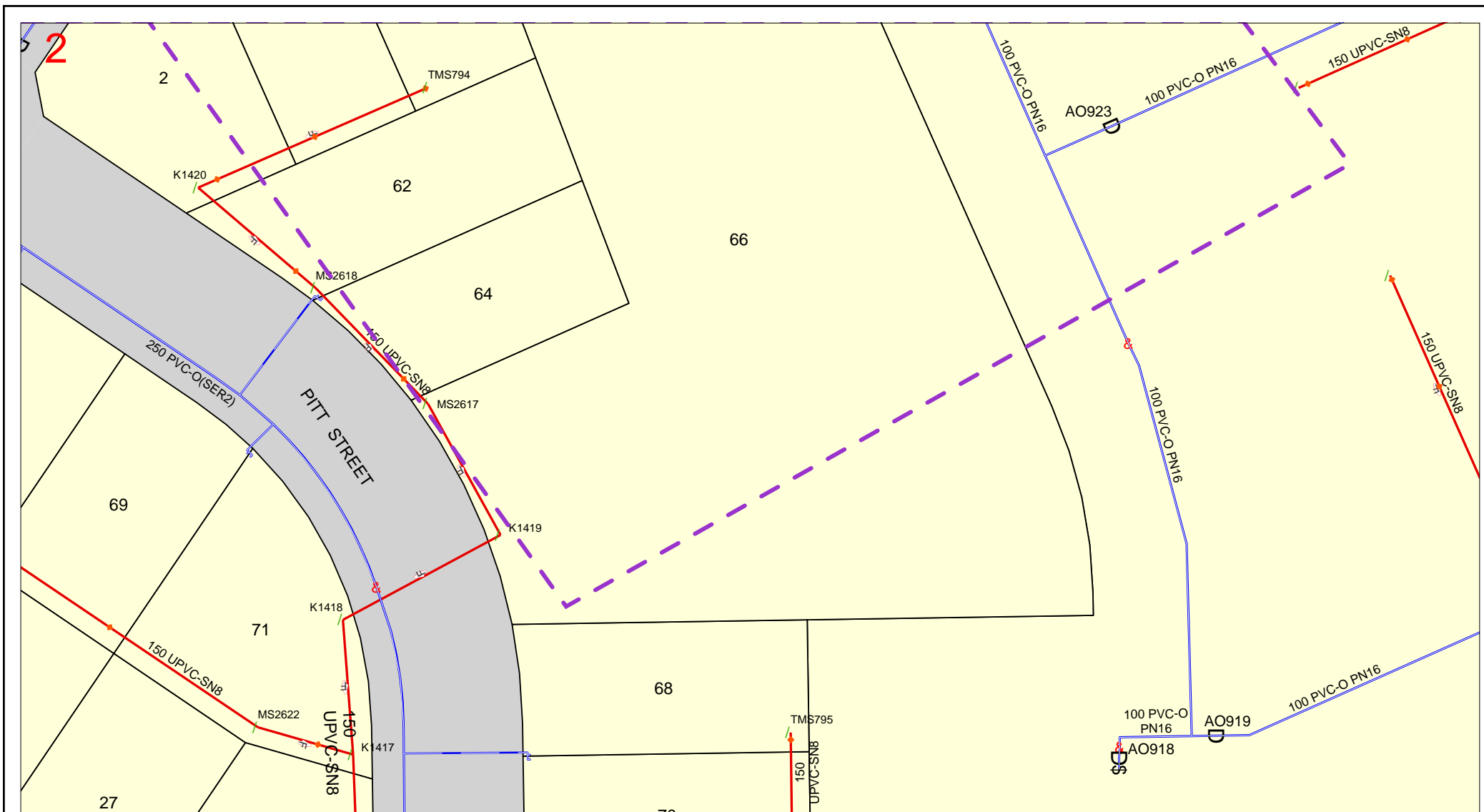
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE  
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR  
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation  
[Nov 2017]



# Map 2

## Sequence No: 228503957



**IMPORTANT**

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CADASTRAL DATA © Department Finance, Services & Innovation  
[Nov 2017]

# Bushfire Attack Level (BAL) Certificate



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<b>CLIENT DETAILS:</b>	McCloy Group P: 4945 7500
<b>SITE ADDRESS:</b>	Lot 1702 Billys Lookout, Teralba NSW 2284
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed development.
<b>PLAN REFERENCES AND REPORTS:</b>	N/A – Plans not supplied by client
<b>VEGETATION AND SLOPE ASSESSMENT</b>	Forest vegetation occurs to the North over downslope ground (0-5°), and at a distance of >91m from the property boundary. Refer to Figure 1-1 for site location.
<b>BAL RATING:</b>	The proposed development has been assessed as <b>BAL-12.5</b> in accordance with Table A1.12.5 of PBP 2019.  A 26m exists to the North as per Vegetation Map below.  <b>To Note:</b> The construction requirements for the next lower BAL than that determined for the site may be applied to an elevation of the building where the elevation is not exposed to the source of the bushfire attack. An elevation is deemed to be not exposed to the source of bushfire attack if all the straight lines between that elevation and the source of bushfire attack are obstructed by another part of the building. However, this does not apply to BAL-12.5
<b>COMPLYING DEVELOPMENT CHECKLIST</b>	Refer to Attachment 1 for compliance with development standards.
<b>DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS?</b>	<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <b>(Circle the relevant response)</b>  (If <b>YES</b> , the application is to be referred to NSW RFS for assessment.)

## Firebird ecoSultants Pty Ltd

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**General Recommendations:**

- The areas of the site not built on should be managed as an Inner Protection Area (IPA) in accordance with the NSW RFS document ‘Standards for Asset Protection Zones’ and Appendix 4 of PBP.
- Home owners should prepare a Bush Fire Survival Plan refer to the RFS Website [http://www.rfs.nsw.gov.au/file\\_system/attachments/Attachment\\_BushFireSurvivalPlan.pdf](http://www.rfs.nsw.gov.au/file_system/attachments/Attachment_BushFireSurvivalPlan.pdf).

I Sarah Jones of Firebird ecoSultants Pty Ltd  
(Print Name) (Trading or Company Name)

have carried out a bushfire risk assessment on the above-mentioned proposal and property.

REPORT REFERENCE:	Teralba – McCloy Group
REPORT DATE:	17 <sup>th</sup> August 2023
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CERTIFICATE NO / ACCREDITED SCHEME:	<b>FPA - BPAD – A – Certified Practitioner (BPD-26512)</b>

I hereby certify, in accordance with Section 4.14 of the *Environmental Planning and Assessment Act 1979*:

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SIGNATURE:



DATE: 17<sup>th</sup> August 2023

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## Figure 1-1: Vegetation Map

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**Legend**

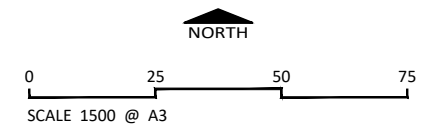
- ▭ Subject Site
- ▭ 100m Buffer
- ▭ 26m APZ
- ▭ Open Forest
- ▭ Managed Land
- ▭ BAL 12.5

**Disclaimer**  
 The BALS as depicted on this map have been determined by vegetation within 100m of Stage 17 at the time of the assessment in January 2022. It should be noted that conditions may change over time, that may result in different BALS for the site. Although every care has been taken in the preparation of this map, North Lakes Estate and the author accept no responsibility for any misprints, errors, omissions, inaccuracies in these maps or damages resulting from the use of this information.



**FIGURE 5 - 1: BUSHFIRE ATTACK LEVELS**

CLIENT: McCloys Pty Ltd  
 SITE DETAILS: Stage 17 Teralba  
 DATE: 10 August 2023



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 Level 1, 146 Hunter Street, Newcastle NSW 2300  
 P O Box 354 Newcastle NSW 2300

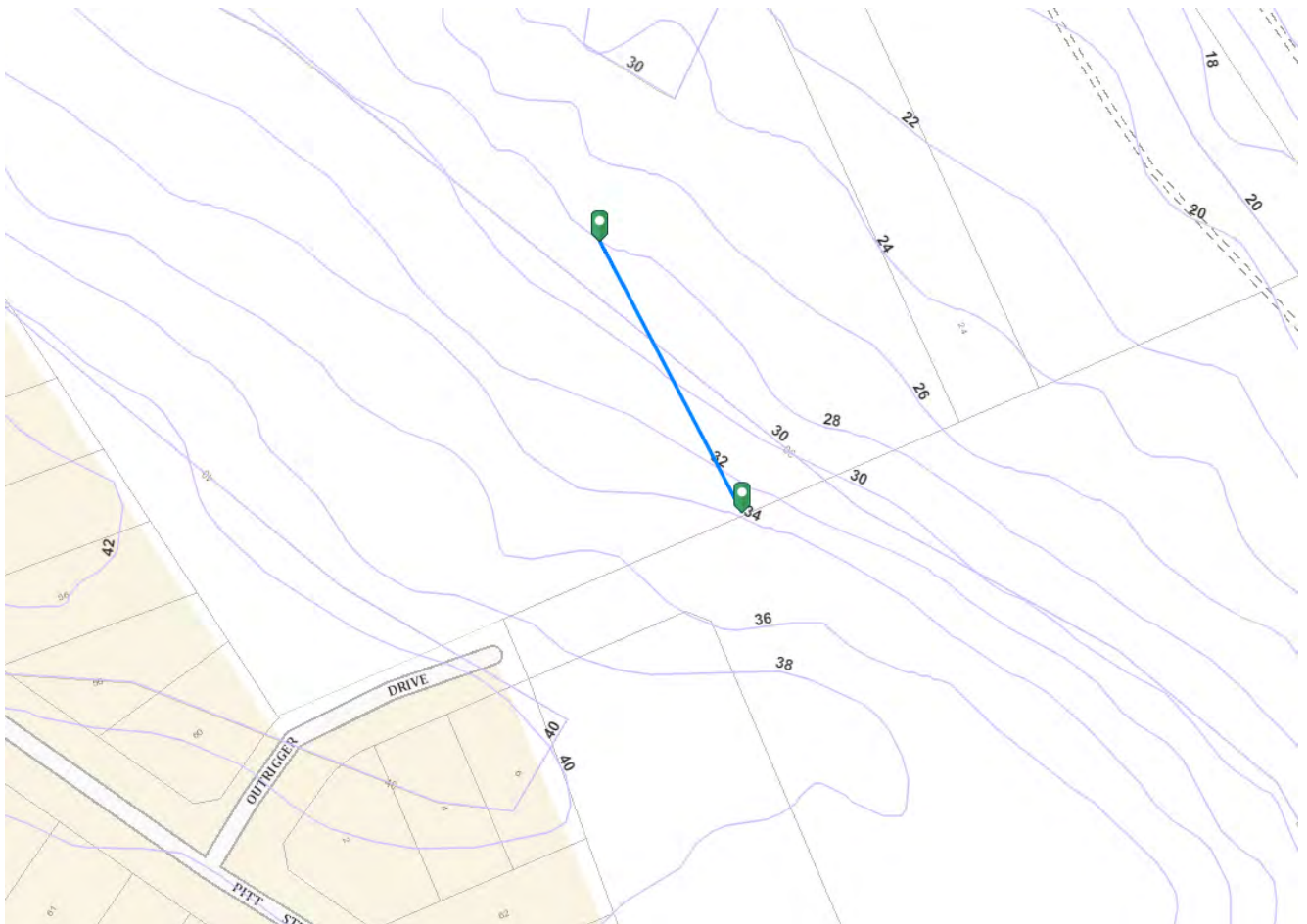


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ABN-16 105 985 993

Figure 2-1: Slope



**Firebird ecoSultants Pty Ltd**

Level 1, 146 Hunter Street Mall, Newcastle NSW 2300  
PO Box 354, Newcastle NSW 2300

P: 02 4910 3939 M: 0414 465 990 E: [sarah@firebirdeco.com.au](mailto:sarah@firebirdeco.com.au)

Note: this certificate must be completed and signed by a person recognized by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment

\*\*\*\*\*



## Attachment 1 – Compliance with Development Standards

Development Standards	Proposal	Compliance
<p>The development conforms to the specifications and requirements of the following that are relevant to the development:</p> <ol style="list-style-type: none"> <li>1. PBP 2019; and</li> <li>2. If another document is prescribed by the regulations for the purposes of Section 79BA of the EP&amp;A Act – that document.</li> </ol>	<p>The proposal complies with the relevant Bush Fire Protection Measures as outlined in PBP and the proposed development has been assessed as BAL-12.5</p>	<p>The proposed development has been assessed as BAL-12.5.</p>
<p>The part of the lot on which the development is to be carried out is not in bushfire attack level-40 (BAL-40) or the flame zone (BAL-FZ); and</p>	<p>The proposal does not occur on land that has been assessed as BAL-40 and BAL-FZ.</p>	<p>Complies</p>
<p>The lot has direct access to a public road or a road vested in or maintained by the council; and</p>	<p>The lot has direct access to the Public Road</p>	<p>Complies</p>
<p>A reticulated water supply is connected to the lot; and</p>	<p>The site is connected to reticulated water.</p>	<p>Complies</p>
<p>A fire hydrant is located less than 70m from the location of the lot of the proposed development; and</p>	<p>A fire hydrant occurs within 70m of the lot</p>	<p>Complies – refer to Attachment 3 for hydrant placement.</p>
<p>A 10,000L water supply with 65mm metal Storz outlet with a gate or ball valve is provided for fire fighting purposes on the lot (the gate or ball valve, pipes and tank penetrations are to be designed to allow for a full 50mm inner diameter water flow through the Storz fitting and must be of a metal construction)</p>	<p>N/A</p>	<p>N/A</p>
<p>Mains electricity is connected to the lot; and</p>	<p>The site is connected to electricity</p>	<p>Complies</p>
<p>Reticulated or bottled gas on the lot is installed and maintained in accordance with AS/NZS 1596:2008 The storage and handling of LP Gas and the</p>	<p>Can Comply</p>	<p>Can comply</p>

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Firebird ecoSultants Pty Ltd  
ABN-16 105 985 993

Development Standards	Proposal	Compliance
requirements of relevant authorities (metal piping must be used); and		
Any gas cylinders on the lot that are within 10m of the dwelling house; i. Have the release valves directed away from the dwelling house; and ii. Are enclosed on the hazard side of the installation; and iii. Have metal connections to and from the cylinders; and iv. There are no polymer sheathed flexible gas supply lines to gas metres adjacent to the dwelling	Can comply	Can comply
The requirements of AS3959-2018 set out in the BCA also apply	Assessment in accordance with AS3959-2018 and PBP 2019 has concluded that the proposed development has been assessed as BAL-12.5	The proposed development has been assessed as BAL-12.5.

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---

## Attachment 2 – Hydrant Placement

---

### Firebird ecoSultants Pty Ltd

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# Before You Dig Australia (BYDA) Location Information

Hunter Water Corporation  
36 Honeysuckle Drive  
NEWCASTLE NSW 2300

**To:**

Lucy Boswell  
97 Scott Street  
Newcastle NSW 2300

Enquiry Details	
Utility ID	80220
Job Number	34859199
Sequence Number	228503957
Enquiry Date	17/08/2023 16:46
Response	<b>AFFECTED</b>
Address	66 Pitt Street Teralba
Location in Road	Road,Nature Strip,Footpath
Activity	Planning and Design

Enquirer Details	
Customer ID	3027578
Contact	Lucy Boswell
Company	
Email	lucy@firebirdeco.com.au
Phone	+61414465990

## Enquirer Responsibilities

HWC's provision, and your access to and use, of the data, maps and other information contained in HWC's response to your Before You Dig Australia (BYDA) enquiry (Information) are subject to the following terms and conditions and any additional disclaimers contained in HWC's response.

### 1. Nature of HWC's assets

You acknowledge and accept that:

- (a) water in HWC mains is under pressure and may cause injury or damage if a main is damaged;
- (b) HWC sewer mains can be under pressure and may cause injury or damage if a main is damaged;
- (c) HWC recycled water mains can be under pressure and may cause injury or damage if a main is damaged;
- (d) HWC services are laid at varying depths;
- (e) the Information does not include data related to property services;
- (f) HWC will seek recovery of repair costs if an HWC asset is damaged; and
- (g) all electrical services are to be considered live.

Accordingly, all persons must exercise extreme care and only use hand excavation until the exact location of all assets within a work area is established.

### 2. Your use of Information

You acknowledge and accept that:

- (a) neither HWC nor BYDA make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information;
- (b) all Information is:
  - i. generated by an automated system based on the information you submit to the BYDA website and it is your responsibility to ensure that the dig site is properly defined in your enquiry;
  - ii. approximate, intended to be of general application and may not be suitable for your specific requirements;
  - iii. unsuitable for scaling purposes; and
  - iv. based on information available to HWC and may not show all existing structures. For example, the location of Private Sewer/Water Mains is the initial indicative location supplied to HWC. This may not be the current location of such mains and not all private mains have been supplied to HWC;
- (c) you must not solely rely on the Information when undertaking underground works;
- (d) all Information is provided for the sole purpose of assisting you to locate HWC assets before excavation (Permitted Purpose) and you must not copy, translate, modify, distribute or make derivative works of the Information except as directly required to achieve the Permitted Purpose;
- (e) all Information must be used and kept together;
- (f) your access to and use of the Information does not grant you any ownership of or intellectual property rights in the Information;
- (g) in identifying in the Information the presence or potential presence of hazardous or potentially hazardous materials in HWC assets, HWC is not representing or warranting that other HWC assets not identified in the Information as containing or potentially containing hazardous materials do not also contain such materials; and
- (h) in excavating and conducting underground works, you must do so having regard to the fact that asbestos cement pipelines may form part of HWC's water and sewer reticulation systems.

### 3. Your other obligations

You are responsible for, amongst other things:

- (a) exposing underground structures, including HWC assets, by pot-holing using hand-held tools or vacuum techniques to determine the precise location and extent of structures before any mechanical means of excavation are used;
- (b) protecting underground structures, including HWC assets, from damage and interference;
- (c) maintaining acceptable clearances between HWC assets and structures belonging to others;
- (d) ensuring that backfilling in the vicinity of HWC assets complies with HWC's requirements (as set out on HWC's website or otherwise communicated to you by HWC);
- (e) notifying HWC immediately of any damage caused or threat of damage to any HWC asset; and
- (f) ensuring that plans are approved by HWC (usually by stamping) prior to landscaping or building over or in the vicinity of any HWC asset.



## Enquirer Responsibilities Continued

### 4. Disclaimer

While HWC takes reasonable care in providing details of its underground assets, due to changes in road and footway alignments and levels, the age and incompleteness of some records and the general nature of the Information, it is not possible to conclusively specify the location of all HWC underground assets, including pipes that contain or may contain hazardous materials.

ALL INFORMATION IS PROVIDED AS GENERAL GUIDANCE ONLY AND SHOULD NOT BE USED OR RELIED UPON IN SUBSTITUTION FOR SPECIALISED PROFESSIONAL INDEPENDENT ADVICE. YOU ACKNOWLEDGE AND AGREE THAT YOUR USE OF THE INFORMATION IS AT YOUR OWN RISK.

If you have any questions or concerns about the appropriateness, reliability or application of any Information you must seek advice from a relevantly qualified professional. Further, dealing with hazardous materials is potentially dangerous, and you must always seek advice where the Information provides that HWC's assets contain or may contain hazardous materials.

HWC makes no representation and gives no warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information or that the Information can be used for any purpose in substitution for specialised, professional and independent advice.

### 5. Limitation of liability

To the fullest extent permitted by law:

- (a) all conditions and guarantees concerning the Information (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom, usage or otherwise are expressly excluded and to the extent such conditions and guarantees cannot be excluded, HWC's liability is limited to either of the following (as nominated by HWC):
  - i. HWC supplying the Information to you again; or
  - ii. HWC paying you the cost of having the Information supplied to you again.
- (b) HWC is not responsible for and you release HWC from any actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims whatsoever (including loss of revenue, use, production, goodwill, profit, business, contract, anticipated savings, financing costs, increased operating costs or other purely financial, economic, special or indirect loss or damage) arising out of:
  - i. your access to or use of the Information;
  - ii. any delay in HWC providing you with Information;
  - iii. your reliance on the Information or its inability to meet your needs;
  - iv. your failure to correctly or accurately:
    - (1) submit relevant or valid data to BYDA; or
    - (2) use or interpret Information provided to you by HWC; or
  - v. any failure, interruption or corruption of any Information;
- (c) you must indemnify HWC and its employees, agents and officers from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries and other claims arising out of or in connection with HWC providing you with incorrect or incomplete Information; and you assume all risk associated with your use of BYDA and HWC's websites and you release BYDA and HWC from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims which may arise in respect of such usage.

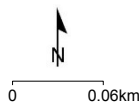
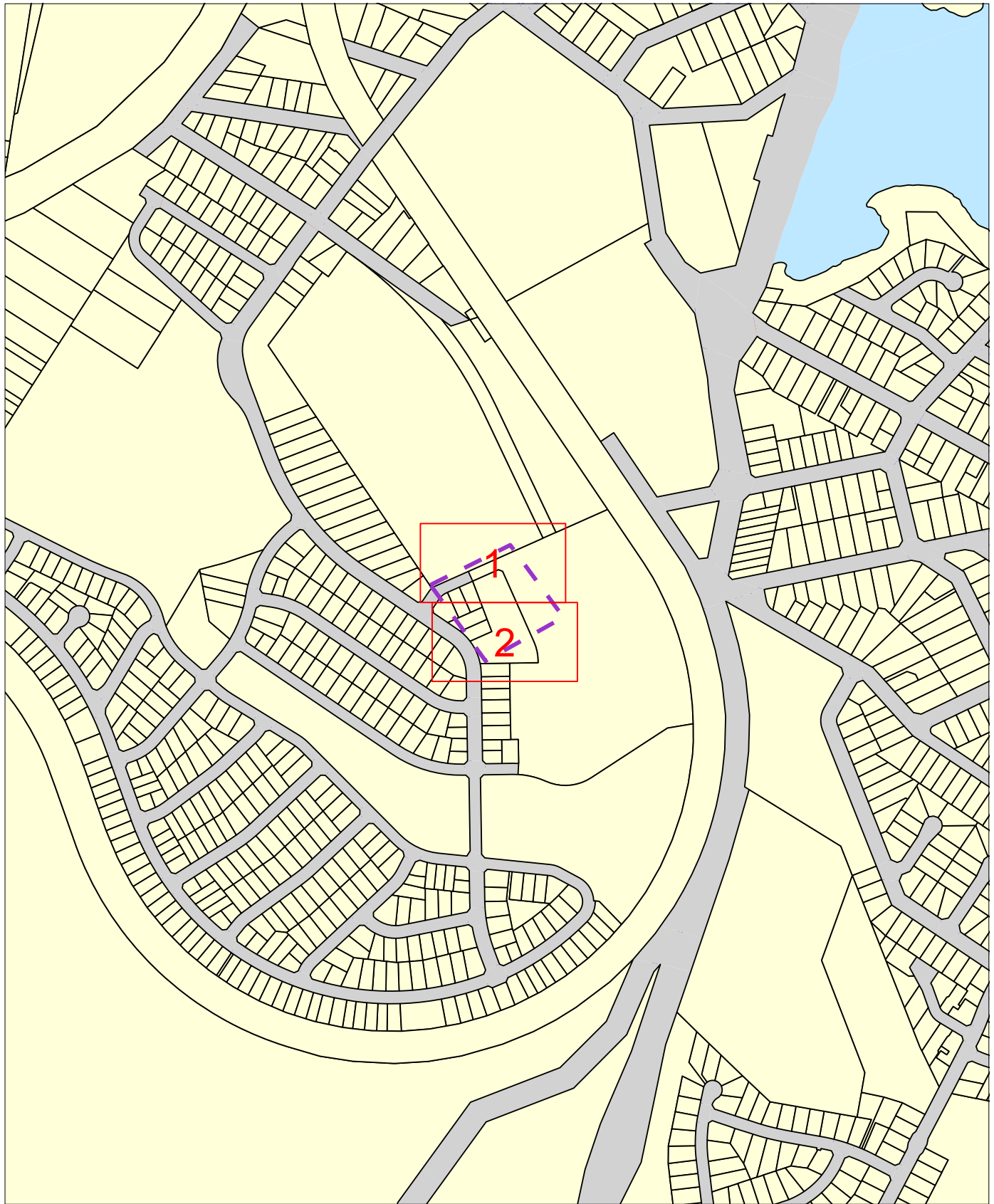
[www.hunterwater.com.au](http://www.hunterwater.com.au)

1300 657 000



# Overview Map

Sequence No: 228503957  
66 Pitt Street Teralba



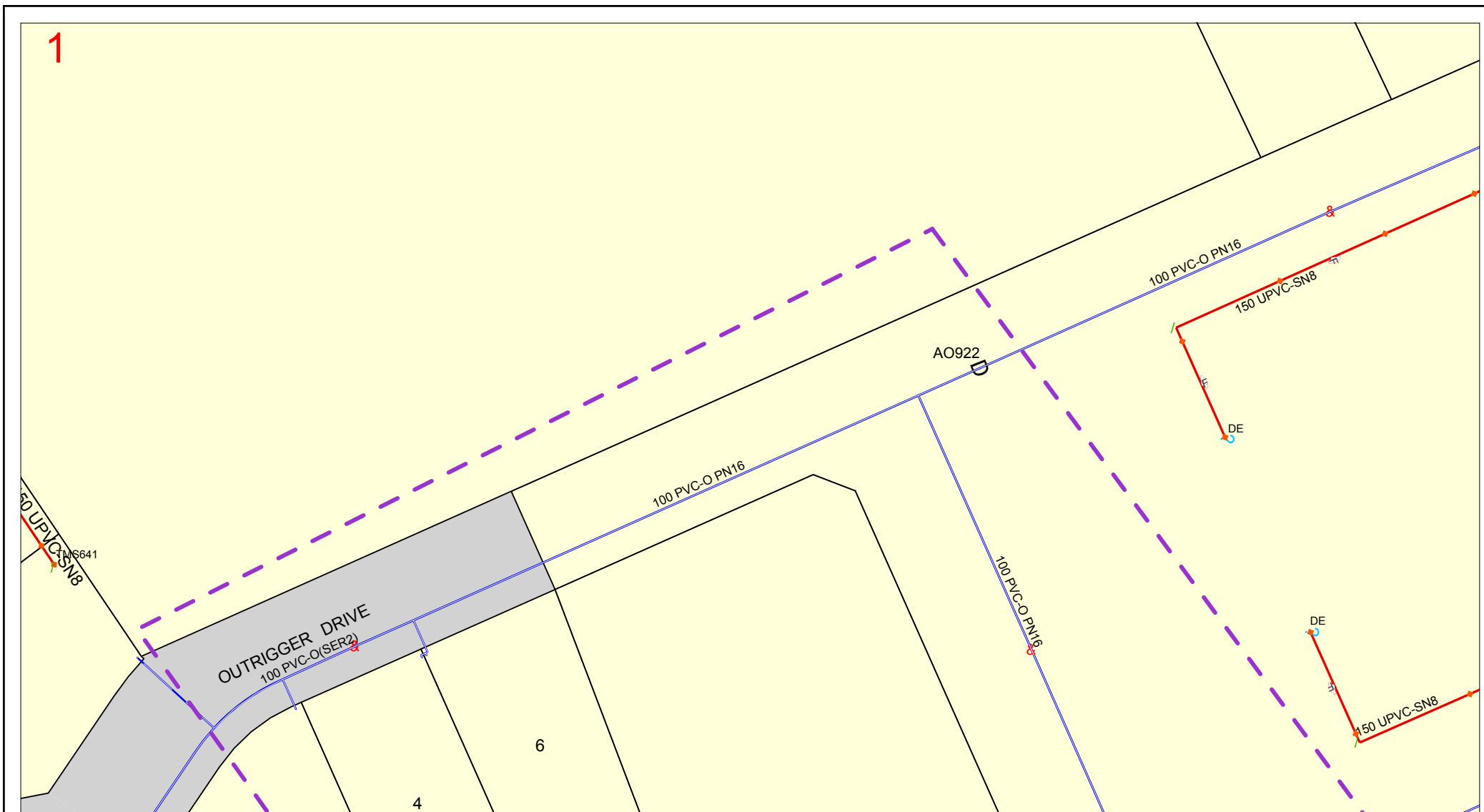
**LEGEND:**

- 1** Detail Map
- BYDADIA Work Area



# Map 1

## Sequence No: 228503957



North arrow pointing up. Scale bar showing 0.006km.

**IMPORTANT**

**THIS PLAN IS NOT TO BE USED FOR CONVEYANCING**

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/  
ELECTRICAL - UTILITY DATA  
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.  
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.  
PROPERTY SERVICES ARE NOT SHOWN.

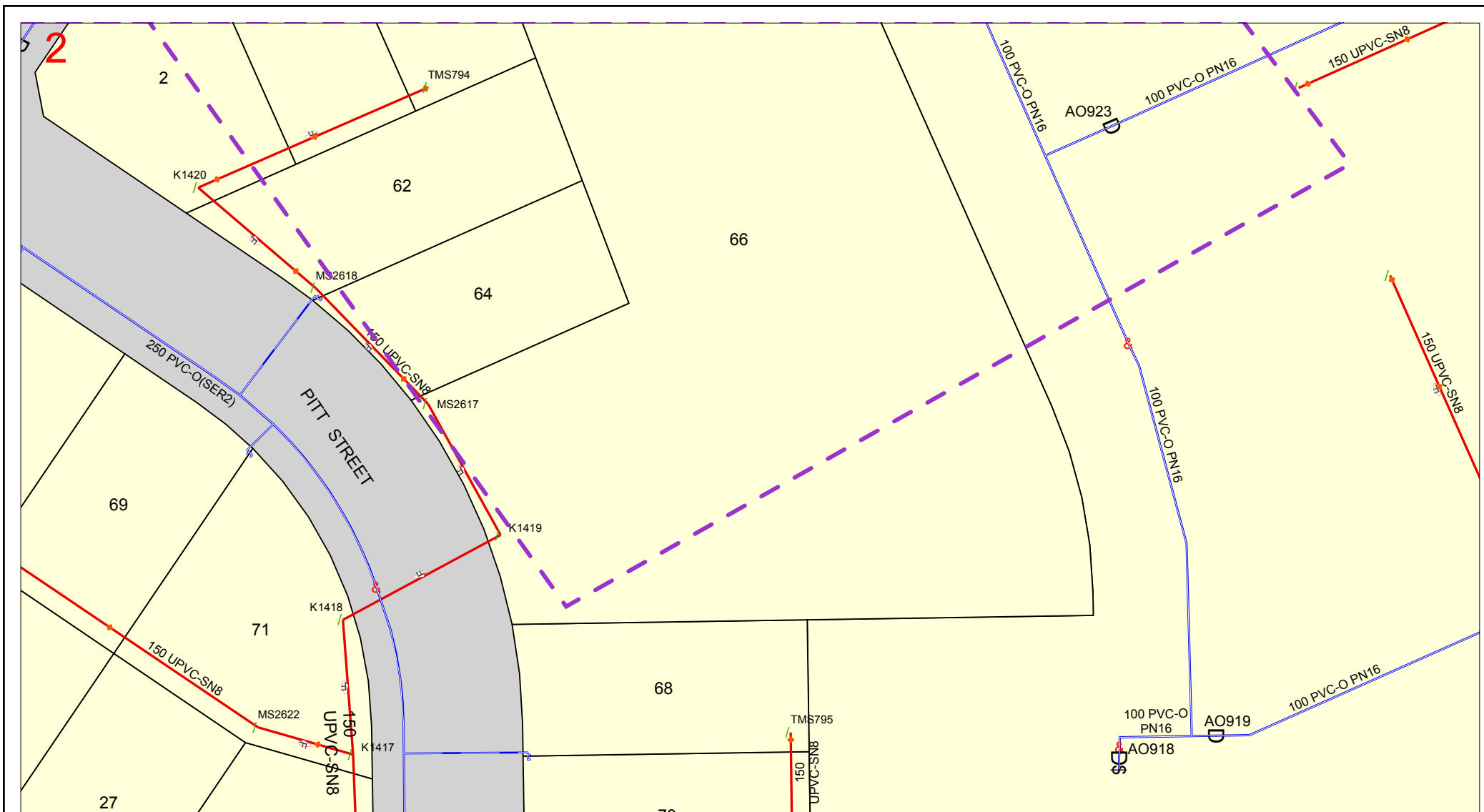
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE  
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR  
ITS ACCURACY.


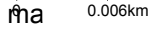
CADASTRAL DATA © Department Finance, Services & Innovation  
[Nov 2017]



# Map 2

## Sequence No: 228503957



**IMPORTANT**

**THIS PLAN IS NOT TO BE USED FOR CONVEYANCING**

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

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ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE  
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR  
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation  
[Nov 2017]

# Bushfire Attack Level (BAL) Certificate



In accordance with the provisions of clause 1.19A of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or, in accordance with Section 4.14(1)(b) of the Environmental Planning and Assessment Act 1979. This Certificate is to serve as notification that the part of the land on which the subject development is to be carried out and any associated access way is not in bush fire attack level – 40 (BAL-40) or the flame zone (BAL-FZ)

<b>CLIENT DETAILS:</b>	McCloy Group P: 4945 7500
<b>SITE ADDRESS:</b>	Lot 1703 Billys Lookout, Teralba NSW 2284
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed development.
<b>Plan References and Reports:</b>	N/A – plans not supplied by client.
<b>VEGETATION AND SLOPE ASSESSMENT</b>	No vegetation considered a bushfire hazard in accordance with PBP 2019 occurs within 100m of the site. Refer to Figure 1-1 for location of site.
<b>BAL RATING:</b>	The proposed development has been assessed as <b>BAL-LOW</b> in accordance with Table A1.12.5 of PBP 2019.
<b>COMPLYING DEVELOPMENT CHECKLIST</b>	Refer to Attachment 1 for compliance with development standards.
<b>DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:</b>	<p><b>YES</b>      <input checked="" type="checkbox"/> <b>NO</b>      <b>(Circle the relevant response)</b></p> <p>(If <b>YES</b> the application is to be referred to NSW RFS for assessment.)</p>

## Firebird ecoSultants Pty Ltd

Level 1, 146 Hunter Street Mall, Newcastle NSW 2300  
PO Box 354, Newcastle NSW 2300

P: 02 4910 3939      M: 0414 465 990      E: [sarah@firebirdeco.com.au](mailto:sarah@firebirdeco.com.au)

Note: this certificate must be completed and signed by a person recognized by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment

\*\*\*\*\*



Firebird ecoSultants Pty Ltd  
ABN-16 105 985 993

### General Recommendations:

- The areas of the site not built on should be managed as an Inner Protection Area (IPA) in accordance with the NSW RFS document 'Standards for Asset Protection Zones' and Appendix 4 of PBP.
- Home owners should prepare a Bush Fire Survival Plan refer to the RFS Website [http://www.rfs.nsw.gov.au/file\\_system/attachments/Attachment\\_BushFireSurvivalPlan.pdf](http://www.rfs.nsw.gov.au/file_system/attachments/Attachment_BushFireSurvivalPlan.pdf).

I Sarah Jones of Firebird ecoSultants Pty Ltd  
(Print Name) (Trading or Company Name)

have carried out a bushfire risk assessment on the above mentioned proposal and property.

REPORT REFERENCE:	Teralba – McCloy Group
REPORT DATE:	17 <sup>th</sup> August 2023
REPORT EXPIRY DATE:	17 <sup>th</sup> August 2024
CERTIFICATE NO / ACCREDITED SCHEME:	<b>FPA - BPAD – A – Certified Practitioner (BPD-26512)</b>

I hereby certify, in accordance with Section 4.14 of the *Environmental Planning and Assessment Act 1979*:

1. That I am a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bushfire risk assessment.
2. The development conforms to the relevant specifications and requirements, that being; Planning for Bushfire Protection 2019 and AS3959 - 2018 NSW Variation

*\* In accordance with the provisions of Clause 1.19A of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 this Certificate is to serve as notification that the part of the land on which the subject development is to be carried out and any associated access way is not in bush fire attack level – 40 (BAL-40) or the flame zone (BAL-FZ) or I certify the development conforms to the relevant specifications and requirements of Planning for Bushfire Protection 2019"*

SIGNATURE:



Date: 17<sup>th</sup> August 2023

### Firebird ecoSultants Pty Ltd

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---

## Figure 1-1: Vegetation Map

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### Firebird ecoSultants Pty Ltd

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**Legend**

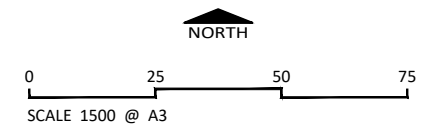
- ▭ Subject Site
- ▭ 100m Buffer
- ▭ 26m APZ
- ▭ Open Forest
- ▭ Managed Land
- ▭ BAL 12.5

**Disclaimer**  
 The BALS as depicted on this map have been determined by vegetation within 100m of Stage 17 at the time of the assessment in January 2022. It should be noted that conditions may change over time, that may result in different BALS for the site. Although every care has been taken in the preparation of this map, North Lakes Estate and the author accept no responsibility for any misprints, errors, omissions, inaccuracies in these maps or damages resulting from the use of this information.



**FIGURE 5 - 1: BUSHFIRE ATTACK LEVELS**

CLIENT      McCloys Pty Ltd  
 SITE DETAILS      Stage 17 Teralba  
 DATE              10 August 2023



Firebird ecoSultants Pty Ltd  
 ABN - 16 105 985 993  
 Level 1, 146 Hunter Street, Newcastle NSW 2300  
 P O Box 354 Newcastle NSW 2300



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Development Standards	Proposal	Compliance
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The part of the lot on which the development is to be carried out is not in bushfire attack level-40 (BAL-40) or the flame zone (BAL-FZ); and	The proposal does not occur on land that has been assessed as BAL-40 and BAL-FZ.	Complies
The lot has direct access to a public road or a road vested in or maintained by the council; and	The lot has direct access to the Public Road	Complies
A reticulated water supply is connected to the lot; and	The site is connected to reticulated water.	Complies
A fire hydrant is located less than 70m from the location of the lot of the proposed development; and	A fire hydrant occurs within 70m of the lot	Complies – refer to Attachment 2 for hydrant placement.
A 10,000L water supply with 65mm metal Storz outlet with a gate or ball valve is provided for fire fighting purposes on the lot (the gate or ball valve, pipes and tank penetrations are to be designed to allow for a full 50mm inner diameter water flow through the Storz fitting and must be of a metal construction)	N/A	N/A
Mains electricity is connected to the lot; and	The site is connected to electricity	Complies
Reticulated or bottled gas on the lot is installed and maintained in accordance with AS/NZS 1596:2008 The storage and handling of LP Gas and the	Can Comply	Can comply

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ABN-16 105 985 993

Development Standards	Proposal	Compliance
requirements of relevant authorities (metal piping must be used); and		
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The requirements of AS3959-2018 set out in the BCA also apply	Assessment in accordance with AS3959-2018 and PBP 2019 has concluded that the proposed development has been assessed as BAL-LOW	The proposed development has been assessed as BAL-LOW

**Firebird ecoSultants Pty Ltd**

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---

## Attachment 2 – Hydrant Placement

---

### Firebird ecoSultants Pty Ltd

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NEWCASTLE NSW 2300

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Lucy Boswell  
97 Scott Street  
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Enquirer Details	
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- (d) ensuring that backfilling in the vicinity of HWC assets complies with HWC's requirements (as set out on HWC's website or otherwise communicated to you by HWC);
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- (f) ensuring that plans are approved by HWC (usually by stamping) prior to landscaping or building over or in the vicinity of any HWC asset.

## Enquirer Responsibilities Continued

### 4. Disclaimer

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HWC makes no representation and gives no warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information or that the Information can be used for any purpose in substitution for specialised, professional and independent advice.

### 5. Limitation of liability

To the fullest extent permitted by law:

- (a) all conditions and guarantees concerning the Information (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom, usage or otherwise are expressly excluded and to the extent such conditions and guarantees cannot be excluded, HWC's liability is limited to either of the following (as nominated by HWC):
  - i. HWC supplying the Information to you again; or
  - ii. HWC paying you the cost of having the Information supplied to you again.
- (b) HWC is not responsible for and you release HWC from any actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims whatsoever (including loss of revenue, use, production, goodwill, profit, business, contract, anticipated savings, financing costs, increased operating costs or other purely financial, economic, special or indirect loss or damage) arising out of:
  - i. your access to or use of the Information;
  - ii. any delay in HWC providing you with Information;
  - iii. your reliance on the Information or its inability to meet your needs;
  - iv. your failure to correctly or accurately:
    - (1) submit relevant or valid data to BYDA; or
    - (2) use or interpret Information provided to you by HWC; or
  - v. any failure, interruption or corruption of any Information;
- (c) you must indemnify HWC and its employees, agents and officers from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries and other claims arising out of or in connection with HWC providing you with incorrect or incomplete Information; and you assume all risk associated with your use of BYDA and HWC's websites and you release BYDA and HWC from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims which may arise in respect of such usage.

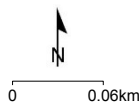
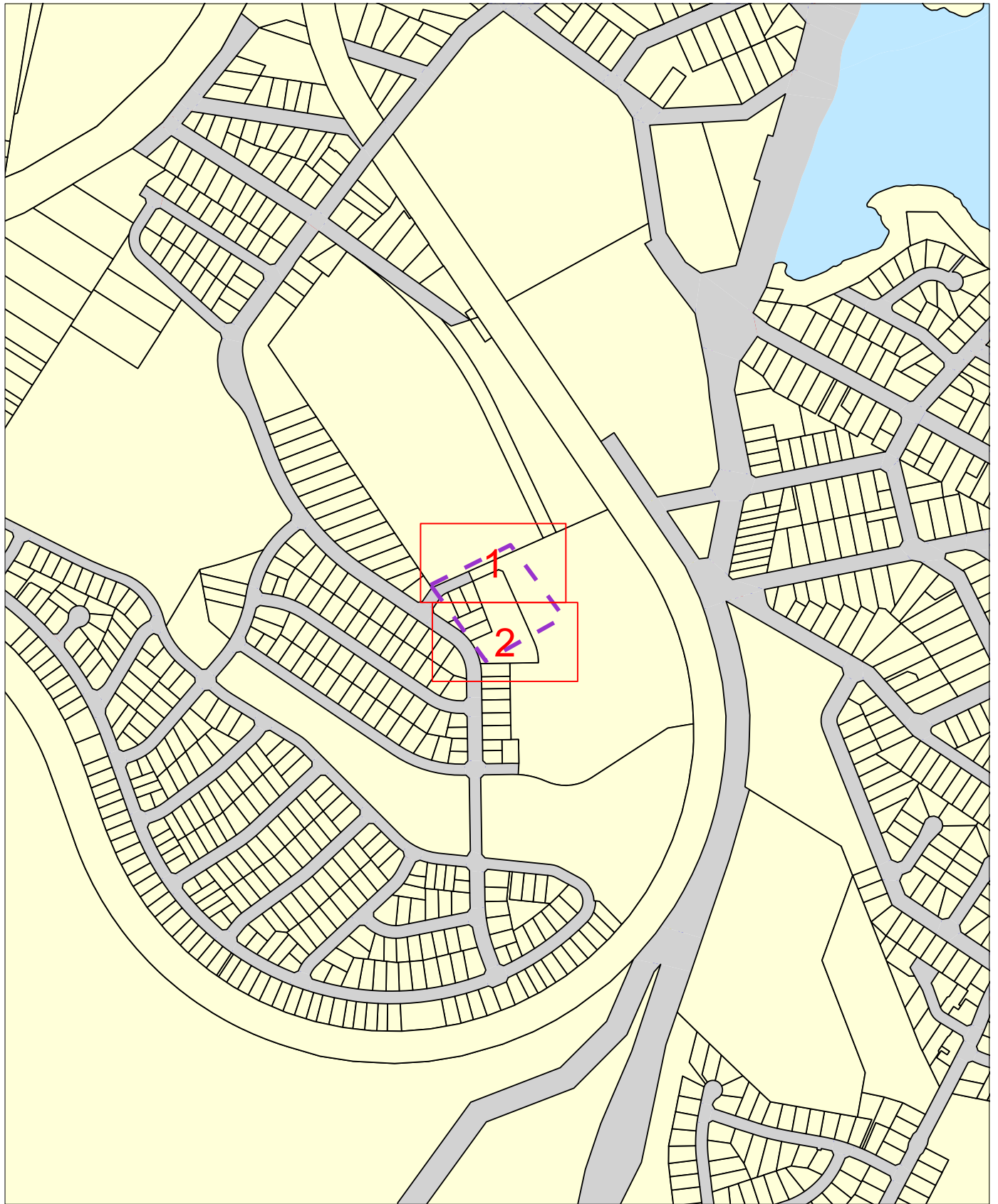
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# Overview Map

Sequence No: 228503957  
66 Pitt Street Teralba



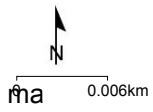
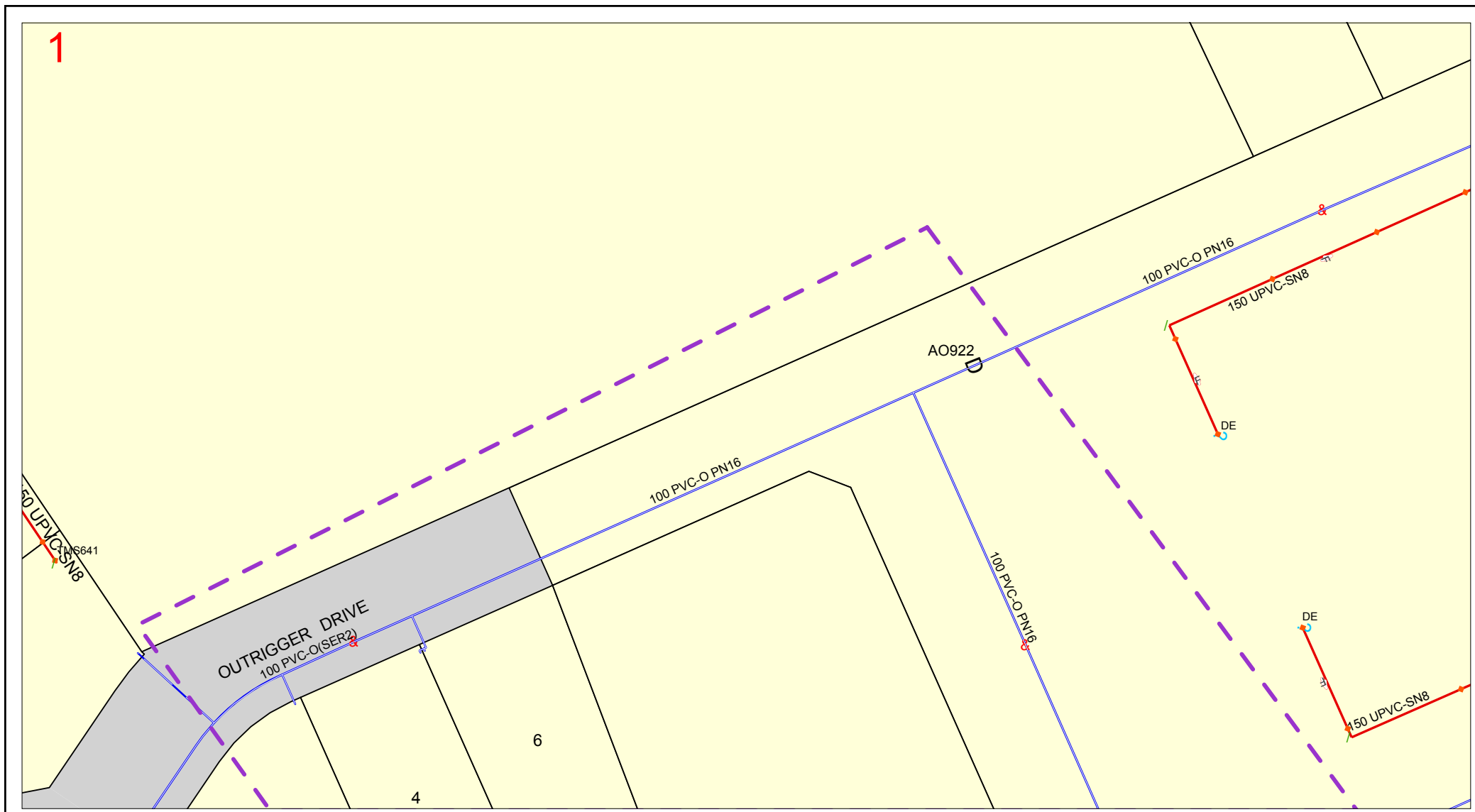
**LEGEND:**

- 1** Detail Map
- BYDADIA Work Area



# Map 1

## Sequence No: 228503957



### IMPORTANT

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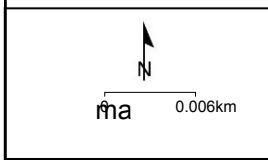
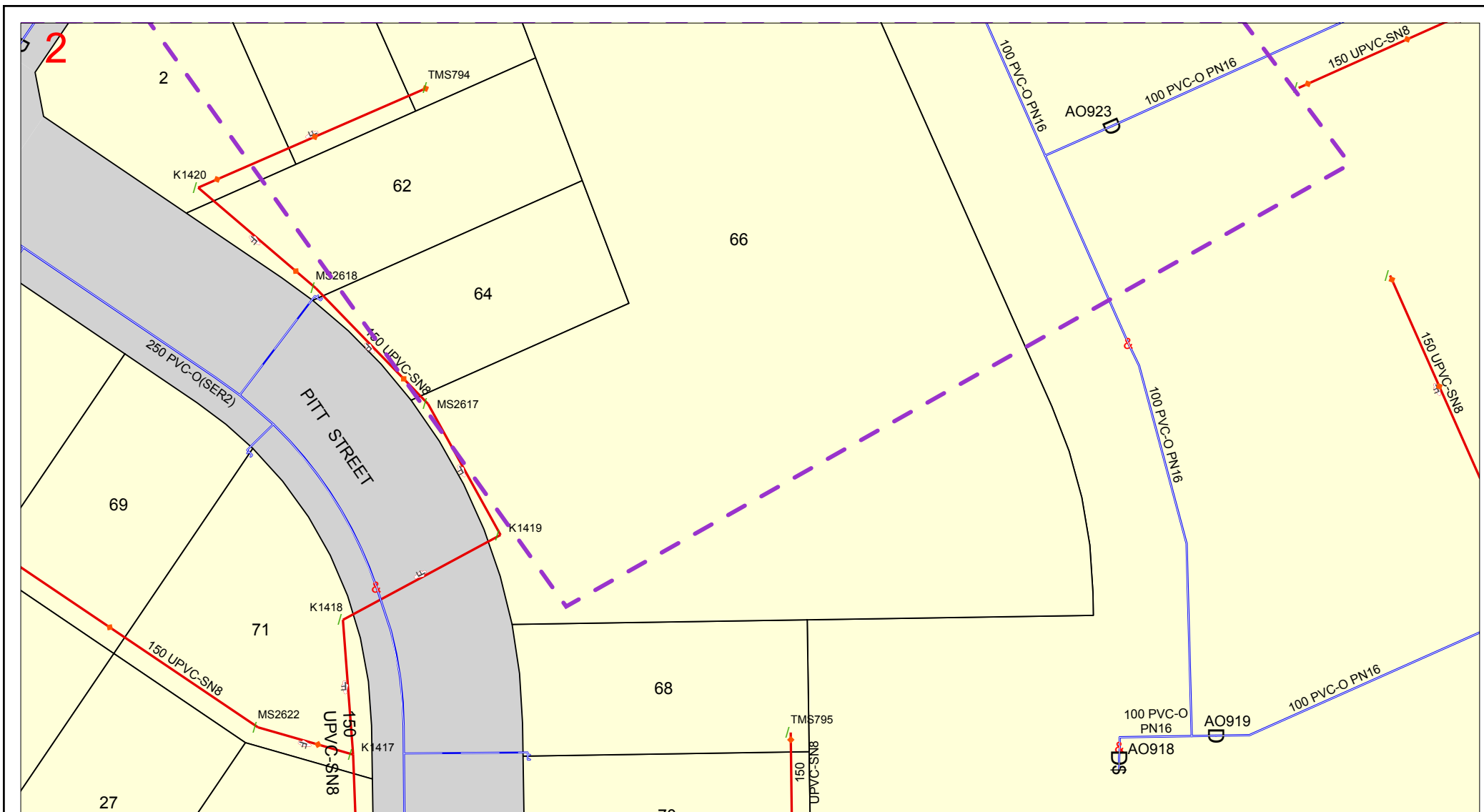
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[Nov 2017]





# Map 2

## Sequence No: 228503957



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# Bushfire Attack Level (BAL)

## Certificate



In accordance with the provisions of clause 1.19A of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or, in accordance with Section 4.14(1)(b) of the Environmental Planning and Assessment Act 1979. This Certificate is to serve as notification that the part of the land on which the subject development is to be carried out and any associated access way is not in bush fire attack level – 40 (BAL-40) or the flame zone (BAL-FZ)

<b>CLIENT DETAILS:</b>	McCloy Group P: 4945 7500
<b>SITE ADDRESS:</b>	Lot 1704 Billys Lookout, Teralba NSW 2284
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed development.
<b>Plan References and Reports:</b>	N/A – plans not supplied by client.
<b>VEGETATION AND SLOPE ASSESSMENT</b>	No vegetation considered a bushfire hazard in accordance with PBP 2019 occurs within 100m of the site. Refer to Figure 1-1 for location of site.
<b>BAL RATING:</b>	The proposed development has been assessed as <b>BAL-LOW</b> in accordance with Table A1.12.5 of PBP 2019.
<b>COMPLYING DEVELOPMENT CHECKLIST</b>	Refer to Attachment 1 for compliance with development standards.
<b>DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:</b>	<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <b>(Circle the relevant response)</b> (If <b>YES</b> the application is to be referred to NSW RFS for assessment.)

### Firebird ecoSultants Pty Ltd

Level 1, 146 Hunter Street Mall, Newcastle NSW 2300  
PO Box 354, Newcastle NSW 2300

P: 02 4910 3939      M: 0414 465 990      E: [sarah@firebirdeco.com.au](mailto:sarah@firebirdeco.com.au)

Note: this certificate must be completed and signed by a person recognized by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment

\*\*\*\*\*



Firebird ecoSultants Pty Ltd  
ABN-16 105 985 993

### General Recommendations:

- The areas of the site not built on should be managed as an Inner Protection Area (IPA) in accordance with the NSW RFS document 'Standards for Asset Protection Zones' and Appendix 4 of PBP.
- Home owners should prepare a Bush Fire Survival Plan refer to the RFS Website [http://www.rfs.nsw.gov.au/file\\_system/attachments/Attachment\\_BushFireSurvivalPlan.pdf](http://www.rfs.nsw.gov.au/file_system/attachments/Attachment_BushFireSurvivalPlan.pdf).

I Sarah Jones of Firebird ecoSultants Pty Ltd  
(Print Name) (Trading or Company Name)

have carried out a bushfire risk assessment on the above mentioned proposal and property.

REPORT REFERENCE:	Teralba – McCloy Group
REPORT DATE:	17 <sup>th</sup> August 2023
REPORT EXPIRY DATE:	17 <sup>th</sup> August 2024
CERTIFICATE NO / ACCREDITED SCHEME:	<b>FPA - BPAD – A – Certified Practitioner (BPD-26512)</b>

I hereby certify, in accordance with Section 4.14 of the *Environmental Planning and Assessment Act 1979*:

1. That I am a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bushfire risk assessment.
2. The development conforms to the relevant specifications and requirements, that being; Planning for Bushfire Protection 2019 and AS3959 - 2018 NSW Variation

*\* In accordance with the provisions of Clause 1.19A of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 this Certificate is to serve as notification that the part of the land on which the subject development is to be carried out and any associated access way is not in bush fire attack level – 40 (BAL-40) or the flame zone (BAL-FZ) or I certify the development conforms to the relevant specifications and requirements of Planning for Bushfire Protection 2019"*

SIGNATURE:



Date: 17<sup>th</sup> August 2023

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ABN-16 105 985 993

---

## Figure 1-1: Vegetation Map

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### Firebird ecoSultants Pty Ltd

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\*\*\*\*\*

**Legend**

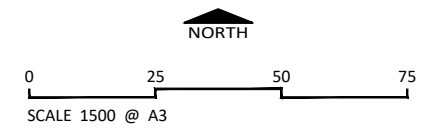
- ▭ Subject Site
- ▭ 100m Buffer
- ▭ 26m APZ
- ▭ Open Forest
- ▭ Managed Land
- ▭ BAL 12.5

**Disclaimer**  
 The BALS as depicted on this map have been determined by vegetation within 100m of Stage 17 at the time of the assessment in January 2022. It should be noted that conditions may change over time, that may result in different BALS for the site. Although every care has been taken in the preparation of this map, North Lakes Estate and the author accept no responsibility for any misprints, errors, omissions, inaccuracies in these maps or damages resulting from the use of this information.



**FIGURE 5-1: BUSHFIRE ATTACK LEVELS**

CLIENT: McCloys Pty Ltd  
 SITE DETAILS: Stage 17 Teralba  
 DATE: 10 August 2023



Firebird ecoSultants Pty Ltd  
 ABN - 16 105 985 993  
 Level 1, 146 Hunter Street, Newcastle NSW 2300  
 P O Box 354 Newcastle NSW 2300



**DISCLAIMER**  
 This document and the information shown shall remain the property of Firebird ecoSultants Pty Ltd. The document may only be used for the purpose for which it was supplied and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited.



## Attachment 1 – Compliance with Development Standards

Development Standards	Proposal	Compliance
The development conforms to the specifications and requirements of the following that are relevant to the development: <ol style="list-style-type: none"> <li>PBP 2019; and</li> <li>If another document is prescribed by the regulations for the purposes of Section 79BA of the EP&amp;A Act – that document.</li> </ol>	The proposal complies with the relevant Bush Fire Protection Measures as outlined in PBP and the proposed development has been assessed as BAL-LOW	The proposed development has been assessed as BAL-LOW
The part of the lot on which the development is to be carried out is not in bushfire attack level-40 (BAL-40) or the flame zone (BAL-FZ); and	The proposal does not occur on land that has been assessed as BAL-40 and BAL-FZ.	Complies
The lot has direct access to a public road or a road vested in or maintained by the council; and	The lot has direct access to the Public Road	Complies
A reticulated water supply is connected to the lot; and	The site is connected to reticulated water.	Complies
A fire hydrant is located less than 70m from the location of the lot of the proposed development; and	A fire hydrant occurs within 70m of the lot	Complies – refer to Attachment 2 for hydrant placement.
A 10,000L water supply with 65mm metal Storz outlet with a gate or ball valve is provided for fire fighting purposes on the lot (the gate or ball valve, pipes and tank penetrations are to be designed to allow for a full 50mm inner diameter water flow through the Storz fitting and must be of a metal construction)	N/A	N/A
Mains electricity is connected to the lot; and	The site is connected to electricity	Complies
Reticulated or bottled gas on the lot is installed and maintained in accordance with AS/NZS 1596:2008 The storage and handling of LP Gas and the	Can Comply	Can comply

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Development Standards	Proposal	Compliance
requirements of relevant authorities (metal piping must be used); and		
Any gas cylinders on the lot that are within 10m of the dwelling house; <ul style="list-style-type: none"> <li>i. Have the release valves directed away from the dwelling house; and</li> <li>ii. Are enclosed on the hazard side of the installation; and</li> <li>iii. Have metal connections to and from the cylinders; and</li> <li>iv. There are no polymer sheathed flexible gas supply lines to gas metres adjacent to the dwelling</li> </ul>	Can comply	Can comply
The requirements of AS3959-2018 set out in the BCA also apply	Assessment in accordance with AS3959-2018 and PBP 2019 has concluded that the proposed development has been assessed as BAL-LOW	The proposed development has been assessed as BAL-LOW

**Firebird ecoSultants Pty Ltd**

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---

## Attachment 2 – Hydrant Placement

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\*\*\*\*\*





# Before You Dig Australia (BYDA) Location Information

Hunter Water Corporation  
36 Honeysuckle Drive  
NEWCASTLE NSW 2300

**To:**

Lucy Boswell  
97 Scott Street  
Newcastle NSW 2300

Enquiry Details	
Utility ID	80220
Job Number	34859199
Sequence Number	228503957
Enquiry Date	17/08/2023 16:46
Response	<b>AFFECTED</b>
Address	66 Pitt Street Teralba
Location in Road	Road,Nature Strip,Footpath
Activity	Planning and Design

Enquirer Details	
Customer ID	3027578
Contact	Lucy Boswell
Company	
Email	lucy@firebirdeco.com.au
Phone	+61414465990

## Enquirer Responsibilities

HWC's provision, and your access to and use, of the data, maps and other information contained in HWC's response to your Before You Dig Australia (BYDA) enquiry (Information) are subject to the following terms and conditions and any additional disclaimers contained in HWC's response.

### 1. Nature of HWC's assets

You acknowledge and accept that:

- (a) water in HWC mains is under pressure and may cause injury or damage if a main is damaged;
- (b) HWC sewer mains can be under pressure and may cause injury or damage if a main is damaged;
- (c) HWC recycled water mains can be under pressure and may cause injury or damage if a main is damaged;
- (d) HWC services are laid at varying depths;
- (e) the Information does not include data related to property services;
- (f) HWC will seek recovery of repair costs if an HWC asset is damaged; and
- (g) all electrical services are to be considered live.

Accordingly, all persons must exercise extreme care and only use hand excavation until the exact location of all assets within a work area is established.

### 2. Your use of Information

You acknowledge and accept that:

- (a) neither HWC nor BYDA make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information;
- (b) all Information is:
  - i. generated by an automated system based on the information you submit to the BYDA website and it is your responsibility to ensure that the dig site is properly defined in your enquiry;
  - ii. approximate, intended to be of general application and may not be suitable for your specific requirements;
  - iii. unsuitable for scaling purposes; and
  - iv. based on information available to HWC and may not show all existing structures. For example, the location of Private Sewer/Water Mains is the initial indicative location supplied to HWC. This may not be the current location of such mains and not all private mains have been supplied to HWC;
- (c) you must not solely rely on the Information when undertaking underground works;
- (d) all Information is provided for the sole purpose of assisting you to locate HWC assets before excavation (Permitted Purpose) and you must not copy, translate, modify, distribute or make derivative works of the Information except as directly required to achieve the Permitted Purpose;
- (e) all Information must be used and kept together;
- (f) your access to and use of the Information does not grant you any ownership of or intellectual property rights in the Information;
- (g) in identifying in the Information the presence or potential presence of hazardous or potentially hazardous materials in HWC assets, HWC is not representing or warranting that other HWC assets not identified in the Information as containing or potentially containing hazardous materials do not also contain such materials; and
- (h) in excavating and conducting underground works, you must do so having regard to the fact that asbestos cement pipelines may form part of HWC's water and sewer reticulation systems.

### 3. Your other obligations

You are responsible for, amongst other things:

- (a) exposing underground structures, including HWC assets, by pot-holing using hand-held tools or vacuum techniques to determine the precise location and extent of structures before any mechanical means of excavation are used;
- (b) protecting underground structures, including HWC assets, from damage and interference;
- (c) maintaining acceptable clearances between HWC assets and structures belonging to others;
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  - ii. HWC paying you the cost of having the Information supplied to you again.
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    - (2) use or interpret Information provided to you by HWC; or
  - v. any failure, interruption or corruption of any Information;
- (c) you must indemnify HWC and its employees, agents and officers from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries and other claims arising out of or in connection with HWC providing you with incorrect or incomplete Information; and you assume all risk associated with your use of BYDA and HWC's websites and you release BYDA and HWC from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims which may arise in respect of such usage.

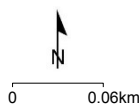
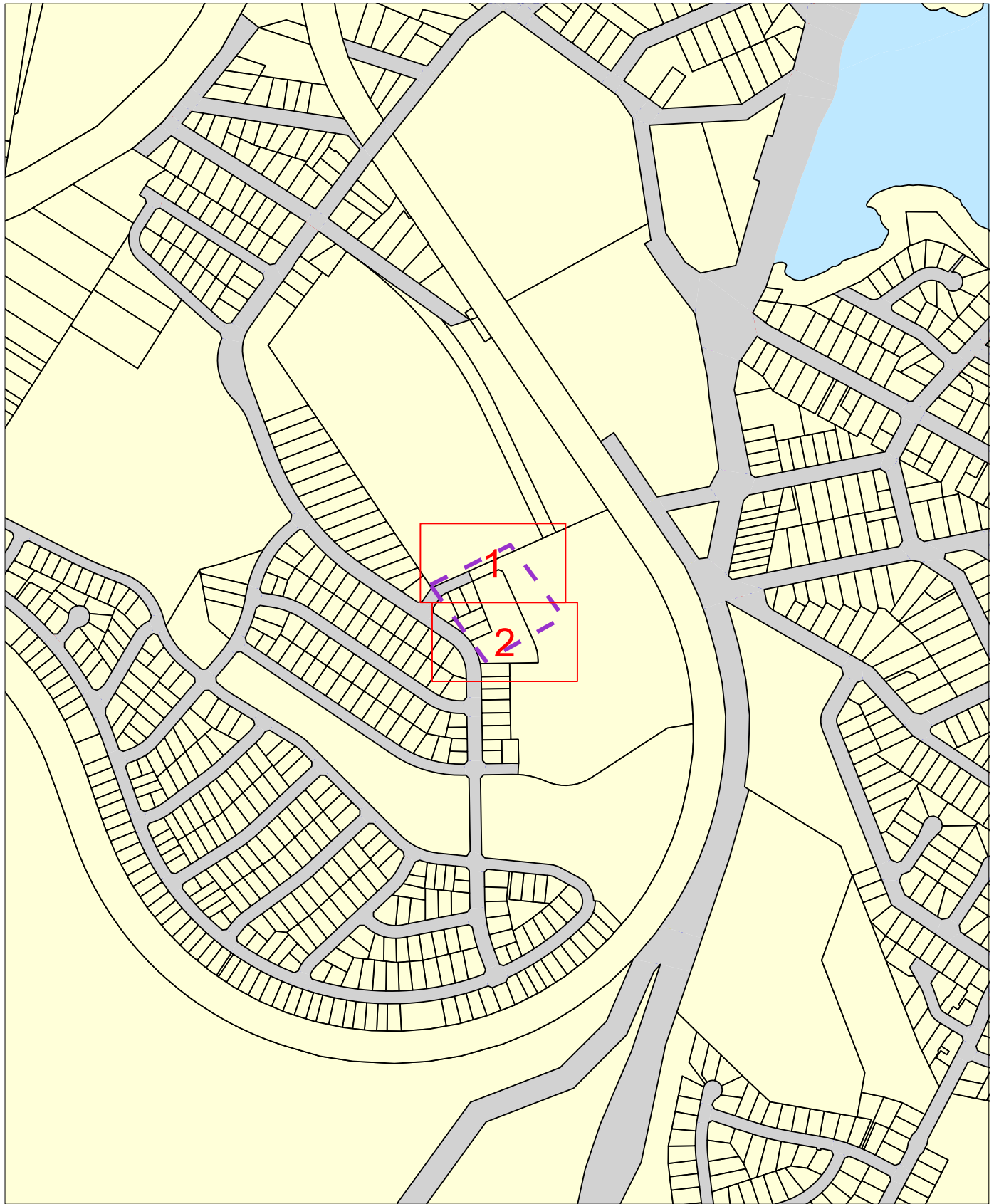
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# Overview Map

Sequence No: 228503957  
66 Pitt Street Teralba



**LEGEND:**



Detail Map

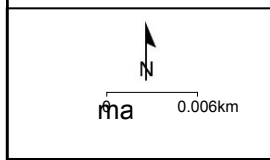
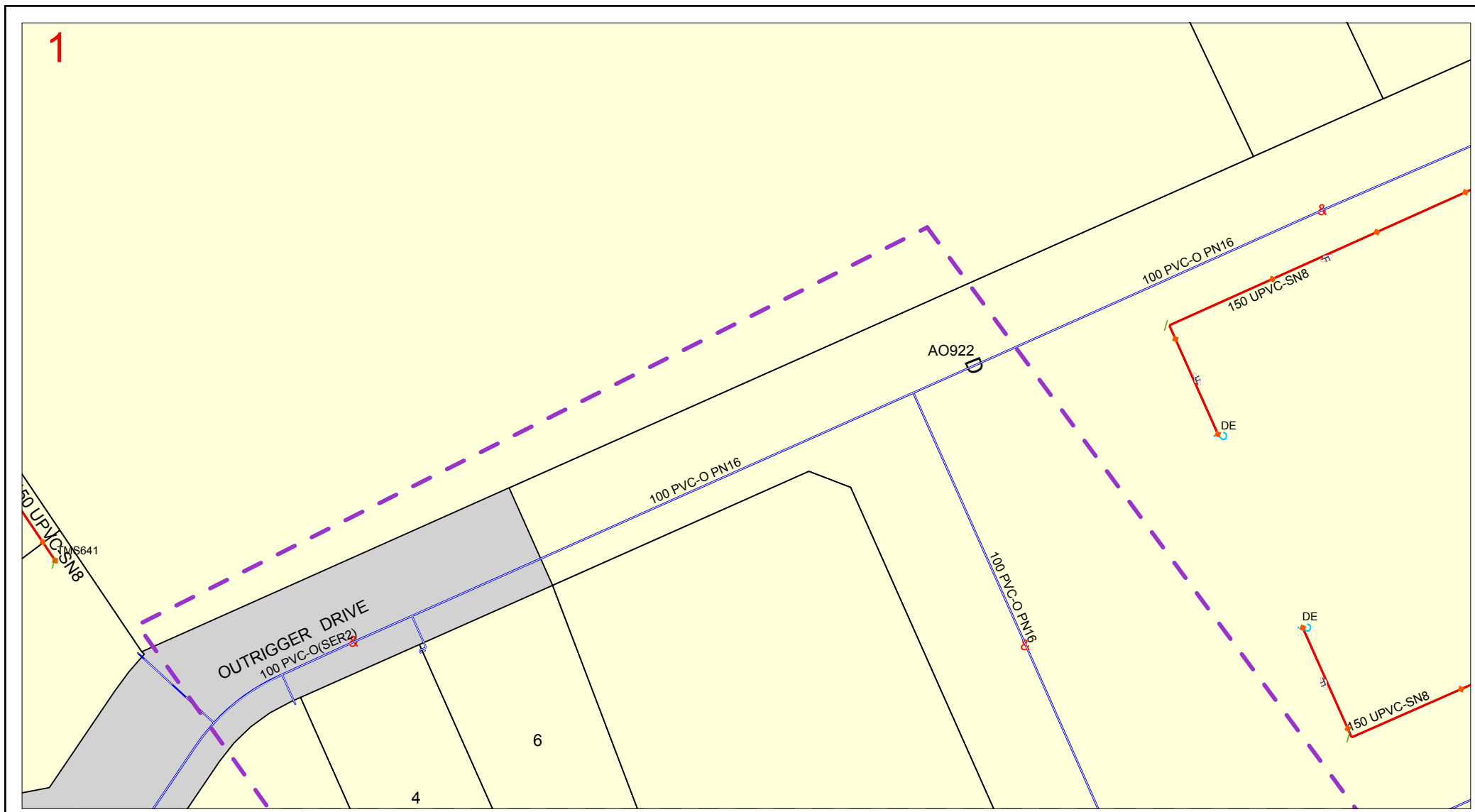


BYDADIA Work Area



# Map 1

## Sequence No: 228503957



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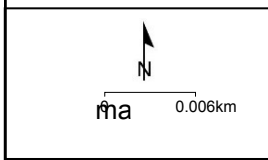
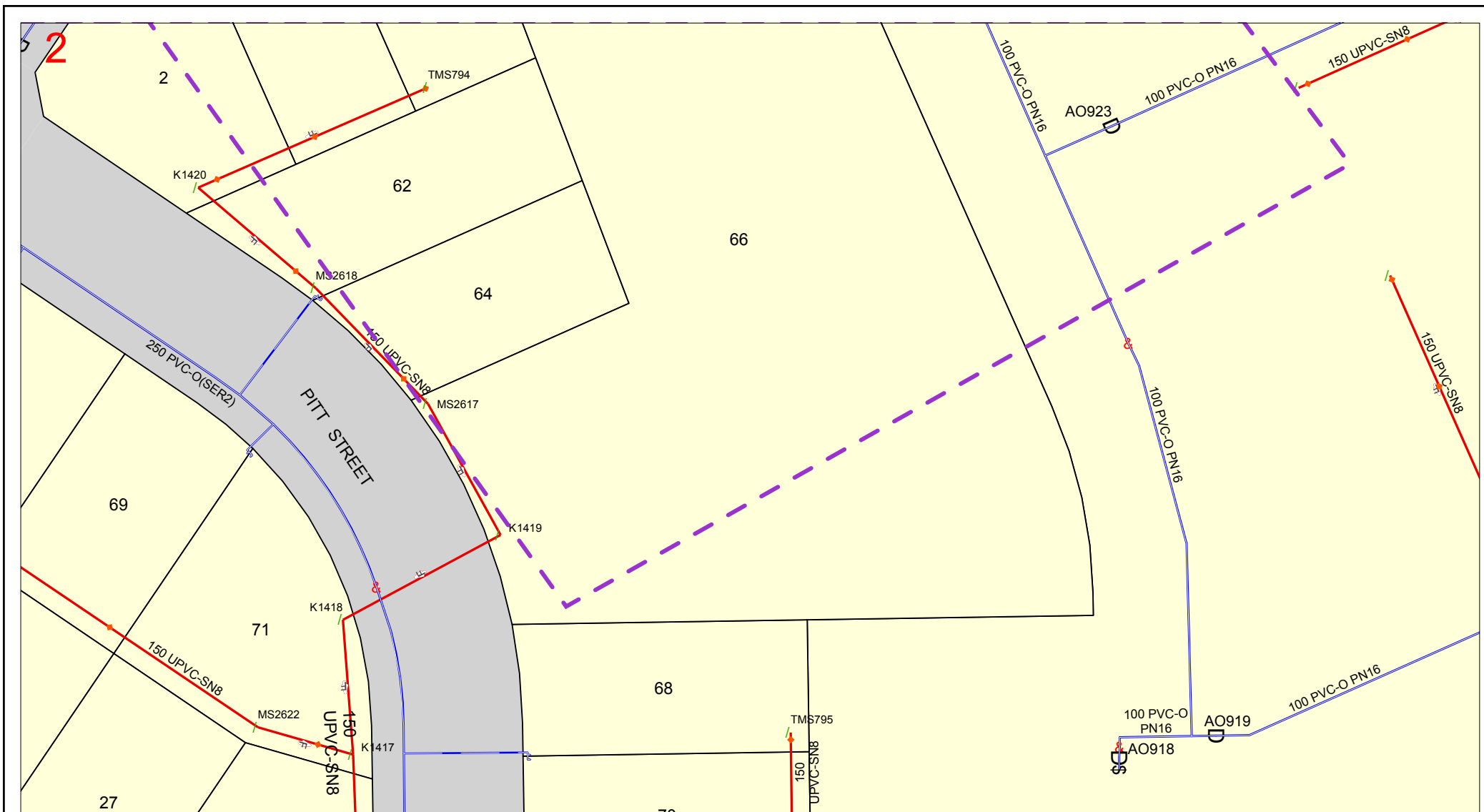
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# Map 2

## Sequence No: 228503957



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# Bushfire Attack Level (BAL)

## Certificate



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<b>CLIENT DETAILS:</b>	McCloy Group P: 4945 7500
<b>SITE ADDRESS:</b>	Lot 1705 Billys Lookout, Teralba NSW 2284
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed development.
<b>Plan References and Reports:</b>	N/A – plans not supplied by client.
<b>VEGETATION AND SLOPE ASSESSMENT</b>	No vegetation considered a bushfire hazard in accordance with PBP 2019 occurs within 100m of the site. Refer to Figure 1-1 for location of site.
<b>BAL RATING:</b>	The proposed development has been assessed as <b>BAL-LOW</b> in accordance with Table A1.12.5 of PBP 2019.
<b>COMPLYING DEVELOPMENT CHECKLIST</b>	Refer to Attachment 1 for compliance with development standards.
<b>DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:</b>	<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <b>(Circle the relevant response)</b> (If <b>YES</b> the application is to be referred to NSW RFS for assessment.)

### Firebird ecoSultants Pty Ltd

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Note: this certificate must be completed and signed by a person recognized by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment

\*\*\*\*\*



Firebird ecoSultants Pty Ltd  
ABN-16 105 985 993

### General Recommendations:

- The areas of the site not built on should be managed as an Inner Protection Area (IPA) in accordance with the NSW RFS document 'Standards for Asset Protection Zones' and Appendix 4 of PBP.
- Home owners should prepare a Bush Fire Survival Plan refer to the RFS Website [http://www.rfs.nsw.gov.au/file\\_system/attachments/Attachment\\_BushFireSurvivalPlan.pdf](http://www.rfs.nsw.gov.au/file_system/attachments/Attachment_BushFireSurvivalPlan.pdf).

I Sarah Jones of Firebird ecoSultants Pty Ltd  
(Print Name) (Trading or Company Name)

have carried out a bushfire risk assessment on the above mentioned proposal and property.

REPORT REFERENCE:	Teralba – McCloy Group
REPORT DATE:	17 <sup>th</sup> August 2023
REPORT EXPIRY DATE:	17 <sup>th</sup> August 2024
CERTIFICATE NO / ACCREDITED SCHEME:	<b>FPA - BPAD – A – Certified Practitioner (BPD-26512)</b>

I hereby certify, in accordance with Section 4.14 of the *Environmental Planning and Assessment Act 1979*:

1. That I am a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bushfire risk assessment.
2. The development conforms to the relevant specifications and requirements, that being; Planning for Bushfire Protection 2019 and AS3959 - 2018 NSW Variation

*\* In accordance with the provisions of Clause 1.19A of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 this Certificate is to serve as notification that the part of the land on which the subject development is to be carried out and any associated access way is not in bush fire attack level – 40 (BAL-40) or the flame zone (BAL-FZ) or I certify the development conforms to the relevant specifications and requirements of Planning for Bushfire Protection 2019"*

SIGNATURE:



Date: 17<sup>th</sup> August 2023

### Firebird ecoSultants Pty Ltd

Level 1, 146 Hunter Street Mall, Newcastle NSW 2300  
PO Box 354, Newcastle NSW 2300

P: 02 4910 3939 M: 0414 465 990 E: [sarah@firebirdeco.com.au](mailto:sarah@firebirdeco.com.au)

Note: this certificate must be completed and signed by a person recognized by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment

\*\*\*\*\*





Firebird ecoSultants Pty Ltd  
ABN-16 105 985 993

---

## Figure 1-1: Vegetation Map

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### Firebird ecoSultants Pty Ltd

Level 1, 146 Hunter Street Mall, Newcastle NSW 2300  
PO Box 354, Newcastle NSW 2300

P: 02 4910 3939 M: 0414 465 990 E: [sarah@firebirdeco.com.au](mailto:sarah@firebirdeco.com.au)

Note: this certificate must be completed and signed by a person recognized by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment

\*\*\*\*\*

**Legend**

- ▭ Subject Site
- ▭ 100m Buffer
- ▭ 26m APZ
- ▭ Open Forest
- ▭ Managed Land
- ▭ BAL 12.5

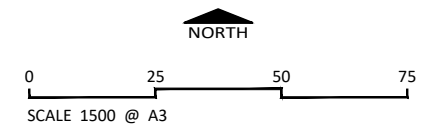
**Disclaimer**  
 The BALS as depicted on this map have been determined by vegetation within 100m of Stage 17 at the time of the assessment in January 2022. It should be noted that conditions may change over time, that may result in different BALS for the site. Although every care has been taken in the preparation of this map, North Lakes Estate and the author accept no responsibility for any misprints, errors, omissions, inaccuracies in these maps or damages resulting from the use of this information.



Google  
Nearmap

**FIGURE 5 - 1: BUSHFIRE ATTACK LEVELS**

CLIENT: McCloys Pty Ltd  
 SITE DETAILS: Stage 17 Teralba  
 DATE: 10 August 2023



Firebird ecoSultants Pty Ltd  
 ABN - 16 105 985 993  
 Level 1, 146 Hunter Street, Newcastle NSW 2300  
 P O Box 354 Newcastle NSW 2300



**DISCLAIMER**  
 This document and the information shown shall remain the property of Firebird ecoSultants Pty Ltd. The document may only be used for the purpose for which it was supplied and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited.



## Attachment 1 – Compliance with Development Standards

Development Standards	Proposal	Compliance
The development conforms to the specifications and requirements of the following that are relevant to the development: <ol style="list-style-type: none"> <li>PBP 2019; and</li> <li>If another document is prescribed by the regulations for the purposes of Section 79BA of the EP&amp;A Act – that document.</li> </ol>	The proposal complies with the relevant Bush Fire Protection Measures as outlined in PBP and the proposed development has been assessed as BAL-LOW	The proposed development has been assessed as BAL-LOW
The part of the lot on which the development is to be carried out is not in bushfire attack level-40 (BAL-40) or the flame zone (BAL-FZ); and	The proposal does not occur on land that has been assessed as BAL-40 and BAL-FZ.	Complies
The lot has direct access to a public road or a road vested in or maintained by the council; and	The lot has direct access to the Public Road	Complies
A reticulated water supply is connected to the lot; and	The site is connected to reticulated water.	Complies
A fire hydrant is located less than 70m from the location of the lot of the proposed development; and	A fire hydrant occurs within 70m of the lot	Complies – refer to Attachment 2 for hydrant placement.
A 10,000L water supply with 65mm metal Storz outlet with a gate or ball valve is provided for fire fighting purposes on the lot (the gate or ball valve, pipes and tank penetrations are to be designed to allow for a full 50mm inner diameter water flow through the Storz fitting and must be of a metal construction)	N/A	N/A
Mains electricity is connected to the lot; and	The site is connected to electricity	Complies
Reticulated or bottled gas on the lot is installed and maintained in accordance with AS/NZS 1596:2008 The storage and handling of LP Gas and the	Can Comply	Can comply

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Firebird ecoSultants Pty Ltd  
ABN-16 105 985 993

Development Standards	Proposal	Compliance
requirements of relevant authorities (metal piping must be used); and		
Any gas cylinders on the lot that are within 10m of the dwelling house; <ul style="list-style-type: none"> <li>i. Have the release valves directed away from the dwelling house; and</li> <li>ii. Are enclosed on the hazard side of the installation; and</li> <li>iii. Have metal connections to and from the cylinders; and</li> <li>iv. There are no polymer sheathed flexible gas supply lines to gas metres adjacent to the dwelling</li> </ul>	Can comply	Can comply
The requirements of AS3959-2018 set out in the BCA also apply	Assessment in accordance with AS3959-2018 and PBP 2019 has concluded that the proposed development has been assessed as BAL-LOW	The proposed development has been assessed as BAL-LOW

**Firebird ecoSultants Pty Ltd**

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Firebird ecoSultants Pty Ltd  
ABN-16 105 985 993

---

## Attachment 2 – Hydrant Placement

---

### Firebird ecoSultants Pty Ltd

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PO Box 354, Newcastle NSW 2300

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# Before You Dig Australia (BYDA) Location Information

Hunter Water Corporation  
36 Honeysuckle Drive  
NEWCASTLE NSW 2300

**To:**

Lucy Boswell  
97 Scott Street  
Newcastle NSW 2300

Enquiry Details	
Utility ID	80220
Job Number	34859199
Sequence Number	228503957
Enquiry Date	17/08/2023 16:46
Response	<b>AFFECTED</b>
Address	66 Pitt Street Teralba
Location in Road	Road,Nature Strip,Footpath
Activity	Planning and Design

Enquirer Details	
Customer ID	3027578
Contact	Lucy Boswell
Company	
Email	lucy@firebirdeco.com.au
Phone	+61414465990

## Enquirer Responsibilities

HWC's provision, and your access to and use, of the data, maps and other information contained in HWC's response to your Before You Dig Australia (BYDA) enquiry (Information) are subject to the following terms and conditions and any additional disclaimers contained in HWC's response.

### 1. Nature of HWC's assets

You acknowledge and accept that:

- (a) water in HWC mains is under pressure and may cause injury or damage if a main is damaged;
- (b) HWC sewer mains can be under pressure and may cause injury or damage if a main is damaged;
- (c) HWC recycled water mains can be under pressure and may cause injury or damage if a main is damaged;
- (d) HWC services are laid at varying depths;
- (e) the Information does not include data related to property services;
- (f) HWC will seek recovery of repair costs if an HWC asset is damaged; and
- (g) all electrical services are to be considered live.

Accordingly, all persons must exercise extreme care and only use hand excavation until the exact location of all assets within a work area is established.

### 2. Your use of Information

You acknowledge and accept that:

- (a) neither HWC nor BYDA make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information;
- (b) all Information is:
  - i. generated by an automated system based on the information you submit to the BYDA website and it is your responsibility to ensure that the dig site is properly defined in your enquiry;
  - ii. approximate, intended to be of general application and may not be suitable for your specific requirements;
  - iii. unsuitable for scaling purposes; and
  - iv. based on information available to HWC and may not show all existing structures. For example, the location of Private Sewer/Water Mains is the initial indicative location supplied to HWC. This may not be the current location of such mains and not all private mains have been supplied to HWC;
- (c) you must not solely rely on the Information when undertaking underground works;
- (d) all Information is provided for the sole purpose of assisting you to locate HWC assets before excavation (Permitted Purpose) and you must not copy, translate, modify, distribute or make derivative works of the Information except as directly required to achieve the Permitted Purpose;
- (e) all Information must be used and kept together;
- (f) your access to and use of the Information does not grant you any ownership of or intellectual property rights in the Information;
- (g) in identifying in the Information the presence or potential presence of hazardous or potentially hazardous materials in HWC assets, HWC is not representing or warranting that other HWC assets not identified in the Information as containing or potentially containing hazardous materials do not also contain such materials; and
- (h) in excavating and conducting underground works, you must do so having regard to the fact that asbestos cement pipelines may form part of HWC's water and sewer reticulation systems.

### 3. Your other obligations

You are responsible for, amongst other things:

- (a) exposing underground structures, including HWC assets, by pot-holing using hand-held tools or vacuum techniques to determine the precise location and extent of structures before any mechanical means of excavation are used;
- (b) protecting underground structures, including HWC assets, from damage and interference;
- (c) maintaining acceptable clearances between HWC assets and structures belonging to others;
- (d) ensuring that backfilling in the vicinity of HWC assets complies with HWC's requirements (as set out on HWC's website or otherwise communicated to you by HWC);
- (e) notifying HWC immediately of any damage caused or threat of damage to any HWC asset; and
- (f) ensuring that plans are approved by HWC (usually by stamping) prior to landscaping or building over or in the vicinity of any HWC asset.

## Enquirer Responsibilities Continued

### 4. Disclaimer

While HWC takes reasonable care in providing details of its underground assets, due to changes in road and footway alignments and levels, the age and incompleteness of some records and the general nature of the Information, it is not possible to conclusively specify the location of all HWC underground assets, including pipes that contain or may contain hazardous materials.

ALL INFORMATION IS PROVIDED AS GENERAL GUIDANCE ONLY AND SHOULD NOT BE USED OR RELIED UPON IN SUBSTITUTION FOR SPECIALISED PROFESSIONAL INDEPENDENT ADVICE. YOU ACKNOWLEDGE AND AGREE THAT YOUR USE OF THE INFORMATION IS AT YOUR OWN RISK.

If you have any questions or concerns about the appropriateness, reliability or application of any Information you must seek advice from a relevantly qualified professional. Further, dealing with hazardous materials is potentially dangerous, and you must always seek advice where the Information provides that HWC's assets contain or may contain hazardous materials.

HWC makes no representation and gives no warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information or that the Information can be used for any purpose in substitution for specialised, professional and independent advice.

### 5. Limitation of liability

To the fullest extent permitted by law:

- (a) all conditions and guarantees concerning the Information (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom, usage or otherwise are expressly excluded and to the extent such conditions and guarantees cannot be excluded, HWC's liability is limited to either of the following (as nominated by HWC):
  - i. HWC supplying the Information to you again; or
  - ii. HWC paying you the cost of having the Information supplied to you again.
- (b) HWC is not responsible for and you release HWC from any actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims whatsoever (including loss of revenue, use, production, goodwill, profit, business, contract, anticipated savings, financing costs, increased operating costs or other purely financial, economic, special or indirect loss or damage) arising out of:
  - i. your access to or use of the Information;
  - ii. any delay in HWC providing you with Information;
  - iii. your reliance on the Information or its inability to meet your needs;
  - iv. your failure to correctly or accurately:
    - (1) submit relevant or valid data to BYDA; or
    - (2) use or interpret Information provided to you by HWC; or
  - v. any failure, interruption or corruption of any Information;
- (c) you must indemnify HWC and its employees, agents and officers from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries and other claims arising out of or in connection with HWC providing you with incorrect or incomplete Information; and you assume all risk associated with your use of BYDA and HWC's websites and you release BYDA and HWC from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims which may arise in respect of such usage.

[www.hunterwater.com.au](http://www.hunterwater.com.au)

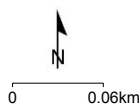
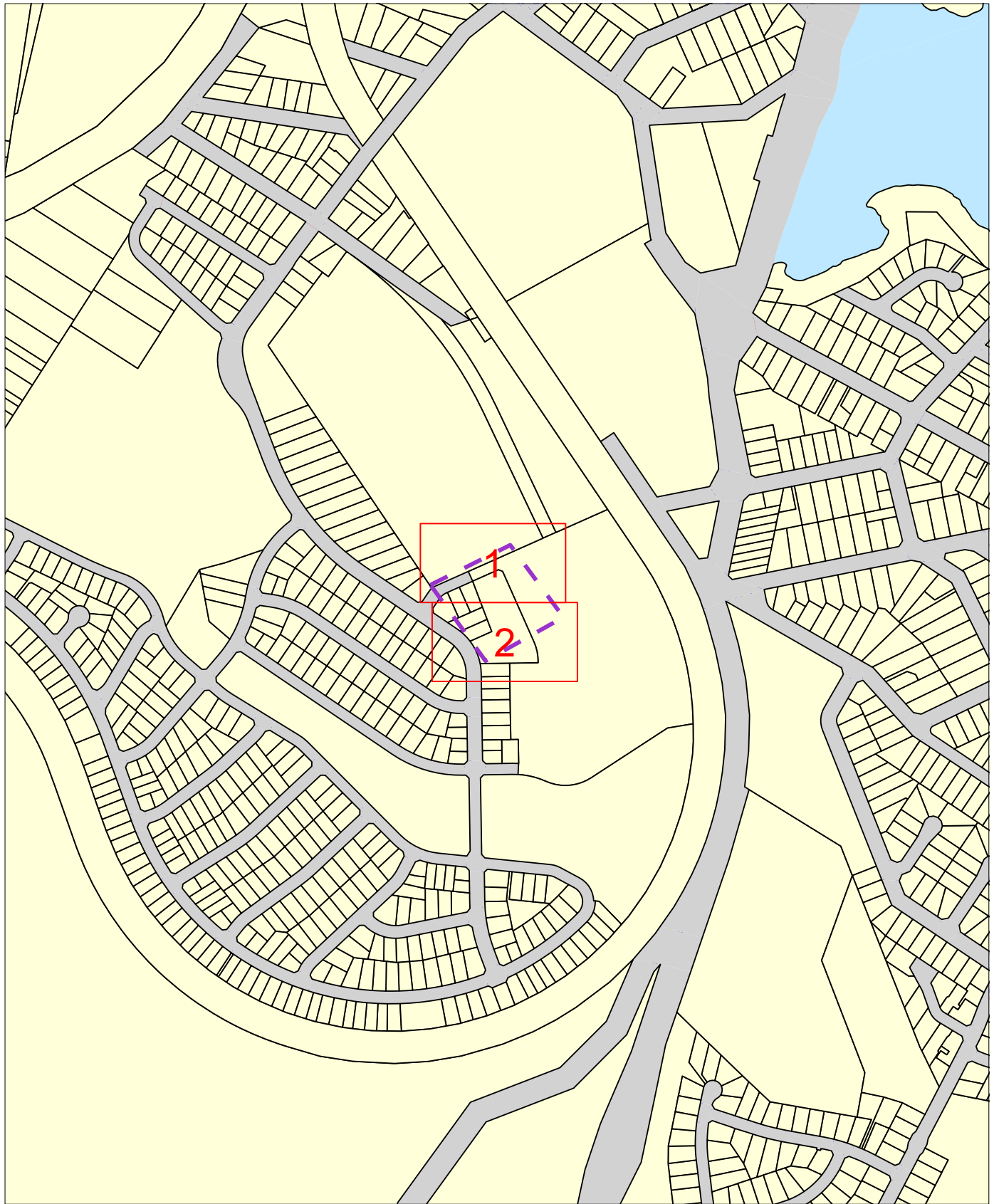
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# Overview Map

Sequence No: 228503957  
66 Pitt Street Teralba



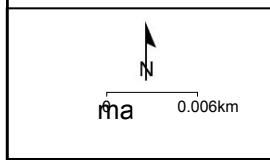
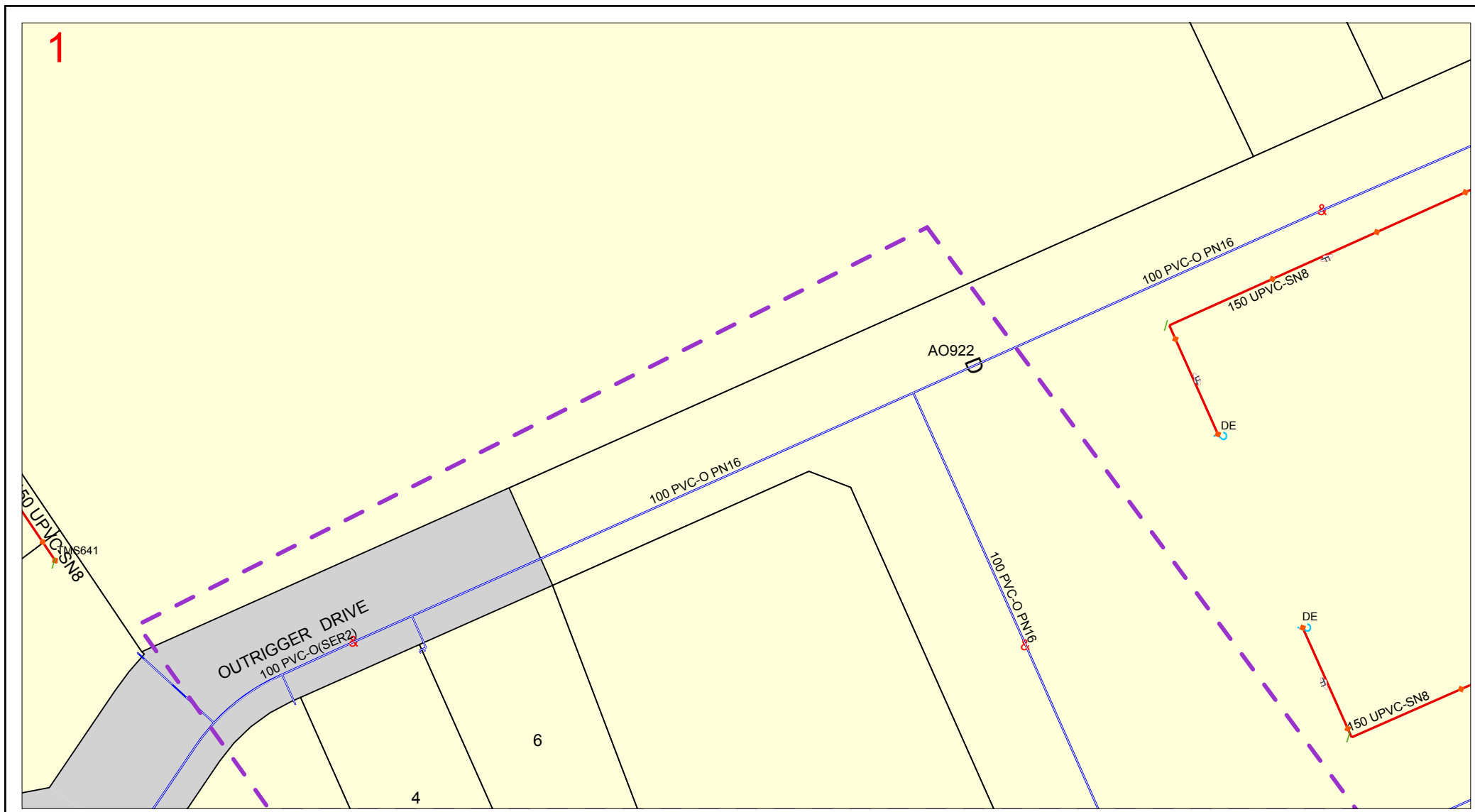
**LEGEND:**

- 1** Detail Map
- BYDADIA Work Area



# Map 1

## Sequence No: 228503957



**IMPORTANT**

**THIS PLAN IS NOT TO BE USED FOR CONVEYANCING**

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/  
ELECTRICAL - UTILITY DATA  
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.  
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.  
PROPERTY SERVICES ARE NOT SHOWN.

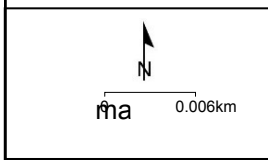
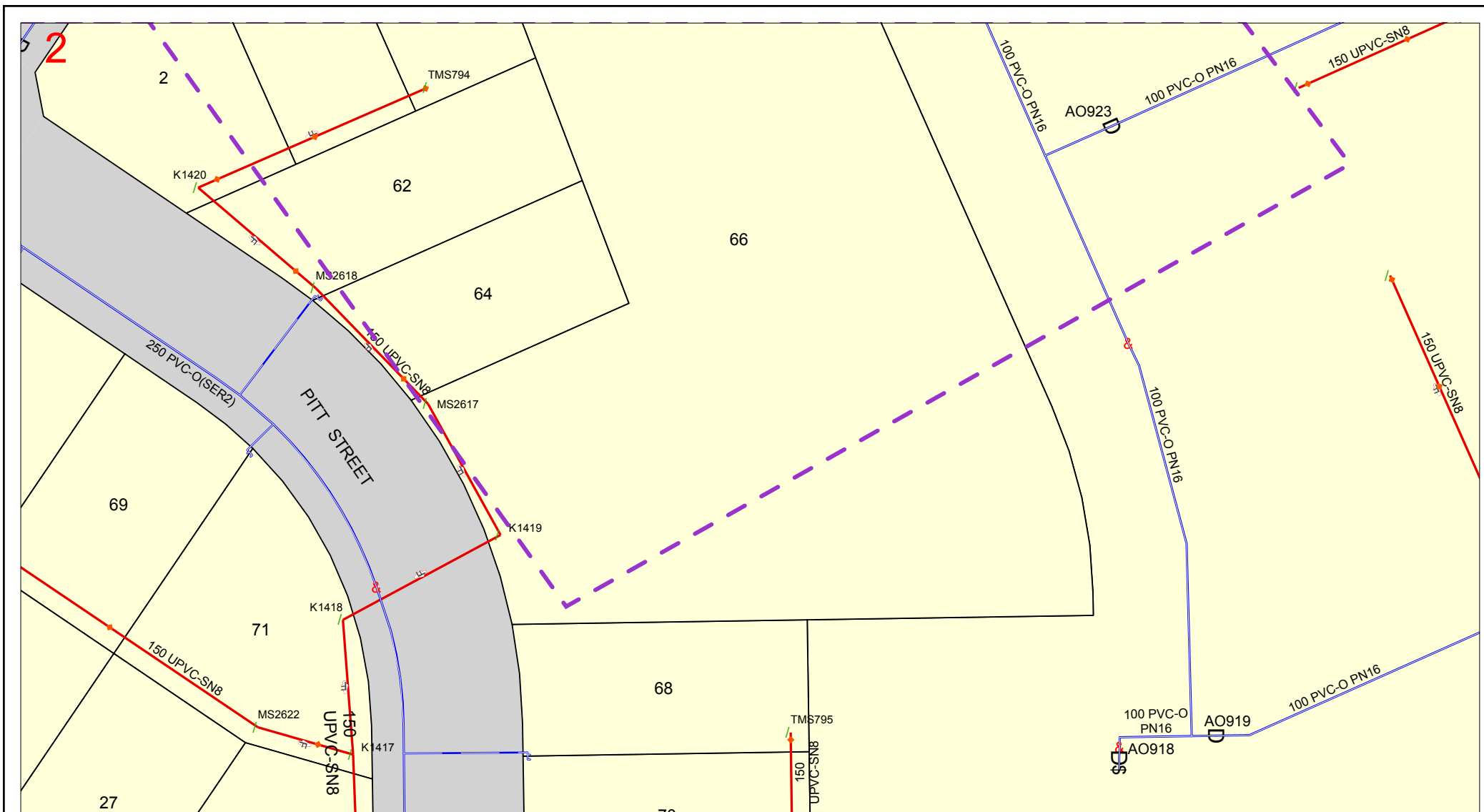
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE  
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR  
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation  
[Nov 2017]



# Map 2

## Sequence No: 228503957



**IMPORTANT**

**THIS PLAN IS NOT TO BE USED FOR CONVEYANCING**

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SEWER/WATER/RECYCLED WATER/  
ELECTRICAL - UTILITY DATA  
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.  
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ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation  
[Nov 2017]

# Bushfire Attack Level (BAL)

## Certificate



In accordance with the provisions of clause 1.19A of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or, in accordance with Section 4.14(1)(b) of the Environmental Planning and Assessment Act 1979. This Certificate is to serve as notification that the part of the land on which the subject development is to be carried out and any associated access way is not in bush fire attack level – 40 (BAL-40) or the flame zone (BAL-FZ)

<b>CLIENT DETAILS:</b>	McCloy Group P: 4945 7500
<b>SITE ADDRESS:</b>	Lot 1706 Billys Lookout, Teralba NSW 2284
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed development.
<b>Plan References and Reports:</b>	N/A – plans not supplied by client.
<b>VEGETATION AND SLOPE ASSESSMENT</b>	No vegetation considered a bushfire hazard in accordance with PBP 2019 occurs within 100m of the site. Refer to Figure 1-1 for location of site.
<b>BAL RATING:</b>	The proposed development has been assessed as <b>BAL-LOW</b> in accordance with Table A1.12.5 of PBP 2019.
<b>COMPLYING DEVELOPMENT CHECKLIST</b>	Refer to Attachment 1 for compliance with development standards.
<b>DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:</b>	<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <b>(Circle the relevant response)</b> (If <b>YES</b> the application is to be referred to NSW RFS for assessment.)

### Firebird ecoSultants Pty Ltd

Level 1, 146 Hunter Street Mall, Newcastle NSW 2300  
PO Box 354, Newcastle NSW 2300

P: 02 4910 3939      M: 0414 465 990      E: [sarah@firebirdeco.com.au](mailto:sarah@firebirdeco.com.au)

Note: this certificate must be completed and signed by a person recognized by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment

\*\*\*\*\*



Firebird ecoSultants Pty Ltd  
ABN-16 105 985 993

### General Recommendations:

- The areas of the site not built on should be managed as an Inner Protection Area (IPA) in accordance with the NSW RFS document 'Standards for Asset Protection Zones' and Appendix 4 of PBP.
- Home owners should prepare a Bush Fire Survival Plan refer to the RFS Website [http://www.rfs.nsw.gov.au/file\\_system/attachments/Attachment\\_BushFireSurvivalPlan.pdf](http://www.rfs.nsw.gov.au/file_system/attachments/Attachment_BushFireSurvivalPlan.pdf).

I Sarah Jones of Firebird ecoSultants Pty Ltd  
(Print Name) (Trading or Company Name)

have carried out a bushfire risk assessment on the above mentioned proposal and property.

REPORT REFERENCE:	Teralba – McCloy Group
REPORT DATE:	17 <sup>th</sup> August 2023
REPORT EXPIRY DATE:	17 <sup>th</sup> August 2024
CERTIFICATE NO / ACCREDITED SCHEME:	<b>FPA - BPAD – A – Certified Practitioner (BPD-26512)</b>

I hereby certify, in accordance with Section 4.14 of the *Environmental Planning and Assessment Act 1979*:

1. That I am a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bushfire risk assessment.
2. The development conforms to the relevant specifications and requirements, that being; Planning for Bushfire Protection 2019 and AS3959 - 2018 NSW Variation

*\* In accordance with the provisions of Clause 1.19A of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 this Certificate is to serve as notification that the part of the land on which the subject development is to be carried out and any associated access way is not in bush fire attack level – 40 (BAL-40) or the flame zone (BAL-FZ) or I certify the development conforms to the relevant specifications and requirements of Planning for Bushfire Protection 2019"*

SIGNATURE:



Date: 17<sup>th</sup> August 2023

### Firebird ecoSultants Pty Ltd

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Firebird ecoSultants Pty Ltd  
ABN-16 105 985 993

---

## Figure 1-1: Vegetation Map

---

### Firebird ecoSultants Pty Ltd

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**Legend**

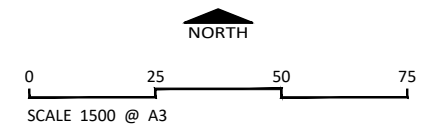
- ▭ Subject Site
- ▭ 100m Buffer
- ▭ 26m APZ
- ▭ Open Forest
- ▭ Managed Land
- ▭ BAL 12.5

**Disclaimer**  
 The BALS as depicted on this map have been determined by vegetation within 100m of Stage 17 at the time of the assessment in January 2022. It should be noted that conditions may change over time, that may result in different BALS for the site. Although every care has been taken in the preparation of this map, North Lakes Estate and the author accept no responsibility for any misprints, errors, omissions, inaccuracies in these maps or damages resulting from the use of this information.



**FIGURE 5 - 1: BUSHFIRE ATTACK LEVELS**

CLIENT: McCloys Pty Ltd  
 SITE DETAILS: Stage 17 Teralba  
 DATE: 10 August 2023



Firebird ecoSultants Pty Ltd  
 ABN - 16 105 985 993  
 Level 1, 146 Hunter Street, Newcastle NSW 2300  
 P O Box 354 Newcastle NSW 2300



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The part of the lot on which the development is to be carried out is not in bushfire attack level-40 (BAL-40) or the flame zone (BAL-FZ); and	The proposal does not occur on land that has been assessed as BAL-40 and BAL-FZ.	Complies
The lot has direct access to a public road or a road vested in or maintained by the council; and	The lot has direct access to the Public Road	Complies
A reticulated water supply is connected to the lot; and	The site is connected to reticulated water.	Complies
A fire hydrant is located less than 70m from the location of the lot of the proposed development; and	A fire hydrant occurs within 70m of the lot	Complies – refer to Attachment 2 for hydrant placement.
A 10,000L water supply with 65mm metal Storz outlet with a gate or ball valve is provided for fire fighting purposes on the lot (the gate or ball valve, pipes and tank penetrations are to be designed to allow for a full 50mm inner diameter water flow through the Storz fitting and must be of a metal construction)	N/A	N/A
Mains electricity is connected to the lot; and	The site is connected to electricity	Complies
Reticulated or bottled gas on the lot is installed and maintained in accordance with AS/NZS 1596:2008 The storage and handling of LP Gas and the	Can Comply	Can comply

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Firebird ecoSultants Pty Ltd  
ABN-16 105 985 993

Development Standards	Proposal	Compliance
requirements of relevant authorities (metal piping must be used); and		
Any gas cylinders on the lot that are within 10m of the dwelling house; <ul style="list-style-type: none"> <li>i. Have the release valves directed away from the dwelling house; and</li> <li>ii. Are enclosed on the hazard side of the installation; and</li> <li>iii. Have metal connections to and from the cylinders; and</li> <li>iv. There are no polymer sheathed flexible gas supply lines to gas metres adjacent to the dwelling</li> </ul>	Can comply	Can comply
The requirements of AS3959-2018 set out in the BCA also apply	Assessment in accordance with AS3959-2018 and PBP 2019 has concluded that the proposed development has been assessed as BAL-LOW	The proposed development has been assessed as BAL-LOW

**Firebird ecoSultants Pty Ltd**

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Firebird ecoSultants Pty Ltd  
ABN-16 105 985 993

---

## Attachment 2 – Hydrant Placement

---

### Firebird ecoSultants Pty Ltd

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Lucy Boswell  
97 Scott Street  
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Activity	Planning and Design

Enquirer Details	
Customer ID	3027578
Contact	Lucy Boswell
Company	
Email	lucy@firebirdeco.com.au
Phone	+61414465990

## Enquirer Responsibilities

HWC's provision, and your access to and use, of the data, maps and other information contained in HWC's response to your Before You Dig Australia (BYDA) enquiry (Information) are subject to the following terms and conditions and any additional disclaimers contained in HWC's response.

### 1. Nature of HWC's assets

You acknowledge and accept that:

- (a) water in HWC mains is under pressure and may cause injury or damage if a main is damaged;
- (b) HWC sewer mains can be under pressure and may cause injury or damage if a main is damaged;
- (c) HWC recycled water mains can be under pressure and may cause injury or damage if a main is damaged;
- (d) HWC services are laid at varying depths;
- (e) the Information does not include data related to property services;
- (f) HWC will seek recovery of repair costs if an HWC asset is damaged; and
- (g) all electrical services are to be considered live.

Accordingly, all persons must exercise extreme care and only use hand excavation until the exact location of all assets within a work area is established.

### 2. Your use of Information

You acknowledge and accept that:

- (a) neither HWC nor BYDA make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information;
- (b) all Information is:
  - i. generated by an automated system based on the information you submit to the BYDA website and it is your responsibility to ensure that the dig site is properly defined in your enquiry;
  - ii. approximate, intended to be of general application and may not be suitable for your specific requirements;
  - iii. unsuitable for scaling purposes; and
  - iv. based on information available to HWC and may not show all existing structures. For example, the location of Private Sewer/Water Mains is the initial indicative location supplied to HWC. This may not be the current location of such mains and not all private mains have been supplied to HWC;
- (c) you must not solely rely on the Information when undertaking underground works;
- (d) all Information is provided for the sole purpose of assisting you to locate HWC assets before excavation (Permitted Purpose) and you must not copy, translate, modify, distribute or make derivative works of the Information except as directly required to achieve the Permitted Purpose;
- (e) all Information must be used and kept together;
- (f) your access to and use of the Information does not grant you any ownership of or intellectual property rights in the Information;
- (g) in identifying in the Information the presence or potential presence of hazardous or potentially hazardous materials in HWC assets, HWC is not representing or warranting that other HWC assets not identified in the Information as containing or potentially containing hazardous materials do not also contain such materials; and
- (h) in excavating and conducting underground works, you must do so having regard to the fact that asbestos cement pipelines may form part of HWC's water and sewer reticulation systems.

### 3. Your other obligations

You are responsible for, amongst other things:

- (a) exposing underground structures, including HWC assets, by pot-holing using hand-held tools or vacuum techniques to determine the precise location and extent of structures before any mechanical means of excavation are used;
- (b) protecting underground structures, including HWC assets, from damage and interference;
- (c) maintaining acceptable clearances between HWC assets and structures belonging to others;
- (d) ensuring that backfilling in the vicinity of HWC assets complies with HWC's requirements (as set out on HWC's website or otherwise communicated to you by HWC);
- (e) notifying HWC immediately of any damage caused or threat of damage to any HWC asset; and
- (f) ensuring that plans are approved by HWC (usually by stamping) prior to landscaping or building over or in the vicinity of any HWC asset.

## Enquirer Responsibilities Continued

### 4. Disclaimer

While HWC takes reasonable care in providing details of its underground assets, due to changes in road and footway alignments and levels, the age and incompleteness of some records and the general nature of the Information, it is not possible to conclusively specify the location of all HWC underground assets, including pipes that contain or may contain hazardous materials.

ALL INFORMATION IS PROVIDED AS GENERAL GUIDANCE ONLY AND SHOULD NOT BE USED OR RELIED UPON IN SUBSTITUTION FOR SPECIALISED PROFESSIONAL INDEPENDENT ADVICE. YOU ACKNOWLEDGE AND AGREE THAT YOUR USE OF THE INFORMATION IS AT YOUR OWN RISK.

If you have any questions or concerns about the appropriateness, reliability or application of any Information you must seek advice from a relevantly qualified professional. Further, dealing with hazardous materials is potentially dangerous, and you must always seek advice where the Information provides that HWC's assets contain or may contain hazardous materials.

HWC makes no representation and gives no warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information or that the Information can be used for any purpose in substitution for specialised, professional and independent advice.

### 5. Limitation of liability

To the fullest extent permitted by law:

- (a) all conditions and guarantees concerning the Information (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom, usage or otherwise are expressly excluded and to the extent such conditions and guarantees cannot be excluded, HWC's liability is limited to either of the following (as nominated by HWC):
  - i. HWC supplying the Information to you again; or
  - ii. HWC paying you the cost of having the Information supplied to you again.
- (b) HWC is not responsible for and you release HWC from any actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims whatsoever (including loss of revenue, use, production, goodwill, profit, business, contract, anticipated savings, financing costs, increased operating costs or other purely financial, economic, special or indirect loss or damage) arising out of:
  - i. your access to or use of the Information;
  - ii. any delay in HWC providing you with Information;
  - iii. your reliance on the Information or its inability to meet your needs;
  - iv. your failure to correctly or accurately:
    - (1) submit relevant or valid data to BYDA; or
    - (2) use or interpret Information provided to you by HWC; or
  - v. any failure, interruption or corruption of any Information;
- (c) you must indemnify HWC and its employees, agents and officers from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries and other claims arising out of or in connection with HWC providing you with incorrect or incomplete Information; and you assume all risk associated with your use of BYDA and HWC's websites and you release BYDA and HWC from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims which may arise in respect of such usage.

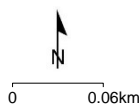
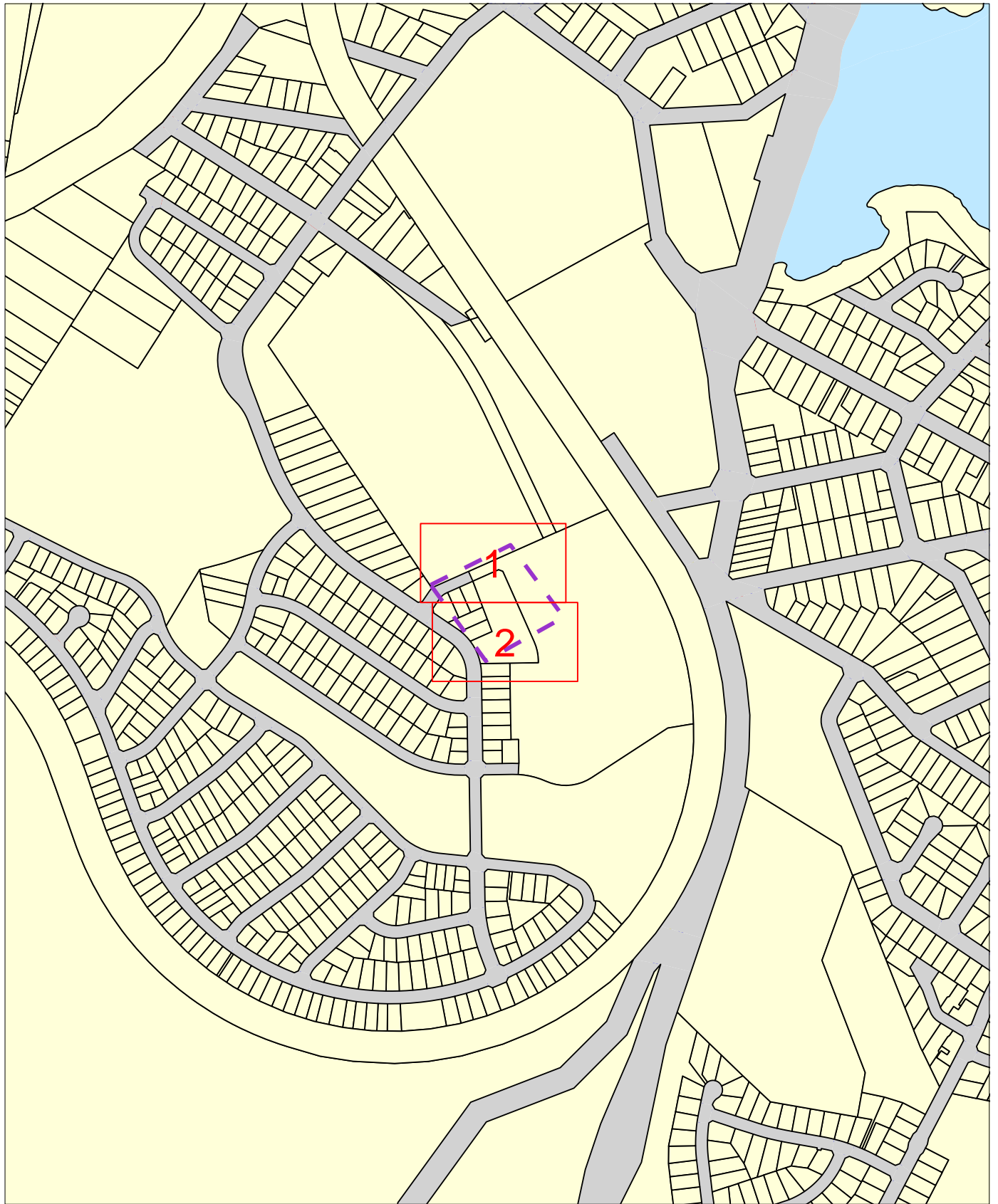
[www.hunterwater.com.au](http://www.hunterwater.com.au)

1300 657 000



# Overview Map

Sequence No: 228503957  
66 Pitt Street Teralba



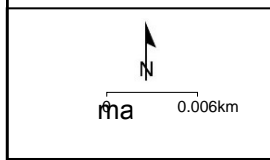
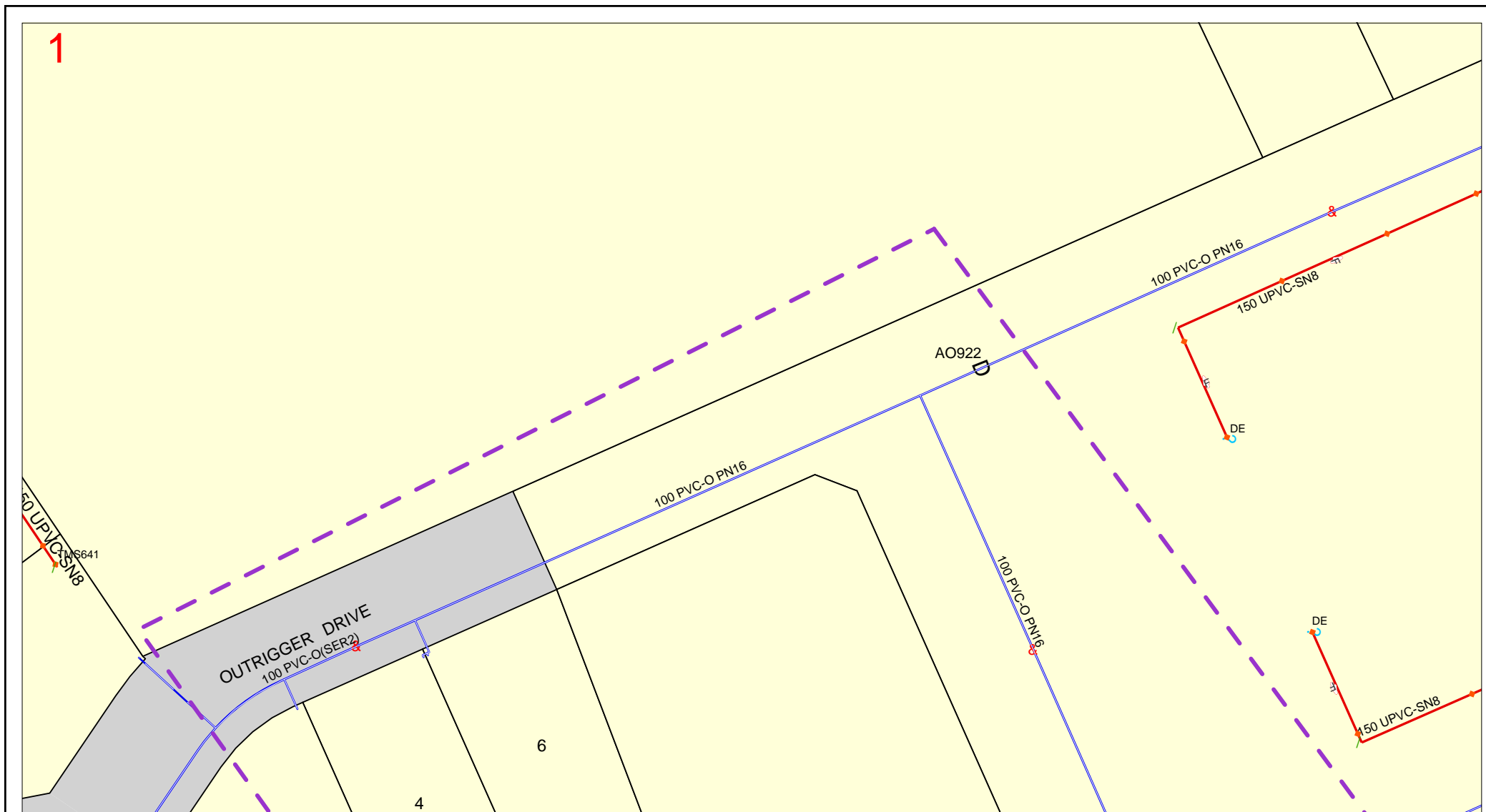
**LEGEND:**

- 1** Detail Map
- BYDADIA Work Area



# Map 1

## Sequence No: 228503957



**IMPORTANT**

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THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

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SERVICE LOCATIONS ARE APPROXIMATE.  
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.  
PROPERTY SERVICES ARE NOT SHOWN.

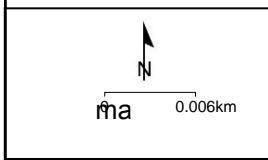
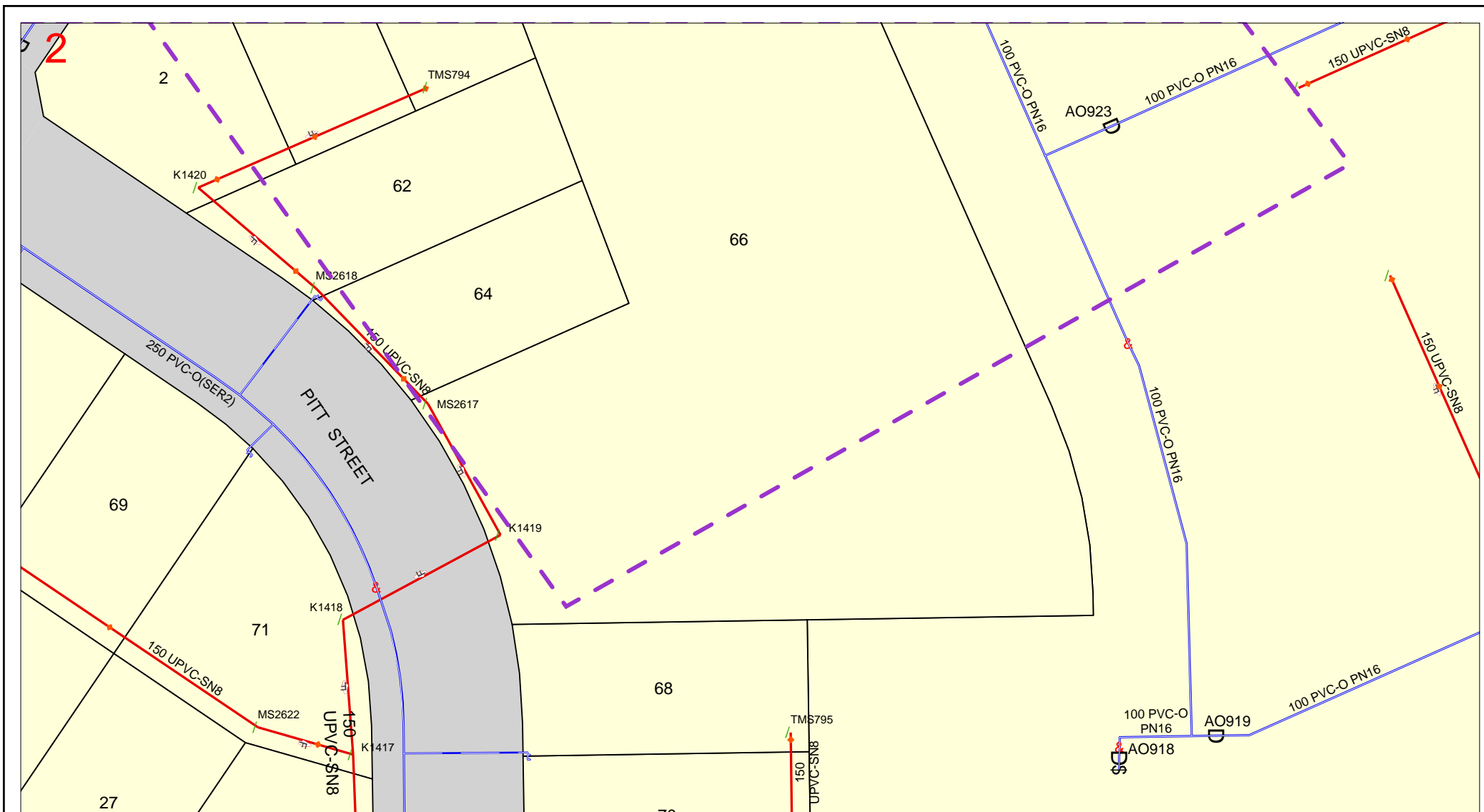
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# Map 2

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