

Our Ref: 17029-21:AP:MD

8 October 2009

NORTHLAKES PTY LTD
PO BOX 2088
GATESHEAD DELIVERY CENTRE NSW 2290

ATTENTION: SHANE BOSLEM

Dear Sir,

**RE: CONSTRUCTION STANDARDS FOR
LOTS WITHIN STAGE 21
NORTHLAKES, CAMERON PARK.**

The following has been prepared to provide the key information relating to the construction standards required for lots within Stage 21, Northlakes Estate, Cameron Park.

Stage 21

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

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

Allowances have been made for the establishment of a 45m APZ to the east and to the north a 45m temporary APZ comprise of a 30m APZ and 15m road. Using the information relating to vegetation, slope and according to Table A3.3 PBP (RFS, 2006), Table 1 below illustrates the required construction standards for the future dwellings. These construction standards are outlined in Attachment 1 – Construction Standards.

Table 1: Stage 22 Recommended Construction Standards

Lot Number	Average Slope towards Hazard	Separation Distance	Category of Bushfire Attack	Recommended Construction Standard (AS3959-1999)
2101	Cross-slope	44 – 100m	Medium	Level 1
2102	Cross-slope	44 – 100m	Medium	Level 1
2103	Cross-slope	44 – 100m	Medium	Level 1
2104	No Requirement			
2105	No Requirement			
2106	No Requirement			
2107	No Requirement			
2108	No Requirement			
2109	No Requirement			
2110	Cross-slope	44 – 100m	Medium	Part Level 1 Part No Requirement
2111	No Requirement			
2112	Cross-slope	44 – 100m	Medium	Level 1
2113	Cross-slope	44 – 100m	Medium	Level 1
2114	Cross-slope	44 – 100m	Medium	Level 1
2115	Cross-slope	44 – 100m	Medium	Level 1
2116	Cross-slope	44 – 100m	Medium	Level 1
2117	Cross-slope	44 – 100m	Medium	Level 1
2118	No Requirement			
2119	No Requirement			
2120	No Requirement			
2121	Cross-slope	43 – 100m	Medium	Level 1

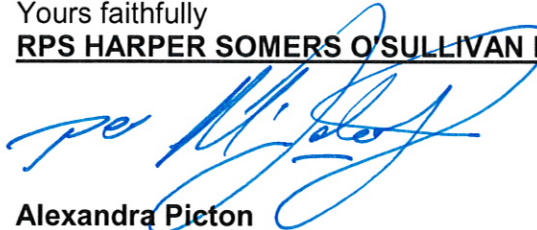
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17029-21:AP:MD
8 October 2009

2122	Cross-slope	43 – 100m	Medium	Level 1
2123	Cross-slope	43 – 100m	Medium	Level 1
2124	Cross-slope	43 – 100m	Medium	Level 1
2125	Upslope	43 – 100m	Medium	Level 1
2126	Upslope	43 – 100m	Medium	Level 1

If you wish to discuss or clarify any part of the above information please do not hesitate to contact Matthew Doherty (Environment & GIS Manager) or the writer.

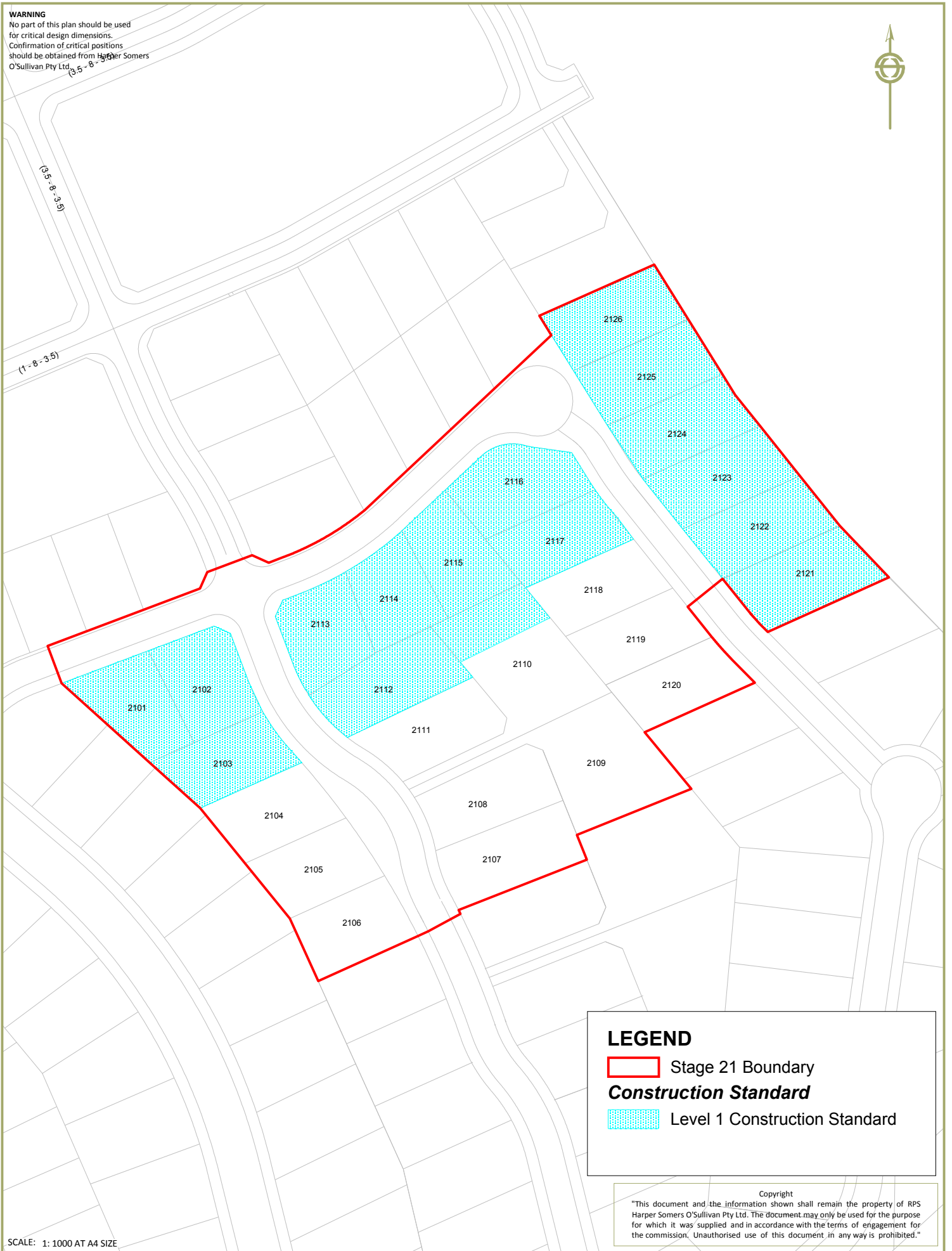
Yours faithfully

RPS HARPER SOMERS O'SULLIVAN PTY LTD




Alexandra Picton
Ecologist
B.App.Sc

WARNING
 No part of this plan should be used
 for critical design dimensions.
 Confirmation of critical positions
 should be obtained from Harper Somers
 O'Sullivan Pty Ltd.




SCALE: 1: 1000 AT A4 SIZE

LEGEND

 Stage 21 Boundary

Construction Standard

 Level 1 Construction Standard

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TITLE: FIGURE 1 CONSTRUCTION STANDARDS

LOCATION: CAMERON PARK

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

DATE: 08/10/2009
 PURPOSE: CONSTRUCTION STANDARDS

LAYOUT REF: 17029-21 FIGURE 1
 VERSION (PLAN BY): A (A.P - B.Y)

CLIENT: NORTHLAKES PTY LTD
 JOB REF: 17029-21

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