



Cover Letter

To
General Manager,
Lithgow City Council,
180 Mort Street,
Lithgow NSW 2790
E: council@lithgow.nsw.gov.au

Property Owner:
Mr Benjamin Harris
Experience OZ Pty Ltd (ABN: 71 637 922 966)
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BUSH FIRE EMERGENCY MANAGEMENT AND EVACUATION PLAN
Lot 152, DP 659519, 51 Atkinson Street, Mort's Estate, NSW 2790
Proposed Ecotourist Facility

Dear Sir or Madam,

The bushfire emergency and evacuation management plan for Lot 152, 51 Atkinson Street, Lithgow, NSW 2790, is attached. The proposal is to establish an ecotourist facility at this site.

The report was prepared according to the NSW Rural Fire Service (2014) guide (the Guide—RFS 2014) and is based on the Bushfire Assessment Report by KHS Ecology & Bushfire (Hammill 2023).

We trust that our submission will meet the requirements of the Lithgow City Council in this matter.

Please feel free to contact me if you require further information. Our office number is 02 6352 5758 or mobile 0407 990 613.

With regards

Jane T Aiken CPSS, CEnvP.
Project Lead, Consulting & Environmental Services Pty Ltd





BUSH FIRE EMERGENCY MANAGEMENT AND EVACUATION PLAN



Figure 1-1 51 Atkinson Street in January 2020 after a bush fire event (left) and the same property almost two years later in December 2021 (Nearmap, 2024).



Figure 1-2 Site condition 23-Nov-2021 view north



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Document title: Bush fire emergency management and evacuation plan
Address: 51 Atkinson Street, Morts Estate NSW 2790
Lot/DP: 152/-/DP659519
Job ID: 136-2107
Date: 26 June 2024



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Document Registration

Client, Applicant & Property Owner	Mr Benjamin Harris Experience OZ Pty Ltd (ABN: 71 637 922 966) PO Box 3232, Marrickville Metro, NSW 2204 E: djbenharris@gmail.com M: 0474 810 269
Property:	51 Atkinson Street, Mort's Estate, Lithgow NSW 2790 Lot 152, DP 659519
Building Manager	Mr Benjamin Harris Experience OZ Pty Ltd (ABN: 71 637 922 966) PO Box 3232, Marrickville Metro, NSW 2204 E: djbenharris@gmail.com M: 0474 810 269
Relevant Regulator	Rural Fire Service
Prepared By	Consulting & Environmental Services Pty Ltd Suite 1, 52 Eskbank Street, Lithgow NSW 2790 E: info@cessoils.com.au T: 6352 5758 (M) 0407 990 613
Principal Consultant	Dr Jane T Aiken, CPSS, CEnvP, CSARM in professional development.
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Lead Consultant	Dr Kate Hammill, Accredited Bushfire Consultant (BPAD 29655)
Site Plans and Mapping	M-H Environmental Drafting. Ms Malin Hoepfner MSc, BSc.
Document Filename	136-2107 Bushfire Emergency Management & Evacuation Plan for Experience OZ SEE the Ecotourist Facility at 51 Atkinson Street Mort's Estate 2790 v03
Document Title	Statement of Environmental Effects Experience OZ Ecotourist Facility Lot 152, DP: 659519
Date Issued	26 June 2024
Version	V01

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This document is prepared in response to a request from Mr Ben Harris to supply details for the Development Application and Statement of Environmental Effects. The scope of this document is generated for environmental management purposes. It is time and site-specific and must not be used for any other purpose. Copyright is retained with Consulting & Environmental Services Pty Ltd on behalf of Mr Ben Harris of Experience OZ Pty Ltd.



1. Introduction

The relevant guide for development consent where the regulator has identified bushfire categories is the NSW Rural Fire Service (2014). This bushfire emergency management and evacuation plan has been developed according to the Guide. We have followed the step-by-step process outlined in the guide to articulate this.

Please note that this plan and the associated site plan for emergency management and evacuation (pages 1 and 2) are to be made available to all occupants and staff of the site and to be provided to the local Fire Service to assist in their pre-incident planning.

Developing a Bush Fire Emergency Management and Evacuation Plan (NSW Rural Fire Service, 2014) details the following six steps:

- 1) Establish an Emergency Planning Committee (EPC)
- 2) Analyse Site Characteristics
- 3) Decide Primary Action (evacuation or sheltering)
- 4) Analyse the requirements for evacuation and sheltering
- 5) Develop emergency procedures – Bush Fire Action statements
- 6) Training staff and occupants.

Steps 1-6 are described below. Please note that a lot of sections and recommendations have been copy-pasted from the Guide and/or changed to be the most applicable to the Experience Oz Ecotourism Facility.

2. Facility details

This plan is for: Experience Oz Ecotourism Facility at 51 Atkinson Street, Lithgow NSW 2790.

The plan has been designed to assist management in protecting life and property in the event of a bushfire. This Plan outlines procedures for both sheltering (remaining on-site) and evacuation to enhance the protection of occupants from the threat of a bushfire. [Figure 2-1](#) provides an overview of the facility.

Date: October 2023 - TO BE REVIEWED ANNUALLY

Contact person	Mr Ben Harris
Position/role	Land owner and facility manager
Phone number (BH/AH)	To be completed before operation
Type of facility	Ecotourism
Number of buildings	15
Number of employees	To be completed before operation
Number of occupants	To be completed before operation



Number of occupants with support needs	NA	
Description of support needs	Occupants with support needs may be present during a bushfire emergency. The type of needs cannot be known as the occupants may change regularly. Cabin A1 is wheelchair accessible and has an accessible car space. The check-in procedure is to ensure that staff is aware of occupants with support needs who may require help or special consideration during a bushfire event.	
How many occupants within the facility?	Max. 58 - to be checked before operation	
How many occupants reside within the facility?	48	
How many staff work within the facility?	4 - to be checked before operation	
What is the staff / occupant ratio?	1-11 - to be checked before operation	
How many potential temporary occupants (tourists, school students, visitors, etc.)	44 - to be checked before operation	
Are any of the following occupant types at the facility and if so, how many?	Children under 5 years	To be completed before operation
	Tourist (caravan / camping)	
	Children (primary school)	
	Tourists (motel/resort)	44
	Children (high school)	
	Day time only employees	4
	Dependent aged	
	Independent aged	
	Mentally/physically disabled	
	Other – Manager Residence	4



2.1 Roles and Responsibilities

Position	Name or person	Building / area of responsibility	Mobile phone number
Site Manager	Mr Ben Harris	All	M: 0474 810 269

To be completed before operation

2.2 Emergency contacts

Name of organisation	Office / contact	Phone number
NSW Rural Fire Service	Local Fire Control Centre	1300 258 737
NSW Rural Fire Service	Bush Fire Information Line	1800 679 737 1800 NSW RFS
NSW Rural Fire Service	Website	www.rfs.nsw.gov.au
NSW Police Force		(02) 6352 8399

2.3 Primary Action

The Primary Action to follow under normal bushfire conditions is to **Evacuate**.



Figure 2-1 Project Proposal Concept Plan



3. Step 1 - Establish an Emergency Planning Committee (EPC)

The first step is to establish an Emergency Planning Committee (EPC).

The EPC is a consultative group comprised of a representation of those who may work, live or are occupants at the facility. The group normally consists of senior management, tenants, staff and chief and deputy chief wardens.

The role of the EPC is to actively participate in the planning process and identify the roles and likely participants who will be responsible for the implementation of the Plan and its procedures during an emergency.

The role of the EPC is to:

- Establish and implement emergency plans and procedures.
- Identify duties and responsibilities of positions.
- Formulate emergency procedures to ensure employees and other occupants are educated and trained on emergency procedures.
- Ensure all occupants are aware of the emergency procedures for the development.
- Regularly review the plan to ensure it remains practical and current.

Roles and responsibilities associated with a Plan will need to be assigned to staff, including:

- Coordinating and arranging transport
- Physically relocating occupants from one place to another, ensuring all buildings are properly prepared to limit the impact of a bushfire
- Initiating any bush fire protection measures, such as sprinkler systems
- Liaising with emergency services.

For information on chief wardens and warden positions, refer to Australian Standards AS3745 Planning for emergencies in facilities 2010 and AS4083 Planning for emergencies—Health care facilities 2010.

4. Step 2 – Analyse Site Characteristics

The ecotourism facility at 51 Atkinson Street, Morts Estate, is partially located in bushfire-prone land. The allotment is adjacent to a large bush reserve that connects to the Gardens of Stone Conservation Area to the east and west.

4.1 Access

To the south, the property is accessible from Atkinson Street. This is the entry and exit point for all occupants and emergency services. The property has one road in and out, with a turning area for emergency services in front of cabins A1 and A2 ([Figure 4-1](#)). This single access-road may cause traffic problems. Early departure, well before firefighting units arrive, is recommended.

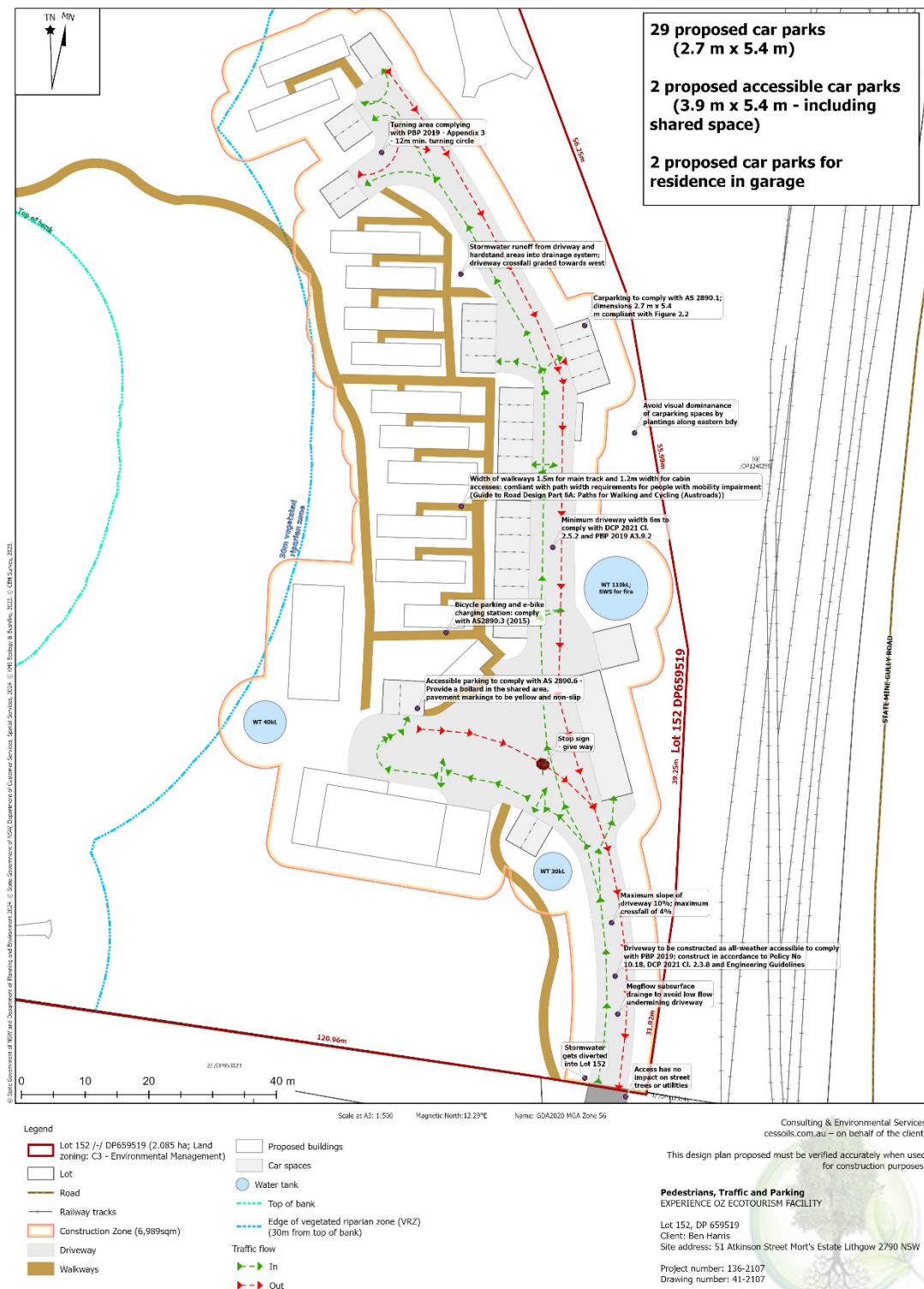


Figure 4-1 Pedestrian, Traffic and Parking



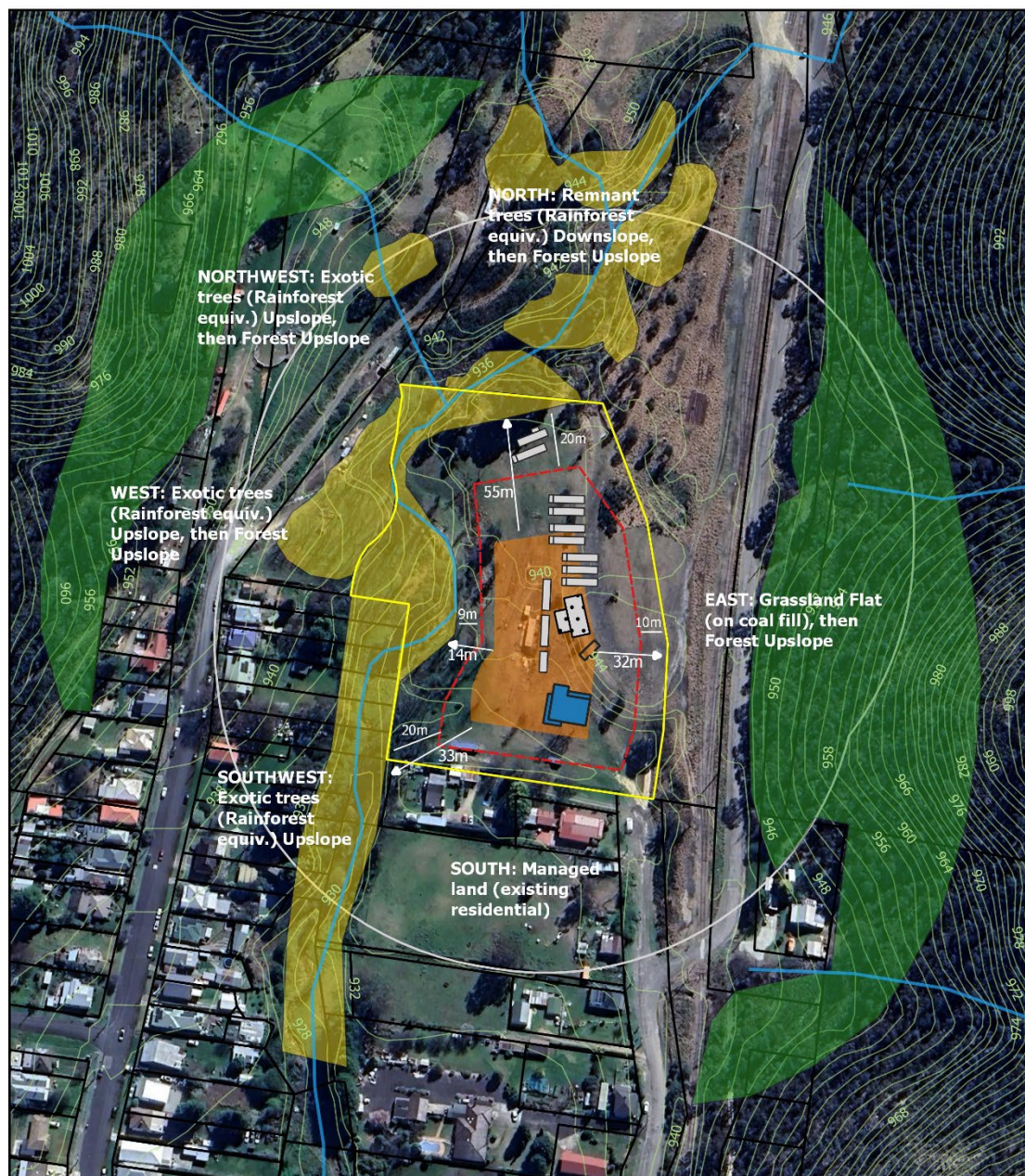
The transport route does not go through potential bushfire areas. The access route is residential land, and a fire would most likely not impact the site at 51 Atkinson St before it would affect the site at 51 Atkinson St.

All buildings are constructed to BAL-12.5 construction standards. The bushfire refuge building, which is the common room, is also constructed to BAL-12.5 and has been sited within an envelope with a maximum exposure of 10kW/m^2 (Fig. 6-1). The refuge is within less than 100 m walking distance from all cabins. The longest distance is from the A1 cabin. The walkways from the cabins to the common room are to sign-posted.

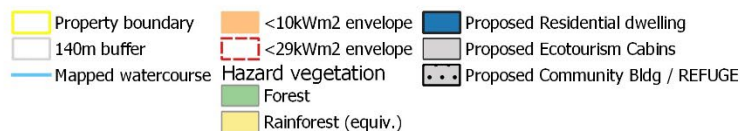
The bushfire refuge, emergency assembly points, walking directions from all cabins to the refuge and assembly point, the $<10\text{kW/m}^2$ and $<\text{BAL}29$ envelope, as well as emergency vehicular entrance and exit and the location of the static water supply, have been noted on the site plan for emergency management and evacuation page 1 (Fig. 6-1).

4.2. Asset Protection Zone

All buildings are within an asset protection zone, which is to be maintained as outlined in the Bush Fire Report by KHS Ecology & Bushfire (March 2023) (Hammill, 2023) (Figure 4-2).



SITE BUSHFIRE ANALYSIS - Proposed Ecotourism Facility
 51 Atkinson Street, Morts Estate LITHGOW



Base map: Google Satellite Imagery
 Prepared by: KHS Ecology & Bushfire
 Version date: 10/11/2023

This map is indicative only and not
 guaranteed to be free of errors or omissions.
 All distances must be verified on site.

KHS ECOLOGY & BUSHFIRE

Figure 4-2 Site Bushfire Analysis with Envelopes for Asset Protection



4.3 Location of (fire) Services

The common room, which serves as the on-site refuge, contains firefighting equipment such as hoses.

The water tank opposite the common room has a dedicated static water supply for firefighting and is equipped with a firefighting pump.

A hydrant is to be installed at the northern turning area.

There is no mains gas supply in the facility. The camp kitchen in the outside area of the common room is equipped with BBQs that run on bottled gas.

The location of the electrical supply isolation points is to be updated on the site plan for emergency management and evacuation before the facility commences operation.

The second page of the site plan for emergency management and evacuation identifies off-site refuge areas and the fastest way by car to them ([Fig. 6-2](#)).

5. Step 3 – Decide Primary Action (sheltering or evacuation)

Sheltering is the process of moving people to a location that is within close vicinity of where they occupy, but away from the effects of a bush fire (eg. moving school children to a gymnasium or moving occupants to a common room).

Sheltering requires an on-site refuge, which is a building within the property that can adequately accommodate the occupants and provide adequate protection from the effects of bushfires.

Evacuation is the process of moving people from where they are staying to a safer location some distance away from the effects of a bushfire. Evacuating requires an off-site refuge, which is a building or location some distance away from the property and from the effects of bushfire that can accommodate all the occupants being evacuated.

Is the facility likely to be affected by radiant heat and or direct flames?	No
Are there occupants that could be susceptible to smoke who should be moved to another location due to medical conditions?	Potentially yes
Are there buildings with adequate Asset Protection Zones and building standards located away from a direct bushfire threat?	Yes

Sheltering may be appropriate, but evacuation will be the Primary Action to follow under normal bushfire conditions.



6. Step 4 – Analyse requirements for sheltering and evacuation

Procedures for both sheltering and evacuation have been developed, while evacuation has been identified as the Primary Action in case a bushfire occurs and there is insufficient time to evacuate.

6.1 On-site refuge

The common room is designed to be the on-site refuge ([Figure 6-1](#)). It is within 100m of all cabins and accessible by vehicle via the carparks P5-P8. The common room will be constructed to BAL-12.5 requirements in line with AS3959 and sited within an envelope with a maximum radiant heat exposure of 10kW/m² or 1200K.

The entire construction and landscaping zone is to be well maintained and kept free from a build-up of fuel and leaf litter in gutters and around buildings. The southern turning area in front of the common room and the manager's residence has been identified as the emergency assembly point.

The common room/bush fire refuge contains amenities and has been designed to accommodate the maximum number of occupants with a minimum floor space of 3.5 sqm per person. This includes the outside area of the common room (total area 179 sqm).



Figure 6-1 Emergency Management and Evacuation Site Plan: Sheltering



6.2 Off-site refuge

Three off-site refuge areas are included in the plan. Off-site refuge areas and the fastest way by car to those are identified on the second page of the site plan for emergency management and evacuation ([Fig. 6-2](#)).

- 1) The first is the Blast Furnace Park at Blast Furnace Park Road, and the closest cross-street is Inch Street. The map reference is -33.475884, 150.170612. The Park is away from the effects of a bushfire and contains toilet amenities. It is large enough to accommodate the number of occupants when others wish to utilise the same area. It is an outside area and would only be appropriate for short-term evacuation. Under most circumstances, a bushfire would not impact the route to the park from 51 Atkinson Street. The park is a 4-minute drive from the ecotourism facility.
- 2) The second is the Lithgow & District Workmen's Club at 3-7 Tank Street, with Inch Street being the closest cross-street. The map reference is -33.478293, 150.161413. The Park is away from the effects of a bushfire and contains toilet amenities. The Club is a 4-minute drive from the ecotourism facility. It can be considered an evacuation refuge when the bushfire emergency is believed to take longer.
- 3) The Lithgow Neighbourhood Safer Place is located at Tony Luchetti Sportsground at Barton Street, with George Coates Street being the nearest cross-street. The map reference is -33.480843, 150.143551. Neighbourhood Safer Places are a place of last resort during a bushfire emergency and should be used when all other options in your bushfire survival plan cannot be safely implemented. The Tony Luchetti Sportsground is a 7-minute drive from 51 Atkinson Street.

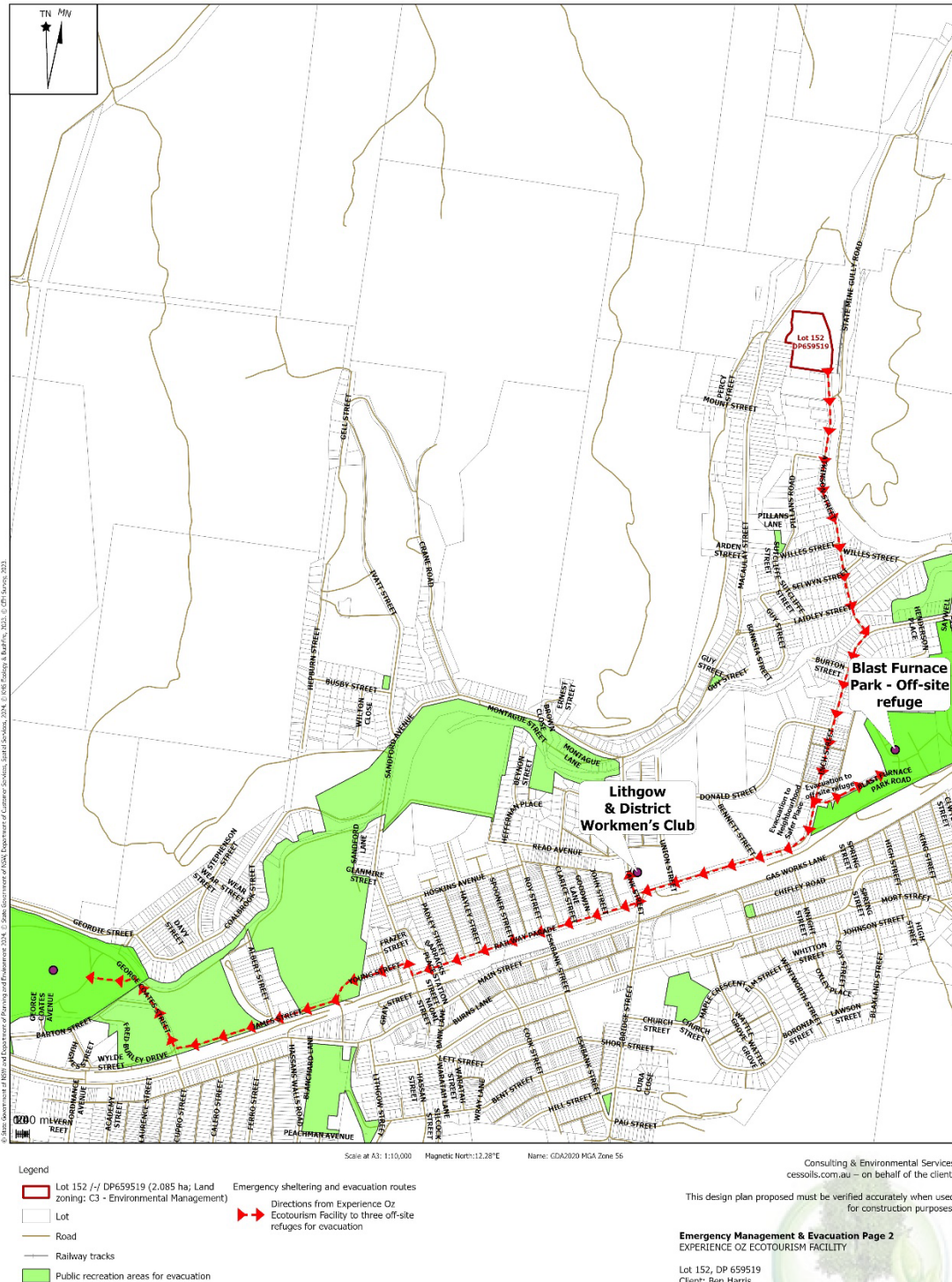


Figure 6-2 Emergency Management and Evacuation Site Plan: Evacuation



6.2.1 Transportation

Transportation to off-site refuge will be facilitated with a bus from Wise Fleet Pty Ltd, if possible. If no bus is on-site during a bush fire event and there is insufficient time to organise transportation, evacuation will rely on private vehicles from occupants. The Bush Fire Action statements in Section 6 outline when transportation must be organised.

7. Step 5 - Develop emergency procedures – Bush Fire Action statements

Bush Fire Action Statements outline duties and actions required to be undertaken before, during and after a bush fire emergency, stating clearly who is to do what and when. They can be separated into three categories: preparation, response, and recovery.

Considerations such as who will coordinate evacuation actions must be addressed before the facility commences operation.

7.1 Emergency assembly

The emergency assembly point is on the southern turning circle in front of the common room/bush fire refuge and the manager's residence. It is accessible by vehicle. The assembly point is to be sign posted to mark the location to evacuees.

7.2 Security

When the property is evacuated, personal belongings are left behind and they may be vulnerable to theft and vandalism. Experience OZ Ecotourism Facility will consult with the police or a security company on means to reduce the possibility of theft and vandalism during a bush fire event.



7.3 Communication procedures

Procedures to inform occupants and/or visitors of emergency procedures for a bush fire emergency	Employees	Have a meeting and discuss procedures and who does what.
		Include employees in reviewing the plan.
	Occupants	Have information flyers available during the Bush Fire Season outlining emergency management procedures and bush fire protection measures.
		Have a site layout with designated assembly points or refuge locations posted in each room.
		Staff to ensure that all occupants are aware of a potential bushfire threat, ongoing risk assessments and evacuation procedures in immediate preparation for a bushfire emergency.
Procedures to account for occupants during a bushfire emergency	A list is required of all persons and visitors that occupy the facility including names, cabin numbers and any support needs during the evacuation.	
	Accounting of occupants to occur at the emergency assembly area prior to leaving the site, at the on-site or off-site refuge, and on the return to the facility after the bush fire event.	
Procedures for contacting occupant's family during a bush fire emergency	Not applicable.	

7.4 Bushfire Action Statements

Before and at the commencement of the Bush Fire Danger Period, we will:

- Ensure that the staff are prepared in accordance with the Bush Fire Emergency Management and Evacuation Plan.
- Ensure that all persons are informed of the evacuation/shelter-in-place procedures.
- Ensure the building and areas around it are prepared and maintained. Ensure any firefighting equipment (hoses, etc.) is serviceable and available. Update the contact details of staff and occupants.
- Contact and update emergency services with the premises' contact details.
- Contact refuges for potential use during a bush fire emergency.
- Contact transport suppliers for potential use during a bush fire emergency.

In the event of a bushfire in the surrounding area, occupants of the premises shall follow the procedure outlined below:



When aware of the bush fire in the local area:

- For fire situations and updates, consult the NSW RFS website, 1800 NSW RFS, smartphone applications, and local firefighting resources. Inform staff and occupants of the fire situation.
- Ensure that the person in charge, ie. Chief Warden has a mobile phone and is contactable.
- Advise the local emergency services that the facility is operating and that it will need to be advised early in the event that an evacuation is necessary.
- Make arrangements for transportation (for evacuation).

7.4.1 Sheltering Procedures

Designated refuges: Common room

Trigger	Action
When a fire is 10 km away	Notify all occupants of potential danger of approaching fire, as well as sheltering and evacuation procedures; make sure staff are aware of occupants with special needs.
When a fire is 5 km away	Update occupants of approaching fire front; make sure all occupants are aware of sheltering and evacuation procedures
When a fire is 1 hr away	<p>If sheltering is considered the safest option:</p> <ul style="list-style-type: none"> • Move all persons to the designated refuge (Common Room). Ensure all persons are accounted for (use listing of occupants and visitors register). • The Fire Warden (or person responsible) is to advise the local emergency service (include phone number) that the centre is sheltering-in-place (include how many people and which building on site). • Maintain situational awareness through radio, NSW RFS website, 1800 NSW RFS, smart phone applications and local firefighting resources. • Two persons to make regular exterior visual inspection (wearing appropriate protection from bush fire) of the refuge for embers and extinguish where possible or call 000 for assistance.
When a fire is 1 hr away	Ensure that the driveway and turning areas are cleared for emergency services.



After the bushfire emergency:

- No person should re-enter any evacuated building until advised by the emergency service.
- If emergency services declare the area to be safe, occupants may return to cabins or retrieve personal items. The Fire Warden (or person responsible) to arrange the movement of occupants back to the site and or their separate accommodation. All occupants are to be accounted for on their return. Inform the police/emergency service of the return of persons to the premises.
- If cabins have been impacted by the bush fire emergency, staff and occupants are to follow directions by emergency services.

7.4.2 Evacuation Procedures

Designated assembly point: Southern turning area in front of common room

Refuge (primary):

Name of venue	Blast Furnace Park
Address of venue	Blast Furnace Park Road Lithgow
Nearest cross-street	Inch Street
Map reference	-33.475884, 150.170612
Phone number	NA
Estimated travelling time to destination	4 minutes

Refuge (alternate)

Name of venue	Lithgow & District Workmen's Club
Address of venue	3-7 Tank Street Lithgow
Nearest cross-street	Inch Street
Map reference	-33.478293, 150.161413
Phone number	(02) 63507777
Estimated travelling time to destination	4 minutes

Refuge (Neighbourhood Safer Place)

Name of venue	Tony Luchetti Sportsground
Address of venue	Barton Street Lithgow
Nearest cross-street	George Coates Street
Map reference	-33.480843, 150.143551
Phone number	NA
Estimated travelling time to destination	7 minutes



Procedures for evacuation in the event of a bush fire

Trigger	Action
When a fire is 25 km away	<ul style="list-style-type: none"> • Ensure sufficient transport is available to evacuate all staff and occupants and that all occupants are aware of the evacuation procedure. • If evacuation needs to rely on private vehicles, ensure that occupants are notified to use their private vehicles and that evacuation routes are clear. • Ensure that entry and exit points as well as static water supply and the fire pump are accessible for emergency services.
When a fire is 15 km away	<ul style="list-style-type: none"> • A Designated Fire Warden will take control of the situation. • Remain calm and explain what is happening to the occupants. Staff should ensure all doors and windows are closed within the premises. • Prepare vehicles for evacuation and ensure all occupants know the evacuation procedures. Staff should be aware of occupants with special needs. • Ensure that P5-P8 (outside emergency assembly and refuge building) are cleared for pick-up of occupants from assembly point and for emergency services.
When a fire is 10 km away	<ul style="list-style-type: none"> • The Fire Warden (or person responsible) is to advise the local emergency service (include phone number) that the centre is being evacuated (include how many people and where they are going). • Arrange for vehicles to meet at designated assembly point for pick up of persons. • Contact refuge and inform them of pending arrival. • Move all persons to the assembly point for evacuation. • Ensure all persons are accounted for prior to departure (use listing of occupants). • Ensure all site buildings have all doors and windows closed prior to leaving site. • Evacuate the facility to the Blast Furnace Park if location is considered safe. At refuge, ensure all persons are accounted for and safe.



	<ul style="list-style-type: none"> • The Fire Warden (or person responsible) to advise the local emergency service (include phone number) that the all persons have been evacuated and are accounted for and safe at the designated refuge. • Maintain situational awareness through radio, NSW RFS website, 1800 NSW RFS, smart phone applications and local firefighting resources.
Forced evacuation - as a result of bush fire in the surrounding area and due to its severity, fire authorities require occupants to be evacuated to a refuge.	<ul style="list-style-type: none"> • Fire Warden (or person responsible) to liaise with the police/emergency service giving evacuation orders and provide them with the number of persons and any support needs that are to be considered for transportation (if no on-site transportation is available). • Arrange for vehicles to meet at designated assembly point for pick-up of persons. • The Fire Warden (or person responsible) is to advise the local emergency service (include phone number) that the centre is evacuating due to police direction (include how many people and where they are going). • Move all persons to the assembly point for evacuation. • Ensure all persons are accounted for prior to departure (use listing of occupants). • At refuge, move all persons inside and ensure all persons are accounted for and safe. • The Fire Warden (or person responsible) is to advise the local emergency service (include phone number) that all persons have been evacuated and are accounted for and safe at the refuge. • Maintain situational awareness through radio, NSW RFS website, 1800 NSW RFS, smart phone applications and local firefighting resources.

After the bushfire emergency:

- No person should re-enter any evacuated building until the emergency service advises.
- If emergency services declare the area to be safe, occupants may return to cabins or retrieve personal items. The Fire Warden (or person responsible) to arrange the movement of occupants back to the site and or their separate accommodation. All occupants are to be accounted for on their return. Inform the police/emergency service of the return of persons to the premises.
- If cabins have been impacted by the bushfire emergency, staff and occupants are to follow emergency services' directions.



8. Step 6 - Training staff and occupants.

All members of the emergency team and occupants must be thoroughly familiar with what is expected of them so that the procedures of this plan can be followed in an orderly manner during an emergency. For this to occur, the facility must be educated on procedures, roles, and responsibilities and undertake exercises to test the emergency procedures.

The established Emergency Planning Committee (EPC) is required to ensure the delivery of education and training for all occupants and to conduct *annual* exercises on these procedures.

The exercises should test the arrangements and procedures that form the Bush Fire Emergency Management and Evacuation Plan and include the following:

- Decision to evacuate or shelter What and where are the evacuation routes and refuges?
- What are the Bush Fire Action Statements?
- Who has responsibility and for what? What specific arrangements have been made for transportation and accommodation (if required)?
- A drill for each scenario should be undertaken each year before the Bush Fire Season to ensure everyone understands their roles in an emergency.

Where staff members would be required to monitor the building for fire activity (burning embers etc.), it is recommended that they are provided with bush fire awareness/basic firefighting training. Contact your local NSW RFS Fire Control Centre, who may be able to assist with this.

Training is to be done on an annual basis before the start of the bushfire season.

References

Hammill, K. (2023). "Bushfire Assessment Report for proposed ecotourism development at 51 Atkinson Street, Morts Estate, Lithgow, Lot 152/-/DP659519." www.cessoils.com.au, C/- Consulting and Environmental Services.

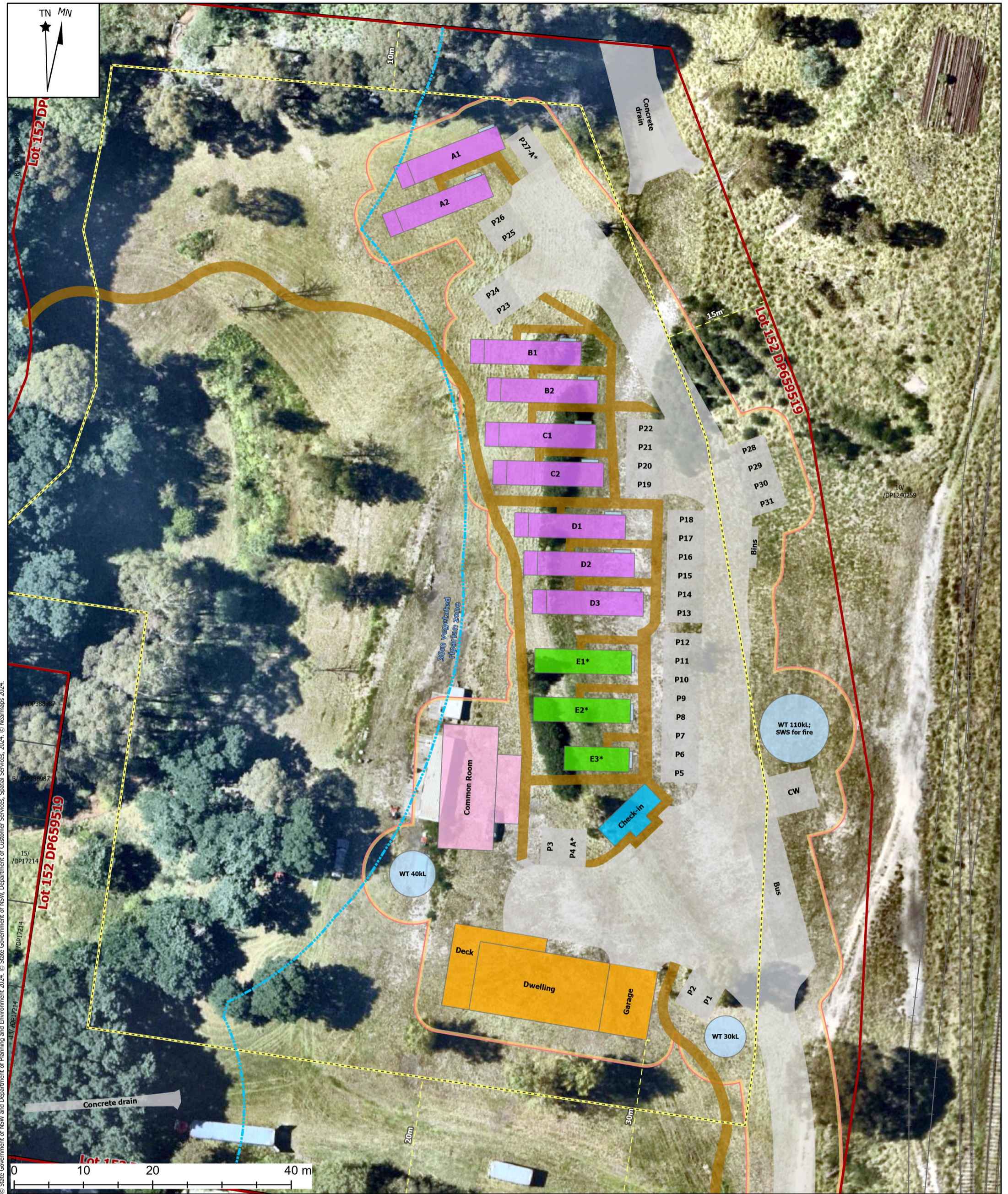
NSW Rural Fire Service (2014). Development Planning: A guide to developing a Bush Fire Emergency Management and Evacuation Plan. State of New South Wales
www.rfs.nsw.gov.au/data/assets/pdf_file/0003/29271/DPP1079-Emergency-management-and-evacuation-plan-FORM.pdf.

Document title: Bush fire emergency management and evacuation plan
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Lot/DP: 152/-/DP659519
Job ID: 136-2107
Date: 26 June 2024



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Attachment: Site Plans



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Legend

- Lot 152 +/- DP659519 (2.085 ha; Land zoning: C3 - Environmental Management)
- Lot
- Railway tracks
- Setbacks (DCP 2022 Cl. 6.3.1)
- Construction Zone (6,989sqm)
- Driveway
- Walkways
- Water tank
- Cabins A1&2, B1&2, C1&2 and D1-3
- Cabins E1-3 (*One-Bedroom)
- Manager's residence
- Check-in office
- Common room / bushfire refuge
- Car spaces P1-31
- Edge of vegetated riparian zone (VRZ) (30m from top of bank)

Scale at A3: 1:500 Magnetic North:12.28°E Name: GDA2020 MGA Zone 56

Consulting & Environmental Services
cessoils.com.au – on behalf of the client.

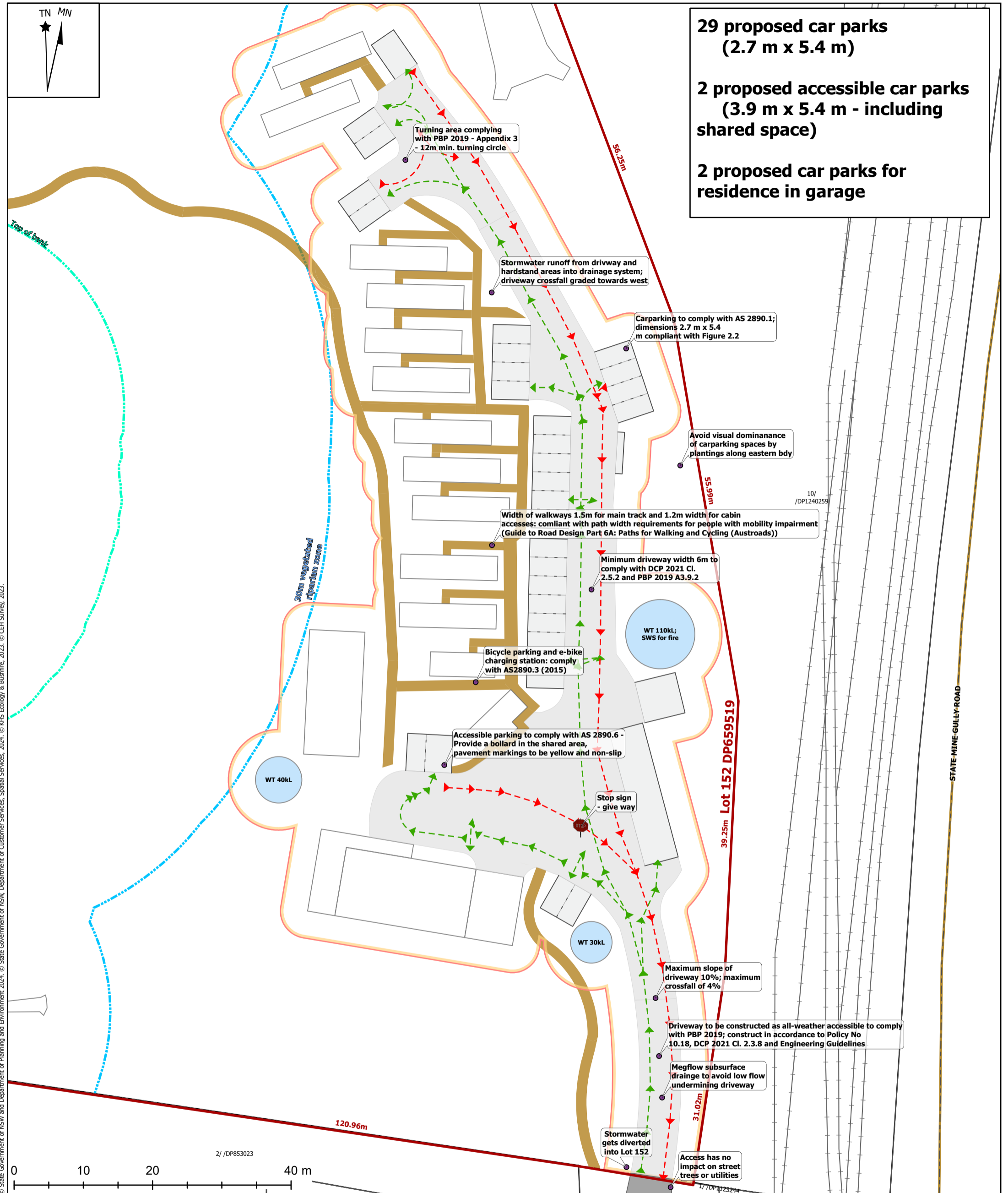
This design plan proposed must be verified accurately when used for construction purposes.

Drawing title: Project Proposal Concept Plan
EXPERIENCE OZ ECOTOURISM FACILITY

Lot 152, DP 659519
Client: Ben Harris
Site address: 51 Atkinson Street Mort's Estate Lithgow 2790 NSW

Project number: 136-2107
Drawing number: 41-2107

Drawn by: M.H. Environmental Drafting. Date: 14/05/2024



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- Legend**

 - Lot 152 /- DP659519 (2.085 ha; Land zoning: C3 - Environmental Management)
 - Lot
 - Road
 - Railway tracks
 - Construction Zone (6,989sqm)
 - Driveway
 - Walkways
- Proposed buildings
 - Car spaces
 - Water tank
 - Top of bank
 - Edge of vegetated riparian zone (VRZ) (30m from top of bank)

Traffic flow

 - In
 - Out

Scale at A3: 1:500 Magnetic North:12.29°E Name: GDA2020 MGA Zone 56

**29 proposed car parks
(2.7 m x 5.4 m)**

**2 proposed accessible car parks
(3.9 m x 5.4 m - including
shared space)**

**2 proposed car parks for
residence in garage**

Lot 152 DP659519

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Pedestrians, Traffic and Parking
EXPERIENCE OZ ECOTOURISM FACILITY

Lot 152, DP 659519
Client: Ben Harris
Site address: 51 Atkinson Street Mort's Estate Lithgow 2790 NSW

Project number: 136-2107
Drawing number: 41-2107

Drawn by: M.H. Environmental Drafting. Date:5/06/2024 2:55 PM



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- Legend**
- Lot 152 +/- DP659519 (2.085 ha; Land zoning: C3 - Environmental Management)
 - Lot
 - Road
 - Railway tracks
 - Walkways

- Top of bank
- Edge of vegetated riparian zone (VRZ) (30m from top of bank)
- Traffic flow
 - In
 - Out

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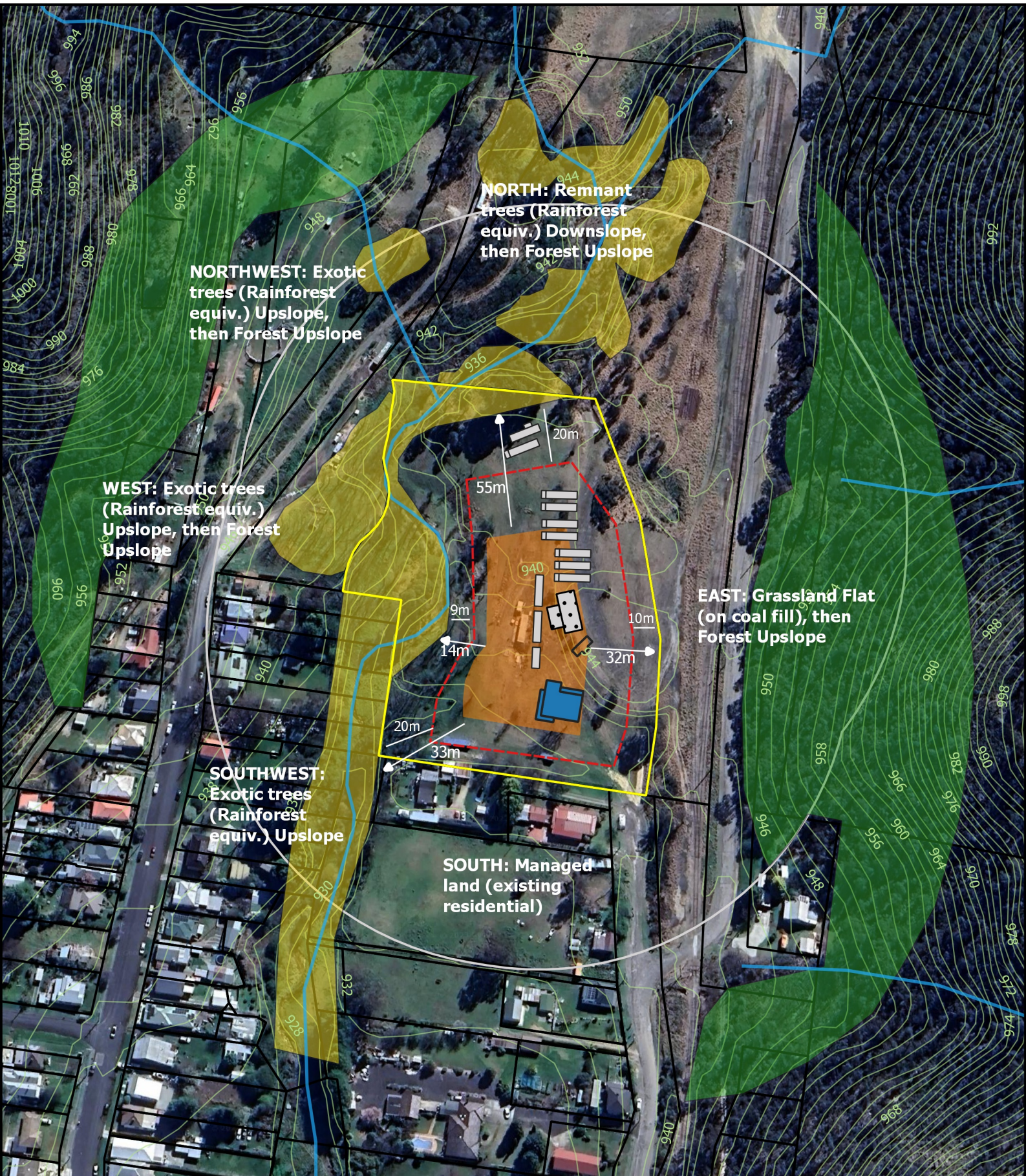
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Pedestrians, Traffic and Parking Page 2
EXPERIENCE OZ ECOTOURISM FACILITY

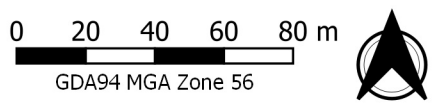
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Project number: 136-2107
Drawing number: 41-2107

Drawn by: M.H. Environmental Drafting. Date:11/06/2024 2:09 PM

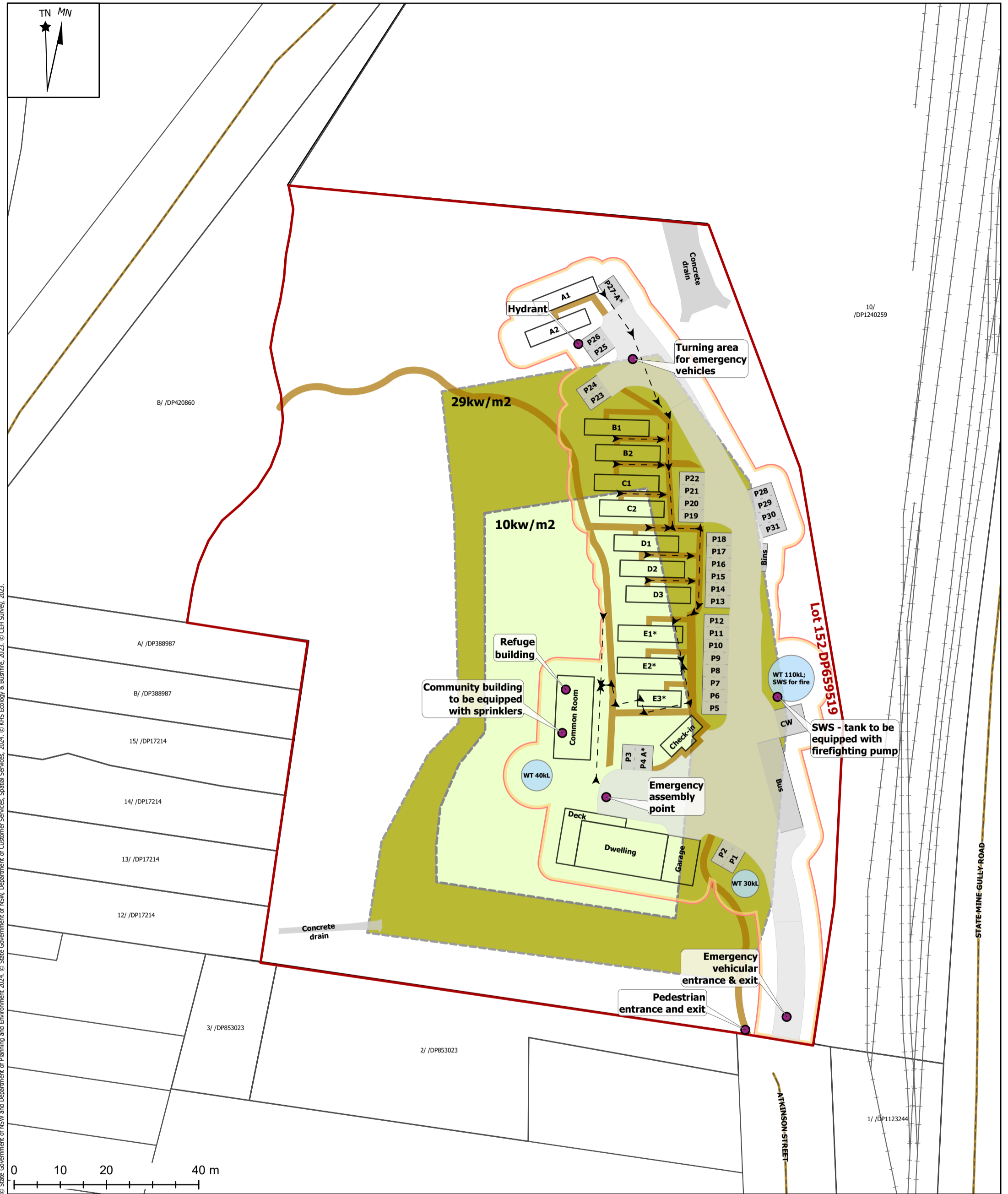


SITE BUSHFIRE ANALYSIS - Proposed Ecotourism Facility
51 Atkinson Street, Morts Estate LITHGOW



- | | | |
|--|---|---|
| Property boundary | <10kWm2 envelope | Proposed Residential dwelling |
| 140m buffer | <29kWm2 envelope | Proposed Ecotourism Cabins |
| — Mapped watercourse | Hazard vegetation | Proposed Community Bldg / REFUGE |
| | Forest | |
| | Rainforest (equiv.) | |

Base map: Google Satellite Imagery
 Prepared by: KHS Ecology & Bushfire
 Version date: 10/11/2023
 This map is indicative only and not
 guaranteed to be free of errors or omissions.
 All distances must be verified on site.



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- Legend**
- Lot 152 /- DP659519 (2.085 ha; Land zoning: C3 - Environmental Management)
 - Lot
 - Road
 - Railway tracks
 - Construction Zone (6,989sqm)
 - Driveway
 - Buildings
 - Proposed buildings
 - Car spaces P1-31

- Walkways
- Water tank
- Bushfire assessment zones*
- 10kW/m2
- 29kW/m2

* These areas have been modelled by KHS Ecology & Bushfire to have a maximum exposure of 10kW/m2 / 29kW/m2. The 10kW/m2 envelope is suitable for the on-site bush fire refuge for sheltering and can be considered the safest space during a bush fire emergency.

Emergency sheltering and evacuation routes

Walking routes to bushfire refuge onsite (common room) and to emergency assembly point

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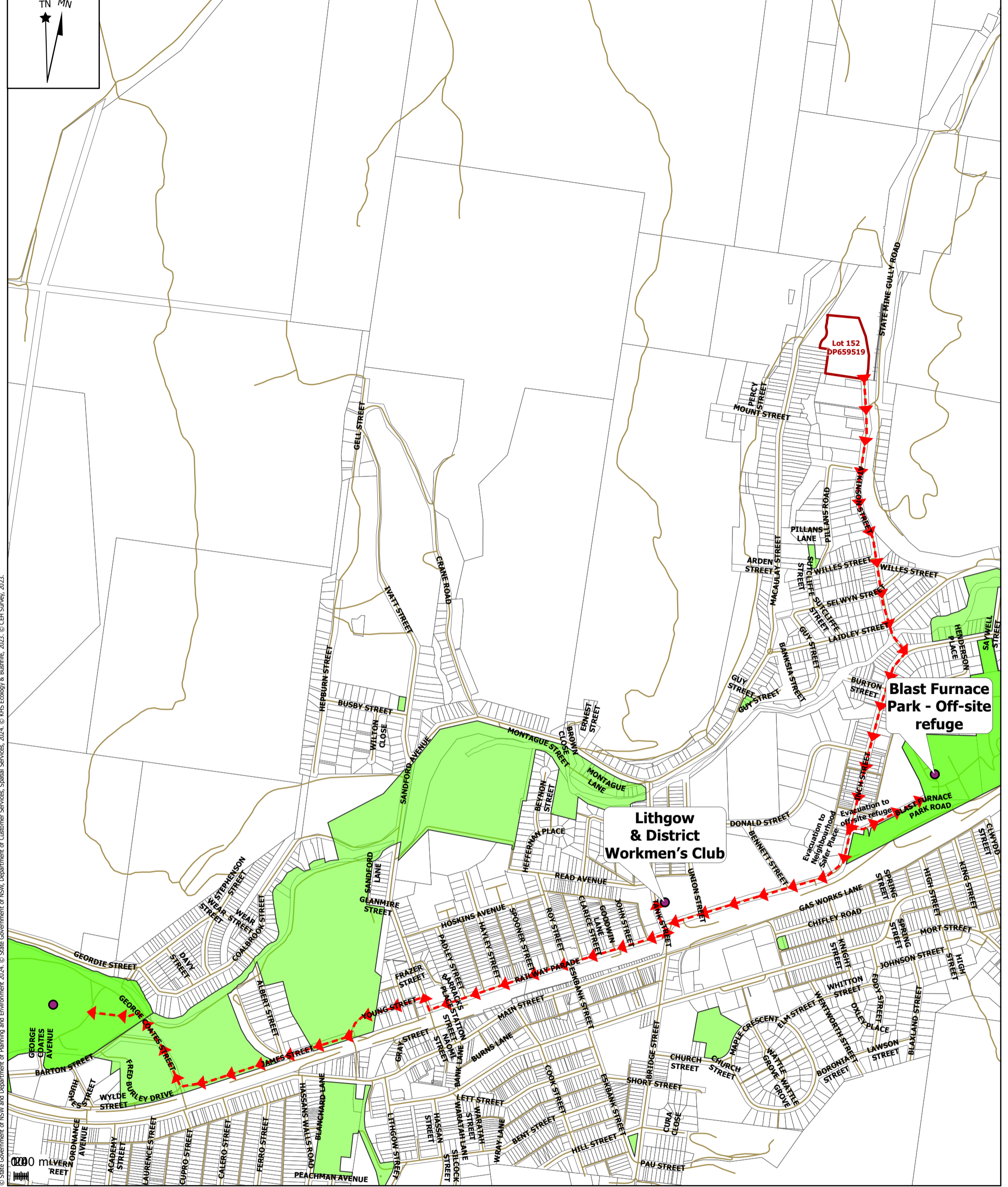
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Emergency Management & Evacuation
EXPERIENCE OZ ECOTOURISM FACILITY

Lot 152, DP 659519
Client: Ben Harris
Site address: 51 Atkinson Street Mort's Estate Lithgow 2790 NSW

Project number: 136-2107
Drawing number: 41-2107

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Legend

- Lot 152 /-/ DP659519 (2.085 ha; Land zoning: C3 - Environmental Management)
- Lot
- Road
- Railway tracks
- Public recreation areas for evacuation
- ➡➡ Emergency sheltering and evacuation routes
- ➡➡ Directions from Experience Oz Ecotourism Facility to three off-site refuges for evacuation

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Emergency Management & Evacuation Page 2
EXPERIENCE OZ ECOTOURISM FACILITY

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