

All communications to be addressed to:

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The General Manager
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Your Ref: 3293/2017/DA-C
Our Ref: D17/4000
DA17110310146 EJ

ATTENTION: Andrew MacGee

5 December 2017

Dear Sir/Madam

Land Use Application for 1//218016 B//370979 22// 564065 176 St Andrews Road Varroville NSW 2566

I refer to your letter dated 30 October 2017 seeking advice regarding bush fire protection for the above Land Use Application in accordance with Section 79BA of the 'Environmental Planning and Assessment Act 1979'.

The Service provides the following recommended conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity asset protection zones (APZs), managed to the standard of inner protection area (IPA), shall be maintained as generally shown in Schedule 1 Bush Fire Protection Measures of the submitted bush fire report prepared by Travers Bushfire and Ecology (Dated October 2017, Reference A16228B). The APZs shall be maintained as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

2. Water, electricity and gas shall comply with Section 4.2.7 and 4.1.3 of PBP 2006, except where modified in Section 3. Water supplies of the submitted bush fire report prepared by Travers Bushfire and Ecology (Dated October 2017, Reference A16228B).

Access

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

3. Internal roads shall comply with Section 4.2.7 of 'Planning for Bush Fire Protection 2006' except where modified in Section 3.4 Access for fire fighting operations of the submitted bush fire report prepared by Travers Bushfire and Ecology (Dated October 2017, Reference A16228B).

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

4. A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with 'Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014'.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

5. Construction of the proposed administration building and ground staff facility shall comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection' 2006'.
6. Construction of the proposed administration building and ground staff facility shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

General Advice – consent authority to note

The above conditions relating to APZs, design and construction, services and access have been based upon performance based solutions outlined in the submitted bush fire report, prepared by Travers Bushfire and Ecology (Dated October 2017, Reference A16228B).

For any queries regarding this correspondence please contact Emma Jensen on 1300 NSW RFS.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J.M.L.', written in a cursive style.

Jason Maslen

Team Leader, Development Assessment and Planning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006' , visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.