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The General Manager  
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| WINGECARRIBEE SHIRE COUNCIL |        |      |
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| File No. <b>LUA12/038</b>   |        |      |
| <b>26 JUN 2012</b>          |        |      |
| OFFICER                     | ACTION | INFO |
| <b>G. Hewat</b>             |        |      |
|                             |        |      |
|                             |        |      |

Your Ref: LUA12/0380

Our Ref: D12/1324

DA12061383696 MA

ATTENTION: Graeme Hewat

FAX RECEIVED

26 June 2012

|                      |                |
|----------------------|----------------|
| DATE <b>26/6/12</b>  | TIME <b>8a</b> |
| ACTION OFFICER _____ |                |
| RECORDS              | <b>CL</b>      |
| CLERK                |                |

Dear Sir/Madam

### Integrated Development for 1//1044854 Old Hume Highway Braemar 2575

I refer to your letter dated 7 June 2012 seeking general terms of approval for the above Integrated Development in accordance with Section 91 of the 'Environmental Planning and Assessment Act 1979'.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered 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. The entire site shall be managed as an asset protection zone which 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' until each Lot is further developed.

#### 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 are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

## **Access**

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

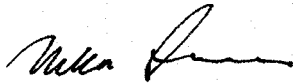
3. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.

## **General Advice – consent authority to note**

This approval is for the subdivision of the land only. Any further development application for class 1,2 & 3 buildings as identified by the 'Building Code of Australia' may be subject to separate application under section 79BA of the EP & A Act and address the requirements of 'Planning for Bush Fire Protection 2006'.

For any queries regarding this correspondence please contact Matthew Apps on 1300 NSW RFS.

Yours sincerely



Nika Fomin

**Team Leader Development Assessment**

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](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.