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The General Manager  
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Your Ref: DA/113/2011  
Our Ref: D11/0195  
DA11021476201 GB

**ATTENTION:** Matt Brogan

4 July 2012

Dear Sir/Madam

**Integrated Development for 11 Robertson Street, 103 & 115 Withers Street & 17 Appletree Road West Wallsend**

I refer to your letter dated 2 July 2012 seeking general terms of approval for the above Integrated Development in accordance with Clause 55(1) of the Environmental Planning and Assessment Regulation 2000.

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. When each individual Stage is developed, the adjoining Stage yet to be developed shall be managed at least to the standard of an outer protection area as outlined in Appendices 2 & 5 of 'Planning for Bush Fire Protection'.
2. The entire road reserve forms part of the APZ for future dwellings and are required to be managed accordingly.

**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:

3. 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:

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

The intent of measures for fire trails is to provide suitable access for fire management purposes and maintenance of APZs. To achieve this, the following conditions shall apply:

5. Fire trails shall comply with section 4.1.3 (3) of 'Planning for Bush Fire Protection 2006'.

### **Landscaping**

6. Landscaping within the drainage basins shall comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

This letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval dated 28 February 2012.

For any queries regarding this correspondence please contact Garth Bladwell 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'.