

Attachment F: Rural Fire Service - General Terms of Approval

All communications to be addressed to:

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The General Manager
Lake Macquarie City Council
Box 1906
HUNTER REG MAIL CENTRE NSW 2310

Your Ref: DA/1774/2013
Our Ref: D14/0607
DA14092393918 SD

ATTENTION: Elizabeth Lambert

29 May 2015

Dear Madam,

Integrated Development for 142,144,146 Dudley Road & 2a, 4 & 2 Kopa Street Whitebridge NSW 2290

I refer to your letter dated 25 May 2015 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. At the issue of subdivision or construction certificate, whichever is first, the entire property shall be managed as an inner protection area (IPA) in perpetuity 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 are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
 - Fire hydrant spacing, sizing and pressures shall comply with Australian Standard AS 2419.1– 2005 'Fire Hydrant Installations'.
 - Fire hydrants shall not be located within any road carriageway.

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'.

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:

4. New construction shall comply with the respective Bushfire Attack Level (BAL) as depicted in the submitted 'Required BAL (AS3959-2009)' plan, prepared by RPS Australia East P/L, job ref. PR118415, dated 18-2-2015 in accordance with Australian Standard AS3959 2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection'.

Landscaping

5. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

General Advice – consent authority to note

It has been assumed that vegetation within the road reserve of Kopa Street will be removed.

This letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval dated 23 April 2015.

For any queries regarding this correspondence please contact Simon Derevnin on 1300 NSW RFS.

Yours sincerely



Iona Cameron

A/Team Leader Development Assessment & 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'.