

THE HILLS SHIRE COUNCIL

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Internal Memorandum

TO: JRPP CHAIRPERSON AND PANEL MEMBERS

FROM: DEVELOPMENT ASSESSMENT COORDINATOR

SUBJECT: DA 137/2015/JP (2014SYW098)
RESIDENTIAL FLAT BUILDING – APPLGUM CRESCENT, KELLYVILLE
RURAL FIRE SERVICE CONCURRENCE

DATE: 2 MARCH 2015

COPIES TO: PANEL SECRETARIAT

Development Application 137/2015/JP (2014SYW098) is listed for consideration by the panel on the 5 March 2015. The recommendation of the report was that the application be deferred pending the concurrence of the Rural Fire Service.

The Rural Fire Service sought amendments to the proposal, specifically that a setback of 25 metres to the north-east boundary be provided (rather than the 23 metres originally proposed). The plans were amended on 16 February 2015 and forwarded to the RFS.

At the time of the report being finalised, concurrence had not been provided. With the exception of any requirements of the RFS, conditions were listed in the report to enable the JRPP to determine the matter if concurrence was obtained from the RFS prior to the JRPP panel meeting.

The RFS conditions have now been provided (refer Attachment). It is requested that an additional condition replicating the RFS comments be incorporated into the conditions included in the report. The recommended condition reads;

1A. Bushfire Requirements

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:

- i. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) 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'.

Design and Construction

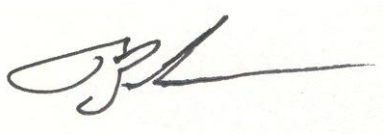
The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

- ii. New construction of Building B shall comply with Sections 3 and 8 (BAL 40) 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'.
- iii. New construction of Building A, other than the south-western elevation, shall comply with Sections 3 and 7 (BAL 29) 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'.
- iv. New construction on the south-western elevation of Building A shall comply with Sections 3 and 6 (BAL 19) 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

- v. Banksias and stringybarks are not to be used in landscaping.

Given the RFS matter has now been resolved, Council staff request that the application be determined at the panel meeting.

A handwritten signature in dark ink, appearing to be 'RB' followed by a long horizontal stroke.

ROBERT BUCKHAM
DEVELOPMENT ASSESSMENT COORDINATOR

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Headquarters
Locked Bag 17
Granville NSW 2142

Telephone: 1300 NSW RFS
e-mail: csc@rfs.nsw.gov.au

Facsimile: 8741 5433



The General Manager
The Hills Shire Council
PO Box 7064
BAULKHAM HILLS BC NSW 2153

Your Ref: 137/2015/JP
Our Ref: D14/2267
DA14080893274 PE

ATTENTION: Robert Buckham

23 February 2015

Dear Sir/Madam

Land Use Application for 26//1171548 21 Applegum Crescent Kellyville 2155

I refer to your letter dated 6 August 2014 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 the entire property shall be managed as an inner protection area (IPA) 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'.

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:

2. New construction of Building B shall comply with Sections 3 and 8 (BAL 40) 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'.

3. New construction of Building A, other than the south-western elevation, shall comply with Sections 3 and 7 (BAL 29) 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'.
4. New construction on the south-western elevation of Building A shall comply with Sections 3 and 6 (BAL 19) 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. Banksias and stringybarks are not to be used in landscaping.

For any queries regarding this correspondence please contact Peter Eccleston on 1300 NSW RFS.

Yours sincerely



Catherine Ryland

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'.