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The General Manager
Penrith City Council
PO Box 60
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Your Ref: DA15/0163
Our Ref: D15/0568
DA15030395993 EJ

ATTENTION: Belinda Borg

26 March 2015

Dear Sir/Madam

Integrated Development for Lot 3989 Lakeside Parade & Lot 3991 Jordan Springs Boulevard Jordan Springs

I refer to your letter dated 26 February 2015 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. At the issue of subdivision certificate and in perpetuity the property shall be maintained as an inner protection area (IPA) for a minimum distance of 25 metres along the southern boundary of the subject site, as depicted in Figure 3 of the bush fire assessment report prepared by EcoLogical Australia (Dated 3 February 2015 Ref. 14GOSBUS-0143), 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'.

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 the following requirements of section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
 - Road(s) shall be two-wheel drive, all weather roads.
 - Urban perimeter roads are two-way, with a carriageway 8 metres minimum kerb to kerb.
 - The perimeter road is linked to the internal road system at an interval of no greater than 500 metres.
 - Traffic management devices are constructed to facilitate unobstructed access by emergency services vehicles.
 - Public roads have a cross fall not exceeding 3 degrees.
 - All roads should be through roads. Dead end roads are not recommended, but if unavoidable, dead end roads are not more than 200 metres in length, incorporate a 12 metre outer radius turning circle, are clearly signposted as dead end and direct traffic away from the hazard.
 - Non perimeter road widths comply with Table 4.1 in 'Planning for Bush Fire Protection 2006'.
 - Curves of roads (other than perimeter roads) are a minimum inner radius of 6 metres.
 - The minimum distance between inner and outer curves is 6 metres.
 - Maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient.
 - There is a minimum vertical clearance to a height of 4 metres above the road at all times.
 - The capacity of road surfaces and bridges is sufficient to carry fully loaded fire fighting vehicles (approximately 15 tonnes for areas with reticulated water, 28 tonnes or 9 tonnes per axle for all other areas). Bridges clearly indicate load rating.
 - Public roads greater than 6.5 metres wide locate hydrants outside of parking reserves to ensure accessibility to reticulated water supply for fire suppression.
 - Public roads between 6.5 metres and 8 metres wide are 'No Parking' on one side with services (hydrants) located on this side to ensure accessibility to reticulated water for fire suppression.

- Parking bays are a minimum of 2.6 metres wide from kerb to edge of road pavement. No services are located within the parking bays.
- Public roads directly interfacing the bush fire hazard vegetation provide roll top kerbing to the hazard side of the road.

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:

4. Fire trails shall comply with section 4.1.3 (3) 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:

5. Construction of proposed apartment block Building 3 (B3) Woodland shall comply with Sections 3 and 5 (BAL 12.5) 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'.
6. Construction of the northern elevation(s) of proposed apartment blocks Buildings 4 and 5 (B4 & B5) Dillwynia 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'.
7. Construction of the southern, eastern and western elevation(s) of proposed apartment blocks Buildings 4 and 5 (B4 & B5) Dillwynia 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'.

General Advice – consent authority to note

The vegetation surrounding the proposed development has been assessed as Forest with a 0-5 degree down slope for the purposes of the assessment of the proposed development. As such the construction level for B4 and B5 Dillwynia have been raised to BAL 40 and BAL 29. This assessment has been based on advice provided by Penrith City Council to the New South Wales Rural Fire Service (NSW RFS) in the correspondence dated 2 November 2012 for the application with the authority reference D12/0897. The advice provided indicated that the vegetation to the south has the ability to regenerate to a Forest formation and should be classified as such. This advice was adopted by the NSW RFS in the review of the assessment for the subject subdivision for D12/0897.

If the applicant wishes to have the construction levels of the proposed apartment blocks lowered, the NSW RFS would give consideration to reviewing the application if larger asset protection zones were proposed or if an alternate solution was prepared by a suitably qualified bush fire consultant.

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 'Iona Cameron', with a stylized, cursive script.

Iona Cameron

Acting 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'.