

All communications to be addressed to:

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The General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Your Ref: 502/2015/1
Our Ref: D15/1866
DA15070297529 SD

ATTENTION: Ryan Pritchard

19 January 2016

Dear Sir/Madam

Integrated Development for 48//8979 50 Heath Road Leppington

I refer to your letter dated 25 June 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 for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:

1. Prior to the issue of any construction certificate, an easement shall be registered pursuant to Section 88b of the 'Conveyancing Act 1919' on the portion of the land that is zoned 'RE1 Public Recreation' on Lots 48 & 50C in DP 8979. The easement shall require the land to be maintained 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 Fires Service's document 'Standards for asset protection zones'. The owner / occupier of the land who benefits from the easement, being the land containing the school site, shall be responsible for maintaining the APZ. The name of authority empowered to release, vary or modify the easement shall be Camden Council. The easement may be extinguished upon the commencement of a Council 'Plan of Management' that maintains the land to the standards of an IPA in perpetuity.

2. 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'.

Landscaping

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

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

Yours sincerely

A handwritten signature in dark ink, appearing to read 'J. Maslen', with a stylized flourish at the end.

Jason Maslen

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'.