

22 SEP 2015
N.M.M.

Wendy Napier

From: Emma.Jensen@rfs.nsw.gov.au
Sent: Tuesday, 22 September 2015 3:15 PM
To: Mail Mail
Subject: Development Application 429.1/2015 231 B//17288 353-371 Delaware Road
Horsley Park
Attachments: DA-98419-92052-5.pdf

TO:	
FILE:	15/12258
DOC ID:	
CRM:	
SCAN DATE:	24/9/15

BRIMS DA record DA15090498419 received on 02/09/2015 for a S.79BA ; Single Dwelling assessment.

The Rural Fire Service response to the above development application referral is attached.

If you require further information please contact Emma Jensen on 1300 NSW RFS.

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All communications to be addressed to:

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The General Manager
Fairfield City Council
PO Box 21
FAIRFIELD NSW 1860

Your Ref: 429.1/2015
Our Ref: D15/2637
DA15090498419 EJ

ATTENTION: Nelson Mu

22 September 2015

Dear Sir/Madam

Land Use Application for 231 B//17288 353-371 Delaware Road Horsley Park

I refer to your letter dated 28 August 2015 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 site shall be managed as an inner protection area (IPA), excluding 20 metres either side of Reedy Creek, 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'. This shall be as demonstrated in Image 03 of the Bush Fire Report prepared by Building Code and Bush Fire Hazard Solutions Pty Ltd (Dated 23 June 2015 Referenced 151077).

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 the following requirements of section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
 - Where the rear or most distant part of the building is greater than 70 metres from the nearest hydrant, a new hydrant is required to be installed as per Australian Standard AS 2419.1– 2005 'Fire Hydrant Installations'. Locations of fire hydrants are to be delineated by blue pavement markers offset 150mm from the centre of the road. The direction of offset shall indicate on which side of the road the hydrant is located. Alternatively, an onsite water supply of 10000 litres per occupied building shall be provided.
 - The water source shall be made available or located within the inner protection area (IPA) and away from the structures.
 - A hardened ground surface for truck access is to be supplied up to and within 4 metres of the water source.
 - Pumps to supply water for fire suppression activities shall be a minimum 5hp or 3kW and petrol or diesel powered.

Access

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

3. Internal roads shall comply with sections 4.2.7 of 'Planning for Bush Fire Protection 2006'

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

4. Arrangements for emergency and evacuation are to comply with section 4.2.7 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 Block J of the site plans prepared by HVT Design Pty Ltd. (Dated 8 July 2015 Referenced DEL-15) for the referral shall comply with Sections 3 and 7 (BAL 29) on the northern, southern and western elevation(s) and Sections 3 and 6 (BAL 19) on the eastern elevation(s) 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'.

6. Construction of proposed Block L of the site plans prepared by HVT Design Pty Ltd. (Dated 8 July 2015 Referenced DEL-15) for the referral shall comply with Sections 3 and 6 (BAL 19) on the northern, southern and western elevation(s) and Sections 3 and 5 (BAL 12.5) on the eastern elevations elevation(s) 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'.
7. Construction of proposed Blocks E, F and I of the site plans prepared by HVT Design Pty Ltd. (Dated 8 July 2015 Referenced DEL-15) for the referral shall comply with Sections 3 and 6 (BAL 19) on the northern, eastern and western elevation(s) and Sections 3 and 5 (BAL 12.5) on the southern elevation(s) 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'.
8. Construction of proposed Blocks B, C, D, G and H of the site plans prepared by HVT Design Pty Ltd. (Dated 8 July 2015 Referenced DEL-15) for the referral 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'.

For any queries regarding this correspondence please contact Emma Jensen on 1300 NSW RFS.

Yours sincerely



Amanda Moylan

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'.