

All communications to be addressed to:

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The General Manager
Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300

Your Ref: DA2016/00130
Our Ref: D16/0557
DA16022300838 JM

ATTENTION: David Paine

18 May 2016

Dear Sir/Madam

Integrated Development for 402//814439 39//711005 142 Cardiff Road Elmore Vale NSW 2287

I refer to your letter dated 17 February 2016 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 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'.
2. For asset protection zones (APZ) on slopes greater than 18 degrees, the property shall be landscaped or managed (e.g. terracing) with suitable access being provided to the APZ to ensure the ongoing maintenance of the area. Details of landscaping plans are to be submitted for approval to Council/or the principal certifier with the construction certificate.

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:

3. The provision of water, electricity and gas shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

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:

4. The internal road network shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.
5. Suitable arrangements shall be put in place to secure access rights over the proposed emergency exit to Cardiff Road at the northern end of the site.

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:

6. Arrangements for emergency and evacuation are to comply with the following:
 - A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with 'Development Planning A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014' and Australian AS3745 2010 'Planning for Emergencies in Facilities'.

The plan should include specific provisions for emergency management in the event of a bush fire to the south of the site. These should generally be in accordance with the details set out in the letter prepared by RPS Australia East Pty Ltd with reference PR129057 and dated 4 May 2016 and be prepared in consultation with the relevant local emergency service authorities.

Design and Construction

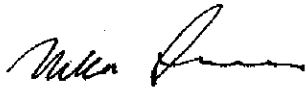
The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

7. The southern elevation of the building, eastern and western elevations within of 10 metres of the southern elevation, and the entire roof structure of the southern wings of the proposed building 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 2006'.
8. The remainder of the proposed building shall comply with section 3 and section 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' 2006'.

9. A minimum 1.8 metre high radiant heat shield made of non-combustible materials shall be constructed along the southern boundary boundary of the site adjacent to the hazard. All posts and rails shall be constructed of steel. The bottom of the fence is to be in direct contact with the finished ground level or plinth.
10. The building shall be constructed in compliance with the Building Code of Australia and generally in accordance with the proposals set out in the letter prepared by RPS Australia East Pty Ltd with reference PR129057 and dated 4 May 2016.

For any queries regarding this correspondence please contact Jason Maslen on 1300 NSW RFS.

Yours sincerely



Nika Fomin

Manager, Planning and Environment Services (East)

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'.

