

All communications to be addressed to:

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The General Manager
Penrith City Council
PO Box 60
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Your Ref: DA16/1006
Our Ref: D16/3363
DA16100704190 SD

ATTENTION: Lauren Van Etten

1 May 2017

Dear Sir/Madam

Integrated Development for 124-140 Bringelly Road Orchard Hills NSW 2748

I refer to your letter dated 13 April 2017 seeking general terms of approval for the above Integrated Development in accordance with Clause 55(1) of the Environmental Planning and Assessment Regulation 2000.

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. A minimum setback of 10 metres shall be provided between the proposed buildings and the property boundaries that adjoin Lot 3 DP 26607 or Lot 4 DP 1188445.
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'.

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. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.
4. Hydrants shall not be located within any road carriageway.

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:

5. Public access roads shall comply with sections 4.1.3(1) and of 'Planning for Bush Fire Protection 2006'.
6. There shall be No Parking around the proposed cul-de-sac (turning circle).
7. There shall be No Parking on one side of Quigg Place with the services (hydrants) located on this side to ensure accessibility to reticulated water for fire suppression.

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:

8. Internal roads shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.
9. The proposed 'MRV Service Track' shall comply with AS 2890.2 for medium rigid vehicles.
10. The proposed parking area shall incorporate a loop that complies with AS 2890.2 for medium rigid vehicles.

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:

11. 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:

12. The proposed Classroom Blocks, Art/Tech Block and Office Extension (except for shielded elevations as specified in the general terms of approval) 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'.

13. The elevation(s) of the Classroom Blocks and the Art/Tech Block that are facing within the proposed amphitheatre 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'.
14. The north eastern elevation(s) of the proposed office extension 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'.
15. The proposed homebase extension (the building comprising of classrooms 2A to 2D) 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'.
16. Any new Class 10b structures as defined per the 'Building Code of Australia' shall be non-combustible.

Landscaping

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

This letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval dated 24 February 2017.

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

Yours sincerely



Nika Fomin

Manager Planning & 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'.