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The General Manager  
Lake Macquarie City Council  
Box 1906  
HUNTER REG MAIL CENTRE NSW 2310

Your Ref: DA/2011/2016  
Our Ref: D16/4397  
DA16122805426 EJ

**ATTENTION:** Advertising Officer

16 January 2017

Dear Sir / Madam

**Integrated Development for 40 Yarrawonga Park Road, Balcolyn NSW 2264, 20 Yarrawonga Park Road, Balcolyn NSW 2264, 77a Yarrawonga Park Road, Yarrawonga Park NSW 2264**

I refer to your letter dated 19 December 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 stage 1 of any building works and in perpetuity all grounds within the Lakeside Site and Triangle Block and for a distance of 70 metres in all directions around the refuge building within 100 Acre Woods 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. A Fuel Management Plan shall be established to ensure the ongoing management of the Asset Protection Zones within the subject site.

#### **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 the following requirements of section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
  - In recognition that an unreliable reticulated water supply exists, a minimum 10,000 litre water supply shall be provided for fire fighting purposes in proximity to the proposed refuge building, excluding drenching systems.
  - The water source shall be made available or located within the inner protection area (IPA) and away from the structure.
  - A hardened ground surface for truck access is to be supplied up to and within 4 metres of the water source.
  - A 65mm metal Storz outlet with a gate or ball valve shall be provided.
  - Above ground tanks are manufactured of concrete or metal and raised tanks are to have their stands protected. Plastic tanks shall not be used.
  - Above ground tanks are manufactured of concrete or metal and raised tanks are to have their stands protected. Plastic tanks shall not be used.
  - Underground tanks shall have an access hole of 200mm to allow tankers to refill direct from the tank. A hardened ground surface for truck access is to be supplied within 4 metres of the access hole.
  - Tanks and associated fittings on the hazard side of the building shall be provided with adequate shielding to mitigate the impact of flame contact and radiant heat and provide safe access for fire fighters.
  - All associated fittings to the tank shall be metal, up to and including any taps.
  - Pumps are to be shielded from the direct impacts of bush fire.
  - A minimum 5hp or 3kW petrol or diesel powered pump shall be made available to the water supply. A 19mm (internal diameter) fire hose and reel shall be connected to the pump.
  - Fire hydrant spacing, sizing and pressures shall comply with Australian Standard AS 2419.1– 2005 'Fire Hydrant Installations' within the Lakeside Site.

## **Access**

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. The fire trail providing a loop track around the proposed camping grounds, the fire trail from Helena Street, comprising of sections of the Balcolyn Fire Trail and Fishery-Balcolyn Link Fire Trail, and the access trail from Amphora Drive providing access to the loop track shall be upgraded to comply with section 4.1.3 (3) of 'Planning for Bush Fire Protection 2006'.

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:

5. Internal roads within the Lakeside Site shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006', except where modified in the submitted bush fire assessment report prepared by Building Code and Bush Fire Hazard Solutions (Referenced 151178b, Dated 30 November 2016) and shall generally reflect the layout of the submitted plans prepared by Glendenning Szoboszlay Architects Pty Ltd (Referenced J1264 A002, A022-24, A031, rev A, dated 29 November 2016). This includes but is not limited to the following:
  - That the proposed loop road around the sports oval, named Rec. Space 2, provides a minimum carriageway of 3.5 metres.
  - The proposed through road from and back onto Yarrawonga Park Road within the Lakeside Site shall comply with the requirements for Internal Roads as detailed in section 4.2.7 of Planning for Bush Fire Protection 2006
6. The proposed pedestrian access from the Triangle Block to the proposed camping grounds shall be constructed to a minimum of 2m wide, with a minimum clearance of 1m either side.

### **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:

7. Arrangements for emergency and evacuation are to comply with section 4.2.7 of Planning for Bush Fire Protection 2006. An Emergency/Evacuation Plan is to be prepared in accordance with the NSW RFS 'Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014'. This plan shall include the following details:
  - Under what circumstances will the complex be evacuated;
  - Where will occupants be evacuated to;
  - Roles and responsibilities of persons coordinating the evacuation;
  - Roles and responsibilities of persons remaining with the complex after evacuation;
  - A procedure to contact the local NSW Rural Fire Service Fire Control Centre / NSW Fire Brigade and inform them of the evacuation and where they will be evacuated to;
  - Access to the facility, in particular ensuring unobstructed access at all times during occupation; and
  - Clearly defined management procedure regarding the closure of the 100 Acre Wood Site on the days specified below:
    - a) During a Total Fire Ban, which may include Fire Danger Ratings (FDRs) of Very High and Extreme or higher; or

- b) During period of Extreme or Catastrophic FDRs; or
- c) When directed by the NSW RFS.
- Paths from tents to the refuge area are to be safe and management of surface fuels is to be less than 4 tonnes/hectare (i.e. inner protection area standard).
- The tents are to be located within 50 metres of the refuge building. The refuge building shall be clearly signposted.

### **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:

8. Construction of the refuge building 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'.
9. Construction of the proposed multi-purpose building, office building and dwellings 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'.
10. The proposed staging equipment shed, located on the Triangle Block, shall be constructed from non-combustible materials and to mitigate ember attack. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.

### **Landscaping**

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

### **General Advice – consent authority to note**

The above conditions have been based upon a performance based solution prepared by Building Code and Bush Fire Hazard Solutions (Dated 30 November 2016, Reference 151178b).

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

Yours sincerely

A handwritten signature in dark ink, appearing to read 'J.M.L.', with a stylized, cursive-like font.

Jason Maslen

**Acting 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](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.