

All communications to be addressed to:

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The General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Your Ref: 2017/1428/1
Our Ref: D17/4064
DA17110810215 JM

ATTENTION: M Rawson

21 December 2017

Dear Sir/Madam

Integrated Development for 16//1153031 2-24 Grice Street Oran Park

I refer to your letter dated 1 November 2017 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, except for the riparian corridor within the site, 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. At the issue of a subdivision certificate, a suitably worded instrument shall be created over the riparian corridor retained within the site pursuant to section 88 of the 'Conveyancing Act 1919'. This shall require the corridor to be treated and maintained consistent with section 2.6 and Figures 9, 10 and 11 contained within the Bushfire Protection Assessment prepared by Australian Bushfire Protection Planners Pty Ltd dated 3 October 2017 with reference B173040-1. Camden Council shall be nominated as the prescribed authority for variation or removal of the instruments.

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 4.2.7 and 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. Internal roads shall comply with the requirements of section 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:

5. 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'.

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:

6. New construction of buildings within 100 metres of the riparian corridor to the south of South Circuit shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

Landscaping

7. 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 Jason Maslen on 1300 NSW RFS.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nika Fomin', with a stylized, flowing script.

Nika Fomin

Manager, Planning and Environment Services

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'.