

All communications to be addressed to:

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The General Manager  
Penrith City Council  
PO Box 60  
PENRITH NSW 2751

Your Ref: DA17/1247  
Our Ref: D18/4 DA18010311097  
RB

**ATTENTION:** Jane Hetherington

1 August 2019

Dear Ms Hetherington

**Integrated Development Application - 230-242 Aldington Road Kemps Creek NSW 2178**

I refer to your correspondence dated 25 June 2019 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the 'Environmental Planning and Assessment Act 1979', and a Bush Fire Safety Authority, under Section 100B of the 'Rural Fires Act 1997', are now issued subject to the following conditions:

1. The general terms of approval relate to the proposed development as shown in the amended plans prepared by ddc architects dated 14 June 2019 (titled Amended DA June 2019, drawing number 16079-DA-05 to 07 & 16079-DA-100, issue G).

**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:

2. At the commencement of building works and in perpetuity, the entire property, including the sub soil irrigation area on the eastern aspect, 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'.

### **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. To aid in fire fighting activities, unobstructed pedestrian access to the rear of the property shall be provided and is to be maintained at all times.
5. Internal roads shall comply with following requirements of section 4.2.7 of 'Planning for Bush Fire Protection 2006'.
  - Internal roads are two wheel drive, sealed, allweather roads.
  - Internal perimeter roads are provided with at least two traffic lane widths (carriageway 8 metres minimum kerb to kerb) and shoulders on each side, allowing traffic to pass in opposite directions.
  - Roads are through roads. Dead end roads are not more than 100 metres in length from a through road, incorporate a minimum 12 metres outer radius turning circle, and are clearly signposted as a dead end.
  - Traffic management devices are constructed to facilitate access by emergency services vehicles.
  - A minimum vertical clearance of 4 metres to any overhanging obstructions, including tree branches, is provided.
  - Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress.
  - The minimum distance between inner and outer curves is six metres. Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress.
  - Maximum grades do not exceed 15 degrees and average grades are not more than 10 degrees.
  - Crossfall of the pavement is not more than 10 degrees.
  - Roads do not traverse through a wetland or other land potentially subject to periodic inundation (other than flood or storm surge).
  - Roads are clearly signposted and bridges clearly indicate load ratings.
  - The internal road surfaces and bridges have a capacity to carry fully loaded fire fighting vehicles (15 tonnes).

### **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. An Emergency /Evacuation Plan is to be prepared consistent with the NSW Rural Fire Service document 'Guidelines for the Preparation of Emergency/Evacuation plan'.

### **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. New construction 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**

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

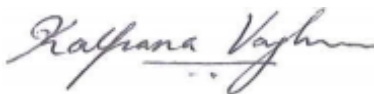
### **General Advice – consent authority to note**

- Any new fencing shall comply with New South Wales Rural Fire Service 'Fast Fact 2/06' for Fences and Gates in Bush Fire Prone Areas.

This letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval dated 22 January 2018.

Should you wish to discuss this matter please contact Rohini Belapurkar on 1300 NSW RFS.

Yours sincerely



Kalpana Varghese

**Team Leader, Development Assessment and Planning**

For general information on bush fire protection please visit [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)