

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Telephone: 1300 NSW RFS
e-mail: csc@rfs.nsw.gov.au

Headquarters
Locked Bag 17
Granville NSW 2142

Facsimile: 8741 5433



The General Manager
Cowra Shire Council
Private Bag 342
COWRA NSW 2794

Your Ref: 3/2017
Our Ref: D17/1026
DA17040506734 LR

ATTENTION: Kate Alberry

12 May 2017

Dear Sir/Madam

Integrated Development for 3//111554 & 4//1092182 Cowra Parish, Cowra & Pack Street Cowra

I refer to your letter dated 29 March 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. Asset Protection Zones shall comply with the recommendations as outlined in 'Table 1: Threat assessment, APZ and bushfire attack level' and 'Figure 3: Bushfire Hazard Assessment' of the bush fire report prepared by Ecological Australia Pty Ltd dated 19 December 2016 and referenced 16CAN_5924.

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:

2. Fire hydrant spacing, sizing and pressures shall comply with Australian Standard AS 2419.1– 2005 'Fire Hydrant Installations'.
3. Water, electricity and gas are to comply with the requirements of section 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. 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:

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' and Australian Standard AS3745 2010 'Planning for Emergencies in Facilities'.

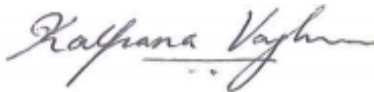
Design and Construction

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. All future construction 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 2006'.

For any queries regarding this correspondence please contact Luc Roberts on 1300 NSW RFS.

Yours sincerely



Kalpana Varghese
Acting Team Leader

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'.