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

Your Ref: DA18/0678
Our Ref: D18/6485
DA18072414163 RB

ATTENTION: Jane Hetherington

27 September 2018

Dear Sir/Madam

**Integrated Development Application - Lot 3990 Jordan Springs Boulevard
Jordan Springs NSW 2747**

I refer to your correspondence dated 19 July 2018 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 on the Architectural Package of 'Stage 1 Development Application Plans' dated 27 June 2018 Drawing No. AND-28405 Revision I prepared by A & N Design Group Sydney.

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 proposed lot 3991 shall be managed as shown in Figure 4 of the Bushfire Assessment Report dated 22 May 2018 prepared by Peterson Bushfire, as follows:
 - North up to the property boundary within the area demarcated for Stage 1 as an Inner Protection Area,

- South for a distance of 40 metres as an Inner Protection Area, which includes 25m width within the drainage basin and 15m width within Lot 3991, and
- West for a distance of 36 metres from the proposed building blocks SV1 to SV5 as an Inner Protection Area.

Requirements for an Inner Protection Area are outlined within section 4.1.3 and appendix 5 of 'Planning for Bush Fire Protection 2006' (PBP) and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

3. A temporary Asset Protection Zone (APZ) of 20 metres is to be provided from the eastern boundary of Stage 1 within the proposed Future Aged Care. APZs associated with the development shall be managed 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' and shall be extinguished upon commencement of future works within the subject site, but only if the hazard is removed as part of future development.

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:

4. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

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 section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
 - Road(s) shall be two-wheel drive, all weather roads.
 - Traffic management devices are constructed to facilitate unobstructed access by emergency services vehicles.
 - Non perimeter road widths comply with Table 4.1 in 'Planning for Bush Fire Protection 2006'.
 - There is a minimum vertical clearance to a height of 4 metres above the road at all times.
 - The capacity of road surfaces and bridges is sufficient to carry fully loaded fire fighting vehicles (approximately 15 tonnes for areas with reticulated water, 28 tonnes or 9 tonnes per axle for all other areas). Bridges clearly indicate load rating.
 - Public roads 5.5 to 6.5 metres wide (kerb to kerb) provide parking within parking bays located outside the kerb to kerb space and located services outside of the parking bays to ensure accessibility to reticulated water for fire suppression.

- One way only public access roads are no less than 4 metres wide (kerb to kerb) and provide parking within parking bays located outside the kerb to kerb space. Services are located outside of the parking bays to ensure accessibility to reticulated water for fire suppression.
 - Parking bays are a minimum of 2.6 metres wide from kerb to edge of road pavement. No services are located within the parking bays.
 - Roll top kerbing is recommended for all internal roads.
6. To aid in the fire fighting activities, an unobstructed pedestrian access to the rear of the property shall be provided and maintained at all times.
 7. The proposed turning circle providing access to the subject site from Lakeside Parade should be constructed as per the provisions of A3.3 'Vehicle turning head requirements' Appendix 3 of Planning for Bushfire Protection Draft 2018.

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:

8. Prior to the issue of a subdivision certificate, a restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' of land shall be placed over the proposed Emergency Access identified in Figure 4.5. Lakeside Parade Site Access of the Traffic Impact Assessment, Project No. P3494 Version 004 dated 3 July 2018 prepared by Bitzios Consulting. The name of the authority empowered to release, vary or modify the instrument shall be Penrith Council.
9. Emergency Access road widths shall comply with Table 4.1 in 'Planning for Bush Fire Protection 2006'.
10. 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 AS4083- 2010 Planning for Emergencies in Health Care Facilities.

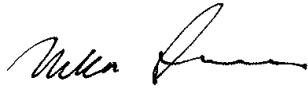
Design and Construction

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:

11. New construction for the units within Stage 1 numbered SV1 to SV15 and SV35 to SV51 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'.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nika Fomin', with a stylized flourish at the end.

Nika Fomin
A/Team Leader Planning & Environment Services (East)

For general information on bush fire protection please visit www.rfs.nsw.gov.au