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The General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Your Ref: 2018/1468/1
Our Ref: D19/230
DA19012217078 EJ

ATTENTION: Camden Council

20 May 2019

Dear Sir/Madam

Integrated Development Application - 9073//1225752 - 600e & 600f the Northern Road & 4//270899- 62-68 & 76 Central Avenue Oran Park

I refer to your correspondence dated 16 January 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:

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 issue of a subdivision certificate, a 50 metre asset protection zone (APZ) is to be provided to the west of the proposed development as shown in Figure 2 'Bushfire hazard assessment and Asset Protection Zones (APZ)' of the submitted bush fire report prepared by Ecological Australia (Dated 13 December 2018, Reference 18WOL_11927). The APZ shall be managed as an inner protection area (IPA) as outlined in 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'. A suitably worded instrument(s) pursuant to section 88 of the 'Conveyancing Act 1919' shall be placed on these lots requiring the provision of this APZ and which prohibits the construction of buildings other than class 10b structures within the APZ. The name of authority empowered to release, vary or modify the instrument shall be Camden Council.

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. The provision of water, electricity and gas shall comply with 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:

3. Internal roads shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006' with the exclusion of the requirement for a perimeter road.

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:

4. 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:

5. 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'.

General Advice – consent authority to note

The above conditions rely upon the ongoing management of the vegetation within the corridor to the west in accordance with the Vegetation Management Plan related to the parent subdivision, with the Camden Council Reference 2017/1627/1, prepared by Ecological Australia (Dated October 2017, Reference 8658).

Should you wish to discuss this matter please contact Emma Jensen on 1300 NSW RFS.

Yours sincerely

A handwritten signature in dark ink, consisting of a series of loops and a horizontal line, likely representing the name Alastair Patton.

Alastair Patton
A/Team Leader Development Assessment and Planning

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