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The General Manager  
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Your Ref: DA-2019/534  
Our Ref: D19/2001  
DA19061919202 PD

**ATTENTION:** Nigel Lamb

9 August 2019

Dear Sir / Madam

**Integrated Development Application - 4//258635 - Warwick Street Berkeley 2506;  
2//249814 - York Street Berkeley 2506; 2//534116 - Nottingham Street Berkeley  
2506**

I refer to your correspondence dated 12 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:

**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 area around the proposed 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' as follows:
  - North Direction: To the property boundary as an Inner Protection Area (IPA);
  - East Direction: To the property boundary as an IPA;
  - South Direction: IPA for a distance of 47 metres;
  - South west Direction: IPA for a distance of 57 metres: and,

- West Direction: To the property boundary as an IPA.

## **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. Reticulated 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:

3. With the exemption of 'dead end roads are not more than 100 metres', Internal roads shall comply with requirements of section 4.2.7 of 'Planning for Bush Fire Protection 2006'.
4. Prior to occupation, a temporary perimeter road shall be provided linking the southern and western carparks. With the exemption of being sealed, the internal perimeter road shall comply with the requirements of section 4.2.7 of 'Planning for Bush Fire Protection 2006'.
5. Temporary turning heads shall be provided to temporary dead end roads incorporating either a minimum 12 metre radius turning circle or turning bay with arms of 15 metres deep and 6 metres wide from the centreline of the road and have a turning radius of no less than 6 metres. The turning area can be removed upon opening of future proposed through roads.

## **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. 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:

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'.

8. Temporary turning heads shall be provided to temporary dead end roads incorporating either a minimum 12 metre radius turning circle or turning bay with arms of 15 metres deep and 6 metres wide from the centreline of the road and have a turning radius of no less than 6 metres. The turning area can be removed upon opening of future proposed through roads.

### **Landscaping**

9. 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**

At the commencement of stage 2, the through road linking Warwick Street and Nolan street will be required to be constructed.

Should you wish to discuss this matter please contact Peter Dowse on 1300 NSW RFS.

Yours sincerely



Martha Dotter

**Acting 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)