

Chris

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Director General  
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RECEIVED

14 APR 2011

Director-General

Your Ref: MP10\_0190

Our Ref: S10/0034

DA10111774386 DC

**ATTENTION:** Ben Eveleigh

13 April 2011

Dear Sir / Madam

### Part 3A Development for Reservoir Road Prospect

I refer to your letter dated 18 February 2011 seeking key issue and assessment requirements regarding bush fire protection for the above Part 3A Development in accordance with section 75F (4) of the 'Environmental Planning and Assessment Act 1979'.

The Service has reviewed the environmental assessment and the following conditions are recommended:

1. At the commencement of building works and in perpetuity the property around the buildings adjacent to the areas of 'Remnant' Cumberland Plain Woodland to a minimum distance of 10 metres, shall be maintained 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'.
2. At the commencement of building works and in perpetuity the property around the buildings adjacent to the areas of the 'Forest structure' Cumberland Plain Woodland to the south of the site, for a minimum distance of 35 metres, shall be maintained 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'.
3. A fire management plan is to be prepared that addresses the following requirements: a) Contact person / department and details; and b) Schedule and description of works for the construction of asset protection zones and their continued maintenance - particularly in relation to the retained 'remnant' vegetation within the subject site.

4. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
5. Property access roads shall comply with section 4.1.3 (2) of 'Planning for Bush Fire Protection 2006'.
6. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.
  - An Emergency/Evacuation Plan is to be prepared detailing the following:
    - 1) under what circumstances will the complex be evacuated;
    - 2) where will occupants be evacuated to;
    - 3) roles and responsibilities of persons co-ordinating the evacuation;
    - 4) roles and responsibilities of persons remaining with the complex after evacuation; and
    - 5) a procedure to contact the NSW Rural Fire Service District Office / NSW Fire Brigade and inform them of the evacuation and where they will be evacuated to.
8. New construction shall comply with the relevant section of 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'.
9. The proposed buildings that are not subject to specific construction requirements under AS3959-2009 may be voluntarily upgraded to improve ember protection. If this option is implemented, then it should be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.
10. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

This letter is in response to a further assessment of the application submitted and supersedes our previous key issue and assessment requirements regarding bush fire protection dated 12 April 2011.

For any queries regarding this correspondence please contact Daniel Copland on 8741 5175.

Yours sincerely



Nika Fomin  
**Team Leader, Development Assessment & Planning**

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](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.