
Sent: 10/10/2025 3:07:42 PM
Subject: NSW RFS Determination - Your Reference - Mod2025/0477 (CNR-86324)
Attachments: DA20250110000113-S4.55-1 - 10-10-2025 14_12_34 - Determination Letter.pdf;



NSW RURAL FIRE SERVICE



Attention: Stephanie Gelder

Your Reference: Mod2025/0477 (CNR-86324)

Application Details: s100B – SFPP - Infill – S4.55

Site Address:

36 Cabbage Tree Road
Bayview NSW 2104

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Craig Casey on 1300 NSW RFS and quote DA20250110000113-S4.55-1.



Planning and Environment Services

NSW RURAL FIRE SERVICE

Locked Bag 17 Granville NSW 2142

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Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: Mod2025/0477 (CNR-86324)
Our reference: DA20250110000113-S4.55-1

ATTENTION: Stephanie Gelder

Date: Friday 10 October 2025

Dear Sir/Madam,

Integrated Development Application
s100B - SFPP - Infill - Retirement Village
36 Cabbage Tree Road Bayview NSW 2104, 121//DP789400

I refer to your correspondence dated 11/09/2025 seeking general terms of approval for the above Integrated Development in accordance with s4.55 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, 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

Intent of measures is to provide suitable dwelling design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants

1. At the commencement of building works and in perpetuity, the entire property must be managed as an inner protection area (IPA) in accordance with the following requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth-barked and evergreen trees;
- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mowed (as a guide, grass should be kept to no more than 100mm in height); and

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Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
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SYDNEY OLYMPIC PARK NSW 2127

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- leaves and vegetation debris should be removed.

Water and Utility Services

Intent of measures: 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

2. The provision of water, electricity and gas must comply the following in accordance with Table 6.8c of *Planning for Bush Fire Protection 2019*:

- reticulated water is to be provided to the development where available;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
- hydrants are and not located within any road carriageway;
- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
- all above-ground water service pipes are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed such that the lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and no part of a tree is closer to a power line than the distance set out in accordance with the specifications in *ISSC3 Guideline for Managing Vegetation Near Power Lines*.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- the requirements of relevant authorities, and metal piping is used;
- The storage and handling of LP Gas,- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

Landscaping Assessment

The intent of measures is to provide suitable dwelling design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants

3. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do no touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;



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- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

Emergency and Evacuation Planning Assessment

The intent of measures is to provide suitable emergency and evacuation arrangements for occupants of Special Fire Protection Purpose developments

4. A Bush Fire Emergency Management and Evacuation Plan must be prepared and or updated to be consistent with the NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*. The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants. A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

General Advice - Consent Authority to Note

- Council is advised that this assessment was based on the updated Development application submission, as illustrated in the applicants S4.55 Modification and prepared by Bokor Architecture and Interiors Pty Ltd, AVEO Bayview Gardens, Revision B, Issue Section 4.55, Project No: 22043 and dated October 2022.

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 10/02/2025.

For any queries regarding this correspondence, please contact Craig Casey on 1300 NSW RFS.

Yours sincerely,

Adam Small
Manager Planning & Environment Srv (Est)
Built & Natural Environment



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BUSH FIRE SAFETY AUTHORITY

SFPP - Infill - Retirement Village

36 Cabbage Tree Road Bayview NSW 2104, 121//DP789400

RFS Reference: DA20250110000113-S4.55-1

Your Reference: Mod2025/0477 (CNR-86324)

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

Adam Small

**Manager Planning & Environment Srv (Est)
Built & Natural Environment**

Friday 10 October 2025

