

Sent:	27/04/2020 5:15:45 PM
Subject:	NSW RFS Determination - Your Reference - DA2019/1420
Attachments:	DA20200417001330-Original-1 - 27-04-2020 09_34_16 - Determination Letter.pdf;



NSW RURAL FIRE SERVICE

Attention: Nick England

Your Reference: DA2019/1420

Application Details: s100B – SFPP – Original

Site Address:

6 & 8 Wyatt Avenue
Belrose NSW 2085

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Garth Bladwell on 1300 NSW RFS and quote DA20200417001330-Original-1.



Planning and Environment Services

NSW RURAL FIRE SERVICE

Locked Bag 17 Granville NSW 2142

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PREPARE. ACT. SURVIVE.



NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: DA2019/1420
Our reference: DA20200417001330-Original-1

ATTENTION: Nick England

Date: Monday 27 April 2020

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – School
6 & 8 Wyatt Avenue Belrose NSW 2085, 1//DP601101

I refer to your correspondence dated 16/04/2020 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

Intent of measures: to provide suitable building 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.

[APZ 1]

At the issue of a subdivision certificate and in perpetuity, to ensure ongoing protection from the impact of bush fires, the entire site, excluding the fenced off area of endangered *Grevillea Caleyi*, must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA the following requirements apply:

- 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;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and

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- 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 mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

Construction Standards

Intent of measures: to provide suitable building 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.

[D&C 1]

New construction of the extension at the western end of Chisholm House must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 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 7.5 of Planning for Bush Fire Protection 2019.

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.

[W&U 1]

The provision of water, electricity and gas to the new building must comply with Table 6.8c of Planning for Bush Fire Protection 2019.

Landscaping Assessment

Intent of measures: to ensure that APZs are not compromised and that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.

[L 1]

Landscaping of the site must comply with following principles:

- Suitable impervious areas are provided immediately surrounding the building such as courtyards, paths and driveways.
- Grassed areas, mowed lawns or ground cover plantings are provided in close proximity to 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 should be isolated or located in small clusters).
- Landscape species are chosen in consideration needs of the estimated size of the plant at maturity.
- Species are avoided that have rough fibrous bark, or which keep/shed bark in long strips or retain dead material in their canopies.
- Smooth bark species of tree are chosen which generally do not carry a fire up the bark into the crown.
- Planting of deciduous species is avoided which may increase fuel at surface/ ground level (i.e. leaf litter).
- Climbing species are avoided to walls and pergolas.
- Combustible materials such as woodchips / mulch and flammable fuel are stored away from the building.
- Combustible structures such as garden sheds, pergolas and materials such timber garden furniture are located way from the building.
- Low flammability vegetation species are used.

Emergency and Evacuation Planning Assessment

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments.

[E&E 1]

A *Bush Fire Emergency Management and Evacuation Plan* shall be prepared for the School, or the existing plan shall be updated to include the new building/s. The plan shall be prepared by a suitably qualified person and shall be consistent with the NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*.

General Advice - Consent Authority to Note

This letter is in response to correct a minor error and supersedes our previous correspondence dated 8 April 2020 and Bush Fire Safety Authority.

For any queries regarding this correspondence, please contact Garth Bladwell on 1300 NSW RFS.

Yours sincerely,

Nika Fomin

Manager Planning & Environment Services

Planning and Environment Services



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

SFPP – School

6 & 8 Wyatt Avenue Belrose NSW 2085, 1//DP601101

RFS Reference: DA20200417001330-Original-1

Your Reference: DA2019/1420

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*.

Nika Fomin

**Manager Planning & Environment Services
Planning and Environment Services**

Monday 27 April 2020