

Sent:	8/04/2020 1:15:36 PM
Subject:	NSW RFS Determination - Your Reference - DA2019/1420
Attachments:	DA20200115000131-Original-1 - 08-04-2020 08_52_19 - Determination Letter.pdf;



NSW RURAL FIRE SERVICE

Attention: Nick England

Your Reference: DA2019/1420

Application Details: s100B – SFPP – S4.55

Site Address:

6 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 DA20200115000131-Original-1.



Planning and Environment Services

NSW RURAL FIRE SERVICE

Locked Bag 17 Granville NSW 2142

P 1300 NSW RFS **E** records@rfs.nsw.gov.au

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NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: DA2019/1420
Our reference: DA20200115000131-Original-1

ATTENTION: Nick England

Date: Wednesday 8 April 2020

Dear Sir/Madam,

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

I refer to your correspondence dated 07/01/2020 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.

General Conditions

[GC 1]

There is no objection to the proposed modification, subject to compliance with the General Terms of Approval of the Bush Fire Safety Authority dated 27 November 2015, and the following conditions.

Construction Standards

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:

[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 AS3959-2009 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.

Water and Utility Services

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:

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

[W&U 1]

Water, electricity and gas supplies to the extensions to Chisholm House are to comply with section 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Landscaping Assessment

The intent of measures is for landscaping. To achieve this, the following conditions shall apply:

[L 1]

Landscaping of the site should comply with following principles of Appendix 5 of 'Planning for Bush Fire Protection 2006':

- 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. To achieve this, the following conditions shall apply:

[E&E 1]

The Bush Fire Emergency Management and Evacuation Plan shall be updated to include the new additions. The plan shall be in accordance with the NSW RFS document, *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*.

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 .

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 Wyatt Avenue Belrose NSW 2085, 1//DP601101

RFS Reference: DA20200115000131-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 supersedes the previous Bush Fire Safety Authority (none) issued on and confirms that, subject to the attached reissued 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**

Wednesday 8 April 2020