
Sent:	2/12/2019 10:12:12 AM
Subject:	NSW RFS Determination - Your Reference - Mod2018/0076
Attachments:	DA-2018-00991-CL55-1 - 28-11-2019 15_30_00 - Determination Letter.pdf;



NSW RURAL FIRE SERVICE

Attention: Rebecca Englund

Your Reference: Mod2018/0076

Application Details: s100B – SFPP – CL55

Site Address:

79 Cabbage Tree Rd
Bayview NSW 2104
AUS

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 DA-2018-00991-CL55-1.



Planning and Environment Services

NSW RURAL FIRE SERVICE

Locked Bag 17 Granville NSW 2142

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

www.rfs.nsw.gov.au | www.facebook.com/nswrfs | www.twitter.com/nswrfs

PREPARE. ACT. SURVIVE.



NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: Mod2018/0076
Our reference: DA-2018-00991-CL55-1

ATTENTION: Rebecca Englund

Date: Monday 2 December 2019

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – Retirement Village
79 Cabbage Tree Rd Bayview NSW 2104 AUS, (none)

I refer to your correspondence dated 27/11/2019 seeking general terms of approval for the above Integrated Development Application.

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

The intent of measures is to provide sufficient space for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:

[APZ 1]

At the commencement of building works and in perpetuity, a 60 metre APZ shall be maintained around the proposed new buildings to the west, north west, and north.

On the northern elevation where 60 metres can not be achieved within the property boundary, the APZ is not required to extend into the adjoining property.

The APZ shall be managed outlined within Appendices 2 & 5 of *Planning for Bush Fire Protection 2006* and the NSW Rural Fire Service's document *Standards for asset protection zones*.

In forested areas a portion of the APZ may be maintained as an Outer Protection Area (OPA) as specified in Table A2.7 of *Planning for Bush Fire Protection 2006*.

A minimum 20 metre APZ shall be provided to the riparian zone to the south and south west, and shall be maintained as an Inner Protection Area (IPA).

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

[APZ 2]

In order to achieve a better bush fire risk outcome for the existing facility, a 10 metre to 20 metre IPA shall be maintained around existing buildings, depending on the vegetation being identified as rainforest or forest.

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]

The proposed new buildings 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*.

Access - Internal Roads

The intent of measures 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:

[ACC 1]

Internal roads shall comply with section 4.2.7 of *Planning for Bush Fire Protection 2006*, except that a single road is permitted in this instance.

The trafficable width shall comply with Table 4.1 of PBP-2006.

Parking shall not obstruct the minimum paved width.

The passing bay / layby located on the southern road shall be a minimum 2.6m wide and 20m long.

Roll top kerbing shall be provided.

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:

[W&U 1]

The provision of water, electricity and gas shall comply with sections 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 shall 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]

A Bush Fire Emergency Management and Evacuation Plan shall be prepared for the facility in accordance with the guidelines, *Development Planning - A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014*.

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 – Retirement Village

79 Cabbage Tree Rd Bayview NSW 2104 AUS, (none)

RFS Reference: DA-2018-00991-CL55-1

Your Reference: Mod2018/0076

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**

Monday 2 December 2019