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Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: DA2024/1847 (CNR-78164)
Our reference: DA20250123000303-Original-1

ATTENTION: Phillip Lane

Date: Thursday 6 March 2025

Dear Sir/Madam,

Integrated Development Application
s100B - Subdivision - Torrens Title Subdivision
53A Warriewood Road Warriewood NSW 2102, 2//DP1115877

I refer to your correspondence dated 24/01/2025 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

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of building works or the issue of a subdivision certificate (whichever comes first), the proposed residential site, must be managed as an Inner Protection Area (IPA). The IPA must comprise:

- Minimal fine fuel at ground level;
- Grass mowed or grazed;
- Trees and shrubs retained as clumps or islands and do not take up more than 20% of the area;
- Trees and shrubs located far enough from buildings so that they will not ignite the building;
- Garden beds with flammable shrubs not located under trees or within 10 metres of any windows or doors;
- Minimal plant species that keep dead material or drop large quantities of ground fuel;
- Tree canopy cover not more than 15%;
- Tree canopies not located within 2 metres of the building;
- Trees separated by 2-5 metres and do not provide a continuous canopy from the hazard to the building;
- and,
- Lower limbs of trees removed up to a height of 2 metres above the ground.

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

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4 Murray Rose Ave
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2. All the surrounding developable lots currently undeveloped, and excluding proposed Lot 1 Public Reserve, must be managed as a temporary as IPA compliant PBP 2019 APZs, until such time as they are developed and constructed, under the parent subdivision (DA2024/1079). The name of authority empowered to release, vary, or modify the instrument must be Northern Beaches Council.

Construction Standards

Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

3. Proposed dwelling construction on Lots 5 & 6, western and southern elevations and roofing, must comply with section 3 and section 7 (BAL 29) 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*.

4. Proposed dwelling construction on Lots 5 & 6 northern and eastern elevations, must comply with section 3 and section 6 (BAL 19) 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*.

5. Proposed dwelling construction on remaining Lots 7, 8, 9, 10, 11, 12 & 13, 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

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities

6. The provision of new water, electricity and gas, must comply with the following in accordance with Table 5.3c 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 2419.1:2021;
- hydrants are 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 2419.1:2021;
- 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 as follows:

- i. lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
- ii. 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 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;
- 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



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- above-ground gas service pipes are metal, including and up to any outlets.

Landscaping Assessment

The intent of measures is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the dwellings are below critical limits and prevent direct flame contact

7. Landscaping is to be designed and managed to minimise flame contact and radiant heat to dwellings, and the potential for wind-driven embers to cause ignitions by complying with the following:

- landscaping is in accordance with Appendix 4 of *Planning for Bush Fire Protection 2019*; and
- fencing is constructed in accordance with the following:
- fences in bush fire prone areas should be made of either hardwood or non-combustible material; and,
- in circumstances where the fence is within 6m of a dwelling or associated with a dwelling constructed to BAL 29, BAL 40 or BAL FZ, the fence must be made of non-combustible material only.

General Advice – Consent Authority to Note

- Council is advised that the previous APZ conditions, as issued in the earlier BFSa, NSW RFS Ref: DA20240829003542-Original-1 and dated 8 October 2024 apply and must be implemented;
- This assessment was based on an Alternate performance based solution (Short Fire Run Modelling), as proposed and determined by the applicants Bushfire Consultant Ecological Australia Pty Ltd, Bushfire Protection Assessment, Residential Subdivision and Built Form, Stage 1, Bruce Horkings, Project Ref: 24NEW8684, Version 4 and report dated 19 December 2024;
- The Short Fire Run methodology has been utilised to demonstrate compliance with the performance criteria of Chapter 5 Residential and Rural Residential Subdivisions within *Planning for Bush Fire Protection 2019*, including modelling parameters of a Forested Wetland fuel load and a modelled 1.5° effective downslope;
- The proposed residential subdivision as prepared by YSCO Geomatics, Land Resource Consultants Pty Ltd, Plan of Proposed Community Scheme Subdivision, Ref: 6321/18, Sheets 1 to 3 inclusive and dated 15 October 2024; and,
- Where an amendment to the plan(s) occurs, it is at the discretion of the consent authority to determine whether the changes require re-referral to the NSW Rural Fire Service.

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

Yours sincerely,

Nika Fomin

**Manager Planning & Environment Services
Built & Natural Environment**



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BUSH FIRE SAFETY AUTHORITY

Subdivision – Torrens Title Subdivision
53A Warriewood Road Warriewood NSW 2102, 2//DP1115877
RFS Reference: DA20250123000303-Original-1
Your Reference: DA2024/1847 (CNR-78164)

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
Built & Natural Environment

Thursday 6 March 2025

