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<b>Sent:</b>	14/08/2022 4:14:34 PM
<b>Subject:</b>	NSW RFS Determination - Your Reference - DA2021/2083 (CNR-31158)
<b>Attachments:</b>	DA20211125005140-Original-1 - 13-08-2022 13_33_41 - Determination Letter.pdf;



## NSW RURAL FIRE SERVICE

**Attention:** Northern Beaches Council

**Your Reference:** DA2021/2083 (CNR-31158)

**Application Details:** s100B – SFPP – Original

**Site Address:**

5 Forest Road  
Warriewood NSW 2102

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Adam Small on 1300 NSW RFS and quote DA20211125005140-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](mailto:records@rfs.nsw.gov.au)

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**PREPARE. ACT. SURVIVE.**



## NSW RURAL FIRE SERVICE

Northern Beaches Council  
PO Box 882  
MONA VALE NSW 1660

Your reference: DA2021/2083 (CNR-31158)  
Our reference: DA20211125005140-Original-1

**ATTENTION:** Northern Beaches Council

Date: Sunday 14 August 2022

Dear Sir/Madam,

**Integrated Development Application**  
**s100B – SFPP – School**  
**5 Forest Road Warriewood NSW 2102, 13//DP1083731**

I refer to your correspondence dated 15/02/2022 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.***

1. From the commencement of application approval and in perpetuity, the area within the school site must be maintained as an inner protection area to the following distances and aspects around the existing buildings in accordance with the following requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- north and north-west for a distance of 30 metres;
- east to the site boundary;
- south to the site boundary; and
- west for a distance of 20 metres.

When establishing and maintaining an inner protection area, 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 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;
- preference should be given to smooth-barked and evergreen trees;

#### 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](http://www.rfs.nsw.gov.au)

- large discontinuities or gaps in the shrubs layer 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;
- 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 regularly.

2. 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 not 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;
- 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 measure is to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.*

3. A Bush Fire Emergency Management and Evacuation Plan must be prepared in accordance with Table 6.8d of *Planning for Bush Fire Protection 2019* and be consistent with the NSW RFS document *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*. The plan must also include the following:

- that the School is not to be occupied on days with a 'catastrophic' fire danger rating;
- a mechanism for the relocation of occupants on days with a 'catastrophic' fire danger rating;
- contact details for the local Rural Fire Service office;
- procedures for coordinated evacuation of the site in consultation with local emergency services.

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 the occupation of the development.

### **General Advice – Consent Authority to Note**

The NSW RFS advises that it does not endorse or approve Bushfire Emergency Evacuation Plans (BEEP) for specific facilities. This function rests with the certifying authority. The BEEP once completed shall be provided to the local Bush Fire Emergency Management Committee for their information prior to the occupation of the facility.

For any queries regarding this correspondence, please contact Adam Small on 1300 NSW RFS.

Yours sincerely,

Nika Fomin  
**Manager Planning & Environment Services**





NSW RURAL FIRE SERVICE

# BUSH FIRE SAFETY AUTHORITY

SFPP – School

5 Forest Road Warriewood NSW 2102, 13//DP1083731

RFS Reference: DA20211125005140-Original-1

Your Reference: DA2021/2083 (CNR-31158)

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**

Sunday 14 August 2022