
Sent:	12/12/2022 8:22:51 PM
Subject:	NSW RFS Determination - Your Reference - (CNR-46991) MOD2022/0459
Attachments:	DA-2017-01439-S4.55-1 - 09-12-2022 14_33_19 - Determination Letter.pdf;



NSW RURAL FIRE SERVICE

Attention: Northern Beaches Council

Your Reference: (CNR-46991) MOD2022/0459

Application Details: s100B – SFPP – S4.55

Site Address:

33A Myoora Road
Terry Hills NSW 2084

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Craig Casey on 1300 NSW RFS and quote DA-2017-01439-S4.55-1.



Planning and Environment Services

NSW RURAL FIRE SERVICE

Locked Bag 17 Granville NSW 2142

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NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: (CNR-46991) MOD2022/0459
Our reference: DA-2017-01439-S4.55-1

ATTENTION: Northern Beaches Council

Date: Monday 12 December 2022

Dear Sir/Madam,

Integrated Development Application

s100B - SFPP - Hospital

33A Myoora Road Terry Hills NSW 2084, 2//DP1145029

I refer to your correspondence dated 18/10/2022 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.

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:

1. At the commencement of building works and in perpetuity, a 50 metre minimum APZ shall be provided on the north western and south western elevation of the Hospital building, or to the boundary, and excluding the vegetation identified as Coastal Upland Swamp.

- The APZ shall be managed as an inner protection area (IPA) as 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'; and,
- A 10 metre minimum IPA shall be provided between the Coastal Upland Swamp and the Hospital building.

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:

2. Construction of the Hospital building shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard

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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

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 for fire trails is to provide suitable access for fire management purposes and maintenance of APZs. To achieve this, the following conditions shall apply:

3. The proposed fire trail access from Larool Road shall comply with section 4.1.3 (3) of 'Planning for Bush Fire Protection 2006'.

The intent of measures for internal roads 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:

4. To aid in fire fighting activities, unobstructed pedestrian fire fighter access shall be provided and maintained around the perimeter of the Hospital building.

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:

5. Water, electricity and gas supplies shall comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

6. Water hydrants, together with fire hoses, shall be positioned on the western elevation of the Hospital building to ensure complete coverage.

Landscaping Assessment

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

7. Landscaping around the Hospital building and within the APZ shall comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

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:

8. A Bush Fire Emergency Management and Evacuation Plan shall be prepared for the Hospital that is consistent with 'Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014' and Australian Standard AS3745 2010 'Planning for Emergencies in Facilities'.

General Advice - Consent Authority to Note

- The assessment for this Bush Fire Safety Authority is reliant on the management of the vegetation within the existing easement over the south western portion of the site.
- Council is advised that this letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval/recommendations dated 12 September 2017.

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 Craig Casey on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Built & Natural Environment



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

SFPP – Hospital

33A Myoora Road Terry Hills NSW 2084, 2//DP1145029

RFS Reference: DA-2017-01439-S4.55-1

Your Reference: (CNR-46991) MOD2022/0459

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
Built & Natural Environment**

Monday 12 December 2022