
Sent:	12/01/2022 6:04:53 PM
Subject:	NSW RFS Determination - Your Reference - Mod2021/0793 (CNR-30932)
Attachments:	DA-2018-02401-S4.55-3 - 11-01-2022 15_19_53 - Determination Letter.pdf;



NSW RURAL FIRE SERVICE

Attention: Northern Beaches Council

Your Reference: Mod2021/0793 (CNR-30932)

Application Details: s100B – Subdivision – S4.55

Site Address:

5 Skyline Place
French Forest NSW 2086

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-2018-02401-S4.55-3.



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: Mod2021/0793 (CNR-30932)
Our reference: DA-2018-02401-54.55-3

ATTENTION: Northern Beaches Council

Date: Wednesday 12 January 2022

Dear Sir/Madam,

Integrated Development Application
s100B – Subdivision – Torrens Title Subdivision
5 Skyline Place French Forest NSW 2086, 101//DP1209504

I refer to your correspondence dated 05/11/2021 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

1. A Bush Fire Emergency Management and Evacuation Plan shall be prepared for the proposed building, and shall be consistent with Development Planning - A Guide to Developing a Bush Fire Emergency Management Plan December 2014.

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. Proposed construction 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 minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. 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

3. The provision of water, electricity and gas shall comply with section 4.2.7 of *Planning for Bush Fire Protection 2006*.

Landscaping Assessment

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

4. Landscaping of the site should comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.

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 04/08/2020.

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

Yours sincerely,

Kalpana Varghese
Manager Planning & Environment Services
Built & Natural Environment



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

Subdivision – Torrens Title Subdivision
5 Skyline Place French Forest NSW 2086, 101//DP1209504
RFS Reference: DA-2018-02401-S4.55-3
Your Reference: Mod2021/0793 (CNR-30932)

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 DA-2018-02401-S4.55-2 issued on 04/08/2020 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*.

Kalpana Varghese

Manager Planning & Environment Services
Built & Natural Environment

Wednesday 12 January 2022