



RFS



Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: DA2023-0129 (CNR-78538)
Our reference: DA20250205000439-Original-1

ATTENTION: Northern Beaches Council

Date: Friday 28 March 2025

Dear Sir/Madam,

**Integrated Development Application
s100B - Subdivision - Strata Title Subdivision
4 Forest Road Warlewood NSW 2102, B//DP370222**

I refer to your correspondence dated 25/02/2025 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 to ensure radiant heat levels at the dwellings are below critical limits and prevent direct flame contact

1. At the issue of a subdivision certificate and in perpetuity, to ensure ongoing protection from the impact of bush fires, the entire site, must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

When establishing and maintaining an IPA 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 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation 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; and
- 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.

1

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2. At the issue of a subdivision certificate, if the land immediately to the west and south west of proposed lots 10, 11, 12 & 13 has not been developed for residential purposes and the bush fire hazard removed, a suitably worded instrument(s) must be created pursuant to section 88 of the *Conveyancing Act 1919* over these lots, which prohibit the construction of buildings other than class 10a or 10b (within 24m of the interface of the unmanaged bushfire hazard vegetation) as per the Revised Bushfire Consultants Report, Travers Bushfire & Ecology Pty Ltd, Luke Simpson and Dr Grahame Douglas, Report dated 13 December 2024 and Reference BMN02COURT, specifically their mapping, Schedule 1, Bushfire Protection Measures, Ref: BMN02_BF001, dated 12/12/2024 and Issue 1.

The instrument may be lifted upon commencement of any future proposed development on the adjoining land, but only if the bush fire hazard is removed as part of the proposal. The name of authority empowered to release, vary or modify the instrument shall be Northern Beaches Council.

Access – Public Roads

The intent of measures is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area

3. Public access roads, (perimeter road No 1 - MC01), must comply with the following requirements of Table 5.3b of *Planning for Bush Fire Protection 2019*:

- are two-way sealed roads;
- minimum 8m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- curves of roads have a minimum inner radius of 6m;
- the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
- the road cross fall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any over hanging obstructions, including tree branches;
- traffic management devices are constructed to not prohibit access by emergency services vehicles;
- maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;
- dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle or turning heads compliant with A3.3. *Vehicle turning head requirements of Planning for Bush Fire Protection 2019*, and are clearly sign posted as a 'No Through' road;
- where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;
- one way only public access roads are no less than 3.5 metres wide, have designated parking bays with hydrants, outside of these areas for accessibility to reticulated water for fire suppression;
- the capacity of perimeter and non-perimeter road surfaces is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes);
- hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression; and,
- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - *Fire hydrant installations System design, installation and commissioning*.

4. Non-perimeter roads (non-perimeter road No 2 - MC02), must comply with the following requirements of Table 5.3b of *Planning for Bush Fire Protection 2019*:



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- minimum 5.5m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;
- roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- curves of roads have a minimum inner radius of 6m;
- the road cross fall does not exceed 3 degrees; and,
- minimum vertical clearance of 4m to overhanging obstructions, including tree branches.

5. Temporary turning heads, must be provided to temporary dead end roads (or partially uncompleted roads) incorporating either a minimum 12 metre radius turning circle or turning heads compliant with A3.3. Vehicle turning head requirements of *Planning for Bush Fire Protection 2019*. The turning areas may be removed upon opening of future proposed through roads.

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 kept clear of all flammable materials to a distance of 10m and shielded on hazard side;
- connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

General Advice – Consent Authority to Note

- Council is advised that this assessment, is based on the preparation of an alternate based performance solution, as part of and illustrated in the applicants updated Bushfire Consultants Report, Travers Bushfire & Ecology Pty Ltd, Luke Simpson and Dr Grahame Douglas, Report dated 13 December 2024 and Reference No: BMN02COURT, which employed Method 2 AS3959-2018 Radiant heat modelling and



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specifically their mapping, Schedule 1, Bushfire Protection Measures, Ref: BMN02_BF001, dated 12/12/2024 and Issue 1;

- In addition, the proposal is based on the applicants updated proposed Subdivision Plan, as prepared by ACOR Consultants Pty Ltd, Residential Subdivision, Project No: NSW210416 Version O and dated 28/9/2023 and Proposed Subdivision as prepared by MHDP Architects Pty Ltd, Proposed Subdivision, Project Reference: 2216, Dwg: A000.2A and dated June 2023; and,
- This approval is for the subdivision of the land only. Any further development application for class 1,2 & 3 buildings as identified by the *National Construction Code of Australia* may be subject to separate application under section 4.14 of the *EP & A Act* and address the requirements of *Planning for Bush Fire Protection 2019*.

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 – Strata Title Subdivision
4 Forest Road Warrlewood NSW 2102, B//DP370222
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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

Friday 28 March 2025

