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**Sent:** 19/03/2024 6:11:15 PM  
**Subject:** NSW RFS Determination - Your Reference - DA2023/1932 (CNR-65121)  
**Attachments:** DA20240130000368-Original-1 - 19-03-2024 12\_36\_04 - Determination Letter.pdf;



**NSW RURAL FIRE SERVICE**



**Attention:** Yasmine Fricker

**Your Reference:** DA2023/1932 (CNR-65121)

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

**Site Address:**

72-76 Willandra Road  
Oxford Falls NSW 2100

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 DA20240130000368-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.**

Northern Beaches Council  
PO Box 882  
MONA VALE NSW 1660

Your reference: DA2023/1932 (CNR-65121)  
Our reference: DA20240130000368-Original-1

**ATTENTION:** Yasmine Fricker

Date: Tuesday 19 March 2024

Dear Sir/Madam,

**Integrated Development Application**

**s100B - SFPP - Seniors Housing**

**72-76 Willandra Road Oxford Falls NSW 2100, 810//DP752038, 811//DP752038, 807//DP752038**

I refer to your correspondence dated 08/02/2024 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.** Prior to the occupation of the proposed development, and in perpetuity of the lifetime of the proposed development to ensure ongoing protection from the impact of bush fires, asset protection zones must be provided as shown on the plans prepared by Travers Bushfire and Ecology (*Schedule 1 - Bushfire Protection Measures*, Report Ref: 18VM08.8, Version v.4, dated 8 December 2023).

When establishing and maintaining an inner protection area the following requirements apply in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- 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;
- 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

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- leaves and vegetation debris should be removed regularly.

When establishing and maintaining an outer protection area the following requirements apply in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- tree canopy cover should be less than 30%;
- tree canopies should be separated by 2 to 5 m;
- shrubs should not form a continuous canopy towards buildings;
- shrubs should not form more than 20% of ground cover;
- grass should be kept mown to a height of less than 100 mm; 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.

3. Where the required asset protection zones are located on slopes in excess of 18°, a Vegetation Management Plan must be prepared to ensure ongoing measures with landscaping complying with Appendix 4 and the plan addressing section 3.2.2 of *Planning for Bush Fire Protection 2019*.

### **Construction Standards**

***The intent of measure is 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.***

4. New construction must comply with section 3 and section 6 (BAL 19) of the Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant requirements of the *NASH Standard - Steel Framed Construction in Bushfire Areas* (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

### **Access - Internal Roads**

***The intent of measure is to provide safe operational access for emergency services personnel in suppressing a bush fire while residents are accessing or egressing an area.***



5. Access roads for special fire protection purpose (SFPP) developments must comply with the following general requirements of Table 6.8b of *Planning for Bush Fire Protection 2019* and Table 3 of *Planning for Bush Fire Protection - Addendum 2022*:

- SFPP access roads are two-wheel drive, all-weather roads;
- Access is provided to all structures;
- Traffic management devices are constructed to not prohibit access by emergency services vehicles;
- Access roads must provide suitable turning areas in accordance with Appendix 3 of *Planning for Bush Fire Protection 2019*; and
- One way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.
- Vehicular access must be capable of providing continuous access for emergency vehicles to enable travel in a forward direction from a public road around the entire building; and
- Must have a minimum unobstructed width of 6m with no part of its furthest boundary more than 18m from the building and in no part of the 6m width be built upon or used for any purpose other than vehicular or pedestrian movement; and
- Must provide reasonable pedestrian access from the vehicular access to the building; and
- Must have a load bearing capacity and unobstructed height to permit the operation and passage of fire fighting vehicles; and
- Must be wholly within the allotment except that a public road complying with above may serve as the vehicular access or part thereof.

6. Perimeter roads for SFPP developments must comply with the following general requirements of Table 6.8b of *Planning for Bush Fire Protection 2019*:

- perimeter roads are provided;
- where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;
- minimum 8m carriageway width;
- parking is provided outside of the carriageway width;
- hydrants are to be located clear of parking areas;
- there 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 maximum grade road is 15 degrees and average grade of not more than 10 degrees;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

7. Non-perimeter roads for SFPP developments must comply with the following general requirements of Table 6.8b of *Planning for Bush Fire Protection 2019*:

- minimum 5.5m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;
- there 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 maximum grade road is 15 degrees and average grade of not more than 10 degrees;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

**Note:** The proposed construction method of the perimeter road as provided within Appendix 4 of the bush fire report prepared by Travers Bushfire and Ecology (Report Ref: 18VM08.8, Version v.4, dated 8 December 2023) must be to the satisfaction of the Principal Certifying Authority in achieving compliance with the above mentioned specifications.

### **Water and Utility Services**

***The intent of measure 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.***

**8.** The provision of water, electricity, and gas services must comply with the following in accordance with Table 6.8c of *Planning for Bush Fire Protection 2019* and Table 4 within *Planning for Bush Fire Protection - Addendum 2022*:

- 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 and 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:
  - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
  - 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 and the requirements of relevant authorities, and metal piping is used;
- 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
- above-ground gas service pipes are metal, including and up to any outlets.

### **Emergency and Evacuation Planning Assessment**

***The intent of measure is to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.***

**9.** 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:

- contact details for the Warringah/Pittwater Rural Fire Service Fire Control Centre;
- 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 Northern Beaches Local Emergency Management Committee for its information prior to the occupation of the development.

**General Advice – Consent Authority to Note**

The NSW RFS recognises the approach adopted in the *National Construction Code 2022* (NCC 2022) for determining and certifying evidence of suitability for materials, construction and designs.

Prescriptive compliance with Specification 43 (sections S43C3, S43C4, S43C5, S43C6, S43C7, S43C8, S43C9, S43C12 and S43C13) is specified. Performance-based solutions proposed in lieu of compliance with the prescriptive provisions of Specification 43 (sections S43C3, S43C4, S43C5, S43C6, S43C7, S43C8, S43C9, S43C12 and S43C13 of NCC 2022) need to be assessed in accordance with the NCC 2022 by the Certifying Authority

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

Yours sincerely,

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

# BUSH FIRE SAFETY AUTHORITY

SFPP – Seniors Housing

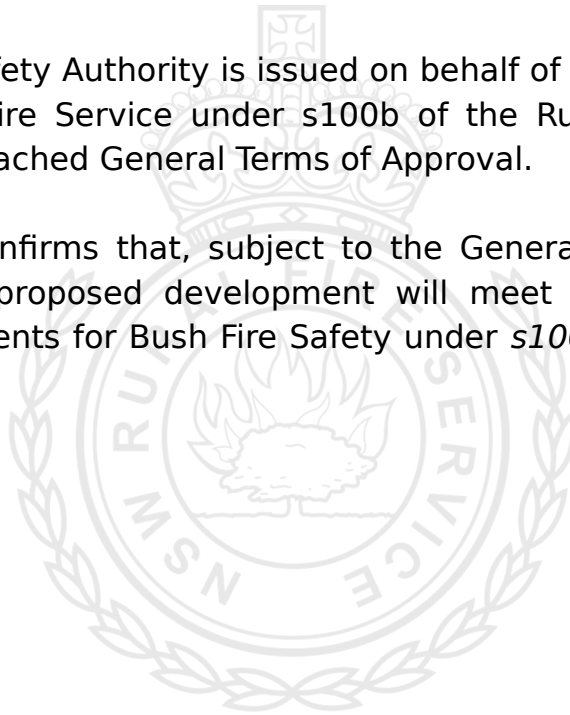
72-76 Willandra Road Oxford Falls NSW 2100, 810//DP752038, 811//DP752038, 807//DP752038

RFS Reference: DA20240130000368-Original-1

Your Reference: DA2023/1932 (CNR-65121)

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**

Tuesday 19 March 2024