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Shoalhaven City Council
PO Box 42
NOWRA NSW 2541

Your reference: (CNR-82083) DA2025/1446
Our reference: DA20250516001925-Original-1

ATTENTION: Emily May

Date: Monday 16 June 2025

Dear Sir/Madam,

Integrated Development Application

s100B - SFPP - School

441 & 453 CULBURRA ROAD WOLLUMBOOLA 2540, 7//DP1141006, 1//DP1017929, 2//DP1017929

I refer to your correspondence dated 24/05/2025 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:

General Conditions

1. The development proposal is to generally comply with the following plans/documents except where amended by the conditions of this Bush Fire Safety Authority.

- The plan titled "Site Works Plan, Drawn by Baxter & Jacobson Architects, Job No: 433.07, Drawing No: DA .S-02, Issue 5 & dated 03/04/25"
- The bush fire assessment prepared by "Harris Environmental Consulting, REF: 7005BF, Version 1.3 & dated 28/11/24"

Off site asset protection zone

2. Prior to the issue of the Construction Certificate, under Section 88B of the Conveyancing Act 1919 a restriction shall be placed on the neighbouring Lot 7 DP1141006 burdening the portion of this lot required as an Asset Protection Zone (APZ) for the benefit of the subject development. The asset protection zone area is provided on the plan titled "Site Works Plan, Drawn by Baxter & Jacobson Architects, Job No: 433.07, Drawing No: DA .S-02, Issue 5 & dated 03/04/25". This APZ shall be maintained as outlined within section 3.2.5 and Appendix 4 "Planning for Bushfire Protection 2019".

If applicable, the restriction will cease to apply once development on the neighbouring allotment is obligated to maintain an Asset Protection Zone over the same area of land. The restriction shall be worded to ensure this extinguishment is triggered.

Asset Protection Zones

1

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



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

3. From the commencement of building works and in perpetuity, the property around the proposed buildings/new works & existing dwelling must be maintained as an asset protection zone as per Figure 11 of the bush fire assessment prepared by "Harris Environmental Consulting, REF: 7005BF, Version 1.3 & dated 28/11/24" and in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

Construction Standards

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

4. New external construction to the existing Halloran House must comply with section 3 and section 7 (BAL 29) 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*.

5. New Buildings 1 & 2 construction must comply with section 3 and section 6 (BAL 19) 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*.

6. The Red Shed must be upgraded, along with all new proposed works, to comply with section 3 and section 6 (BAL 19) 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*.

7. The existing Halloran House (where not associated with the new works) must be upgraded to improve ember protection (if not already constructed to the following requirements), by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any subfloor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders.

8. New fences and gates must comply with Section 7.6 of *Planning for Bush Fire Protection 2019*. New fences and gates are to be made of either hardwood or non-combustible material. Where a fence or gate is constructed within 6m of a dwelling or in areas of BAL-29 or greater, they must be made of non-combustible material only.

Access Requirements

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.

9. Access roads for special fire protection purpose (SFPP) developments must comply with the following requirements of *Planning for Bush Fire Protection 2019*:

General

- SFPP access roads are two-wheel drive, all-weather roads;



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- the capacity of road surfaces is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes);
- there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available;
- access is provided to all structures;
- traffic management devices are constructed to not prohibit access by emergency services vehicles; and,
- access roads must provide suitable turning areas in accordance with Appendix 3.

Internal loop road

- minimum 6m carriageway located and constructed as depicted in Figure 12 (coloured grey) of the bush fire report;
- 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.

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.

10. The provision of water, electricity and gas must be upgraded/constructed to comply with the following in accordance with *Planning for Bush Fire Protection 2019*:

- a 20,000 litre static water supply, tank, pool, dam or the like, must be provided on-site to the existing Halloran House,
- Three (3) school buildings (Buildings 1 & 2 and Building 5): 10,000 litres of static water supply for firefighting purposes must be provided for each occupied building where no reticulated water is available,
- an outlet for firefighting purposes is located within the IPA or non-hazard side and away from the structure
- 65mm Storz connection with a ball valve is fitted to the outlet,
- the ball valve, pipes and tank penetration are adequate for the full 50mm inner diameter water flow through the Storz fitting and are constructed of a metal material,
- underground tanks have an access hole of 200mm to allow tankers to refill, direct from the tank,
- a hardened ground surface for truck access is supplied within 4m of the water outlet or access hole,
- above-ground tanks are manufactured from concrete or metal,
- raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber. The bush fire-resisting timbers are Silvertop Ash, Blackbutt, Red or River Gum, Spotted Gum, Red Ironbark, Kwila (Merbau) or Turpentine,
- unobstructed access can be provided at all times,
- underground tanks are clearly marked,
- tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters,
- all exposed water pipes external to the building are metal, including any fittings,
- where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack,
- any hose and reel for firefighting connected to the pump must be 19mm internal diameter,



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- fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005,
- A Static Water Supply (SWS) sign must be obtained from the local NSW Rural Fire Service (RFS) and positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:
 - Markers must be fixed in a suitable location to be highly visible, and
 - Markers should be positioned adjacent to the most appropriate access for the water supply.
- all exposed water pipes external to the building are metal, including any fittings;
- where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting connected to the pump must be 19mm internal diameter;
- fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005;
- 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;
- 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.

Landscaping Assessment

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

11. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*.

Emergency and Evacuation Planning Assessment

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

12. 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:

- a mechanism for the early relocation of occupants on days when adverse fire weather is notified or adverse fire activity occurs in the local government area in which the development operates;
- 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.

For any queries regarding this correspondence, please contact Jamie Winter on 1300 NSW RFS.



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Yours sincerely,

Martha Dotter
Manager Planning & Environment Services
Built & Natural Environment



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BUSH FIRE SAFETY AUTHORITY

SFPP – School

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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*.

Martha Dotter

Manager Planning & Environment Services
Built & Natural Environment

Monday 16 June 2025

