



## NSW RURAL FIRE SERVICE

Gunnedah Shire Council  
PO Box 63  
GUNNEDAH NSW 2380

Your reference: (CNR-60028)  
10.2021.00000016.002  
Our reference: DA20210314000973-S4.55-1

**ATTENTION:** Wade Hudson

Date: Monday 4 December 2023

Dear Sir/Madam,

**Integrated Development Application**  
**s100B - SFPP - Infill - Eco-Tourism Facility**  
**Balcary Park - 9 HUNTS ROAD GUNNEDAH NSW 2380, 1//DP1273331**

I refer to your correspondence dated 09/10/2023 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. The development proposal is to comply with the layout identified on the drawing; prepared by Dunn & Hillam Architects, titled "Site Plans", reference 20\_301, Drawing Number DA02-02, dated 25 July 2023.

### 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. To achieve this, the following conditions shall apply:***

2. From the commencement of either; building works or any of the proposed uses, and then in perpetuity (to ensure ongoing protection from the impact of bush fires), the following specified areas of the site shall be managed as an asset protection zone (APZ) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019;

- The plan prepared by Integrated Consulting, titled "Bushfire Management Plan" and dated 2020-12-07, and
- The plan prepared by Integrated Consulting, titled "Bushfire Management Plan" and dated 2020-12-08,

#### Postal address

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### Street address

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4 Murray Rose Ave  
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**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;
- 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.

**When establishing and maintaining an OPA the following requirements apply:**

- tree canopy cover should be less than 30%;
- canopies should be separated by 2 to 5m.
- shrubs should not form a continuous canopy;
- shrubs should form no more than 20% of ground cover;
- grass should be kept mown to a height of less than 100mm; and
- leaf and other debris should be removed.

It is noted that the APZ around the Koala Hospital has IPA and OPA components.

3. Any area where eucalyptus trees are to be grown, that is outside of the identified plantation area (eg. Koala food trees interspersed in other areas), shall not be permitted to become an additional hazard that has not been accounted for in this development proposal.

**Construction Standards**

***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. To achieve this, the following conditions shall apply:***

4. Construction of the; Koala Hospital and Amenities building (that includes a refuge component) shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 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 7.5 of Planning for Bush Fire Protection 2019.

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

5. Construction of the; Volunteer Accommodation Building, and Caretakers Residence shall comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2018 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 7.5 of Planning for Bush Fire Protection 2019.

**Access - Internal Roads**

***Intent of measures: 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:***

6. Access roads, for special fire protection purpose (SFPP) developments, shall comply with the requirements of Table 6.8b of Planning for Bush Fire Protection 2019.

The plan; prepared by Integrated Consulting, titled "Bushfire Management Plan" and dated 2020-12-07 (that identifies the proposed roads) shall be complied with regard to road widths and their locations, except for the following;

- The road titled Perimeter Access Road (5m) shall be 5.5 metres in trafficable width, and
- The eastern part of the looped access to the caravan park shall be provided with a reversing head to provide access to the refuge area (located within the northern part of the amenities building). The turning area will permit emergency vehicles to achieve close (efficient) access to the refuge.

### **Access – Property Access**

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

7. The property access road, servicing the caretakers residence, and coming off the internal secondary road (to be a 5.5 metre wide road) shall comply with the general requirements of Table 5.3b of Planning for Bush Fire Protection 2019 and the following:

- property access roads are two-wheel drive, all-weather roads;
  - minimum 4m carriageway width;
  - in forest, woodland and heath situations, property access roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay;
  - a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;
  - provide a suitable turning area in accordance with Appendix 3;
  - curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;
  - the minimum distance between inner and outer curves is 6m; the crossfall is not more than 10 degrees;
  - maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads;
- and

Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed.

8. Pathways are to be provided between the five "safari" tents and the refuge building. The refuge is noted to be located within the northern part of the nearby amenities building. The "safari" tents are noted to be within 100 metres of the refuge and pathways (shared or individual) are to be clearly signposted to identify their use in an emergency.

### **Water and Utility Services**

***Intent of measures: 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:***

9. The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019.

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

***Intent of measures: to provide suitable emergency and evacuation arrangements for occupants of SFPP developments. To achieve this, the following conditions shall apply:***

10. A Bush Fire Emergency Management and Evacuation Plan shall be prepared and be consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. The plan must include, but not be limited to, the following:

- that the eco-tourism "safari" tents, volunteer accommodation building and the caravan park sites are not to be occupied on days with an 'extreme' or 'catastrophic' fire danger rating;
- a mechanism for the relocation of occupants on days with an 'extreme' or 'catastrophic' fire danger rating or days declared as a total fire ban;

- contact details for the local Rural Fire Service office;
- procedures for co-ordinated 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 occupation of the development.

#### **General Advice – Consent Authority to Note**

- The five "safari" tents have been identified as being part of an Eco-tourism use and as such are not required to achieve a bushfire attack level (BAL) for their construction. This is permitted as a refuge is proposed to be provided within the northern part of the amenities building.
- It is noted that a Bush Fire Emergency Management and Evacuation Plan has been submitted with the development application. The Applicant and Consent Authority are advised that the NSW RFS does not specifically endorse the submitted plan as part of this approval.

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 11/05/2021.

For any queries regarding this correspondence, please contact Wayne Sketchley on 1300 NSW RFS.

Yours sincerely,

Alan Bawden  
**Supervisor Development Assessment & Plan**  
**Built & Natural Environment**



NSW RURAL FIRE SERVICE

# BUSH FIRE SAFETY AUTHORITY

SFPP - Infill – Eco-Tourism Facility

Balcary Park - 9 HUNTS ROAD GUNNEDAH NSW 2380, 1//DP1273331

RFS Reference: DA20210314000973-S4.55-1

Your Reference: (CNR-60028) 10.2021.00000016.002

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 DA20210314000973-Original-1 issued on 11/05/2021 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*.

**Alan Bawden**

**Supervisor Development Assessment & Plan  
Built & Natural Environment**

Monday 4 December 2023