

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Telephone: 1300 NSW RFS
e-mail: csc@rfs.nsw.gov.au

Headquarters
Locked Bag 17
Granville NSW 2142

Facsimile: 8741 5433



The General Manager
Warringah Council
Civic Centre, 725 Pittwater Road
DEE WHY NSW 2099

Your Ref: DA2014/1062
Our Ref: D14/3053
DA14101694232 GB

ATTENTION: Lashta Haidari

12 August 2015

Dear Sir/Madam

Integrated Development for Oxford Falls Road Frenchs Forest NSW 2086

I refer to your letter dated 4 May 2015 seeking general terms of approval for the above Integrated Development in accordance with Clause 55(1) of the Environmental Planning and Assessment Regulation 2000.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

1. Deferred commencement condition.

An amended plan shall be provided clearly showing a feasible alternate route/s of exit/s through the northern part of the facility (Building 4 or 5) which can be utilised in an emergency situation should a bush fire threaten from the South.

A suitable 'residents pickup point/s' shall be provided and shown on the plans.

2. Proposed Building 6 shall not be used by the Residents.

Asset Protection Zones

The intent of measures is to provide sufficient space for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:

3. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within Appendices 2 & 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

The following exclusions apply: the wildlife restoration corridor and riparian zone and buffer located in the northern part of the site as shown in Schedule 1 of the Bushfire Protection Assessment (Addendum) dated April 2015, ref. A14054B2.

Water and Utilities

The intent of measures 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. To achieve this, the following conditions shall apply:

4. Water, electricity and gas supplies shall comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for internal roads is 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:

5. Internal roads shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.
6. Internal roads shall have a minimum 6.5 metre wide carriageway width.
7. The internal road shall be linked into the northern end of Barnes Road.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

8. A Bush Fire Emergency Evacuation Plan shall be prepared in accordance with the NSW Rural Fire Service document 'Guide for Developing a Bush Fire Emergency Evacuation Plan'.

The plan shall include an alternative evacuation point/s, other than the Main Entrance, located in the northern part of the facility, should a bush fire threaten from the South.

Design and Construction

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:

9. Proposed Buildings 2, 3, 4 & 5 shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.
10. Proposed Buildings 1 & 6 shall comply with Sections 3 and 6 (BAL 19) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

11. The existing building proposed to be used as the Manager's Residence shall be upgraded to improve ember protection. This shall include 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 sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.

Landscaping

12. Landscaping within the site shall comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

General Advice – consent authority to note

This approval is reliant on the Council granting approval for the unformed section of Barnes Road to be managed as an APZ.

This letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval dated 20 March 2015.

For any queries regarding this correspondence please contact Garth Bladwell on 1300 NSW RFS.

Yours sincerely



Jason Maslen

A/Team Leader, Development Assessment and Planning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.

