



NSW RURAL FIRE SERVICE

Central Coast Council
PO Box 20
WYONG NSW 2259

Your reference: DA/1029/2017 (CNR-4090)
Our reference: DA-2017-03197-CL55-1

ATTENTION: Ross Edwards

Date: Thursday 23 July 2020

Dear Sir/Madam,

Integrated Development Application
s100B – Subdivision – Torrens Title Subdivision
27 Nikko Road Warnervale NSW 2259, 1//DP349727, 1//DP349727

I refer to your correspondence dated 17/06/2020 seeking general terms of approval for the above Integrated Development Application.

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.

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

Condition 1

At the issue of a subdivision certificate, the entire site must be managed as an inner protection area (IPA). The IPA must comprise:

- Minimal fine fuel at ground level;
- Grass mowed or grazed;
- Trees and shrubs retained as clumps or islands and do not take up more than 20% of the area;
- Trees and shrubs located far enough from buildings so that they will not ignite the building;
- Garden beds with flammable shrubs not located under trees or within 10 metres of any windows or doors;
- Minimal plant species that keep dead material or drop large quantities of ground fuel;
- Tree canopy cover not more than 15%;
- Tree canopies not located within 2 metres of the building;

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

- Trees separated by 2-5 metres and do not provide a continuous canopy from the hazard to the building; and,
- Lower limbs of trees removed up to a height of 2 metres above the ground.

Construction Standards

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:

Condition 2

Construction on proposed Lots 12-13, 33-35 and 37-41 must comply with Sections 3 and 8 (BAL 40) Australian Standard "AS3959-2009 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 A3.7 "Addendum Appendix 3 of Planning for Bush Fire Protection 2006".

Condition 3

Construction on proposed Lots 10, 14, 27, 28, 32 and 42 must comply with section 3 and section 6 (BAL 19) Australian Standard "AS3959-2009 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 A3.7 "Addendum Appendix 3 of Planning for Bush Fire Protection 2006".

Condition 4

Construction on proposed remaining lots located within 100 metres of the unmanaged vegetation must comply with Sections 3 and 5 (BAL 12.5) Australian Standard "AS3959-2009 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 A3.7 "Addendum Appendix 3 of Planning for Bush Fire Protection 2006".

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. To achieve this, the following conditions shall apply:

Condition 5

Public road access shall comply with section 4.1.3 (1) of Planning for Bush Fire Protection 2006.

Condition 6

The proposed access for lots 27, 28 and 32 shall provide a suitable turning bay that complies with AS2890.2 for medium rigid vehicles.

Condition 7

The proposed road between lots 27 and 28 shall have a minimum carriageway width of 6 m.

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 fire fighting activities. To achieve this, the following conditions shall apply:

Condition 8

Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

General Advice - Consent Authority to Note

The above conditions supersede the previous general terms of approval dated 25 June 2019.

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 .

For any queries regarding this correspondence, please contact Emma Jensen on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese

**Team Leader, Dev. Assessment & Planning
Planning and Environment Services**



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

Subdivision – Torrens Title Subdivision
27 Nikko Road Warnervale NSW 2259, 1//DP349727, 1//DP349727
RFS Reference: DA-2017-03197-CL55-1
Your Reference: DA/1029/2017 (CNR-4090)

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 (none) issued on 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*.

Kalpana Varghese

**Team Leader, Dev. Assessment & Planning
Planning and Environment Services**

Thursday 23 July 2020