



## NSW RURAL FIRE SERVICE

Shoalhaven City Council  
PO Box 42  
NOWRA NSW 2541

Your reference: RA17/1001  
Our reference: DA-2017-05051

**ATTENTION:** Peter Johnston

Date: Tuesday 19 May 2020

Dear Sir/Madam,

**Integrated Development Application**  
**s100B – SFPP – Retirement Village**  
**267 Princes Hwy Milton NSW 2538 AUS, 1//DP780801, 1//DP737576**

I refer to your correspondence dated 23/10/2019 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 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:***

**1.**

At the commencement of building works and in perpetuity, the area around the proposed development shall be managed as an asset protection zone (APZ) as outlined in Appendix 4 of 'Planning for Bush Fire Protection 2019' as follows:

- North: Inner Protection Area (IPA) for a minimum distance of 37 metres from the building envelopes; and,
- All other directions: IPA from the building envelopes to the property boundaries.

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 buildings;

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- lower limbs should be removed up to a height of 2 metres above the ground;
- tree canopies should be separated by 2 to 5 metres;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps should be provided in the vegetation 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% of ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance 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.

Note: The NSW RFS acknowledges that the large native fig within the southeastern corner of the site is to be retained.

## 2.

At the commencement of building works and in perpetuity, the APZ delineated along the northern access road as illustrated in Figure 12 of the supplementary report prepared by Travers Bushfire & Ecology dated 28 April 2019, shall be managed as an inner protection area (IPA) in accordance with Appendix 4 of 'Planning for Bush Fire Protection 2019'.

## 3.

At the commencement of building works and in perpetuity, a 100-metre APZ (managed as grassland) is to be provided along the western boundary of the subject site within Lot 3 in DP 785757 as illustrated on figure 11 of the Bushfire Protection Assessment prepared by Australian Bushfire Protection Planners Pty Limited, dated 28 April 2020. In accordance with section 88B of the 'Conveyancing Act 1919', a restriction to the land use shall be placed on the land requiring the provision of this APZ. This restriction can be lifted upon removal of the hazard as part of any future development of the land.

### 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:***

## 4.

New construction 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'.

## 5.

Any new Class 10b structures situated within 6 metres of a habitable building or Class 9 building as defined per the 'Building Code of Australia' shall comply with the relevant Bushfire Attack Level under Australian Standard AS3959.

### Access - Internal Roads

***The intent of measures 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:***

## 6.

All proposed access roads within the site shall comply with Table 6.8b of 'Planning for Bush Fire Protection 2019'.

### **Water and Utility Services**

*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:*

7.

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

### **Landscaping Assessment**

*The intent of measures is for landscaping. To achieve this, the following conditions shall apply:*

8.

All landscaping shall comply with Table 7.4a of Planning for Bush Fire Protection 2019:

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

*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:*

9.

A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with the:

- NSW RFS document: 'A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan;'
- Australian Standard AS 3745:2010 'Planning for emergencies in facilities'; and,
- Australian Standard AS 4083:2010 'Planning for emergencies – Health care facilities'.

The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants. 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**

Shoalhaven City Council shall be nominated as the prescribed authority for variation or removal of the instruments.

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 Bradley Bourke on 1300 NSW RFS.

Yours sincerely,

Martha Dotter  
Team Leader, Dev. Assessment & Planning  
Planning and Environment Services



NSW RURAL FIRE SERVICE

# BUSH FIRE SAFETY AUTHORITY

SFPP – Retirement Village

267 Princes Hwy Milton NSW 2538 AUS, 1//DP780801, 1//DP737576

RFS Reference: DA-2017-05051

Your Reference: RA17/1001

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 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*.

**Martha Dotter**

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

Tuesday 19 May 2020