



## NSW RURAL FIRE SERVICE

Central Coast Council  
PO Box 20  
WYONG NSW 2259

Your reference: DA/671/2023 (CNR-54426)  
Our reference: DA20230505001909-Original-1

**ATTENTION:** Dev Assess Admin

Date: Tuesday 23 May 2023

Dear Sir/Madam,

### Integrated Development Application

s100B – SFPP – School

St. John Fisher Primary School 2 Hicks Lane Tumby Umbi NSW 2261, 21//DP749854

I refer to your correspondence dated 09/05/2023 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:

### Asset Protection Zones

***Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

1. From the commencement of building works and in perpetuity, the property around the dwelling must be maintained as an inner protection area to the following distances and aspect in accordance with Appendix 4.1.1 of *Planning for Bush Fire Protection 2019*:

- north to the site boundary;
- east to the site boundary;
- west to the site boundary; and
- south for a distance of 93 metres.

2. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);

#### 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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- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

## Construction Standards

***Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

3. New construction must comply with section 3 and section 5 (BAL 12.5) 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*.

## 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.***

4. The provision of water services must comply with the following in accordance with Table 6.8c of *Planning for Bush Fire Protection 2019*:

- reticulated water with a hydrant system is to be provided to the development, where available; or
- a 10,000 litres minimum static water supply for firefighting purposes is provided for each occupied building where no reticulated water is available.
- fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005;
- hydrants are not located within any road carriageway; and
- reticulated water supply uses a ring main system for areas with perimeter roads.
- Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005.
- All above-ground water service pipes external to the building are metal, including and up to any taps.
- where static water supplies are provided;
  - a connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure;
  - a connection of a 65 millimetre Storz fitting with a ball valve fitted to the outlet of the tank;
  - the ball valve and pipes have the same bore size as the Storz fitting to ensure flow volume and are metal;
  - underground tanks have an access hole of 200 millimetres to allow tankers to refill direct from the tank;
  - a hardened ground surface for truck access is supplied within 4 metres of the 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 (see Appendix F AS 3959);
  - unobstructed access is provided at all times;
  - tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters;
  - underground tanks are clearly marked;
  - 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 shall be 19 millimetres internal diameter; and
- fire hose reels are constructed in accordance with AS/NZS 1221:1997 Fire hose reels and installed in accordance with the relevant clauses of AS 2441:2005 Installation of fire hose reels.

5. The provision of electrical services must comply with the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019:

- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follow:
- 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.

6. The provision of gas services must comply with the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019:

- 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;
- if gas cylinders need to be kept close to the building, safety valves are directed away from the building and at least 2m away from any combustible material, so they do not act as a catalyst to combustion;
- polymer-sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used; and
- above-ground gas service pipes external to the building are metal, including and up to any outlets.

## **Emergency and Evacuation Planning Assessment**

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

7. Bush Fire Emergency Management and Evacuation Plan is prepared consistent with the:

- The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; and,
- NSW RFS Schools Program Guide

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

Note: 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. An Emergency Planning Committee needs to be established to consult with residents (and their families in the case of aged care accommodation and schools) and staff in developing and implementing an Emergency Procedures Manual. Detailed plans of all emergency assembly areas including on site and off-site arrangements as stated in AS 3745:2010 are to be clearly displayed, and an annual emergency evacuation exercise is to be conducted."

For any queries regarding this correspondence, please contact Sam Ferguson on 1300 NSW RFS.

Yours sincerely,

Nika Fomin  
**Manager Planning & Environment Services**  
**Built & Natural Environment**



NSW RURAL FIRE SERVICE

# BUSH FIRE SAFETY AUTHORITY

SFPP – School

St. John Fisher Primary School 2 Hicks Lane Tumby Umbi NSW 2261, 21//DP749854

RFS Reference: DA20230505001909-Original-1

Your Reference: DA/671/2023 (CNR-54426)

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*.

**Nika Fomin**

**Manager Planning & Environment Services  
Built & Natural Environment**

Tuesday 23 May 2023