



RFS



Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

Your reference: (CNR-59796) DA23/0398
Our reference: DA20240604002276-Original-1

ATTENTION: Hayley Nilon

Date: Tuesday 2 July 2024

Dear Sir/Madam,

Development Application

s4.14 - Infill - Commercial Premises

44 ENTERPRISE AVENUE TWEED HEADS SOUTH 2486, 2//DP1077990, 2145//DP879149, 3//DP1077990

I refer to your correspondence dated 04/06/2024 seeking advice regarding bush fire protection for the above Development Application in accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

Asset Protection Zones

The intent of measures is 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 marked as an APZ on figure 8 of the Bushfire Assessment Report by Blackash Bushfire Consulting, Version 1.2 and dated 1 May 2024 must be managed as an inner protection area in accordance with the following requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- a. tree canopy cover should be less than 15% at maturity;
- b. trees at maturity should not touch or overhang the building;
- c. lower limbs should be removed up to a height of 2m above the ground;
- d. tree canopies should be separated by 2 to 5m; and
- e. preference should be given to smooth-barked and evergreen trees.
- f. create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
- g. shrubs should not be located under trees;
- h. shrubs should not form more than 10% ground cover; and
- i. clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- j. grass should be kept mowed (as a guide, grass should be kept to no more than 100mm in height); and
- k. leaves and vegetation debris should be removed.

1

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



RFS



Construction Standards

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

2. Construction must comply with the corresponding Bushfire Attack Level (BAL) as shown in Figure 9 of the Bushfire Assessment Report by Blackash Bushfire Consulting, Version 1.2 and dated 1 May 2024. The application of each BAL is as defined on Figure 9 and not broadly applied across the entire elevation/building. The construction must comply with the corresponding sections of the 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 – 2021 as appropriate, and Section 7.5 of Planning for Bush Fire Protection 2019. The construction for the remainder of the proposed building not denoted with a BAL in Figure 9 is greater than 100 metres from any bushfire hazard and is BAL-Low.

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 firefighting activities.

3. The provision of water, electricity and gas must comply with the following in accordance with Table 7.4a of 'Planning for Bush Fire Protection 2019':

- reticulated water is to be provided to the development;
- fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2021;
- hydrants are not located within any road carriageway;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2021;
- all above-ground water service pipes external to the building are metal, including and up to any taps,
- where practicable, electrical transmission lines are underground,
- where overhead, electrical transmission lines are proposed as follows:
 - 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.
- 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,
- polymer-sheathed flexible gas supply lines are not used, and
- above-ground gas service pipes are metal, including and up to any outlets.

General Advice – Consent Authority to Note

The recommendations are based on the plans prepared by Michael Carr Architect, titled 'Level 1 Plan', Project No:21023, dated 26/04/2024 (Revision T2) and the 'Bushfire Assessment Report' prepared by Blackash Bushfire Consulting dated 1 May, 2024.

For any queries regarding this correspondence, please contact Scott Sewell on 1300 NSW RFS.

Yours sincerely,

Alan Bawden



RFS



Supervisor Development Assessment & Plan Built & Natural Environment