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Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

Your reference: (CNR-60038) DA23/0316
Our reference: DA20230913004061-CL55-1

ATTENTION: Andrew Watkins

Date: Tuesday 16 July 2024

Dear Sir/Madam,

Development Application
s4.14 - Other - Place of Public Worship
90 Phillip Street Chinderah NSW 2487, 12//DP830660

I refer to your correspondence dated 13/06/2024 seeking advice regarding bush fire protection for the above Development Application in accordance with Clause 55(1) of the *Environmental Planning and Assessment Regulation 2000*.

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

General Conditions

1. A Bush Fire Emergency Management and Evacuation Plan must be prepared in accordance with Table 6.8d of *Planning for Bush Fire Protection 2019* and be consistent with the following:

- 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;
- include planning for the early relocation of occupants.
- an Emergency Planning Committee is established to consult with occupants in developing and implementing an Emergency Procedures Manual; and
- detailed plans of all emergency assembly areas, including on-site and off-site arrangements as stated in AS 3745:2010 are clearly displayed, and an annual emergency evacuation is conducted.

Asset Protection Zones

Intent of measures: is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the dwellings are below critical limits and prevent direct flame contact.

2. From the commencement of building works and in perpetuity, the property must be maintained as an inner protection area (IPA) in accordance with Appendix 4 of *Planning for Bush Fire Protection 2019* as identified on the plan prepared by BIOME, drawing no.HRP-04 and HTP-05, revision C, dated 16 May 2024 (See appendix A of referred bush fire report). The extent of the tree canopy permitted within the entire APZ (all sides) at Occupation Certificate stage is limited to those identified as "blue circles" on drawing no. HRP-04.

Postal address

NSW Rural Fire Service
Locked Bag 17
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Street address

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- North, west and north-west for 29m as an IPA;
- North-east and east for 17.5m as an IPA; and
- South and south-west for 22m as an IPA.

When establishing and maintaining an inner protection area, the following requirements apply:

- lower limbs should be removed up to a height of 2m above the ground;
- preference should be given to smooth-barked and evergreen trees;
- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards the Place of Worship building should be provided;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from the building by a distance of at least twice the height of the vegetation;
- grass should be kept mowed (as a guide, grass should be kept to no more than 100mm in height);
- leaves and vegetation debris should be removed;
- there is to be a clear pathway maintained around the building for at least 1m. The areas are to be either a mown lawn to a maximum height of 100mm or non-combustible material;
- no planting located to touch the building elements; and
- no organic mulch.

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.

3. New construction of the Place of Worship building including the demountable buildings must comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 'Construction of dwellings 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'.

4. The proposed Class 10a shed is to be located a minimum 6m from the closest part of the Place of Worship building.

5. New construction of the covered walkway to the 'Drop off' area identified in the plan titled 'Final Stage - Ground Floor', reference 18534, version 1 dated 3 May 2023 must use non-combustible materials in accordance with the National Construction Code.

Water and Utility Services

The intent of measures is to provide adequate services of water for the protection of dwellings 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 dwelling.

6. The provision of new 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 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.



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

- a. 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;
- b. all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- c. connections to and from gas cylinders are metal;
- d. if gas cylinders need to be kept close to the dwelling, safety valves are directed away from the dwelling and at least 2m away from any combustible material, so they do not act as a catalyst to combustion;
- e. polymer-sheathed flexible gas supply lines to gas meters adjacent to dwellings are not to be used; and
- f. above-ground gas service pipes external to the dwelling are metal, including and up to any outlets.

Landscaping Assessment

The intent of measures is to provide suitable dwelling design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.

8. Landscaping is to be designed and managed to minimise flame contact and radiant heat to dwellings, and the potential for wind-driven embers to cause ignitions by complying with the acceptable solutions in Table 6.8a of 'Planning for Bush Fire Protection 2019'.

9. A detailed landscape plan is to be prepared in accordance with the performance solution prepared by Bushfire Certifiers, dated 29th May 2024, and not to include any additional trees in the identified asset protection zones. The plan is to adhere to the relevant requirements listed in this Bush Fire Safety Authority.

10. New fences and gates are to be made of either hardwood or non-combustible material. Where a fence or gate is constructed within 6m of the building it is to be made of non-combustible material only.

General Advice - Consent Authority to Note

- The assessment has relied on the referred documents identified below.
 - The plan prepared by Biome, drawing no. HTP-04 and 05, revision C, dated 16 May 2024. See Appendix A of the referred report.
 - The Bush Fire Assessment prepared by Bushfire Certifiers, reference 21/222, revision C dated 5 June 2023 and the addendum to the bush fire report, revision A, dated 29th May 2024.
- The RFS has considered that Class 9 buildings >500m² require compliance with Part E1.3 of the Building Code of Australia. No additional water provisions are stipulated.
- This advice supersedes the previous assessment dated 27 September 2023.

For any queries regarding this correspondence, please contact Jonathan Hardy on 1300 NSW RFS.

Yours sincerely,

Alan Bawden
**Supervisor Development Assessment & Plan
Built & Natural Environment**