



RFS



Port Macquarie-Hastings Council
PO Box 84
PORT MACQUARIE NSW 2444

Your reference: (CNR-74985) DA 2024.668.1
Our reference: DA20241028004475-Original-1

ATTENTION: Ben Roberts

Date: Monday 18 November 2024

Dear Sir/Madam,

Development Application

s4.14 - Other - Place of Public Worship

171 JOHN OXLEY DRIVE PORT MACQUARIE 2444, 22//DP1296583

I refer to your correspondence dated 28/10/2024 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:

General Conditions

The intent of measures is to provide suitable emergency and evacuation arrangements for occupants of the development.

1. A Bush Fire Emergency Management and Evacuation Plan must comply with the following requirements of section 6.8.4 of 'Planning for Bush Fire Protection 2019';
 - a. Bush Fire Emergency Management and Evacuation Plan is prepared consistent with the applicable document(s) as follows:
 - i. The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan;
 - ii. Australian Standard AS 3745:2010 Planning for emergencies in facilities; and
 - iii. Australian Standard AS 4083:2010 Planning for emergencies - Health care facilities (where applicable).
 - b. 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.

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

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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

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2. From the commencement of building works and in perpetuity, the entire property to the north of the proposed extension of Annabella Drive (including the road reserve of Annabella Drive) 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.

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 buildings 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'.

4. New fences and gates must comply with Section 7.6 of Planning for Bush Fire Protection 2019. 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 a dwelling or in areas of BAL-29 or greater, they must be made of non-combustible material only.

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.

5. Internal access roads for the development must comply with general requirements of Table 6.8b of 'Planning for Bush Fire Protection 2019':

- access roads are two-wheel drive, all-weather roads;
- access is provided to all structures;
- traffic management devices are constructed to not prohibit access by emergency services vehicles;
- access roads must provide suitable turning areas in accordance with Appendix 3; and
- one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.
- The capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges and causeways are to clearly indicate load rating.
- hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;



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- roads are a minimum 5.5m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- there are through roads,
- curves of roads have a minimum inner radius of 6m;
- the maximum grade road is 15 degrees and an average grade of not more than 10 degrees;
- the road cross fall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

Access – Public 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.

6. The extension of Anabella Drive must comply with general requirements of Table 6.8b of 'Planning for Bush Fire Protection 2019':

- a. access roads are two-wheel drive, all-weather roads;
- b. traffic management devices are constructed to not prohibit access by emergency services vehicles;
- c. The capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges and causeways are to clearly indicate load rating.
- d. hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;
- e. two-way sealed roads;
- f. minimum 8m carriageway width kerb to kerb;
- g. parking is provided outside of the carriageway width;
- h. hydrants are to be located clear of parking areas;
- i. the maximum grade road is 15 degrees and an average grade of not more than 10 degrees;
- j. the road cross fall does not exceed 3 degrees; and
- k. a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

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.

7. 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;
- all above-ground water service pipes external to the building are metal, including and up to any taps,
- where practicable, new 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,



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- 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 King and Campbell, titled 'Site Plan', Project No:6610, dated 27/09/2024 (Revision D) and the 'Bushfire Assessment Report' prepared by David Pensini dated September, 2024.

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

Yours sincerely,

Alan Bawden

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