



RFS



Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

Your reference: (CNR-80112) DA25/0123
Our reference: DA20250324001080-Original-1

ATTENTION: Ashleigh McLean

Date: Monday 5 May 2025

Dear Sir/Madam,

**Integrated Development Application
s100B - SFPP - Infill - Seniors Housing
87-89 Tweed Coast Road Hastings Point NSW 2489, 1//DP786570**

I refer to your correspondence dated 27/03/2025 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:

General Conditions

1. Development must be carried out in accordance with the following plans, except where the General Terms of Approval expressly require otherwise:

- The plan titled 'Site Staging Plan', prepared by Arqus Design, job no. 23-0025, dwg no. DA-1-23, issue D, sheet 20 of 38, dated 9/10/2024.

In the event of any inconsistency between the plans and the documents, the plans prevail. In the event of any inconsistency between the plans and a condition of this consent, the condition prevails.

Asset Protection Zones

2. Before construction activities are undertaken on the site, the entire site, except for the area identified as 'Core Rehabilitation Zone', must be established as an asset protection zone (APZ) in accordance with the requirements for an inner protection area (IPA) provided in section A4.1.1 of Appendix 4 of *Planning for Bush Fire Protection 2019* and the NSW RFS's Standards for asset protection zones, to the satisfaction of the Principal Certifier.

3. During occupation and ongoing use, the APZ must be maintained as an IPA in accordance with section A4.1.1 of Appendix 4 of *Planning for Bush Fire Protection 2019* and the NSW RFS's Standards for asset protection zones at all times.

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

4. Before the issue of an occupation certificate, the following buildings of the development must comply with the applicable measures contained in section 7.5 of *Planning for Bush Fire Protection 2019* and the stated provisions.

- Building G:
 - Sections 3 and 8 (BAL-40) as prescribed by *Australian Standard AS3959-2018: Construction of buildings in bush fire-prone areas*; or
 - Relevant requirements of the *NASH Standard for Steel Framed Construction in Bushfire Areas 2021 (NS300) (incorporating amendment A)*,
- Building F:
 - Sections 3 and 7 (BAL-29) as prescribed by *Australian Standard AS3959-2018: Construction of buildings in bush fire-prone areas*; or
 - Relevant requirements of the *NASH Standard for Steel Framed Construction in Bushfire Areas 2021 (NS300) (incorporating amendment A)*,
- Building D & E:
 - Sections 3 and 6 (BAL-19) as prescribed by *Australian Standard AS3959-2018: Construction of buildings in bush fire-prone areas*; or
 - Relevant requirements of the *NASH Standard for Steel Framed Construction in Bushfire Areas 2021 (NS300) (incorporating amendment A)*,

to the satisfaction of the Principal Certifier.

Access - Internal Roads

5. Before the issue of an occupation certificate, complete the construction of internal access road in accordance with the following requirements of Table 6.8b of *Planning for Bush Fire Protection 2019*, and provide written confirmation from a suitably qualified Civil Engineer confirming compliance with this condition to the Principal Certifier:

- a. Access roads are two-wheel drive, all-weather roads;
- b. Access is provided to all structures;
- c. Traffic management devices are constructed to not prohibit access by emergency services vehicles;
- d. Access roads must provide suitable turning areas in accordance with Appendix 3 of *Planning for Bush Fire Protection 2019*;
- e. 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;
- f. 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;
- g. Hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;
- h. Minimum 5.5m carriageway width kerb to kerb for two-way roads;
- i. Parking is provided outside of the carriageway width;
- j. The maximum grade road is 15 degrees and an average grade of not more than 10 degrees;
- k. The road cross fall does not exceed 3 degrees; and
- l. A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

6. The proposed fire trail is to comply with the relevant requirements for a Category 1 Fire Trail as described in the NSW RFS publication 'NSW RFS Fire Trail Standards', version 2.0, dated November 2023 and 'NSW Rural Fire Service Fire Trail Design Construction and Maintenance Manual'.



RFS



Water and Utility Services

7. Before the issue of an occupation certificate, the Principal Certifier must be satisfied that the provision of water, electricity and gas required as a result of the development has been completed in accordance with the following requirements of Table 6.8c of *Planning for Bush Fire Protection 2019*:

- a. Reticulated water is to be provided to the development;
- b. Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2021;
- c. Hydrants are not located within any road carriageway;
- d. Reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- e. Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2021;
- f. All above-ground water service pipes external to the dwelling are metal, including and up to any taps;
- g. Where practicable, electrical transmission lines are underground;
- h. Where overhead, electrical transmission lines are proposed as follows:
 1. Lines are installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas; and
 2. 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*.
- i. 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;
- j. All fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- k. Connections to and from gas cylinders are metal; Polymer-sheathed flexible gas supply lines are not used;
- l. Polymer-sheathed flexible gas supply lines are not used; and
- m. Above-ground gas service pipes are metal, including and up to any outlets.

Emergency and Evacuation Planning Assessment

8. Before the issue of an occupation certificate, a Bush Fire Emergency Management and Evacuation Plan must be prepared in accordance with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan, and a copy provided to the Local Emergency Management Committee for its information. The plan must include the following:

- a. A mechanism for the early relocation of occupants on days when adverse fire weather is notified or adverse fire activity occurs in the local government area in which the development operates;
- b. Contact details for the local Rural Fire Service office; and
- c. A copy of the Bush Fire Emergency Management and Evacuation Plan shall be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

General Advice – Consent Authority to Note

- All conditions within this General Terms of Approval must be complied with and attached as a schedule to any consent.
- The conditions are recommended to ensure the development conforms with the relevant specifications and requirements of Planning for Bush Fire Protection 2019, and to ensure that measures are taken to protect persons, property and the environment from danger that may arise from a bush fire.
- The consent authority is advised that where a minor amendment to the plans and documents is proposed, the consent authority may use its discretion to determine whether the minor amendment warrants further assessment by the NSW RFS.



RFS



- The development is located in an area subject to a Bushfire Attack Level (BAL) exceeding BAL 12.5. Pursuant to clause NSW G5D2(c) of the *National Construction Code 2022 (NCC 2022)*, this Bush Fire Safety Authority may not be appropriate for application of clause NSW G5D4(c) of the *NCC 2022*.

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

Yours sincerely,

Allyn Purkiss
Manager Planning & Environment Services
Built & Natural Environment



RFS



BUSH FIRE SAFETY AUTHORITY

SFPP - Infill – Seniors Housing

87-89 Tweed Coast Road Hastings Point NSW 2489, 1//DP786570

RFS Reference: DA20250324001080-Original-1

Your Reference: (CNR-80112) DA25/0123

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*.

Allyn Purkiss

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

Monday 5 May 2025

