



NSW RURAL FIRE SERVICE

Nambucca Shire Council
PO Box 177
MACKSVILLE NSW 2447

Your reference: (CNR-19276) DA 2021/056
Our reference: DA20210512001926-Original-1

ATTENTION: Emma Shaw

Date: Monday 7 June 2021

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP - Infill – Seniors Housing
24 Coronation Road CONGARINNI NORTH NSW 2447, 155//DP755537, 188//DP755537

I refer to your correspondence dated 26/04/2021 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 provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.

1. At the commencement of construction, and in perpetuity, the site identified as the "APZ Zone" and the area surrounded by the "APZ Zone" excluding the small parcel of "Preserved Vegetation and Wetlands" in the 'Constraints Map' prepared by Tony Owen Partners drawing A007, revision A dated 22 December 2020 must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.

When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;

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- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

2. At the commencement of construction, a section 88B easement under the 'Conveyancing Act 1919' is to be created. The easement is to restrict the user from the construction of any habitable building within the 'APZ Zone' identified by the 'Constraints Map' prepared by Tony Owen Partners drawing A007, revision A dated 22 December 2020. The easement is to ensure the required asset protection zones (APZs) required for the future dwelling located on the lot. The name of authority empowered to release, vary or modify any instrument shall be Council.

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 not within the 'BAL Low' area identified in the 'Bushfire APZ Overlay Alternate Solution' prepared by Building Code & Bushfire Hazard Solutions reference 210154, revision 'E' dated 14 December 2020 must comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 'Construction of buildings in bush fire-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'.

Access - Internal Roads

Intent of measures: to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area.

4. The internal roads shall comply with the Access requirements as detailed in Table 6.8b of PBP, specifically:
- SFPP 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;
 - hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005; and
 - there is suitable access for a Category 1 fire appliances to within 4m of the static water supply where no reticulated supply is available.
5. The collector road and perimeter roads shall comply with the requirements for Perimeter Roads as detailed in Table 6.8b of PBP, specifically:
- there are two-way sealed roads;
 - minimum 8m carriageway width kerb to kerb;
 - parking is provided outside of the carriageway width;
 - hydrants are to be located clear of parking areas;
 - there are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
 - curves of roads have a minimum inner radius of 6m;
 - the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
 - the road crossfall does not exceed 3 degrees; and

- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

6. The large internal roads and minor internal roads shall comply with the requirements for Non-Perimeter Roads as detailed in Table 6.8b of PBP, specifically:

- SFPP 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
- 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;
- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005;
- minimum 5.5m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;
- curves of roads have a minimum inner radius of 6m;
- the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

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.

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

- fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005,
- hydrants are not located within any road carriageway,
- 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, and
- all above-ground water service pipes external to the building are metal, including and up to any taps.

8. 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.

9. 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.

Landscaping Assessment

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

10. Landscaping design and management is to comply with the following requirements of Planning for Bush Fire Protection 2019;

- Asset protection zone requirements conditioned within this approval;
- a clear area of low-cut lawn or pavement is maintained adjacent to the building; and
- trees and shrubs are located so that:
 - the branches will not overhang the roof;
 - the tree canopy is not continuous; and
 - any proposed windbreak is located on the elevation from which fires are likely to approach.
- Fences and gates shall be made of either hardwood or non-combustible material. Where the fence is within 6m of a building or in areas with a construction level of BAL-29, BAL-40 or BAL-FZ, fences and gates shall be made of non-combustible material only.

Emergency and Evacuation Planning Assessment

Intent of measures: to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.

11. A Bush Fire Emergency Management and Evacuation Plan must be prepared and be consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan.

General Advice – Consent Authority to Note

The recommendations are based on the documents/plans supplied via Councils referral to the NSW RFS.

- The plan titled 'Site Plan' prepared by Tony Owen Partners drawing A007, revision A dated 22 December 2020.
- The plan titled 'Constraints Map' prepared by Tony Owen Partners drawing A007, revision A dated 22 December 2020.
- The bush fire assessment prepared by Building Code & Hazard Solutions reference 210154 dated 14 December 2020.

Council is advised that where a minor amendment to the above-noted documents is proposed, Council may use its discretion to determine whether the minor amendment warrants further assessment by the NSW RFS.

For any queries regarding this correspondence, please contact Wayne Sketchley on 1300 NSW RFS.

Yours sincerely,

Alan Bawden

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



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

SFPP - Infill - Seniors Housing

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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*.

Alan Bawden

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

Monday 7 June 2021