



NSW RURAL FIRE SERVICE

Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

Your reference: (CNR-20640) 10.2021.170.1
Our reference: DA20210422001572-CL55-1

ATTENTION: Ivan Holland

Date: Tuesday 30 August 2022

Dear Sir/Madam,

Integrated Development Application

s100B – SFPP - Infill – Eco-Tourism Facility

LINNEAUS ESTATE 951 BROKEN HEAD ROAD BROKEN HEAD NSW 2481, 1//DP1031848

I refer to your correspondence dated 28/02/2022 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, 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 minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities.

1. At the commencement of works and in perpetuity, the pink shaded area as shown on the APZ plan prepared by Harley Graham Architects dated 20/07/2022 Drawing reference "PRECINCT PLAN - APZ. Rev 14", (as attached to the amended Bushfire Assessment report addendum dated 25.7.22 Rev H) shall be managed, and maintained as an inner protection area to prevent the spread of a fire towards the buildings in accordance with Appendix 4 of Planning for Bush Fire Protection 2019 and the requirements of 'Standards for Asset Protection Zones' NSW RFS 2005. Trees nominated as shown in the aforementioned plan are permitted to remain with the APZ. It is noted the fuels beneath these trees are to consist only of mown grass or non-combustible material. In this regard a landscape plan and management plan are to be prepared and approved prior to the release of the construction certificate.

Construction Standards

Intent of measures: to provide suitable building 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.

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

2. Building construction requirements are as follows:-

- The proposed reception building (CB.02) is to be constructed to BAL 29 AS 3959-2018 plus Section 7.5 Planning for Bush Fire Protection 2019;
- The WC Facilities building CB.04 is to be constructed in accordance with BAL 19 AS 3959-2018 plus Section 7.5 Planning for Bushfire Protection 2019. Gutter guards are to be provided and comply with AS 3959-2018;
- The Food Offering building CB.04 is to be constructed in accordance with BAL 12.5 AS 3959-2018 plus Section 7.5 Planning for Bushfire Protection 2019. Gutter guards are to be provided and comply with AS 3959-2018;
- The eco-tourism on-site refuge building (CB.03), and Cabins B.8 to B.12 are to be constructed to BAL 12.5 AS 3959-2018 plus Section 7.5 Planning for Bush Fire Protection 2019. Gutter guards must be provided to all buildings and comply with AS 3959-2018 - Construction of Buildings in Bushfire Prone Areas;
- Cabins B.1 – B.7 and B.12 are to be constructed to BAL 29 AS 3959-2018 plus Section 7.5 Planning for Bush Fire Protection 2019. Gutter guards must be provided to all buildings and comply with AS 3959-2018 - Construction of Buildings in Bushfire Prone Areas; and
- Gutter guards must be provided to all proposed buildings and comply with AS 3959-2018 - Construction of Buildings in Bushfire Prone Areas. Walkways within the asset protection zone of building CB.02 are to be completely constructed of non-combustible material.

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.

3. The access from the entry to the property to the proposed refuge building is to comply with the acceptable solutions of Table 6.8b Planning for Bush Fire Protection 2019 with exception to the following –

- a) Only one property access is required;
- b) The existing sealed width of the property access road may remain provided an unobstructed carriageway width of minimum 5.5m is achieved throughout. Passing bays are required for a width of 6m over a 20m length every 200m (approximately) along the road. These passing bays are to be sealed;
- c) The bridge to the east of building CB.02 proposed to form part of the trafficable pathway providing access to the evacuation building CB.03 is to comply with Table 6.8b Planning for Bush Fire Protection 2019 relating to load capacity;
- d) Reductions in carriageway widths are permitted to 3.5m over a maximum 30m distance. This will cater for the culvert and entry locations identified in the traffic report prepared by Geolink, UPR 3080-1069, issue 3, dated 20/01/2021.
- e) The property access road is to comply with plans prepared by GeoLINK's Illustration SK-BF01v4 and 03v4. The pedestrian pathways provided to the proposed cabins to be located as shown on the drawing prepared by GeoLINK's Illustration SK-BF03v4 and the APZ plan prepared by Harley Graham Architects dated 20/07/2022 Drawing reference "PRECINCT PLAN - APZ. Rev 14
- f) All pedestrian pathways are to comply with the relevant legislation, codes and standards applicable to ensure safe access and egress for occupants and fire fighters.

4. All pedestrian pathways to the evacuation buildings associated with cabins for people with disabilities (north precinct) shall comply with AS 1428.1-2009 - Design for Access and Mobility - General Requirements for Access - New Building Work and relevant clauses of the Building Code of Australia 2019. Should a performance solution be proposed for access to the cabin for people with disabilities then bushfire evacuation will need to be considered and incorporated in the Emergency Evacuation Plan and Procedure.

Water and Utility Services

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

5. The existing and proposed fire hydrant system is to provide coverage of all buildings, with pressure and flows in accordance with AS 2419.1-2005 - Fire Hydrant Installations - System Design, Installation and Commissioning and comply with Table 6.8(b)(c) Planning for Bush Fire Protection 2019 - Ecotourism. The fire-fighting capacity is nominated at 90KL from a static supply. Full design details and design certification is required by a person deemed by the applicant and Byron Shire Council as a Competent Fire Safety Practitioner (CFSP). The design is to nominate the maintenance requirements for the system with the design and maintenance requirements included on the Fire Safety Schedule.

6. A minimum 10 000L non-combustible tank with compliant NSW RFS storz fitting(s) is to be provided to the depot building and accessible as shown in the plans prepared by GeoLINK's Illustration SK-BF01v4 and 03v4. It is recommended that a minimum 5hp or 3kW petrol or diesel fire fighter pump be provided (no electric pumps) and shielded against bush fire attack. An associated hose and reel for firefighting is to be connected to the pump and shall be 19mm internal diameter. The fire hose reel is to be constructed in accordance with AS/NZS 1221:1997 - Fire hose reels and installed in accordance with the relevant clauses of AS 2441:2005 - Installation of fire hose reels. A designer is to nominate the maintenance requirements for the system with the design and maintenance requirements included on the Fire Safety Schedule.

7. Fire hose reels for firefighting are to be provided for the refuge building, WC Facilities and food outlet building be connected to the existing water supply system. The size of the fire hose shall be a minimum 19mm internal diameter. The fire hose reels are to be constructed in accordance with AS/NZS 1221:1997 - Fire hose reels and installed in accordance with the relevant clauses of AS 2441:2005 - Installation of fire hose reels.

8. Electricity and gas services shall comply with Table 6.8c Planning for Bush Fire Protection 2019.

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.

9. Landscaping is to comply with the requirements of Appendix 4 Planning for Bush Fire Protection 2019.

Emergency and Evacuation Planning Assessment

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

10. An Emergency Evacuation Plan (EEP) is to be prepared and approved by the consent authority prior to occupation of the proposed development and is to be referenced in the Fire Safety Schedule associated with the Construction Certificate.

11. A traffic management report is to be prepared by a competent person adequately addressing the following-

- a. The amount of traffic likely to be generated during an emergency evacuation;
- b. The capacity of the broader road network to facilitate safe emergency evacuation;
- c. Limitations/constraints inherent in the road system; and
- d. Management of potential traffic conflicts (such as emergency vehicles versus evacuating members of the public).

12. A Bush Fire Management Plan (BFMP) to be prepared detailing all approved Bushfire Protection Measures (BPM) and approved prior to the issue of a Construction Certificate. The BFMP must be referenced in the Fire Safety Schedule associated with the construction certificate, providing a mechanism to ensure on-going maintenance and management of the Bushfire Protection Measures associated with the Bush Fire Safety Authority.

General Advice - Consent Authority to Note

The asset protection zones (APZ) required as part of the development will encompass land that will be located within a riparian corridor / area. Ecological management of the riparian area may conflict with that required for the APZs. In this regard the applicant will need to liaise with the relevant authority to ensure management requirements do not conflict with those required for the APZs by the NSW RFS.

The NSW Rural Fire Service recognises that the application adopts the eco-tourism provisions of *Planning for Bush Fire Protection 2019*. As such, construction standards and asset protection zones may be insufficient to protect life and property in the event of a bush fire impacting the eco-tourism camping tents. Emergency and evacuation procedures are relied upon for the safety of occupants.

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 27/09/2021.

For any queries regarding this correspondence, please contact Alan Bawden on 1300 NSW RFS.

Yours sincerely,

Ivan Perkins
Manager Planning & Environment Services
Built & Natural Environment



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

SFPP - Infill – Eco-Tourism Facility

LINNEAUS ESTATE 951 BROKEN HEAD ROAD BROKEN HEAD NSW 2481, 1//DP1031848

RFS Reference: DA20210422001572-CL55-1

Your Reference: (CNR-20640) 10.2021.170.1

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 supersedes the previous Bush Fire Safety Authority DA20210422001572-Original-1 issued on 27/09/2021 and confirms that, subject to the attached reissued 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*.

Ivan Perkins

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

Tuesday 30 August 2022