



NSW RURAL FIRE SERVICE

Ku-ring-gai Council
Locked Bag 1006
GORDON NSW 2072

Your reference: DA0288/21 (CNR-25091)
Our reference: DA20210715002916-CL55-1

ATTENTION: Scott McInnes

Date: Wednesday 12 January 2022

Dear Sir/Madam,

Integrated Development Application

s100B – SFPP – School

60-70 Horace Street St Ives NSW 2075, 1//DP122432, 1//DP122431, 1//DP376563, 4 & 5//DP1209

I refer to your correspondence dated 03/12/2021 seeking general terms of approval for the above Integrated Development in accordance with Clause 55(1) of the *Environmental Planning and Assessment Regulation 2000*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amendments and raises no objections subject to compliance with our previous terms of approval dated 24/08/2021.

For any queries regarding this correspondence, please contact Simon Derevnin on 1300 NSW RFS.

Yours sincerely,

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

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
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NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

SFPP – School

60-70 Horace Street St Ives NSW 2075, 1//DP122432, 1//DP122431, 1//DP376563, 4 & 5//DP1209

RFS Reference: DA20210715002916-CL55-1

Your Reference: DA0288/21 (CNR-25091)

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 DA20210715002916-Original-1 issued on 24/08/2021 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*.

Adam Small

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

Wednesday 12 January 2022



NSW RURAL FIRE SERVICE

Ku-ring-gai Council
Locked Bag 1006
GORDON NSW 2072

Your reference: DA0288/21 (CNR-25091)
Our reference: DA20210715002916-Original-1

ATTENTION: Scott McInnes

Date: Tuesday 24 August 2021

Dear Sir/Madam,

Integrated Development Application

s100B – SFPP – School

60-70 Horace Street St Ives NSW 2075, 1//DP122432, 1//DP122431, 1//DP376563, 4 & 5//DP1209

I refer to your correspondence dated 15/07/2021 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 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.

1. From the start of building works and in perpetuity, any part of the subject property within 100 metres of the sports complex building must be managed in the following manner for the purposes of an asset protection zone (APZ) under Appendix 4 of *Planning for Bush Fire Protection 2019*:

- Tree canopy cover be less than 30% at maturity;
- Trees at maturity are not touching or overhang the building;
- Lower limbs are removed up to a height of 2m above the ground;
- Tree canopies are separated by 2 to 5m;
- Preference is given to smooth-barked and evergreen trees;
- Large discontinuities or gaps in vegetation are provided to slow down or break the progress of fire towards buildings;
- Shrubs are not located under trees;
- Shrubs do not form more than 10% of ground cover;
- Clumps of shrubs are separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- Grass to be kept mown (as a guide grass should be kept to no more than 100mm in height);

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- Leaves and vegetation debris are removed; and
- NSW Rural Fire Service's document *Standards for asset protection zones*.

2. Any new landscaping within the school site must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area, suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not spread fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

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.

3. Any new Class 10b structures as defined per the *National Construction Code* must be non-combustible.

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.

4. The provision of water, electricity and gas must comply with Table 6.8c of *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.

5. Emergency and evacuation arrangements must be updated and comply with Table 6.8d of *Planning for Bush Fire Protection 2019*.

General Advice - Consent Authority to Note

Condition 1 may involve the clearing of land steeper than 18 degrees, which may result in ground destabilisation (e.g. landslip, slump, erosion or landslide). In this regard, the Council should consider suitable landscape designs (e.g. terracing) that address ground destabilisation concerns and allow the APZ to be maintained in a practicable manner under section 3.2.2 of *Planning for Bush Fire Protection 2019*.

For any queries regarding this correspondence, please contact Simon Derevnin on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
Supervisor Development Assessment & Plan