



The General Manager
Sutherland Shire Council
Locked Bag 17
Sutherland NSW 1499

Your reference: DA14/1238
Our reference: D14/3551

26 June 2015

Attention: Michael Hornery

Dear Sir/Madam,

Integrated Development for a recreational facility at 60-70 Bournemouth Street Bundeena

Reference is made to Council's correspondence seeking general terms of approval for the above Integrated Development in accordance with Section 91 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) recognises that part of the proposed asset protection zone (APZ) is proposed to include half of the unformed road named 'Sussex Street' ('the land'), as demonstrated in the plans prepared by RPS Australia Pty Ltd (Dated 4 March 2015, Ref. PR124192, Issue C). The right to manage this land is currently subject to a Land and Environment Court appeal.

This response is deemed a Bush Fire Safety Authority (BFSA) as required under section 100B of the *Rural Fires Act 1997* and is subject to the following conditions:

1. 'The land' shall be managed in perpetuity in order to achieve compliant APZs as required by *Planning for Bush Fire Protection 2006*. If compliant APZs cannot be achieved within 'the land' which the proponent has the right to manage, a formal easement, pursuant to Section 88B of the *Conveyancing Act 1919*, is required.

If the right to manage 'the land' or an easement to manage 'the land' as an APZ in perpetuity cannot be obtained, the development will not be able to achieve compliant APZs. In this event, amended plans that do not include management of the unformed are to be submitted with a request for a modified BFSA.

Asset Protection Zones (APZs)

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

2. At the commencement of building works and in perpetuity the property shall be managed as an inner protection area (IPA) as demonstrated in the plans prepared by RPS Australia Pty Ltd (Dated 4 March 2015, Ref. PR124192, Issue C) and shall include up to half of the unformed road 'Sussex Street'. The IPA shall be managed for a minimum of 62 metres to the north, 60 metres to the east, 20 metres to the south and 50 metres to the west of the proposed refuge building. The IPA shall be maintained as outlined within section 4.1.3 and Appendix 5 of *Planning for Bush Fire Protection 2006* and the NSW Rural Fire Service's (RFS) document *Standards for asset protection zones*.

Postal address

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3. At the commencement of building works and in perpetuity the property shall be managed as an inner protection area (IPA) as demonstrated in the plans prepared by RRPS Australia Pty Ltd (Dated 4 March 2015, Ref. PR124192, Issue C) and shall include up to half of the unformed road 'Sussex Street'. This IPA shall be managed for a minimum of 20 metres around the proposed caretakers' residence in all directions and maintained as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is 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. To achieve this, the following conditions shall apply:

4. Water, electricity and gas are to comply with the following sections 4.1.3 and 4.2.7 of *Planning for Bush Fire Protection 2006*.
 - a) In recognition that no reticulated water supply exists, a minimum 10,000 litre water supply shall be provided for fire fighting purposes at each occupied building, excluding drenching systems.
 - b) The water source shall be made available or located within the inner protection area (IPA) and away from the structure.
 - c) A hardened ground surface for truck access is to be supplied up to and within 4 metres of the water source.
 - d) A 65mm metal Storz outlet with a gate or ball valve shall be provided.
 - e) Above ground tanks are manufactured of concrete or metal and raised tanks are to have their stands protected. Plastic tanks shall not be used.
 - f) Above ground tanks are manufactured of concrete or metal and raised tanks are to have their stands protected. Plastic tanks shall not be used.
 - g) Underground tanks shall have an access hole of 200mm to allow tankers to refill direct from the tank. A hardened ground surface for truck access is to be supplied within 4 metres of the access hole.
 - h) Tanks and associated fittings on the hazard side of the building shall be provided with adequate shielding to mitigate the impact of flame contact and radiant heat and provide safe access for fire fighters.
 - i) All associated fittings to the tank shall be metal, up to and including any taps.
 - j) Pumps are to be shielded from the direct impacts of bush fire.
 - k) A minimum 5hp or 3kW petrol or diesel powered pump shall be made available to the water supply. A 19mm (internal diameter) fire hose and reel shall be connected to the pump.

Access

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

5. The new road network that will be constructed to provide access to the proposed development shall comply with the following requirements of section 4.2.7 for Internal Roads of *Planning for Bush Fire Protection 2006*.
 - a) Internal roads are two-wheel drive, sealed, all-weather roads.
 - b) Internal perimeter roads are provided with at least two traffic lane widths (carriageway 8 metres minimum kerb to kerb) and shoulders on each side, allowing traffic to pass in opposite directions.
 - c) Roads are through roads. Dead end roads are not more than 100 metres in length from a through road, incorporate a minimum 12 metres outer radius turning circle, and are clearly signposted as a dead end. Alternatively a loop road shall be provided around the proposed refuge building.
 - d) Traffic management devices are constructed to facilitate access by emergency services vehicles.
 - e) A minimum vertical clearance of 4 metres to any overhanging obstructions, including tree branches, is provided.
 - f) Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress.
 - g) The minimum distance between inner and outer curves is six metres. Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress.
 - h) Maximum grades do not exceed 15 degrees and average grades are not more than 10 degrees.
 - i) Crossfall of the pavement is not more than 10 degrees.
 - j) Roads do not traverse through a wetland or other land potentially subject to periodic inundation (other than flood or storm surge).
 - k) Roads are clearly signposted and bridges clearly indicate load ratings.

- l) The internal road surfaces and bridges have a capacity to carry fully-loaded fire fighting vehicles (15 tonnes).
6. The existing road, to the east, proposed to provide access to the development shall be maintained to the standard of a public road in accordance with section 4.1.3(1) of *Planning for Bush Fire Protection 2006*.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

7. Arrangements for emergency and evacuation are to comply with section 4.2.7 of *Planning for Bush Fire Protection 2006*.
 - a) An Emergency/Evacuation Plan is to be prepared in accordance with the NSW RFS Guidelines for the Preparation of Emergency/Evacuation Plan and comply with Australian Standard AS 3745 -2010 *Emergency Control Organisation and Procedures for Buildings Structures and Workplaces for Residential Accommodation*.
 - b) An Emergency/Evacuation Plan is to be prepared detailing the following:
 - 1) under what circumstances will the complex be evacuated;
 - 2) where will occupants be evacuated to;
 - 3) roles and responsibilities of persons co-ordinating the evacuation;
 - 4) roles and responsibilities of persons remaining with the complex after evacuation; and
 - 5) a procedure to contact the NSW Rural Fire Service Sutherland Fire Control Centre / NSW Fire Brigade and inform them of the evacuation and where they will be evacuated to.
 - 6) access to the facility, in particular ensuring unobstructed access at all times during occupation
 - 7) Clearly defined management procedure regarding the closure of the facility on the days specified below
 - o During a Total Fire Ban, which may include Fire Danger Ratings (FDRs) of Very High and Extreme or higher; or
 - o During period of Extreme or Catastrophic FDRs; or
 - o When directed by the NSW RFS
8. Paths from tents to the refuge area are to be safe and management of surface fuels is to be less than 4 tonnes/hectare (i.e. inner protection area standard).
9. Accommodation for tourists shall not exceed 12 persons.
10. A mechanism for the relocation of occupants on days of a total fire ban or adverse fire activity is to be provided.
11. The proposed tents are to be located within 50 metres of the refuge building. The refuge building shall be clearly signposted.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

12. The proposed refuge building shall be constructed in compliance with Sections 3 and 8 (BAL 40) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas* and section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.
13. Construction of the proposed caretaker's residence shall comply with Sections 3 and 9 (BAL FZ) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas*. However, any material, element of construction or system when tested to the method described in Australian Standard AS1530.8.2 *Methods for fire tests on building materials, components and structures Part 8.2: Tests on elements of construction for buildings exposed to simulated bushfire attack—Large flaming sources* shall comply with Clause 13.8 of that Standard except that flaming of the specimen is not permitted and there shall be no exposed timber.

14. Windows assemblies on the proposed caretaker's residence shall comply with modified Sections 3 and 9 of AS3959 (as above) or the following:
- i. They shall be completely protected by a non-combustible and non perforated bushfire shutter that complies with Section 3.7 of AS3959 excluding parts (e) & (f); and
 - ii. They shall comply with the following:
 - a) Window frames and hardware shall be metal;
 - b) Glazing shall be toughened glass, minimum 6mm;
 - c) Seals to stiles, head and sills or thresholds shall be manufactured from materials having a flammability index no greater than 5;
 - d) The openable portion of the window shall be screened internally or externally with a mesh with a maximum aperture of 2mm, made from corrosion resistant steel or bronze. The frame supporting the mesh shall be metal.
15. External Doors (not including garage doors) on the proposed caretaker's residence shall comply with modified Sections 3 and 9 of AS3959 (as above) or the following:
- i. They shall be completely protected by a non-combustible and non perforated bushfire shutter that complies with Section 3.7 of AS3959 excluding parts (e) & (f); and
 - ii. They shall comply with the following:
 - a) Doors shall be non-combustible;
 - b) Externally fitted hardware that supports the panel in its function of opening and closing shall be metal;
 - c) Where doors incorporate glazing, the glazing shall be toughened glass minimum 6mm;
 - d) Seals to stiles, head and sills or thresholds shall be manufactured from silicone;
 - e) Doorframes shall be metal;
 - f) Doors shall be tight fitting to the doorframe or an abutting door;
 - g) Weather strips, draught excluders or draught seals shall be installed if applicable.

If you have any queries regarding this development application, please contact Emma Jensen on 1300 NSW RFS.

Yours sincerely,



Iona Cameron
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Customer Service Centre East