



NSW RURAL FIRE SERVICE



The Secretary
NSW Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Your reference: MP 08_00167 (Mod 3)
Our reference: S08/0040
DA17020305918 PC

Attention: Amy Robertson

9 May 2017

Dear Ms Robertson,

MP 08_0167 (Mod 3) – Belle O'Connor Street, South West Rocks

I refer to your correspondence dated 31 January 2017 seeking comments and recommended conditions from the NSW Rural Fire Service (RFS) with respect to the above application.

The NSW RFS has reviewed the plans and documents available on the NSW Planning & Environment website and understands that the proposed modification seeks to replace an approved low density residential subdivision with a seniors living development over the eastern portion of the site, being Lot 84 DP 792945 and Lot 2 DP 1220275. It is also understood that the proposed development includes:

- a boundary adjustment;
- club house building;
- open space, landscaping and recreational facilities (swimming pool, tennis court, bowling green, amenities building);
- access roads and parking;
- caravan storage area and workshop; and
- a men's shed.

The NSW RFS does not raise any objection to the proposed modification, however, following an assessment of the application and associated documents, the following conditions are recommended for any approval of the proposed development.

Asset Protection Zones

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:

1. At the commencement of construction and in perpetuity the entire site shall be managed as an inner protection area 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'.
2. A Bush Fire Management Plan is to be prepared for the open space areas and asset protection zones shown on the plan titled 'Overall Masterplan' prepared by Land Dynamics Australia (Ref: 5144, Issue C, dated

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10.04.2017). The Plan shall be prepared prior to the issue of an Occupation Certificate for any dwelling in Stage 1 and a copy provided to the consent authority. The Plan shall address the following requirements:

- i. contact person and details; and
- ii. schedule and description of works for the construction of asset protection zones and their continued maintenance.

3. A restriction to land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed on the following areas of Lot 2 DP 1220275 (as amended) for the purpose of a temporary asset protection zone:
 - i. for a distance of 22 metres to the west of Lots 11, 12, 35-38 and 81-86; and
 - ii. for a distance of 50 metres to the north-west of Lot 88.

The APZ shall be managed as an inner protection area 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'. The restriction to land use for the purpose of a temporary asset protection zone may be extinguished upon commencement of future development over the affected areas.

4. The full width of Burrawong Drive along the southern perimeter of the development shall be managed as an inner protection area 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:

5. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

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:

6. Internal roads shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
7. Traffic management devices, including the site entry gates onto Burrawong Drive and the security gate along the path in the north-west corner of the development are to facilitate access by emergency services vehicles.
8. The second entry / exit onto Burrawong Drive and the completion of Road 1 shall be constructed as part of Stage 5.
9. The path between the north-west corner of the site and Road 2 shall be constructed in accordance with section 4.1.3(3) of 'Planning for Bush Fire Protection 2006' and shall connect with the approved fire trail immediately to the west.

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:

10. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006', including the preparation of an emergency / evacuation plan consistent with the NSW RFS document titled 'A guide to developing a bush fire emergency management and evacuation plan'. A copy of the plan shall be provided to the consent authority and the local Bush Fire Management Committee prior to issuing an Occupation Certificate for any dwelling in Stage 1 of the development. A copy of the plan is to be provided to the residents of each dwelling at the commencement of occupation.

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:

11. Construction on the following lots shall comply with Sections 3 and 5 (BAL 12.5) of 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':

Stage 1 – Lots 9 to 14
Stage 2 – Lots 27 to 40 and Club House
Stage 3 – Lots 54 to 66
Stage 4 – Lots 67 to 88
Stage 5 – Lots 89 to 100
Stage 6 – Lots 101 to 107
Stage 7 – Lots 118 to 132 and 170
Stage 8 – n/a
Stage 9 – Lots 151 to 153
Stage 10 – Lots 171 to 183
Stage 11 – Lots 184 to 192
Stage 12 – Lots 193 to 199

12. Roofing of buildings outlined in Condition 11 shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall be non-combustible.
13. Fencing shall comply with the NSW RFS Community Resilience Fact Sheet 2/06 'Dividing Fences' which states that where a timber fence does not connect to a dwelling and has a minimum of 1 metre separation from the dwelling then a fence may be constructed from hardwood, or non-combustible material. Where a fence connects directly to or has less than 1 metre separation from a dwelling it shall be constructed from non-combustible materials only.

Landscaping

14. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

General Advice – consent authority to note

A bush fire assessment report has not been provided for the proposed Men's Shed and Workshop. The NSW RFS is therefore not in a position to properly assess or support the construction of these buildings at this stage.

The conditions recommended above are based on the following plans prepared by Land Dynamics Australia:

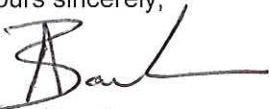
- Overall Masterplan (Ref: 5144, Issue C) dated 10 April 2017;
- Staging Plan (Ref: 5144, Issue C) dated 10 April 2017;
- Overall Landscape Plan (Ref: 5144, Issue C) dated 10 April 2017;
- Boundary Adjustment Concept Plan (Ref: 5144, Issue A) dated 7 February 2017;

and the following plans prepared by collinswcollins Pty Ltd:

- 'The Alegro' floor plan and elevations (sheet 1 & 2) (DWG No. D3469, Issue B) dated 23 March 2017;
- 'The Canterbury' floor plan and elevations (sheet 1 & 2) (DWG No. D3469, Issue B) dated 23 March 2017;
- 'The Jabiru' floor plan and elevations (sheet 1 & 2) (DWG No. D3469, Issue B) dated 23 March 2017;
- 'The Saltwater' floor plan and elevations (sheet 1 & 2) (DWG No. D3469, Issue B) dated 23 March 2017;
- 'The Storch' floor plan and elevations (sheet 1 & 2) (DWG No. D3469, Issue B) dated 23 March 2017;
- 'Clubhouse' floor plan and elevations (sheet 1, 2 & 3) (DWG No. D3469, Issue D) dated 12 December 2016; and
- 'Clubhouse' amenities floor plan (sheet 4) (DWG No. D3469, Issue D) dated 12 December 2016.

For any queries regarding this correspondence please contact Paul Creenaune on 6691 0400.

Yours sincerely,



Alan Bawden

**Team Leader - Development Assessment & Planning
Planning & Environment Services (North)**

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.