



NSW RURAL FIRE SERVICE

Wingecarribee Shire Council
PO Box 141
MOSS VALE NSW 2577

Your reference: 20/0747 (CNR-4767)
Our reference: DA20200525001848-Original-1

ATTENTION: Peter Malloy

Date: Friday 10 July 2020

Dear Sir/Madam,

Integrated Development Application

s100B – SFPP – Staff or Student Accommodation

51 Range Rd Mittagong NSW 2575 AUS, 14//DP866594, 1//DP1133695

I refer to your correspondence dated 20/05/2020 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

The intent of measures is to provide sufficient space for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity the property around the development footprint shall be managed as follows:

- North for a distance of 50 metres as an Inner Protection Area (IPA) and a further 17 metres as an Outer Protection Area (OPA);
- West for a distance of 33 metres as an IPA;
- South and east for a distance of 50 metres as an IPA and a further 10 metres as an OPA.
- South-west for a distance of 50 metres as an IPA and a further 20 metres as an OPA
- Land within Lot 1 DP 1133695 to the west of the Nattai River riparian zone as an OPA.

The IPA must comprise:

- Minimal fine fuel at ground level;
- Grass mowed or grazed;
- Trees and shrubs retained as clumps or islands and do not take up more than 20% of the area;
- Trees and shrubs located far enough from buildings so that they will not ignite the building;

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

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- Garden beds with flammable shrubs not located under trees or within 10 metres of any windows or doors;
- Minimal plant species that keep dead material or drop large quantities of ground fuel;
- Tree canopy cover not more than 15%;
- Tree canopies not located within 2 metres of the building;
- Trees separated by 2-5 metres and do not provide a continuous canopy from the hazard to the building; and,
- Lower limbs of trees removed up to a height of 2 metres above the ground.

The outer protection area (OPA), where proposed, must comprise:

- Tree canopy cover not more than 30%; and,
- Understorey grasses and shrubs managed on an annual basis.

Construction Standards

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:

2. New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.

Access - Internal Roads

The intent of measures 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:

3. Prior to the use of the development the internal road from the intersection of Range Road to the Multi Use building shall demonstrate compliance with following requirements of section 4.2.7 of 'Planning for Bush Fire Protection 2006':

- Internal roads are two wheel drive with a trafficable, all weather surface
- Internal road widths shall be maintained to allow for 2 way traffic in all passing locations shown in red clouds on the plan within the additional information prepared by Building Code & Bushfire Hazard Solutions dated 23/6/2020 ref: 200229B
- Incorporate a suitable turning area for a Category 1 fire appliance in the vicinity of the Multi Purpose building
- Traffic management devices are constructed to facilitate access by emergency services vehicles.
- A minimum vertical clearance of 4 metres to any overhanging obstructions, including tree branches, is provided.
- Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress.
- 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.
- Maximum grades do not exceed 15 degrees and average grades are not more than 10 degrees.
- Crossfall of the pavement is not more than 10 degrees.
- Roads are clearly signposted and bridges clearly indicate load ratings.
- The internal road surfaces and bridges have a capacity to carry fully-loaded fire fighting vehicles

4. Prior to the use of the development the fire trail which provides a loop around the development site shall be upgraded and maintained for the standard of a fire trail in accordance with section 4.1.3(3) of Planning for Bush Fire Protection 2006.

5. Prior to the use of the development the proposed emergency access/egress route to Payten Street shall:

- Be load rated and certified as suitable for use at any time for a fully loaded fire fighting vehicle (up to 23 tonnes)
- Signage provided at intersection with the primary access road

- If gated at either Payten Street or at the primary access road intersection - the lock/key system must be authorised by the local district RFS office.

Water and Utility Services

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:

6. Prior to the use of the development water, electricity and gas services are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006' including but not limited to:

- Proposed new hydrant sizing, spacing and pressures must comply with AS2419.1-2005.

Landscaping Assessment

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

7. Landscaping around the proposed building and within the asset protection zone should comply with following principles of Appendix 5 of 'Planning for Bush Fire Protection 2006':

- Suitable impervious areas are provided immediately surrounding the building such as courtyards, paths and driveways.
- Grassed areas, mowed lawns or ground cover plantings are provided in close proximity to 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 should be isolated or located in small clusters).
- Landscape species are chosen in consideration needs of the estimated size of the plant at maturity.
- Species are avoided that have rough fibrous bark, or which keep/shed bark in long strips or retain dead material in their canopies.
- Smooth bark species of tree are chosen which generally do not carry a fire up the bark into the crown.
- Planting of deciduous species is avoided which may increase fuel at surface/ ground level (i.e. leaf litter).
- Climbing species are avoided to walls and pergolas.
- Combustible materials such as woodchips/mulch and flammable fuel are stored away from the building.
- Combustible structures such as garden sheds, pergolas and materials such timber garden furniture are located way from the building.
- Low flammability vegetation species are used.

Emergency and Evacuation Planning Assessment

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:

8. A Bush Fire Emergency Management and Evacuation Plan shall be prepared/updated consistent with 'Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan'. The plan shall include, but not limited to:

- a mechanism to ensure the buildings are not used on days of declared 'extreme' or 'catastrophic' fire danger.
- procedures to ensure effective and safe management of pedestrian and vehicle movements

General Advice - Consent Authority to Note

- 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 17 March 2020.

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 .

For any queries regarding this correspondence, please contact Anna Jones on 1300 NSW RFS.

Yours sincerely,

Martha Dotter
Team Leader, Dev. Assessment & Planning
Planning and Environment Services



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

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51 Range Rd Mittagong NSW 2575 AUS, 14//DP866594, 1//DP1133695
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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 supersedes the previous Bush Fire Safety Authority (none) issued on 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*.

Martha Dotter

**Team Leader, Dev. Assessment & Planning
Planning and Environment Services**

Friday 10 July 2020