



NSW RURAL FIRE SERVICE

Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

Your reference: 10.2018.384.1
Our reference: DA-2018-03006-CL55-1

ATTENTION: Ivan Holland

Date: Tuesday 3 December 2019

Dear Sir/Madam,

Development Application
s4.14 - Multiple Dwelling - Dual Occupancy
183 Coopers West Lane Main Arm NSW 2482 AUS, 2//DP445771

I refer to your correspondence dated 28/10/2019 seeking advice regarding bush fire protection for the above Development Application in accordance with Clause 55(1) of the *Environmental Planning and Assessment Regulation 2000*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

Asset Protection Zones

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity, the property around the existing dwelling shall be managed 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':
 - north and northeast for a distance of 40 metres or to the property boundary, whichever is the lesser, as an inner protection area (IPA);
 - south for a distance of 10 metres as an inner protection area;
 - east and southeast for a distance of 21 metres or to the property boundary, whichever is the lesser, as an inner protection area; and
 - west for a distance of 21 metres as an inner protection area.
2. At the commencement of building works and in perpetuity, the property around the proposed dwelling (detached) shall be managed 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':
 - north, northwest and west for a distance of 52 metres or to the property boundary, whichever is the lesser, as an inner protection area (IPA);

1

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NSW Rural Fire Service
Locked Bag 17
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- northeast for a distance of 42 metres as an inner protection area;
- east for a distance of 27 metres as an inner protection area; and
- south and southwest for a distance of 21 metres and extended to include the concrete water supply tank and vehicle turning area.

Permanent markers are to be provided on site identifying the extent of the APZ but in particular to the west, northwest and north of the proposed dwelling to further assist in ensuring these areas are managed in perpetuity.

(Note: No objection is made to the retention of 6 Ironbark trees within the required APZ to the north/northwest of the dwelling as described in the bushfire report prepared by Bushfire Certifiers dated 14 October, 2019.)

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:

3. The proposed dwelling shall comply with Sections 3 and 7 (BAL 29) 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'.
4. The existing dwelling is required to be upgraded to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.

Access – Property Access

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

5. The right-of-way is to be re-aligned over the existing property access road within the subject property, Lot 1 DP 445771 and Lot 7 DP 591828 and is to include the proposed/existing passing bays (on the aforementioned properties) as identified on the survey plan prepared by Heath & McPhail Surveying Pty Ltd, Drawing No. HM18147-2, Issue B dated 14th October 2019. The road widening opportunity within the existing easement in the vicinity of chainage 120 as identified in the survey plan is not to extend beyond the communications cable located 3-4m above ground level.
6. A turning head is to be provided adjacent to the proposed dwelling complying with Figure A3.5 Draft Planning for Bush Fire Protection 2018. A passing bay complying with s4.1.3(2) PBP2006 is to be provided from the internal property access road within the subject property and adjacent to the concrete tank identified for static fire-fighting supply for the proposed dual occupancy.
7. The property is located such that access/egress presents an ongoing bush fire hazard. As such a Bush Fire Survival Plan is to be prepared by the residents of the dwelling. Information to assist in the preparation of a Bush Fire Survival Plan can be found at www.rfs.nsw.gov.au.

Water and Utility Services

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

8. Water, electricity and gas must comply with the following:
 - In addition to the existing 20,000 litre water tank provided onsite, an additional 10,000 litre static water supply tank must be provided for fire fighting purposes to the proposed dwelling.
 - The tank must be located / designed so that a connection for fire fighting purposes is located within the inner protection area (IPA) or on the non-hazard side away from the building.



- Underground tanks must be clearly marked, have an access hole of 200mm to allow fire fighting appliances to refill direct from the tank, and have a hardened ground surface for truck access within 4 metres of the access hole.
- Aboveground tanks must be manufactured of concrete or metal. Raised tanks must have their stands protected.
- Tanks on the hazard side of a building must be provided with radiant heat shielding to protect the tank from bush fire impacts and maintain safe access to the water supply for firefighters.
- A standard 65mm metal Storz outlet with a gate or ball valve must be provided to the tank. The gate or ball valve, pipes and tank penetration of any tank must be adequate for full 50mm inner diameter water flow through the Storz fitting and made of metal.
- All associated fittings to the tank must be metal.
- A pump for fire suppression activities is to be provided and must be a minimum 5hp or 3kW petrol or diesel powered. The pump must be shielded from the direct impacts of bush fire. A fire fighting hose is to be available and must have an internal diameter of 19mm.
- An SWS marker must be obtained from the local NSW RFS and positioned for ease of identification by fire fighting personnel and other users of the SWS. Markers must be fixed in a suitable location so as to be highly visible and be positioned adjacent to the most appropriate access for the static water supply.
- All aboveground water pipes external to the building must be metal including and up to any taps/outlets/fittings.
- Any new electrical transmission lines should be located underground where possible. Overhead electricity lines must have short pole spacing (i.e. 30 metres) except where crossing gullies, gorges or riparian areas. No tree may be closer to an electricity line than the distance set out in in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- Gas must be installed and maintained as set out in the relevant Australian Standard and all pipes external to the building must be metal including and up to any taps/outlets/fittings. Polymer-sheathed flexible gas supply lines must not be used.
- Fixed gas cylinders must be kept at least 10 metres clear of flammable materials and be shielded on the hazard side. Connections must be metal. Cylinders near to a building must be have safety valves directed away from the building and be at least 2 metres from combustible materials.

Landscaping Assessment

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

9. Landscaping within the required inner protection areas 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.

General Advice - Consent Authority to Note

The recommendations are based on the plans prepared by Heath & McPhail Surveying Pty Ltd, titled 'Plan Showing Partial Detail & Contour Survey over Part of Lot 2 in DP 445771, 183 Coopers Lane West, Main Arm,



Survey dated 10 October 2018 (Amended 17 January 2019)', titled 'Plan showing Survey to Locate Existing Access Road in Relation to Right of Carriageway & Property Boundaries for 183 Coopers Lane West, Main Arm'. and the 'Bush Fire Assessment Report' prepared by Bushfire Certifiers dated 14 October 2019.

This letter is in response to a further assessment of the application submitted and supersedes our previous advice regarding bush fire protection dated 9 May 2019.

For any queries regarding this correspondence, please contact Neil Pengilly on 1300 NSW RFS.

Yours sincerely,

Alan Bawden
Team Leader, Dev. Assessment & Planning
Planning and Environment Services