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**Sent:** 14/03/2016 11:06:15 AM  
**Subject:** Development Application MOD 2015/0294 2641//752038 & 2026//852038 - LOT 1 VETERANS PARADE, WHEELER HEIGHTS  
**Attachments:** DA-100458-94106-5.pdf;

BRIMS DA record DA16012800458 received on 25/01/2016 for a S.100B ; Special Fire Protection Purpose assessment.

The Rural Fire Service response to the above development application referral is attached.

If you require further information please contact Kalpana Varghese on 1300 NSW RFS.

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Locked Bag 17  
Granville NSW 2142

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The General Manager  
Warringah Council  
Civic Centre, 725 Pittwater Road  
DEE WHY NSW 2099

Your Ref: MOD 2015/0294  
Our Ref: D16/0255  
DA16012800458 KV

**ATTENTION:** Lashta Haidari

14 March 2016

Dear Sir/Madam

**Integrated Development for 2641//752038 & 2026//852038 - Lot 1 Veterans Parade, Wheeler Heights**

I refer to your letter dated 11 January 2016 seeking general terms of approval for the above Integrated Development in accordance with section 96 of the 'Environmental Planning and Assessment Act 1979'.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

**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 building works and in perpetuity, the entire property shall be managed as an inner protection area (IPA) 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 Fuel Management Plan shall be established to ensure the ongoing management of the asset protection zones (APZs) in accordance with Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

**Access**

The intent of measures for property access is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:

3. To aid in the fire fighting activities, an unobstructed pedestrian access to the rear of the units subject to reconstruction shall be provided and maintained at all times.

### **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:

4. An Emergency /Evacuation Plan shall be prepared to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

### **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:

5. New construction shall comply with section 3 and section 8 (BAL 40) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 of Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.
6. The existing dwellings subject to this application shall 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. Where applicable, this includes any sub floor areas, openable windows, doors, vents, weepholes and eaves.

### **Landscaping**

7. 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**

These recommendations relate to proposed alterations and additions to 24 units on the subject site as identified in the application.

The recommendations related to design and construction for the remaining 14 units which were considered as part of the original development (DA2008/0802) including the upgrading of these dwellings for ember protection in the bush fire safety authority dated 31 July 2008 remain applicable.

For any queries regarding this correspondence please contact Kalpana Varghese on 1300 NSW RFS.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'J.M.L.', with a stylized, cursive-like font.

Jason Maslen

**Team Leader, Development Assessment and Planning**

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](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.