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**Sent:** 5/08/2019 4:28:59 PM  
**Subject:** Development Application DA2019/0349 2/81/758566 - 25 BALLYSHANNON ROAD KILLARNEY HEIGHTS 2087  
**Attachments:** DA-119844-113807-5.pdf;

BRIMS DA record DA19080119844 received on 19/07/2019 for a S.79BA ; Single Dwelling assessment.

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

If you require further information please contact Luc Roberts on 1300 679 737.

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All communications to be addressed to:

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Granville NSW 2142

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The General Manager  
Northern Beaches Council  
PO Box 882  
MONA VALE NSW 1660

Your Ref: DA2019/0349  
Our Ref: D19/2467  
DA19080119844 LR

**ATTENTION:** Benjamin Price

5 August 2019

Dear Mr Price

**Development Application - 2/81/758566 - 25 Ballyshannon Road Killarney Heights 2087**

I refer to your correspondence dated 17 July 2019 seeking advice regarding bush fire protection for the above Development Application in accordance with Section 4.14 of the 'Environmental Planning and Assessment Act 1979'.

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 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'.

**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:

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

## **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 fire fighting activities, unobstructed pedestrian access to the rear of the property shall be provided and is to be maintained at all times.

## **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:

4. The Southern, Eastern and Western elevations of the proposed works shall comply with Sections 3 and 9 (BAL FZ) of 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. Except for window frames, there shall be no flaming and no exposed timber.
5. The Northern elevation of the proposed works shall comply with Sections 3 and 8 (BAL 40) 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'.

## **Landscaping**

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

Should you wish to discuss this matter please contact Luc Roberts on 1300 NSW RFS.

Yours sincerely



Nika Fomin

**Manager Planning and Environment Services East**

For general information on bush fire protection please visit [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)