
Sent: 23/10/2018 5:51:28 PM
Subject: Development Application Mod2018/0076 20//632081 - 79 CABBAGE TREE ROAD BAYVIEW 2104
Attachments: DA-115566-109348-5.pdf;

BRIMS DA record DA18101615566 received on 16/10/2018 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 Garth Bladwell on 1300 679 737.

RFS Disclaimer:

This email message, and any files/links transmitted with it, is intended only for the addressee(s) and contains information which may be confidential. If you are not the intended recipient, please notify the sender and delete this email and any copies or links to this email completely and immediately from your system. Views expressed in this message are those of the individual sender, and are not necessarily the views of the NSW Rural Fire Service.

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Headquarters
Locked Bag 17
Granville NSW 2142

Telephone: 1300 NSW RFS
e-mail: records@rfs.nsw.gov.au

Facsimile: 8741 5433



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

Your Ref: Mod2018/0076
Our Ref: D18/926
DA18101615566 GB

ATTENTION: Rebecca Englund

23 October 2018

Dear Ms Englund

**Integrated Development Application - 20//632081 - 79 Cabbage Tree Road
Bayview 2104**

I refer to your correspondence dated 7 March 2018 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, 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, a 60 metre APZ shall be maintained around the proposed new buildings or to the property boundary, as outlined within Appendices 2 & 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

In forested areas a portion of the APZ may be maintained as an Outer Protection Area (OPA) as specified in Table A2.7 of 'Planning for Bush Fire Protection 2006'.

A 30 metre APZ shall be provided to the riparian zone and shall be maintained as an Inner Protection Area (IPA).

2. In order to achieve a better bush fire risk outcome for the existing facility, a 10 metre to 20 metre IPA shall be maintained around existing buildings, depending on the vegetation being rainforest or forest.

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:

3. The provision of water, electricity and gas shall comply with sections 4.1.3 and 4.2.7 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:

4. Internal roads shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006', except that a single road is permitted in this instance.

The trafficable width shall comply with Table 4.1 of PBP-2006.

Parking shall not obstruct the minimum paved width.

The passing bay / layby located on the southern road to the west of the buildings shall be a minimum 2.6m wide and 20m long.

Roll top kerbing shall be provided.

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:

5. A Bush Fire Emergency Management and Evacuation Plan shall be prepared for the facility in accordance with 'Development Planning - A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014.'

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:

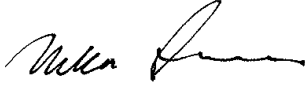
6. The proposed new buildings shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum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

Landscaping

7. Landscaping within the APZ shall comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

Should you wish to discuss this matter please contact Garth Bladwell on 1300 NSW RFS.

Yours sincerely



Nika Fomin
Manager Planning and Environment Services

For general information on bush fire protection please visit www.rfs.nsw.gov.au