



NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: Mod2021/0040 (CNR-18299)
Our reference: DA20200210000493-S4.55-1

ATTENTION: Northern Beaches Council

Date: Wednesday 17 March 2021

Dear Sir/Madam,

Development Application
s4.14 - Other - Single Dwelling - Alterations & Additions
18 Sturdee Lane Lovett Bay NSW 2105, 1//DP1132852

I refer to your correspondence dated 16/02/2021 seeking advice regarding bush fire protection for the above Development Application in accordance with s4.55 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 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. From the start of building works, and in perpetuity, the property must be managed for a distance of 25 metres from the proposed works as follows:

- Minimal fine fuel at ground level (i.e. twigs, leaves, woodchip and branches to be removed at regular intervals);
- All flammable shrubs (and trees < 2 metres in height) removed, and no new shrubs planted within 25 m of any building;
- Grass can be retained if kept to < 10 cm;
- Tree canopies pruned to ensure they are not overhanging, or within 2 metres of, the building as far as possible without endangering the health of the tree; and,
- Lower limbs of trees removed up to a height of 2 metres above the ground.

Construction Standards

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

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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 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".

3. The existing building must be upgraded to improve ember protection. This must 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.

4. All gutters on the proposed and existing buildings must be protected by non-combustible gutter guards.

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:

5. The provision of water, electricity and gas must comply the following in accordance with Table 5.3c of *Planning for Bush Fire Protection 2019*:

- A 10,000 litre minimum capacity static water supply must be provided on site;
- a connection for firefighting purposes is located within the IPA or non-hazard side of the structure;
- 65mm Storz outlet with a ball valve is fitted to the outlet;
- ball valve and pipes are adequate for water flow and are metal;
- supply pipes from tank to ball valve have the same bore size to ensure flow volume;
- underground tanks have an access hole of 200mm.
- above-ground tanks are manufactured from concrete or metal;
- raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F of AS 3959);
- unobstructed access can be provided at all times;
- underground tanks are clearly marked;
- all exposed water pipes external to the building are metal, including any fittings;
- where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal;
- polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

Where Lovett Bay is instead utilised as the static water supply it must comply with the following:

- A petrol or diesel pump capable of delivering adequate water for firefighting purposes including head height and delivery distance shall be made available to the water supply.
- A suitable suction hose shall be supplied to access Lovett Bay at all tide heights.
- 65mm Storz outlet with a ball valve is fitted to the outlet;

- Delivery hoses/pipes shall be long enough to reach all external walls of structures on the site from the location of the pump.

General Advice - Consent Authority to Note

This advice is in response to additional information submitted and supersedes our previous advice dated 28 June 2020.

For any queries regarding this correspondence, please contact Marc Ellwood on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
Team Leader, Dev. Assessment & Planning
Planning and Environment Services