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**Sent:** 24/07/2019 5:13:57 PM  
**Subject:** Development Application DA2019/0610 2//504480 - 2 SPICER ROAD  
OXFORD FALLS 2100  
**Attachments:** DA-119401-113348-5.pdf;

BRIMS DA record DA19070319401 received on 03/07/2019 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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Sydney Olympic Park NSW 2127

Telephone: 1300 NSW RFS  
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Headquarters  
Locked Bag 17  
Granville NSW 2142

Facsimile: 8741 5433



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

Your Ref: DA2019/0610  
Our Ref: D19/2230  
DA19070319401 LR

**ATTENTION:** Benjamin Price

24 July 2019

Dear Mr Price

### **Development Application - 2//504480 - 2 Spicer Road Oxford Falls 2100**

I refer to your correspondence dated 3 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 property around the dwelling to a distance of 10 metres, or to the property boundary (whichever comes first), 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. In recognition that an unreliable water supply exists, a 20,000 litre water supply shall be provided on the site in accordance with 'Planning for Bush Fire Protection 2006' and the following:
  - Aboveground tanks shall be constructed of noncombustible material.
  - A 65mm metal storz fitting and ball or gate valve shall be installed in any tank.
  - The gate or ball valve, pipes and tank penetration shall be adequate for full 50mm inner diameter water flow through the Storz fitting and shall be metal rather than plastic.
  - A standard Static Water Supply (SWS) marker shall be obtained from the District NSW Rural Fire Service as part of the Static Water Supply Program once the tank water supply has been installed. The marker once issued is to be: (a) fixed in a suitable location so as to be highly visible; (b) positioned adjacent to most appropriate access for the static water supply; (c) fixed facing the roadway on a gatepost, fence or dedicated post, at the right hand side of the entranceway to the Static Water Supply; (d) fixed no less than 600mm from the ground surface to the base of the sign and not higher than 1200mm from the ground surface to the base of the sign; and, (e) fixed with suitable screws or nails.

### **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. The property access road shall comply with section 4.1.3 (2) 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:

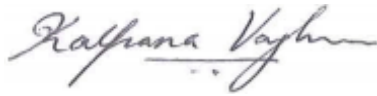
4. The North Eastern, North Western and South Western elevations including the roof structure shall comply with Sections 3 and 9 (BAL FZ) of Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate. Except for window frames, there shall be no flaming and no exposed timber.
5. The South Eastern elevation 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

A handwritten signature in cursive script, reading 'Kalpana Varghese'.

Kalpana Varghese

**Team Leader Development Assessment & Planning**

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