
Sent: 28/06/2019 4:02:57 PM
Subject: Development Application DA2019/0447 806//752038 - 8 LADY PENRHYN
DRIVE BEACON HILL 2100
Attachments: DA-118951-112863-5.pdf;

BRIMS DA record DA19053118951 received on 29/05/2019 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
4 Murray Rose Ave
Sydney Olympic Park NSW 2127

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

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: DA2019/0447
Our Ref: D19/1814
DA19053118951 GB

ATTENTION: Alex Keller

28 June 2019

Dear Sir/Madam

**Integrated Development Application - 806//752038 - 8 Lady Penrhyn Drive
Beacon Hill 2100**

I refer to your correspondence dated 29 May 2019 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. The 10 metre site boundary setback for proposed Building A1 shall be managed as an inner protection area (IPA) 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.

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

3. Proposed Building A1 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

4. Landscaping within the 10 metre APZ site boundary setback 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 East

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