

All communications to be addressed to:

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

Your Ref: MOD2019/0321
Our Ref: D19/2649
DA19080619907 GB

ATTENTION: Claire Ryan

30 August 2019

Dear Ms Ryan

Development Application - 907//867091 - 8 Narabang Way Belrose 2085

I refer to your correspondence dated 1 August 2019 seeking advice regarding bush fire protection for the above Development Application in accordance with Section 4.55 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. At the commencement of building works and for the life of the development, the vegetation to the south of the E2 Environmental Zone shall be managed as an inner protection area (IPA) 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'.

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:

2. A Bush Fire Emergency Management and Evacuation Plan shall be prepared for the Unit complex, and shall be 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:

3. Proposed Unit 86 Caretaker's Residence, 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 windows, flaming of the specimen is not permitted and there shall be no exposed timber.
4. The most northern window in Unit No.87 on the eastern elevation 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 windows, flaming of the specimen is not permitted and there shall be no exposed timber.
5. The remaining windows and external doors within the building 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

6. Landscaping within the site 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 & Environment Services East

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