
Sent: 23/11/2016 1:05:34 PM

Subject: Development Application N0497/16 102//27580 8 BILAMBEE AVENUE BILGOLA PLATEAU NSW 2107

Attachments: DA-104670-98239-5.pdf; DA-104670-98239-5.pdf;

BRIMS DA record DA16111004670 received on 10/11/2016 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 Garth Bladwell on 1300 679 737.

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Northern Beaches Council

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All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

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Locked Bag 17
Granville NSW 2142

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

Facsimile: 8741 5433



The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Your Ref: N0497/16
Our Ref: D16/3771
DA16111004670 GB

ATTENTION: Heath Dennerley

23 November 2016

Dear Sir/Madam

Land Use Application for 102//27580 8 Bilambee Avenue Bilgola Plateau NSW 2107

I refer to your letter dated 8 November 2016 seeking advice regarding bush fire protection for the above Land Use Application in accordance with Section 79BA of the 'Environmental Planning and Assessment Act 1979'.

The Service 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. The entire property 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'.

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:

2. New external construction works shall comply with Sections 3 and 9 (BAL FZ) of Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas'. However, any material, element of construction or system when tested to the method described in Australian Standard AS1530.8.2 'Methods for fire tests on building materials, components and structures Part 8.2: Tests on elements of construction for buildings exposed to simulated bushfire attack—Large flaming sources' shall comply with Clause 13.8 of that Standard except that flaming of the specimen is not permitted and there shall be no exposed timber. Window assemblies and external doors shall comply with the above or the following:
- Windows shall be completely protected by a non combustible and non perforated bushfire shutter that complies with Section 3.7 of AS39592009 excluding parts (e) & (f); and the following:
 - i. Window frames and hardware shall be metal;
 - ii. Glazing shall be minimum 6mm thick toughened glass or the window system shall satisfy the performance criteria of AS1530.8.1 'Methods for fire tests on building materials, components and structure – Part 8.1 Tests on elements of construction for buildings exposed to simulated bushfire attack – Radiant heat and small flaming sources' for BAL 40 except that flaming of the specimen is not permitted and there shall be no exposed timber;
 - iii. Seals to stiles, head and sills or thresholds shall be manufactured from materials having a flammability index no greater than 5; and,
 - iv. The openable portion of the window shall be screened internally or externally with a mesh with a maximum aperture of 2mm, made from corrosion resistant steel or bronze and the frame supporting the mesh shall be metal.
 - External doors (excluding garage doors) shall be completely protected by a noncombustible and non perforated bushfire shutter that complies with Section 3.7 of AS3959 excluding parts (e) and (f); and shall comply with the following:
 - i. Doors shall be non-combustible;
 - ii. Externally fitted hardware that supports the panel in its function of opening and closing shall be metal;
 - iii. Where doors incorporate glazing, the glazing shall be toughened glass minimum 6mm or the door system shall satisfy the performance criteria of AS1530.8.1 'Methods for fire tests on building materials, components and structure – Part 8.1 Tests on elements of construction for buildings exposed to simulated bushfire attack – Radiant heat and small flaming sources' for BAL 40 except that flaming of the specimen is not permitted and there shall be no exposed timber;
 - iv. Seals to stiles, head and sills or thresholds shall be manufactured from materials having a flammability index of no greater than 5;
 - v. Door frames shall be metal;
 - vi. Doors shall be tight fitting to the doorframe and an abutting door if applicable; and,

vii. Weather strips, draught excluders or draught seals shall be installed if applicable.

General Advice – consent authority to note

The NSW Rural Fire Service is prepared to review its determination if additional information can be provided in support of an alternate solution.

For any queries regarding this correspondence please contact Garth Bladwell on 1300 NSW RFS.

Yours sincerely



Nika Fomin
Manager, Planning and Environment Services (East)

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006' , visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.

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