
Sent: 11/04/2019 8:56:25 AM
Subject: Development Application DA2019/0200 A/402556 - 130 OLD PITTWATER ROAD BROOKVALE 2100
Attachments: DA-117787-111652-5.pdf;

BRIMS DA record DA19031317787 received on 12/03/2019 for a S.79BA ;
Commercial/Industrial 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: DA2019/0200
Our Ref: D19/834
DA19031317787 LR

ATTENTION: Claire Ryan

11 April 2019

Dear Ms Ryan

Development Application - A//402556 - 130 Old Pittwater Road Brookvale 2100

I refer to your correspondence dated 12 March 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 proposed structures 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. Water, electricity and gas are to comply with the requirements of section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

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 proposed construction shall be constructed from non-combustible materials.
5. The proposed works shall be sealed to prevent the entry of embers into the building. This is to be achieved by enclosing all openings or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Roller doors shall have guide tracks with a maximum gap no greater than 3mm and shall be fitted with a nylon brush that is in contact with the door. Roller doors shall also be fitted with draft excluders.

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



Nika Fomin

Manager Planning and Environment Services East

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