
Sent: 6/09/2019 11:13:31 AM
Subject: Development Application DA2019/0885 166//752046 - 13 BUNGENDORE STREET INGLESIDE 2101
Attachments: DA-120170-114151-5.pdf;

BRIMS DA record DA19082620170 received on 23/08/2019 for a S.79BA ; Multi Residential Dwellings (no s/d) assessment.

The Rural Fire Service response to the above development application referral is attached.

If you require further information please contact Marc Ellwood 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
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: DA2019/0885
Our Ref: D19/2899
DA19082620170 ME

ATTENTION: Adam Urbancic

6 September 2019

Dear Mr Urbancic

Development Application - 166//752046 - 13 Bungendore Street Ingleside 2101

I refer to your correspondence dated 23 August 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 entire property 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. The provision of water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

3. A 20,000 litre water supply shall be provided on the site in accordance with 'Planning for Bush Fire Protection 2006' and the following if one does not already exist:
 - 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.
- A minimum 5hp or 3kw petrol or diesel powered pump shall be made available to the water supply required to be provided on the site. All associated fittings to the tank should be noncombustible and the pump should be shielded from the direct impact of any potential bush fire.

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:

4. New property access roads 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:

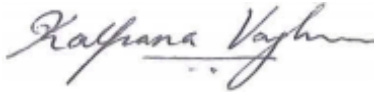
5. New construction shall comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection' 2006'.

Landscaping

6. Any new landscaping 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 Marc Ellwood on 1300 NSW RFS.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Kalpana Varghese', with a stylized flourish at the end.

Kalpana Varghese

Team Leader Development Assessment and Planning

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