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**Sent:** 19/10/2018 3:03:44 PM  
**Subject:** Development Application DA2018/1548 8//21880 - 24 BONA CRESCENT  
MORNING BAY 2105  
**Attachments:** DA-115298-109092-5.pdf;

BRIMS DA record DA18092715298 received on 26/09/2018 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 Marc Ellwood on 1300 679 737.

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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: DA2018/1548  
Our Ref: D18/7449  
DA18092715298 ME

**ATTENTION:** Adam Urbancic

19 October 2018

Dear Mr Urbancic

### **Development Application - 8//21880 - 24 Bona Crescent Morning Bay 2105**

I refer to your correspondence dated 26 September 2018 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 maintained 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'.

#### **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:

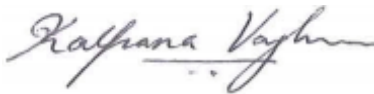
3. New work on the south eastern and south western elevations and the roof shall comply with Sections 3 and 9 (BAL FZ) of Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) 'National Standard Steel framed Construction in Bushfire Areas – 2014' as appropriate. Except for windows, flaming of the specimen is not permitted and there shall be no exposed timber.
4. New work on the north western and north eastern elevations shall comply with Sections 3 and 8 (BAL 40) 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'.
5. The proposed jetty, pontoon and associated ramps shall comply with section 3 and section 7 (BAL 29) Australian Standard AS 3959-2009 '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



Kalpana Varghese

**A/Team Leader Development Assessment and Planning**

For general information on bush fire protection please visit [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)