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**Sent:** 3/05/2019 2:20:35 PM  
**Subject:** Development Application DA2018/1692 Portion 810/Willandra Road  
Narraweena 2099  
**Attachments:** DA-115890-109696-5.pdf;

BRIMS DA record DA18110215890 received on 02/11/2018 for a S.100B ; Special Fire Protection Purpose assessment.

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

If you require further information please contact Joshua Calandra on 1300 679 737.

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

Your Ref: DA2018/1692  
Our Ref: D18/7902  
DA18110215890 JC

**ATTENTION:** Alex Keller

3 May 2019

Dear Sir/Madam

**Integrated Development Application - Portion 810/Willandra Road Narraweena 2099**

I refer to your correspondence dated 30 October 2018 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the 'Environmental Planning and Assessment Act 1979', and a Bush Fire Safety Authority, under Section 100B of the 'Rural Fires Act 1997', are now issued subject to the following 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 area around the proposed boarding house shall be managed 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' as follows:
  - Northeast and north: Inner Protection Area (IPA) for a distance of 39 metres;
  - Northwest, west, southwest and south: IPA for a distance of 17 metres; and,
  - Southeast and east: IPA to the property boundary.

**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 sections 4.1.3 and 4.2.7 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. New construction shall comply with Sections 3 and 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**

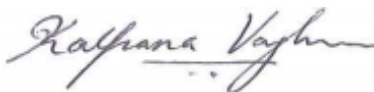
5. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

### **General Advice – consent authority to note**

The determination of bush fire attack levels (BALs) for the proposed development has been based on a performance based solution proposed in the supporting document prepared by Travers bushfire & Ecology dated 15 March 2019 (Ref: 18VM05: NVD).

Should you wish to discuss this matter please contact Joshua Calandra on 1300 NSW RFS.

Yours sincerely



Kalpana Varghese

**Acting Manager, Planning and Environment Services (East)**

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