
Sent: 9/05/2019 9:43:21 AM

Subject: Development Application DA2019/0367 7//25966 - 114 BANTRY BAY ROAD
FRENCHS FOREST 2086

Attachments: DA-118441-112343-5.pdf;

BRIMS DA record DA19043018441 received on 29/04/2019 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 Adam Small on 1300 679 737.

RFS Disclaimer:

This email message, and any files/links transmitted with it, is intended only for the addressee(s) and contains information which may be confidential. If you are not the intended recipient, please notify the sender and delete this email and any copies or links to this email completely and immediately from your system. Views expressed in this message are those of the individual sender, and are not necessarily the views of the NSW Rural Fire Service.

All communications to be addressed to:

Headquarters
4 Murray Rose Ave
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: DA2019/0367
Our Ref: D19/1383
DA19043018441 AS

ATTENTION: Nick England

9 May 2019

Dear Mr England

Development Application - 7//25966 - 114 Bantry Bay Road Frenchs Forest 2086

I refer to your correspondence dated 29 April 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 services are to comply with 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 construction on the entire roof, and the northern, eastern, and southern elevations 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'.
4. New construction on the western elevation shall comply with section 3 and section 6 (BAL 19) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone area' 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. Future landscaping to the site is required to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

General Advice – consent authority to note

The BAL construction recommendations provided are based on the NSW RFS verification of the performance modelling provided by the bushfire consultant.

Should you wish to discuss this matter please contact Adam Small on 1300 NSW RFS.

Yours sincerely



Nika Fomin

Manager - Planning & Environment Services (East)

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