



NSW RURAL FIRE SERVICE

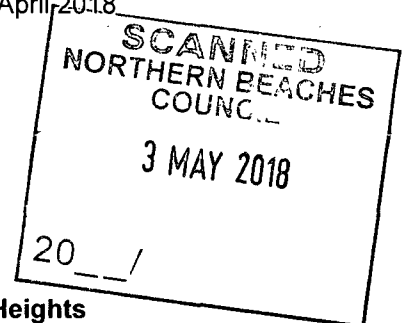
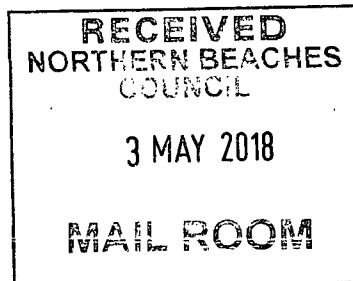


The General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: DA2018/0149
Our reference: D18/612
DA18021611825 GB

ID:111825/105499/5

18 April 2018



Attention: Daniel Milliken

Dear Sir/Madam,

Land Use Application for a Boarding House at 60 Binalong Avenue Allambie Heights

Reference is made to Council's correspondence dated 13 February 2018 referring the above application to the NSW Rural Fire Service (NSW RFS) as Integrated Development in accordance with section 91 of the *Environmental Planning and Assessment Act 1979*.

Based on the advice that the boarding house is for long term residents, the proposal has been assessed against the NSW RFS Policy, *Increased Density on a Single Parcel of Land*, Community Resilience Fast Fact 4/12, and section 79BA of the *Environmental Planning and Assessment Act 1979*.

The NSW RFS 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. A minimum 23 metre setback to the building façade shall be provided to the south eastern corner of the site as shown on the plans provided. The entire area between the eastern elevation of the building and the property boundary shall be managed as an inner protection area (IPA) as outlined within Appendices 2 & 5 of *Planning for Bush Fire Protection 2006* and the NSW Rural Fire Service's document *Standards for asset protection zones*.

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Records Management
Locked Bag 17
GRANVILLE NSW 2141

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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 shall comply with 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. To aid in fire fighting activities, unobstructed pedestrian access to the rear of the property shall be provided and is to be maintained at all times.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

4. A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with *Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014*.

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. The proposed building 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*.

The non-exposed northern and western elevations may be downgraded and 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*.

6. Additional building elements, such as stairs, ramps, decks and landings and the like, extending beyond the eastern façade of the building into the APZ, shall be constructed of non-combustible materials.

Landscaping

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

If you have any queries regarding this advice, please contact Garth Bladwell, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Nika', followed by a long horizontal flourish.

Nika Fomin
Manager
Planning and Environment Services (East)