
Sent: 27/03/2019 12:04:45 PM
Subject: Development Application DA2019/0252 147//224239 - 26 BUNGOONA AVENUE ELANORA HEIGHTS 2101
Attachments: DA-117891-111758-5.pdf;

BRIMS DA record DA19032017891 received on 20/03/2019 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 Luc Roberts on 1300 679 737.

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All communications to be addressed to:

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Locked Bag 17
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The General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your Ref: DA2019/0252
Our Ref: D19/937
DA19032017891 LR

ATTENTION: Adam Urbancic

27 March 2019

Dear Mr Urbancic

Development Application - 147//224239 - 26 Bungoona Avenue Elanora Heights 2101

I refer to your correspondence dated 20 March 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. 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 construction 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 window frames, there shall be no flaming and no exposed timber.

Landscaping

4. Landscaping to the site 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 Luc Roberts on 1300 NSW RFS.

Yours sincerely



Nika Fomin
Manager Planning and Environment Services East

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