
Sent: 9/07/2015 10:21:55 AM
Subject: Development Application N0185/15 1//232164 1B The Serpentine Bilgola Beach NSW 2107
Attachments: DA-97216-90820-5.pdf;

BRIMS DA record DA15061097216 received on 10/06/2015 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 Aaron Howard on 1300 NSW RFS.

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All communications to be addressed to:

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The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Your Ref: N0185/15
Our Ref: D15/1593
DA15061097216 AH

ATTENTION: Michael Doyle

9 July 2015

Dear Sir/Madam

Land Use Application for 1//232164 1b the Serpentine Bilgola Beach NSW 2107

I refer to your letter dated 9 June 2015 seeking advice regarding bush fire protection for the above Land Use Application in accordance with Section 79BA of the 'Environmental Planning and Assessment Act 1979'.

The Service 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 section 4.1.3 of Planning for Bush Fire Protection 2006. Additionally, the following is required:

- i) A 5,000 litre dedicated water supply shall be provided for firefighting purposes,
- ii) The water tank, if located above ground, shall be of a non-combustible material with a 65mm Storz fitting and a ball or gate valve made of metal installed on the tank, or
- iii) Underground tanks shall have an access hole of 200mm to allow access to the tank.
- iv) An 'SWS' marker shall be obtained and positioned for ease of identification by brigade personnel and other users of the SWS. In this regard:
 - a) Markers must be fixed in a suitable location so as to be highly visible; and
 - b) Markers should be positioned adjacent to the most appropriate access for the static water supply.

Access

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. 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.

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 on the western, northern and southern elevations shall comply with section 9 (BAL FZ) Australian Standard AS 3959-2009 'Construction of buildings in bushfire-prone areas'. However, where any material, element of construction or system when tested to the method described in Australian Standard AS 1530.8.2 'Methods for fire tests on building materials, components and structures Part 8.2: Tests on elements of construction for buildings exposed to simulated bushfire attack—Large flaming sources', it shall comply with Clause 13.8 of the Standard except that flaming of the specimen is not permitted and there shall be no exposed timber.
- 5. Window assemblies on the western, northern and southern elevations shall comply with one of the following:
 - a) Clause 9.5.2 of AS 3959-2009 as modified above;
 - Or
 - b) They shall comply with the following:
 - (i) Completely protected by a non-combustible and non perforated bushfire shutter that complies with Section 3.7 of AS 3959-2009 excluding parts (e) & (f).
 - (ii) Window frames and hardware shall be metal.
 - (iii) Glazing shall be toughened glass minimum 6mm.

(iv) Seals to stiles, head and sills or thresholds shall be manufactured from materials having a flammability index no greater than 5 or from silicone.

(v) The openable portion of the window shall be screened internally or externally with screens that comply with Clause 9.5.1A.

6. New external doors and door frames (not including garage doors) on the western, northern and southern elevations shall comply with one of the following:

a) Clause 9.5.3 or 9.5.4 of AS 3959-2009 as modified above;

Or

b) They shall comply with the following:

(i) Completely protected by a non-combustible and non perforated bushfire shutter that complies with Section 3.7 of AS 3959-2009 excluding parts (e) & (f).

(ii) Doors shall be non-combustible.

(iii) Externally fitted hardware that supports the panel in its function of opening and closing shall be metal.

(iv) Where doors incorporate glazing, the glazing shall be toughened glass minimum 6mm.

(v) Seals to stiles, head and sills or thresholds shall be manufactured from materials having a flammability index no greater than 5 or from silicone.

(vi) Door frames shall be metal.

(vii) Doors shall be tight fitting to the doorframe and to an abutting door if applicable.

(viii) Weather strips, draught excluders or draught seals shall be installed at the base of side-hung external doors.

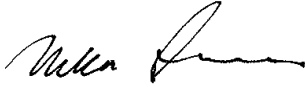
7. New construction on the eastern elevation shall comply with Sections 3 and 8 (BAL 40) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection'.

Landscaping

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

For any queries regarding this correspondence please contact Aaron Howard on 1300 NSW RFS.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nika Fomin', with a stylized flourish at the end.

Nika Fomin
Manager - Customer Service Centre (East)

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006' , visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.