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**Sent:** 9/10/2018 10:26:19 AM  
**Subject:** Development Application DA018/1044 9,11,12 & 13 Fern Creek Road  
WARRIEWOOD  
**Attachments:** DA-113824-107620-5.pdf;

BRIMS DA record DA18070413824 received on 04/07/2018 for a S.100B ;  
Subdivision 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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Telephone: 1300 NSW RFS  
e-mail: records@rfs.nsw.gov.au

Facsimile: 8741 5433



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

Your Ref: DA018/1044  
Our Ref: D18/6195  
DA18070413824 LR

**ATTENTION:** Carly Sawyer

9 October 2018

Dear Sir/Madam

### **Integrated Development Application - 9,11,12 & 13 Fern Creek Road Warriewood**

I refer to your correspondence dated 29 June 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 issue of a subdivision certificate, and in perpetuity, the entire property on proposed new Lots 1 & 2 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'.
3. Fire hydrant spacing, sizing and pressures shall comply with Australian Standard AS 2419.1– 2005 'Fire Hydrant Installations'.

### **Access**

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

4. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.

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

Any future development application lodged within this subdivision under section 4.14 of the 'Environmental Planning & Assessment Act 1979' will be subject to requirements as set out in 'Planning for Bush Fire Protection 2006' or subsequent edition.

Should you wish to discuss this matter please contact Luc Roberts on 1300 NSW RFS.

Yours sincerely



Matthew Apps

**A/Team Leader, Development Assessment and Planning**

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