
Sent: 21/09/2018 4:31:32 PM
Subject: Development Application MOD2018/0087 806//752038 8 Lady Penrhyn Drive
BEACON HILL
Attachments: DA-112201-108211-5.pdf;

BRIMS DA record DA18031412201 received on 06/08/2018 for a S.100B ; Special Fire Protection Purpose assessment.

The Rural Fire Service response to the above development application referral is attached.

If you require further information please contact Garth Bladwell on 1300 679 737.

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All communications to be addressed to:

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15 Carter Street
Lidcombe NSW 2141

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: MOD2018/0087
Our Ref: D18/1051
DA18031412201 GB

ATTENTION: Nick England

21 September 2018

Dear Sir/Madam

**Integrated Development Application - 806//752038 8 Lady Penrhyn Drive
Beacon Hill**

I refer to your correspondence dated 3 August 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:

1. The Bush Fire Safety Authority issued 4 February 2010 shall be amended to include the following additional conditions.
2. The proposed modification shall comply with the design details and layout as shown on the drawings prepared by Vigor Master Pty Ltd, titled Community Centre Floor Plans, Drawing No.5105, dated 14.05.2018; and Community Centre Elevations, Drawing No.5302, dated 14.05.2018.

Asset Protection Zones

The intent of measures is to provide sufficient space for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:

3. The Community Centre Building, as amended, shall be setback a minimum 42 metres from the northern property boundary.

The opening onto the Balcony area on the Ground Floor, and the opening into the Pool area on the Lower Ground Floor, shall be setback a minimum 60 metres from the northern property boundary.

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. The proposed Community Centre 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'.

This letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval dated 13 April 2018.

Should you wish to discuss this matter please contact Garth Bladwell 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