

All communications to be addressed to:

Development Control Services
NSW Rural Fire Service
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Development Control Services - 1 NOV 2006
NSW Rural Fire Service
15 Carter Street
Homebush Bay NSW 2127

Facsimile: (02)8741 5433

WARRINGAH COUNCIL
SCANNED

Rod Piggott



The General Manager
Warringah Council
Civic Centre, 725 Pittwater Road
Dee Why NSW 2099

RECEIVED
WARRINGAH COUNCIL
11 Oct 2006
MAIL ROOM

Your Ref: 2006/0339

Our Ref: D06/1926
G06/2945
DA06092534065 CS

Attention: Stephen Arthur

Date: 27-Oct-2006

Dear Stephen,

Integrated Development: 1039//752038, 1039A OXFORD FALLS ROAD, OXFORD FALLS NSW 2100

I refer to your letter dated 20-Sep-2006 seeking our General Terms of approval for the above integrated development proposal in relation to the requirement for a Bush Fire Safety Authority under section 100B of the Rural Fires Act 1997.

Based upon an assessment of the plans and documentation received for the proposal, the NSW Rural Fire Service is prepared to grant a Bush Fire Safety Authority subject to the following conditions:

1. Access is to comply with section 4.3.2 Planning for Bushfire Protection 2001.
2. A Bush Fire Management Plan is to be prepared that addresses the following requirements;
 - a) Contact person / department and details.
 - b) Schedule & description of works for the construction of Asset Protection Zones and their continued maintenance.
 - c) Management strategies, proposed schedule and description of works of any remnant bushland within the property boundary.
 - d) Details of access through any gate / fire trail system for remnant bushland areas
3. Water supply for firefighting purposes shall be in accordance with section 6.4.3 of Planning for Bushfire Protection 2001. A minimum 10,000L onsite storage tank is required if mains water is not accessible.
4. Locations of fire hydrants, where available, are to be delineated by blue pavement markers offset 100mm from the center of the road. The direction of offset should indicate on which side of the road the hydrant is located.
5. Construction shall comply with AS3959 - 1999 level 1 'Construction of Buildings in bushfire prone areas'.
6. The structure shall incorporate gutterless roofing or leafless guttering and valleys are to be screened to prevent the build up of flammable material.

7. Roller doors, tilt-a-doors and the like shall be sealed to prevent the entry of embers into the structure.

8. Land within the property around the child care building to a distance of 65 metres, shall be maintained as an 'Inner Protection Area' (IPA) and 15 metres, shall be maintained as an Outer Protection Area (OPA) as outlined within section 4.2.2 in *Planning for Bushfire Protection 2001*.

9. Trees within the inner protection area shall have a separation of 2m between mature canopies and not overhang within 5m of the roof.

10. Structures and shade materials within the outdoor play area shall be non-combustible or have a flammability index of not greater than 5 when tested in accordance with AS 1530.2.

This Response is to be deemed the Bush Fire Safety Authority as required under section 100B of the Rural Fires Act 1997.

For any enquiries regarding this correspondence please contact Corey Shackleton.

The RFS has made getting additional information easier. For general information on *Planning for Bushfire Protection 2001*, visit RFS web page at www.rfs.nsw.gov.au and search under *Planning for Bushfire Protection 2001*.

Yours faithfully,


Lew Short
Manager, Development Control