

All communications to be addressed to:

Head Office
NSW Rural Fire Service
15 Carter Street
Lidcombe NSW

Head Office
NSW Rural Fire Service
Locked Mail Bag 17
2141 Granville NSW 2142



Telephone: 1300 679 737

Facsimile: (02) 8867 7983

Email: csc@rfs.nsw.gov.au

The General Manager
Blue Mountains City Council
Locked Bag 1005
Katoomba NSW 2780

Attention: Kim Barrett

Trim No.	
Rec'd Records	13 MAR 2012 BMCC
By	K Barrett
REFERENCE	REG No.

Your Ref: X/900/2011

Our Ref: D11/2262
DA11111480820 IC

5 March 2012

Dear Sir/Madam,



Land Use Application for 117-121 Shipley Road Blackheath 2785

I refer to your letter dated 26 October 2011 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*.
 - In recognition that an unreliable reticulated water supply exists, a 10000 litre water supply shall be provided for fire fighting purposes.
 - Above ground tanks are manufactured of concrete or metal and raised tanks are to have their stands protected: Plastic tanks shall not be used.

- All associated fittings to the tank shall be non-combustible.
- A minimum 5hp or 3kW petrol or diesel powered pump shall be made available to the water supply. A 19mm (internal diameter) fire hose and reel shall be connected to the pump.

Access

The intent of measures for property access is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:

3. Property access roads shall comply with section 4.1.3 (2) 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:

4. New construction on the eastern elevation(s) shall comply with section 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 2006*.
5. New construction on the northern, southern and western elevations shall comply with section 9 (BAL FZ) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas*. However, any material, element of construction or system when tested to the method described in Australian Standard AS1530.8.2 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 shall comply with Clause 13.8 of that Standard except that flaming of the specimen is not permitted.
6. Windows assemblies shall comply with modified Section 9 of AS3959 (as above) or the following: i. They shall be completely protected by a non-combustible and non perforated bushfire shutter that complies with Section 3.7 of AS3959 excluding parts (e) & (f); and ii. They shall comply with the following: a) Window frames and hardware shall be metal; b) Glazing shall be toughened glass, minimum 6mm; c) Seals to stiles, head and sills or thresholds shall be manufactured from materials having a flammability index no greater than 5; d) The openable portion of the window shall be screened internally or externally with a mesh with a maximum aperture of 2mm, made from corrosion resistant steel or bronze. The frame supporting the mesh shall be metal.
7. External Doors (not including garage doors) shall comply with modified Section 9 of AS3959 (as above) or the following: i. They shall be completely protected by a non-combustible and non perforated bushfire shutter that complies with Section 3.7 of AS3959 excluding parts (e) & (f); and ii. They shall comply with the following: a) Doors shall be non-combustible; b) Externally fitted hardware that supports the panel in its function of opening and closing shall be metal; c) Where doors incorporate glazing, the glazing shall be toughened glass minimum 6mm; d) Seals to stiles, head and sills or thresholds shall be manufactured from silicone; e) Doorframes shall be metal; f) Doors shall be tight fitting to the doorframe or an

abutting door; g) Weather strips, draught excluders or draught seals shall be installed if applicable.

8. There shall be no exposed timber.

Council Note

The RFS advises that no objection is raised to the construction requirements as recommended in the second draft report prepared by Bushfire Safety Solutions reference 2012/14A dated February 2012 excluding the drenching system in lieu of bush fire shutters.

For any enquiries regarding this correspondence, please contact Iona Cameron.

Yours sincerely



Nika Fomin

Team Leader Development Assessment

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