



NSW RURAL FIRE SERVICE

Ryde City Council
Locked Bag 2069
NORTH RYDE NSW 1670

Your reference: PAN-83906 & LDA2021/0095 (CNR-26879)

Our reference: DA20210822003534-Original-1

ATTENTION: Ryde Council

Date: Tuesday 20 September 2022

Dear Sir/Madam,

Development Application
s4.14 - Infill - Commercial Premises
307 Lane Cove Road Macquarie Park NSW 2113, 10//DP1071734

I refer to your correspondence dated 22/08/2021 seeking advice regarding bush fire protection for the above Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises the following:

The additional information provided is not accepted. As per the Pre-DA advice provided to Lew Short of BlackAsh consulting dated 12 March 2019, buildings used for public assembly (i.e. the proposed function centre extension from 260m² to 995m²) are considered as SFPP development under *Planning for Bush Fire 2018* and are required to demonstrate compliance with radiant heat level exposure of 10kW/m².

It is noted that the more recent provision, *Planning for Bush Fire Protection 2019* explicitly requires public assembly buildings to demonstrate compliance with the maximum radiant heat exposure of 10kW/m² (per 8.3.11 of *Planning for Bush Fire Protection 2019*).

Furthermore, the consultant's supposition that the level of risk posed to a public assembly building is comparable to bed and breakfast or farmstay accommodation is not supported, given the disparity in scale and intensity of use between a large function centre and isolated tourist development. The consultant has recommended latitude be granted given the stated low risk posed to the development, however has provided no justification to support a merit based assessment beyond stating that the proposed development is excepted from compliance.

In accordance with s8.3.11 of *Planning for Bush Fire Protection 2019*, the proposed additions to the function centre are considered a public assembly building. Further information is required to demonstrate compliance with a maximum radiant heat exposure of 10kW/m² to the proposed works.

Postal address

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4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

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If additional information is not received within 21 days the application will be refused on the basis of Requested Information not provided. A formal request for re-assessment would be required after this time.

For any queries regarding this correspondence, please contact Bryce Pascoe on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Built & Natural Environment