

All communications to be addressed to:

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The General Manager
Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

Your Ref: DA18/1017
Our Ref: D18/8558
DA18121416616 NP

ATTENTION: Sam Smith

10 January 2019

Dear Mr Smith

Development Application - 10//1231670 - 23 Sea Eagle Court Casuarina

I refer to your correspondence dated 12 December 2018 seeking advice regarding bush fire protection for the above Development Application in accordance with Section 4.14 of the 'Environmental Planning and Assessment Act 1979'.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and 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. Electricity and/or gas services are to comply with section 4.1.3 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:

3. New construction shall comply with Sections 3 and 7 (BAL 29) Australian Standard AS3959-2009 'Construction of buildings in bushfire-prone areas' 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'.

Landscaping

4. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

General Advice – consent authority to note

The recommendations are based on the plans prepared by Precision Design & Drafting Services, titled 'New Dwelling', dated 2 December, 2018 (Revision J) and the 'Bush Fire Assessment Report' prepared by Bushfire Certifiers dated 28 May, 2018 (Amended).

The NSW RFS has no objection to the existing 8 metre wide Restriction on the Use of Land, for the purpose of an asset protection zone, being reduced to 6.72 metres.

Should you wish to discuss this matter please contact Neil Pengilly on 1300 NSW RFS.

Yours sincerely



Alan Bawden

Team Leader - Development Assessment and Planning

For general information on bush fire protection please visit www.rfs.nsw.gov.au