

All communications to be addressed to:

Headquarters  
15 Carter Street  
Lidcombe NSW 2141

Headquarters  
Locked Bag 17  
Granville NSW 2142

Telephone: 8741 5175

Facsimile: 8741 5433

e-mail: [development.assessment@rfs.nsw.gov.au](mailto:development.assessment@rfs.nsw.gov.au)



Director General  
Dept. Of Planning - Urban  
GPO Box 39  
Sydney NSW 2001

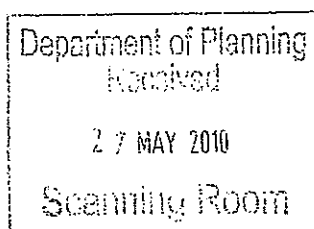


MP 09\_0162  
S09/0052  
DA09121665810 DC

**ATTENTION:** Tim Hogan

25 May 2010

Dear Mr Hogan



**Provision of key issues and assessment for 14-18 Boondah Road Warriewood 2102**

I refer to your letter dated 16 April 2010 seeking key issue and assessment requirements regarding bush fire protection for the above Provision of key issues and assessment in accordance with section 75F (4) of the 'Environmental Planning and Assessment Act 1979'.

The Service has reviewed the environmental assessment and the following conditions are recommended:

This letter is in response to a further assessment of the application submitted and supercedes our previous key issue and assessment requirements regarding bush fire protection dated 6 January 2010.

1. The development proposal is to comply with the subdivision layout and design details identified on the drawings prepared by Meriton Apartments Pty Ltd, numbered DA00 to DA11 and DA20 to DA26, revision A, dated 19/02/2010.
2. At the commencement of building works and in perpetuity the property to the south and east of the proposed development, to a distance of 25 metres, shall be maintained 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'.

3. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
4. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
5.
  - a) New construction situated from 25m to <32m from the forested wetland hazard shall comply with Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' BAL 40.
  - b) New construction situated from 32m to <43m from the forested wetland hazard shall comply with Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' BAL 29.
  - c) New construction situated from 43m to <57m from the forested wetland hazard shall comply with Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' BAL 19.
  - d) New construction situated from 57m to <100m from the forested wetland hazard shall comply with Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' BAL 12.5.
  - e) All Class 10 structures as defined per the 'Building Code of Australia', attached to or within 6 metres of habitable buildings shall comply with the relevant BAL as per the Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas', and as noted above.
6. New construction complying with Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' BAL 12.5 and BAL 19 shall also undertake the following:
  - a) The subfloor space shall be enclosed with either:
    - i. a wall that complies with Clause 5.4 of AS3959-2009; or
    - ii. a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
    - iii. a combination of the items above.

NOTE: There are no construction requirements for subfloor supports where the subfloor space is enclosed
  - b) Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be:
    - i. of non-combustible material; or
    - ii. of bushfire-resisting timber (see AS3959-2009 Appendix F); or
    - iii. a combination of the items above.

NOTE: This requirement applies to the principal building only and not to verandas, decks, steps, ramps and landings (see Clause 5.7 of AS3959-2009)

c) Where the subfloor space is unenclosed, flooring material, including bearers, joists and flooring less than 400 mm above finished ground level, shall be:

- i. non-combustible (e.g., concrete, steel); or
- ii. of bushfire-resisting timber (AS3959-2009 see Appendix F); or
- iii. particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or
- iv. a system complying with AS 1530.8.1; or
- v. a combination of any of the items above.

NOTE: There are no construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400 mm or more above finished ground level.

d) In relation to unenclosed verandas, decks, steps, ramps and landings - the support posts, columns, stumps, stringers, piers, poles and framing (i.e. bearers and joists) shall be:

- i. of non-combustible material; or
- ii. of bushfire-resisting timber (see AS3959-2009 Appendix F); or
- iii. a combination of the items above.

e) Parts of handrails and balustrades that are less than 125 mm from any glazing or any combustible wall shall be:

- i. of non-combustible material; or
- ii. of bushfire-resisting timber (see AS3959-2009 Appendix F); or
- iii. a combination of the items above.

NOTE: Those parts of the handrails and balustrades that are 125 mm or more from the building have no requirements.

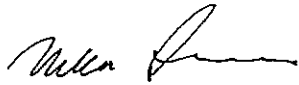
f) External framed walls must incorporate either:

- i. Breather-type sarking complying with AS/NZS 4200.1 and with a flammability index of not more than 5 (see AS1530.2) and sarked on the outside of the frame; or
- ii. An insulation material conforming to the appropriate Australian Standard for that material.

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

For any queries regarding this correspondence please contact Daniel Copland on 8741 5175.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nika Fomin', with a stylized, flowing script.

Nika Fomin

**Team Leader, Development Assessment & Planning**

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.