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<b>Sent:</b>	13/09/2021 4:47:49 PM
<b>Subject:</b>	NSW RFS Determination - Your Reference - DA2021/1443 (CNR-27312)
<b>Attachments:</b>	DA20210830003674-Original-1 - 13-09-2021 15_44_55 - Determination Letter.pdf;



## NSW RURAL FIRE SERVICE

**Attention:** Northern Beaches Council

**Your Reference:** DA2021/1443 (CNR-27312)

**Application Details:** s4.14 – Infill – Original

**Site Address:**

163 Pacific Road  
Palm Beach NSW 2108

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Joshua Calandra on 1300 NSW RFS and quote DA20210830003674-Original-1.



Planning and Environment Services

**NSW RURAL FIRE SERVICE**

Locked Bag 17 Granville NSW 2142

**P** 1300 NSW RFS **E** [records@rfs.nsw.gov.au](mailto:records@rfs.nsw.gov.au)

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**PREPARE. ACT. SURVIVE.**



## NSW RURAL FIRE SERVICE

Northern Beaches Council  
PO Box 882  
MONA VALE NSW 1660

Your reference: DA2021/1443 (CNR-27312)  
Our reference: DA20210830003674-Original-1

**ATTENTION:** Northern Beaches Council

Date: Monday 13 September 2021

Dear Sir/Madam,

### Development Application

**s4.14 - Infill - Single Dwelling - Alterations & Additions**  
**163 Pacific Road Palm Beach NSW 2108, 2//DP953004**

I refer to your correspondence dated 30/08/2021 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:

### General Conditions

The proposed Bushfire Construction Levels have been nominated by Bushfire Planning Services based on the compound slope assessment found in the supporting document:

- *Bushfire Risk Assessment - Lot 2, DP 953004, 163 Pacific Road, Palm Beach, NSW 2108, prepared by Bushfire Planning Services, Ref: 3227, dated 9 July 2021.*

### Asset Protection Zones

***Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

**1.** From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire property must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;

#### Postal address

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### Street address

NSW Rural Fire Service  
4 Murray Rose Ave  
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T (02) 8741 5555  
F (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

### **Construction Standards**

***Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.***

2. The existing covered parking structure and any associated new construction must be demonstrated to comply with Sections 3 and 8 (BAL 40) Australian Standard AS3959-2018 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate and Section 7.5 of *Planning for Bush Fire Protection 2019*, to the satisfaction of Northern Beaches Council.

3. Alternately, the Class 10b structure as defined per the *National Construction Code* must be non-combustible.

### **Landscaping Assessment**

***Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

4. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area, suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

For any queries regarding this correspondence, please contact Joshua Calandra on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese  
**Supervisor Development Assessment & Plan**  
**Built & Natural Environment**