



NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: CNR-59026 DA2023/1123
Our reference: DA20231019004709-Original-1

ATTENTION: Northern Beaches Council

Date: Thursday 7 December 2023

Dear Sir/Madam,

Integrated Development Application
s100B - Subdivision - Boundary adjustment
102 Wakehurst Parkway Elanora Heights NSW 2101, 12//DP1014199, 2//DP1177671

I refer to your correspondence dated 23/10/2023 seeking general terms of approval for the above Integrated Development Application.

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

- In order to proceed, an updated Bush Fire Assessment Report, will need to be provided, for further assessment of the proposal and which identifies the extent to which, the proposed development, conforms with or deviates from the relevant provisions of *Planning for Bush Fire Protection 2019*;
- Address the issue, of the proposed lots and their ability to accommodate a future dwelling to BAL 29, through a direct performance solution or the use of a Alternate solution and Method 2 modelling;
- It must demonstrate, that whilst not increasing the density of the site, will enable a building envelope, to be located on lots 12 and 2, therefore illustrating compliance with Section 5 Residential and Rural Subdivision of *Planning for Bush Fire Protection 2019* and Table 5.3A - potential building footprints, must not be exposed to radiant heat levels exceeding 29 kW/m² on each proposed lot; and,
- In addition, the existing bushfire hazard vegetation towards the north west, north and north east, will need to address the ability of the lots, to accommodate a future dwelling to BAL 29.

If additional information is not received within 100 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 Craig Casey on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Built & Natural Environment

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