



RFS



Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: (CNR-70933) DA2024/0859
Our reference: DA20240710002811-Original-1

ATTENTION: Northern Beaches Council

Date: Friday 19 July 2024

Dear Sir/Madam,

Development Application
s4.14 - Other - Single Dwelling - Alterations & Additions
11 Moresby Place Allambie Heights NSW 2100, 11//DP28394

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 10/07/2024.

The NSW RFS cannot support the development in its current form. The documentation / plans do not provide sufficient detail for a bush fire assessment.

The following information will need to be resubmitted through the Planning Portal under Section 38 of the *Environmental Planning & Assessment Regulation 2021*.

An updated bush fire assessment report must be provided which identifies the extent to which the proposed development conforms with or deviates from the relevant provisions of *Planning for Bush Fire Protection (PBP) 2019*, with particular regard to a Plan of Management (PoM) to support asset protection zones (APZs) offsite and additional constructional requirements for the existing and secondary dwelling.

- Additional information relating to the use of APZs on Council owned land is required, to consider these as part of the setbacks to determine bush fire attack levels (BALs), in accordance with section 3.2.6 of *PBP 2019*.

Before APZs can be accepted for these types of situations, it must be demonstrated that a management regime is in place to ensure ongoing compliance with APZ requirements.

The content of a PoM should include:

- *the prescribed APZ requirements and its treatment details (e.g. IPA and OPA widths and fuel loads);*
- *the predicted timing intervals of the management options;*
- *notification of any transition arrangements for management or ownership alterations which occur as a result of land dedication or acquisition;*
- *demonstration that the relevant authority has the necessary experience, resources and funds to undertake the directions; and*

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- *acknowledgement of responsibility from the adjoining landholder that the APZ will be managed in perpetuity.*

Any proposed dedication of land which requires council maintenance should include a written approval from that council and a PoM to comply with PBP.

- In addition, it is advised to investigate the inclusion of a fire rated wall located between the proposed secondary dwelling and the existing dwelling in accordance with AS 3959-2018 *Construction of buildings in bushfire-prone areas*, given the secondary dwelling is attached to the existing dwelling which is determined to be located within the flame zone (FZ). Given the scope of works, it is recommended to consider ember protection for the existing dwelling not subject to any works as part of this proposal.

For any queries regarding this correspondence, please contact Craig Casey on 1300 NSW RFS.

Yours sincerely,

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