



NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: DA2020/0266 (CNR-6083)
Our reference: DA20200501001519-Original-1

ATTENTION: Annabelle Lindsay

Date: Tuesday 12 May 2020

Dear Sir/Madam,

Development Application

s4.14 - Infill - Single Dwelling - Alterations & Additions
3 Drumcliffe Avenue Killarney Heights NSW 2087, 2/74/DP758566

I refer to your correspondence dated 28/04/2020 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

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

Condition 1

From the start of building works and in perpetuity, the entire property shall 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 be less than 15% at maturity;
- Trees at maturity are not touching or overhang the building;
- Lower limbs are removed up to a height of 2m above the ground;
- Tree canopies are separated by 2 to 5m;
- Preference is given to smooth-barked and evergreen trees;
- Large discontinuities or gaps in vegetation are provided to slow down or break the progress of fire towards buildings;
- Shrubs are not located under trees;
- Shrubs do not form more than 10% ground cover;
- Clumps of shrubs are separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

Postal address

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Locked Bag 17
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Street address

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4 Murray Rose Ave
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- Grass to be kept mown (as a guide grass should be kept to no more than 100mm in height);
- Leaves and vegetation debris are removed; and
- NSW Rural Fire Service's document *Standards for asset protection zones*.

Construction Standards

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

Condition 2

New construction on the dwelling house must comply with Section 3 and Section 9 (BAL FZ) of Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant BAL-FZ requirements of the *NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015)*. New construction must also comply with the construction requirements for BAL FZ in Section 7.5 of *Planning for Bush Fire Protection 2019*.

Condition 3

The building of the proposed conversion of the existing garage into a games room must be constructed and brought into total conformity with Section 3 and Section 9 (BAL FZ) of Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant BAL-FZ requirements of the *NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015)*, and also comply with the additional construction requirements for BAL FZ in Section 7.5 of *Planning for Bush Fire Protection 2019*.

Condition 4

Any new Class 10b structures as defined per the *National Construction Code* shall be non-combustible.

Water and Utility Services

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

Condition 5

The provision of water, electricity and gas must comply with Table 7.4a of *Planning for Bush Fire Protection 2019*.

General Advice - Consent Authority to Note

- The above recommendations are based on an assessment of the proposed development as a single occupancy. In this regard, the Council must first be satisfied that the proposed development will not result in an additional occupancy before relying on the above advice. Otherwise, the development is located in the **flame zone**, which cannot be supported under section 8.2.1 of *Planning for Bush Fire Protection 2019*.
- No downgrading has been recommended for the proposed structure in the Flame Zone in accordance with Appendix 1 (A1.8 *Shielding*) of *Planning for Bush Fire Protection 2019*.

For any queries regarding this correspondence, please contact Simon Derevnin on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
Team Leader, Dev. Assessment & Planning
Planning and Environment Services