

<b>Sent:</b>	9/02/2020 3:42:21 PM
<b>Subject:</b>	NSW RFS Determination - Your Reference - DA2019/1392
<b>Attachments:</b>	DA20191230001664-Original-1 - 09-02-2020 11_08_58 - Determination Letter.pdf;



## NSW RURAL FIRE SERVICE

**Attention:** Kye Miles

**Your Reference:** DA2019/1392

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

**Site Address:**

21 Roscommon Cr  
Killarney Heights NSW 2087  
AUS

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Adam Small on 1300 NSW RFS and quote DA20191230001664-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: DA2019/1392  
Our reference: DA20191230001664-Original-1

**ATTENTION:** Kye Miles

Date: Sunday 9 February 2020

Dear Sir/Madam,

### Development Application

**s4.14 - Infill - Single Dwelling - Alterations & Additions**

**21 Roscommon Cr Killarney Heights NSW 2087 AUS, 40//DP233227**

I refer to your correspondence dated 16/12/2019 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

***The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:***

**1.** From the start of building works, and in perpetuity, the entire property must be managed as an inner protection area (IPA). The IPA must comprise:

- Minimal fine fuel at ground level;
- Grass must be mowed or grazed;
- Trees and shrubs are retained as clumps or islands and do not take up more than 20% of the area;
- Trees and shrubs are located far enough from buildings so that they will not ignite the building;
- Garden beds with flammable shrubs not located under trees or within 10 metres of any windows or doors;
- Minimal plant species that keep dead material or drop large quantities of ground fuel;
- Tree canopy cover not more than 15% of the area;
- Tree canopies are not located within 2 metres of the building;
- Trees are separated by 2-5 metres and do not provide a continuous canopy from the hazard to the building; and,
- Lower limbs of trees removed up to a height of 2 metres above the ground.

#### Postal address

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### Street address

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

**T** (02) 8741 5555  
**F** (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

## **Construction Standards**

***The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:***

2. The proposed works shall be constructed from non-combustible materials.

## **Landscaping Assessment**

***The intent of measures is for landscaping. To achieve this, the following conditions shall apply:***

3. Landscaping of the site should comply with following principles of Appendix 5 of *Planning for Bush Fire Protection 2006*:

- Suitable impervious areas are provided immediately surrounding the building such as courtyards, paths and driveways.
- Grassed areas, mowed lawns or ground cover plantings are provided in close proximity to 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 should be isolated or located in small clusters).
- Landscape species are chosen in consideration needs of the estimated size of the plant at maturity.
- Species are avoided that have rough fibrous bark, or which keep/shed bark in long strips or retain dead material in their canopies.
- Smooth bark species of tree are chosen which generally do not carry a fire up the bark into the crown.
- Planting of deciduous species is avoided which may increase fuel at surface/ ground level (i.e. leaf litter).
- Climbing species are avoided to walls and pergolas.
- Combustible materials such as woodchips/mulch and flammable fuel are stored away from the building.
- Combustible structures such as garden sheds, pergolas and materials such timber garden furniture are located way from the building.
- Low flammability vegetation species are used.

## **General Advice - Consent Authority to Note**

- Unobstructed pedestrian access should be provided to the rear of the property to aid in fire fighting activities.
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For any queries regarding this correspondence, please contact Adam Small on 1300 NSW RFS.

Yours sincerely,

Nika Fomin

**Manager Planning & Environment Services  
Planning and Environment Services**