
Sent: 24/04/2025 11:16:39 AM
Subject: NSW RFS Determination - Your Reference - (CNR-74738) DA2024/1362
Attachments: DA20241021004360-S38-1 - 23-04-2025 11_49_57 - Determination Letter.pdf;



NSW RURAL FIRE SERVICE



Attention: Northern Beaches Council
Your Reference: (CNR-74738) DA2024/1362
Application Details: s4.14 – Other – S38
Site Address:
40 Myoora Road
Terry Hills NSW 2084

Please find attached correspondence relating to the above development.
Should you wish to discuss this matter please contact Craig Casey on 1300 NSW RFS and quote DA20241021004360-S38-1.



Planning and Environment Services
NSW RURAL FIRE SERVICE
Locked Bag 17 Granville NSW 2142
P 1300 NSW RFS **E** records@rfs.nsw.gov.au
www.rfs.nsw.gov.au | www.facebook.com/nswrfs | www.twitter.com/nswrfs
PREPARE. ACT. SURVIVE.



RFS



Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: (CNR-74738) DA2024/1362
Our reference: DA20241021004360-S38-1

ATTENTION: Northern Beaches Council

Date: Thursday 24 April 2025

Dear Sir/Madam,

Development Application

s4.14 - Other - Commercial Premises

40 Myoora Road Terry Hills NSW 2084, 180//DP752017

I refer to your correspondence dated 14/04/2025 seeking advice regarding bush fire protection for the above Development Application in accordance with S38 of the *Environmental Planning and Assessment Regulation 2021*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

Landscaping Assessment

The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

1. Landscaping within the area mapped as Bush Fire Prone Land 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 (or to the property boundary where the setbacks are less than 1 metre), 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

1

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



RFS



- Low flammability vegetation species are used.

General Advice - Consent Authority to Note

- The NSW RFS was not able to verify the assessment set out in the bush fire report submitted with the application. The NSW RFS has therefore undertaken an independent assessment of the proposal to determine compliance with *Planning for Bush Fire Protection 2019*; and,
- Council is advised that this letter is in response to a further assessment of the application submitted and supersedes our previous general terms of recommendations dated 13 November 2024.

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

Yours sincerely,

Joshua Calandra
**Supervisor Development Assessment & Plan
Built & Natural Environment**