

<b>Sent:</b>	24/09/2020 5:38:57 PM
<b>Subject:</b>	NSW RFS Determination - Your Reference - Mod2020/0412
<b>Attachments:</b>	DA20200922003419-Original-1 - 23-09-2020 17_00_41 - Determination Letter.pdf;



## NSW RURAL FIRE SERVICE

**Attention:** Northern Beaches Council

**Your Reference:** Mod2020/0412

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

**Site Address:**

967 Barrenjoey Road  
Palm Beach NSW 2108

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Marc Ellwood on 1300 NSW RFS and quote DA20200922003419-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: Mod2020/0412  
Our reference: DA20200922003419-Original-1

**ATTENTION:** Northern Beaches Council

Date: Thursday 24 September 2020

Dear Sir/Madam,

### Development Application

**s4.14 - Infill - Single Dwelling - New Dwelling**

**967 Barrenjoey Road Palm Beach NSW 2108, 46//DP13620, 46//DP13620**

I refer to your correspondence dated 07/09/2020 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

***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, the entire property must be managed as an inner protection area (IPA). The IPA must comprise:

- Minimal fine fuel at ground level;
  - Grass mowed or grazed;
  - Trees and shrubs retained as clumps or islands and do not take up more than 20% of the area;
  - Trees and shrubs 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%;
  - Tree canopies not located within 2 metres of the building;
  - Trees separated by 2-5 metres and do not provide a continuous canopy from the hazard to the building;
- and,

#### 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)

- Lower limbs of trees removed up to a height of 2 metres above the ground.

**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.]**

New construction to the deck must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and Section 7.5 of Planning for Bush Fire Protection 2019.

For any queries regarding this correspondence, please contact Marc Ellwood on 1300 NSW RFS.

Yours sincerely,

Nika Fomin  
**Manager Planning & Environment Services**  
**Planning and Environment Services**