

9 August 2021

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

ATT: Marc Ellwood

Dear Marc,

***Re: Response for Request for further information Development Application  
s4.14 – Infill – Multi Dwelling Housing  
16 Wyatt Avenue Belrose NSW 2085, 2566//DP75203***

This letter concerns the RFS request for additional information from the NSW RFS for RFS ref: DA20210716002941-Original-1 – Northern Beaches Council Ref: DA2021/1039 (CNR-25230).

This letter provides further information pertaining to the effective slope under the vegetation and the distance between the proposed boarding house development and the bushfire hazard.

Figure 1 outlines the proposed development envelope on the northern boundary of the subject site. As shown, the development is not parallel to the northern boundary with the minimum distance show as **43 m** to the north-west corner boundary. As the **boundary is not parallel to the development**, the distance to the boundary increases moving west, whilst the effective slope also significantly changes. Figure 2 shows the distances to the bound ary, contours and effective slopes over four transects.

The following Table 1 details the available distance between the development and the northern boundary and the effective slope in each direction. Table A1.12.5 Planning for Bush Fire Protection 2019 has been used to determine the width of the required APZ for the proposed development using the vegetation and slope data identified. An FDI of 100 was used for this location.

Table 1 APZ and BAL Determination

|                                    | Transect 1    | Transect 2        | Transect 3        | Transect 4          |
|------------------------------------|---------------|-------------------|-------------------|---------------------|
| Direction                          | North East    | North             | North             | North West          |
| Vegetation                         | Forest        | Forest            | Forest            | Forest              |
| Gradient                           | Upslope       | 0-5°<br>Downslope | 0-5°<br>Downslope | 10-15°<br>Downslope |
| Distance between façade and hazard | 43.3 m        | 46.3 m            | 50.6 m            | 54.8 m              |
| BAL 29 required APZ                | 24-<33 m      | 29-<40 m          | 29-<40 m          | 45-<60 m            |
| BAL Required                       | <b>BAL 29</b> | <b>BAL 29</b>     | <b>BAL 29</b>     | <b>BAL 29</b>       |

Based on the provided information, it is demonstrated that the proposal can achieve a radiant heat threshold of <29kW/m<sup>2</sup> in accordance with section 8.2.1 Increased Residential Densities within *Planning for Bush Fire Protection 2019*.

As recommended that the entire subject site is to be maintained as an Inner Protection Area, the proposed development can comply with PBP 2019.

Kind Regards



Katherine Harris  
**BPAD-L3-26927**  
 GRAD DIP BUSH FIRE PROTECTION, UWS  
 GRAD DIP ENVIRO MANG HERTS, UK,  
 GRAD DIP NAT RES UNE,  
 BSC APP SC, AGRICULTURE HAC

Figure 1: Proposed Plans

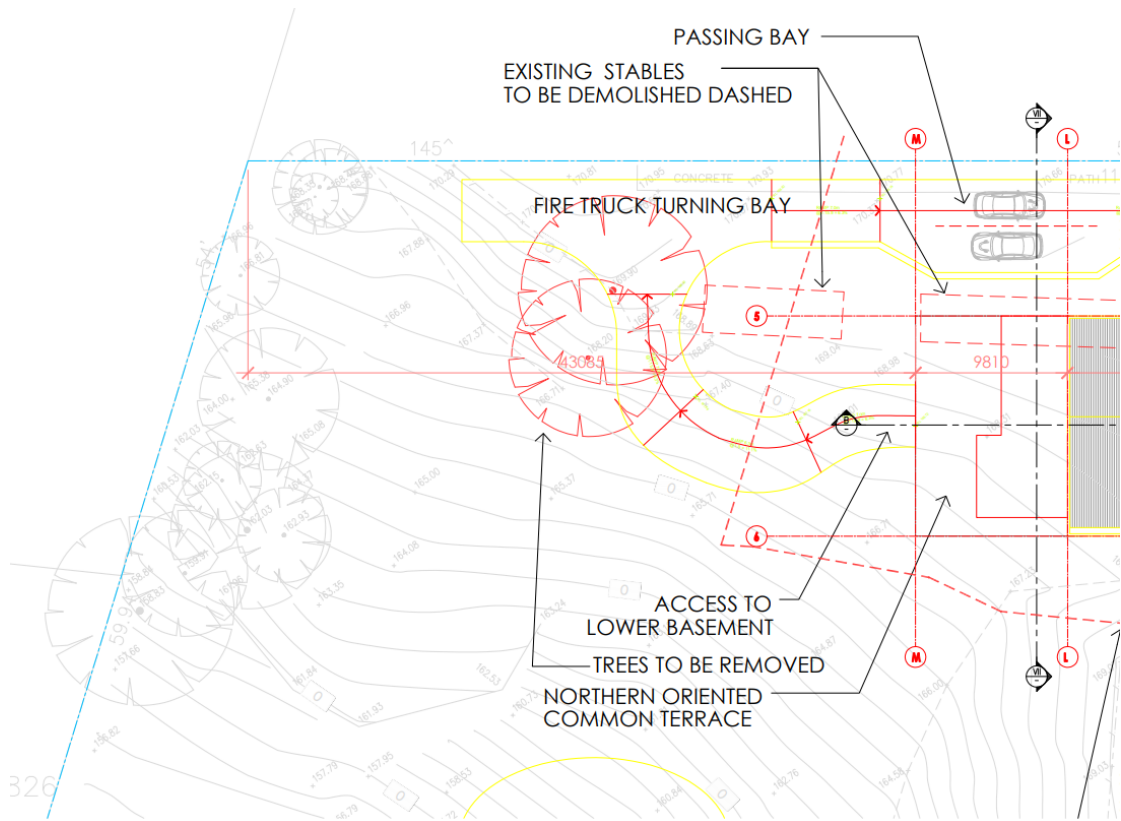


Figure 2: Bushfire Hazard within 140 m

