

<b>Sent:</b>	19/08/2020 9:18:00 AM
<b>Subject:</b>	NSW RFS Determination - Your Reference - DA2020/0849 (CNR-10832)
<b>Attachments:</b>	DA20200807002863-Original-1 - 17-08-2020 10_11_22 - Determination Letter.pdf;



## NSW RURAL FIRE SERVICE

**Attention:** Northern Beaches Council

**Your Reference:** DA2020/0849 (CNR-10832)

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

**Site Address:**

11 Billarong Avenue  
Dee Why NSW 2099

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Emma Jensen on 1300 NSW RFS and quote DA20200807002863-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: DA2020/0849 (CNR-10832)  
Our reference: DA20200807002863-Original-1

**ATTENTION:** Northern Beaches Council

Date: Wednesday 19 August 2020

Dear Sir/Madam,

### Development Application

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

**11 Billarong Avenue Dee Why NSW 2099, 61//DP216544, 61//DP216544**

I refer to your correspondence dated 05/08/2020 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.***

1. From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire property must 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 should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); 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)

- leaves and vegetation debris should be removed.

#### **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.***

2. New construction 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*.

#### **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.***

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

For any queries regarding this correspondence, please contact Emma Jensen on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese

**Team Leader, Dev. Assessment & Planning**

**Planning and Environment Services**