

Sent:	2/12/2019 1:52:40 PM
Subject:	NSW RFS Determination - Your Reference - DA2019/1255
Attachments:	DA20191120001148-Original-1 - 02-12-2019 13_25_19 - Determination Letter.pdf;



NSW RURAL FIRE SERVICE

Attention: Penny Wood

Your Reference: DA2019/1255

Application Details: s4.14 – Other – Original

Site Address:

82 Bynya Rd
Palm Beach NSW 2108
AUS

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 DA20191120001148-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

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PREPARE. ACT. SURVIVE.



NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: DA2019/1255
Our reference: DA20191120001148-Original-1

ATTENTION: Penny Wood

Date: Monday 2 December 2019

Dear Sir/Madam,

Development Application
s4.14 - Other - Single Dwelling - Alterations & Additions
82 Bynya Rd Palm Beach NSW 2108 AUS, 41//DP14630

I refer to your correspondence dated 19/11/2019 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:

[C1]

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
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- 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:

[C2]

New construction shall be entirely of non-combustible materials.

Water and Utility Services

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:

[C3]

The provision of water, electricity and gas must comply with section 4.1.3 of *Planning for Bush Fire Protection 2006*.

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

Yours sincerely,

Kalpana Varghese

**Team Leader, Dev. Assessment & Planning
Planning and Environment Services**