

Sent:	3/03/2020 4:35:19 PM
Subject:	NSW RFS Determination - Your Reference - DA2019/1294
Attachments:	DA20200117000188-Original-1 - 27-02-2020 16_27_24 - Determination Letter.pdf;



NSW RURAL FIRE SERVICE

Attention: Kent Bull

Your Reference: DA2019/1294

Application Details: s4.14 – Other – Original

Site Address:

7 Hyde Av
Killarney Heights New South Wales 2087
AUS

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Alastair Patton on 1300 NSW RFS and quote DA20200117000188-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

www.rfs.nsw.gov.au | www.facebook.com/nswrfs | www.twitter.com/nswrfs

PREPARE. ACT. SURVIVE.



NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: DA2019/1294
Our reference: DA20200117000188-Original-1

ATTENTION: Kent Bull

Date: Tuesday 3 March 2020

Dear Sir/Madam,

Development Application

s4.14 - Other - Single Dwelling - Alterations & Additions

7 Hyde Av Killarney Heights New South Wales 2087 AUS, 625//DP217209

I refer to your correspondence dated 09/01/2020 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:

[APZ 1.0]

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

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

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:

[D&C 1.11]

The proposed Vergola should be constructed entirely of non-combustible materials.

General Advice - Consent Authority to Note

The NSW RFS recognises that the site is constrained and that the proposed development falls within the Flame Zone. Flame Zone development is high risk development; consequently, in situations such as this, the NSW RFS seeks to improve the overall fire safety of the existing development. This requires greater emphasis on construction standards, landscaping, siting, and vegetation management practices to ensure improved levels of protection are afforded to the development, its occupants and fire fighters. The NSW RFS has undertaken a merit based assessment of the proposal and provides the above advice in accordance with 'Planning for Bush Fire Protection 2006'.

For any queries regarding this correspondence, please contact Alastair Patton on 1300 NSW RFS.

Yours sincerely,

Nika Fomin

Manager Planning & Environment Services
Planning and Environment Services