

<b>Sent:</b>	24/03/2020 9:32:46 AM
<b>Subject:</b>	NSW RFS Determination - Your Reference - DA2019/1483
<b>Attachments:</b>	DA20200119000224-Original-1 - 24-03-2020 08_09_37 - Determination Letter.pdf;



## NSW RURAL FIRE SERVICE

**Attention:** Nick England

**Your Reference:** DA2019/1483

**Application Details:** s100B – Subdivision – Original

**Site Address:**

18 Koorangi Avenue  
Elanora Heights NSW 2101

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 DA20200119000224-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: DA2019/1483  
Our reference: DA20200119000224-Original-1

**ATTENTION:** Nick England

Date: Tuesday 24 March 2020

Dear Sir/Madam,

**Integrated Development Application**  
**s100B – Subdivision – Torrens Title Subdivision**  
**18 Koorangi Avenue Elanora Heights NSW 2101, 41//DP217197**

I refer to your correspondence dated 14/01/2020 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

### Asset Protection Zones

***The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:***

#### Condition 1

At the issue of a subdivision certificate, the entire site 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.

#### **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:***

#### **Condition 2**

Water, electricity and gas must comply with the following:

- All aboveground water pipes external to the building must be metal including and up to any taps/outlets/fittings.
- Electrical transmission lines should be located underground where possible. Overhead electricity lines must have short pole spacing (i.e. 30 metres) except where crossing gullies, gorges or riparian areas. No tree may be closer to an electricity line than the distance set out in in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- Gas must be installed and maintained as set out in the relevant standard and all pipes external to the building must be metal including and up to any taps/outlets/fittings. Polymer-sheathed flexible gas supply lines must not be used.

#### **General Advice – Consent Authority to Note**

Development applications lodged on lots created within this subdivision may be subject to further assessment under the 'Environmental Planning & Assessment Act 1979'.

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**



NSW RURAL FIRE SERVICE

# BUSH FIRE SAFETY AUTHORITY

Subdivision – Torrens Title Subdivision  
18 Koorangi Avenue Elanora Heights NSW 2101, 41//DP217197  
RFS Reference: DA20200119000224-Original-1  
Your Reference: DA2019/1483

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

**Kalpana Varghese**

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

Tuesday 24 March 2020