



RFS



Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: (CNR-81661) DA2025/0448
Our reference: DA20250507001738-Original-1

ATTENTION: Business Systems & Administration Team

Date: Monday 26 May 2025

Dear Sir/Madam,

Development Application

s4.14 - Infill - Single Dwelling - New Dwelling

100 Hilltop Road Avalon Beach NSW 2107, 2//DP260241

I refer to your correspondence dated 07/05/2025 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 firefighting activities

1. At the commencement of building works and in perpetuity, the property around the dwelling, must be maintained as an inner protection area (IPA) to the following distances (or to the boundary, whichever is the lesser) and aspects in accordance with the following requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- North east up to the subject lots site boundary;
- South east up to the subject lots site boundary, abutting Hilltop Road;
- South west up to the subject lots site boundary; and
- North west for distance of 10 metres projecting back from the furthest extent of the proposed works, as a defensible space for fire fighting and drenching purpose.
- The remainder of the subject lot, projecting beyond the 10m defensible space, towards the sites north western site boundary as an OPA.

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;

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- 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; and
- 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
- leaves and vegetation debris should be removed.

When establishing and maintaining an OPA the following requirements apply in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- trees tree canopy cover should be less than 30%;
- canopies should be separated by 2 to 5m.
- shrubs should not form a continuous canopy;
- shrubs should form no more than 20% of ground cover;
- grass should be kept mown to a height of less than 100mm; and
- leaf and other debris should be removed.

Construction Standards

The intent of Infill measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities

2. Proposed construction, must comply with Section 3 (excluding section 3.5) and Section 9 (BAL FZ) of Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant BAL-FZ requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015)*. New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

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 firefighting activities

3. The provision of new water, electricity and gas, must comply with the following in accordance with Table 7.4a of *Planning for Bush Fire Protection 2019*:

- reticulated water is to be provided to the development;
- fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2021;
- hydrants are not located within any road carriageway;
- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2021;
- all above-ground water service pipes external to the dwelling are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
 - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in *ISSC3 Guideline for Managing Vegetation Near Power Lines*.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;



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- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal;
- polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

Landscaping Assessment

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities

4. Landscaping within the required asset protection zone, must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building;
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain bark in strips or dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous and climbing species that may increase fuel at surface/ ground level;
- Locate combustible materials and structures such as woodchips/mulch, flammable fuel stores away from the building; and,
- Low flammability vegetation species are used.

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 2019*.

For any queries regarding this correspondence, please contact Craig Casey on 1300 NSW RFS.

Yours sincerely,

Adam Small

**Supervisor Planning & Environment Services
Built & Natural Environment**