

<b>Sent:</b>	11/05/2020 8:01:16 AM
<b>Subject:</b>	NSW RFS Determination - Your Reference - DA2020/0381 (CNR-7061)
<b>Attachments:</b>	DA20200430001505-Original-1 - 08-05-2020 12_05_34 - Determination Letter.pdf;



## NSW RURAL FIRE SERVICE

**Attention:** Nick England

**Your Reference:** DA2020/0381 (CNR-7061)

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

**Site Address:**

16 Bilwara Avenue  
Bilgola Plateau NSW 2107

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Garth Bladwell on 1300 NSW RFS and quote DA20200430001505-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: DA2020/0381 (CNR-7061)  
Our reference: DA20200430001505-Original-1

**ATTENTION:** Nick England

Date: Monday 11 May 2020

Dear Sir/Madam,

### Development Application

**s4.14 - Infill - Single Dwelling - Alterations & Additions**  
**16 Bilwara Avenue Bilgola Plateau NSW 2107, 22//DP29879**

I refer to your correspondence dated 24/04/2020 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:

### 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.**

#### [D&C 1]

New construction works on the lower level northern end of the building, including the roof, must comply with Section 3 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 for BAL FZ in Section 7.5 of *Planning for Bush Fire Protection 2019*.

#### [D&C 2]

New construction works on the upper level southern end of the building, must comply with Sections 3 and 8 (BAL 40) 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*.

The far southern elevation of the building maybe downgraded and shall comply with section 3 and section 7 (BAL 29) 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*.

#### 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)

**[D&C 3]**

The existing parts of the building not be renovated or demolished, must be upgraded to improve ember protection by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.

**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.**

**[W&U 1]**

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

**Landscaping Assessment**

**Intent of measures: to ensure that APZs are not compromised and that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.**

**[L 1]**

Landscaping within the site shall comply with following principles:

- Suitable impervious areas are provided immediately surrounding the building such as courtyards, paths and driveways.
- Grassed areas, mowed lawns or ground cover plantings are provided in close proximity to the building.
- Planting is limited in the immediate vicinity of the building.
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters).
- Landscape species are chosen in consideration needs of the estimated size of the plant at maturity.
- Species are avoided that have rough fibrous bark, or which keep/shed bark in long strips or retain dead material in their canopies.
- Smooth bark species of tree are chosen which generally do not carry a fire up the bark into the crown.
- Planting of deciduous species is avoided which may increase fuel at surface/ ground level (i.e. leaf litter).
- Climbing species are avoided to walls and pergolas.
- Combustible materials such as woodchips / mulch and flammable fuel are stored away from the building.
- Combustible structures such as garden sheds, pergolas and materials such timber garden furniture are located way from the building.
- Low flammability vegetation species are used.

For any queries regarding this correspondence, please contact Garth Bladwell on 1300 NSW RFS.

Yours sincerely,

Nika Fomin

**Manager Planning & Environment Services**  
**Planning and Environment Services**