

Sent:	14/05/2020 1:50:48 PM
Subject:	NSW RFS Information Request - 18 Sturdee Lane Lovett Bay NSW 2105
Attachments:	DA20200210000493-Original-1 - Request for Information Letter.pdf;



NSW RURAL FIRE SERVICE

Attention: Carina Palummo

Your Reference: DA2020/0033 (CNR-4551)

Application Details: s4.14 – Other – (none)

Site Address:

18 Sturdee Lane
Lovett Bay NSW 2105

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 DA20200210000493-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: DA2020/0033 (CNR-4551)
Our reference: DA20200210000493-Original-1

ATTENTION: Carina Palummo

Date: Thursday 14 May 2020

Dear Sir/Madam,

Development Application
s4.14 - Other - Single Dwelling - Alterations & Additions
18 Sturdee Lane Lovett Bay NSW 2105, 1//DP1132852

I refer to your correspondence dated 05/02/2020 seeking advice regarding bush fire protection for the above Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises the following:

The Bush Fire Assessment Report prepared by Bushfire Planning Services, dated 26 November 2019, correctly indicates a 25 metre Asset Protection Zone (APZ) is required to the south. The NSW RFS has assessed the property and found that significant vegetation and tree removal will be required on the subject site, and potentially on adjoining properties, to achieve the required standard of an APZ. This is inconsistent with the Landscape Management Plan dated 26 November 2019 which states, "The development will result in no loss of site canopy." and proposes additional plantings of both canopy and ground cover.

Given the above, and the slope of the land under the APZ, the Landscape Management Plan should be updated to include details on how the APZ will be implemented and maintained. The plan should include, but not be limited to:

- Realistic estimates of the amount of vegetation removal required;
- Any vegetation management required on adjoining properties;
- The mechanical means necessary to complete the management required;
- A schedule for maintenance to occur to ensure the APZ is regularly managed;

Where an APZ is required to be established on an adjoining lot, a restriction to the land use pursuant to section 88B of the *Conveyancing Act 1919* will be required over the adjoining property for the purpose of managing vegetation as an APZ. Evidence will need to be provided to demonstrate that this proposal has the adjoining property owner's support before further determination can be undertaken.

If additional information is not received within 21 days the application will be refused on the basis of Requested Information not provided. A formal request for re-assessment would be required after this time.

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

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