

<b>Sent:</b>	3/06/2020 2:51:13 PM
<b>Subject:</b>	NSW RFS Determination - Your Reference - DA2020/0484 (CNR-7950)
<b>Attachments:</b>	DA20200520001778-Original-1 - 03-06-2020 12_35_32 - Determination Letter.pdf;



## NSW RURAL FIRE SERVICE

**Attention:** Kylie Bridge

**Your Reference:** DA2020/0484 (CNR-7950)

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

**Site Address:**

Hakea Avenue

Frenchs Forest NSW 2086

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Adam Small on 1300 NSW RFS and quote DA20200520001778-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: DA2020/0484 (CNR-7950)  
Our reference: DA20200520001778-Original-1

**ATTENTION:** Kylie Bridge

Date: Wednesday 3 June 2020

Dear Sir/Madam,

**Development Application**  
**s4.14 - Infill - Place of Public Worship**  
**Hakea Avenue Frenchs Forest NSW 2086, 7336//DP1152473**

I refer to your correspondence dated 20/05/2020 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**

***Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

1. From the start of building works, the area around the function centre and new Chapel must be managed as an inner protection area (IPA) for a distance of 67 metres (or to the property boundary, whichever occurs first) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. When establishing and maintaining an IPA the following requirements apply:

- Tree canopy cover should be less than 15% of the area 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;
- 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;
- Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

#### **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)

- 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.

### **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.***

2. New construction must comply with Sections 3 and 5 (BAL 12.5) 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*.

3. The existing function centre, where not affected by new construction requirements, must be upgraded to improve ember protection. This is achieved 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.

### **Access - Internal Roads**

***Intent of measures: to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area.***

4. Access roads for special fire protection purpose (SFPP) developments must comply with general requirements of Table 6.8b of *Planning for Bush Fire Protection 2019*:

- Access roads are two-wheel drive, all-weather roads;
- Access is provided to all structures;
- Traffic management devices are constructed to not prohibit access by emergency services vehicles;
- Access roads must provide suitable turning areas in accordance with Appendix 3; and
- One way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression

### **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.***

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

For any queries regarding this correspondence, please contact Adam Small on 1300 NSW RFS.

Yours sincerely,

Nika Fomin  
**Manager Planning & Environment Services**  
**Planning and Environment Services**