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<b>Sent:</b>	25/01/2022 4:24:32 PM
<b>Subject:</b>	NSW RFS Information Request - 34 Plateau Road Bilgoa Plateau NSW 2107
<b>Attachments:</b>	DA20220116000391-Original-1 - Request for Information Letter.pdf;



## NSW RURAL FIRE SERVICE

**Attention:** Northern Beaches Council

**Your Reference:** DA2021/2490 (CNR-33952)

**Application Details:** s4.14 – Infill – (none)

**Site Address:**

34 Plateau Road  
Bilgoa Plateau NSW 2107

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Surbhi Chhabra on 1300 NSW RFS and quote DA20220116000391-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)

[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) | [www.facebook.com/nswrfs](https://www.facebook.com/nswrfs) | [www.twitter.com/nswrfs](https://www.twitter.com/nswrfs)

**PREPARE. ACT. SURVIVE.**



## NSW RURAL FIRE SERVICE

Northern Beaches Council  
PO Box 882  
MONA VALE NSW 1660

Your reference: DA2021/2490 (CNR-33952)  
Our reference: DA20220116000391-Original-1

**ATTENTION:** Northern Beaches Council

Date: Tuesday 25 January 2022

Dear Sir/Madam,

**Development Application**  
**s4.14 - Infill - Single Dwelling - New Dwelling**  
**34 Plateau Road Bilgoa Plateau NSW 2107, 2//DP1214257**

I refer to your correspondence dated 13/01/2022 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:

1. The effective slope beneath the hazard to the south and south east is assessed to be over 20 degrees, as such, further assessment for the subject site, must be supplied with a detailed performance based assessment in accordance with section A1.4 of *Planning for Bushfire Protection (PBP) 2019*.
2. There is an existing single story dwelling located towards the east of the subject site. As such, the proposed dwelling would result in increased density on site and therefore is required to demonstrate radiant heat exposure equal to or less than 29kW/sqm for the proposed dwelling in accordance with section 8.2.1 of *PBP 2019*.
3. The bush fire report considers the lot to the south (Betsy Wallis Reserve) as managed, however, a plan of management demonstrating its management in perpetuity is required. Further assessment undertaken for subject site must address the management practices for the southern adjoining lot.
4. Due to lack of any asset on the undeveloped lots to the south east of the subject site, they shall be considered as bush fire hazard in future assessments undertaken for the subject site unless supported by offsite Asset Protection Zone (APZ) in accordance with section 3.2.5/3.2.6 of *PBP 2019*.

An updated bush fire report addressing the above concerns must be supplied for further assessment of the proposal.

**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)

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.

For any queries regarding this correspondence, please contact Surbhi Chhabra on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese  
**Manager Planning & Environment Services**  
**Built & Natural Environment**