

<b>Sent:</b>	28/06/2020 8:02:46 AM
<b>Subject:</b>	NSW RFS Determination - Your Reference - DA2020/0033 (CNR-4551)
<b>Attachments:</b>	DA20200210000493-Original-1 - 26-06-2020 08_01_43 - Determination Letter.pdf;



## NSW RURAL FIRE SERVICE

**Attention:** Carina Palummo

**Your Reference:** DA2020/0033 (CNR-4551)

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

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

**ATTENTION:** Carina Palummo

Date: Sunday 28 June 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 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

#### [APZ 1.0]

From the start of building works, and in perpetuity, the property must be managed for a distance of 25 metres from the proposed works as follows:

- Minimal fine fuel at ground level (i.e. twigs, leaves, woodchip and branches to be removed at regular intervals);
- All flammable shrubs (and trees < 2 metres in height) removed, and no new shrubs planted within 25 m of any building;
- Grass can be retained if kept to < 10 cm;
- Tree canopies pruned to ensure they are not overhanging, or within 2 metres of, the building as far as possible without endangering the health of the tree; and,
- Lower limbs of trees removed up to a height of 2 metres above the ground.

### Construction Standards

#### [D&C 1.3]

#### 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)

New construction must comply with Sections 3 and 8 (BAL 40) Australian Standard "AS3959-2009 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 A3.7 "Addendum Appendix 3 of Planning for Bush Fire Protection 2006".

#### **[D&C 1.7]**

The existing building must be upgraded to improve ember protection. This must be 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.

#### **[D&C 1.13]**

All gutters on the proposed and existing buildings must be protected by non-combustible gutter guards.

#### **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 fire fighting activities. To achieve this, the following conditions shall apply:***

#### **[W&U 3.0]**

Water, electricity and gas must comply with the following:

- A 10,000 litre static water supply tank must be provided for fire fighting purposes.
- The tank must be located / designed so that a connection for fire fighting purposes is located within the inner protection area (IPA) or on the non-hazard side away from the building.
- Underground tanks must be clearly marked, have an access hole of 200mm to allow fire fighting appliances to refill direct from the tank, and have a hardened ground surface for truck access within 4 metres of the access hole.
- Aboveground tanks must be manufactured of concrete or metal. Raised tanks must have their stands protected.
- Tanks on the hazard side of a building must be provided with radiant heat shielding to protect the tank from bush fire impacts and maintain safe access to the water supply for firefighters.
- A standard 65mm metal Storz outlet with a gate or ball valve must be provided to the tank. The gate or ball valve, pipes and tank penetration of any tank must be adequate for full 50mm inner diameter water flow through the Storz fitting and made of metal.
- All associated fittings to the tank must be metal.
- Pumps where provided to supply water for fire suppression activities, must be a minimum 5hp or 3kW and petrol or diesel powered. The pump must be shielded from the direct impacts of bush fire. Any hose and reel must have an internal diameter of 19mm.
- An SWS marker must be obtained from the local NSW RFS and positioned for ease of identification by fire fighting personnel and other users of the SWS. Markers must be fixed in a suitable location so as to be highly visible and be positioned adjacent to the most appropriate access for the static water supply.
- All aboveground water pipes external to the building must be metal including and up to any taps/outlets/fittings.
- Electrical transmission lines should be located underground where possible. Overhead electricity lines must have short pole spacing (i.e. 30 metres) except where crossing gullies, gorges or riparian areas. No tree may be closer to an electricity line than the distance set out in in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- Gas must be installed and maintained as set out in the relevant Australian Standard and all pipes external to the building must be metal including and up to any taps/outlets/fittings. Polymer-sheathed flexible gas supply lines must not be used.

- Fixed gas cylinders must be kept at least 10 metres clear of flammable materials and be shielded on the hazard side. Connections must be metal. Cylinders near to a building must be have safety valves directed away from the building and be at least 2 metres from combustible materials.

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**