



NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: DA2020/0003 (CNR-4067)
Our reference: DA20200127000328-Original-1

ATTENTION: Annabelle Lindsay

Date: Friday 6 March 2020

Dear Sir/Madam,

Development Application

s4.14 - Other - Single Dwelling - Alterations & Additions

50 Cowan Dr Cottage Point NSW 2084 AUS, 24//DP5204

I refer to your correspondence dated 22/01/2020 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

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:

Recommendation 1

From the start of building works, the entire property must be managed as an inner protection area (IPA). The IPA must comprise:

- Minimal fine fuel at ground level;
- Grass mowed or grazed;
- Trees and shrubs retained as clumps or islands and do not take up more than 20% of the area;
- Trees and shrubs located far enough from buildings so that they will not ignite the building;
- Garden beds with flammable shrubs not located under trees or within 10 metres of any windows or doors;
- Minimal plant species that keep dead material or drop large quantities of ground fuel;
- Tree canopy cover not more than 15%;
- Tree canopies not located within 2 metres of the building;
- Trees separated by 2-5 metres and do not provide a continuous canopy from the hazard to the building; and,
- Lower limbs of trees removed up to a height of 2 metres above the ground.

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Locked Bag 17
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Recommendation 2

In recognition that the development site has a slope that exceeds 18 degrees a management plan must be provided and adopted which details how the Asset Protection Zone (to be compliant with an Inner Protection Area as identified in Recommendation 1) will be implemented and maintained. The management plan should demonstrate to the satisfaction of Northern Beaches Council that the Asset Protection Zone (APZ) shall be managed in perpetuity by addressing the following:

- The mechanical means necessary to complete the management required;
- The financial costing of the mechanism and responsibility for meeting this cost;
- A schedule for maintenance to occur to ensure the APZ is regularly managed; and
- The relevant body responsible for maintaining the APZ.

Construction Standards

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

Recommendation 3

New construction and all existing windows, doors and skylights of the existing dwelling must be constructed or upgraded to 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.

Recommendation 4

The new works and upgrade works be constructed to that of the 'Additional Construction Requirements' detailed in A3.7 of the Addendum to Appendix 3 of Planning for Bush Fire Protection 2010.

Recommendation 5

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.

General Advice – Consent Authority to Note

This approval is subject to the Performance Based Solution proposed in the document 'Bushfire Assessment Report: Proposed Alterations and Additions at 50 Cowan Drive, Cottage Point NSW', prepared by Building Code & Bushfire Hazard Solutions, Ref: 200530, dated 13 December 2019. Additionally, upgrading all skylights to BAL-40 construction has been recommended and that a plan of management be conditioned which demonstrates how the site can support APZs on slopes which exceed 18 degrees.

For any queries regarding this correspondence, please contact Joshua Calandra on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese

Team Leader, Dev. Assessment & Planning

Planning and Environment Services