

Sent:	5/08/2021 3:57:22 PM
Subject:	NSW RFS Determination - Your Reference - DA2021/1029 (CNR-25047)
Attachments:	DA20210713002888-Original-1 - 05-08-2021 15_51_37 - Determination Letter.pdf;



NSW RURAL FIRE SERVICE

Attention: Northern Beaches Council

Your Reference: DA2021/1029 (CNR-25047)

Application Details: s4.14 – Infill – Original

Site Address:

49 Carnarvon Drive
Frenchs Forest NSW 2086

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Neil Pengilly on 1300 NSW RFS and quote DA20210713002888-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

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PREPARE. ACT. SURVIVE.



NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: DA2021/1029 (CNR-25047)
Our reference: DA20210713002888-Original-1

ATTENTION: Northern Beaches Council

Date: Thursday 5 August 2021

Dear Sir/Madam,

Development Application

s4.14 - Infill - Single Dwelling - Alterations & Additions
49 Carnarvon Drive Frenchs Forest NSW 2086, 51//DP808175

I refer to your correspondence dated 13/07/2021 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 commencement of building works and in perpetuity, to assist in the ongoing protection from the impact of bush fires, the entire property shall be managed as an inner protection area (IPA) 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% 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

- 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 to the roof and the southern and eastern elevations of the development shall comply with Section 3 and Section 8 (BAL 40) of Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or; the relevant BAL-40 requirements of the NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015). Construction of the above elements shall also comply with the construction requirements for BAL 40 in Section 7.5 of Planning for Bush Fire Protection 2019.

3. New construction to the northern and western elevations of the development shall comply with Section 3 and Section 7 (BAL 29) of Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas; or the relevant BAL-29 requirements of the NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015). Construction of the above elements shall also comply with the construction requirements for BAL 29 in Section 7.5 of Planning for Bush Fire Protection 2019.

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.

4. Any new or extension of existing water, electricity and/or gas service shall comply with the following in accordance with Table 7.4a of Planning for Bush Fire Protection 2019:

- reticulated water is to be provided to the development where available;
- all above-ground water service pipes external to the building are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed they shall comply with the requirements/guidelines of the local electricity authority;
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal;
- polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

Landscaping Assessment

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. Landscaping within the required asset protection zone is to be designed and managed in accordance with the following:

- compliance with the NSW RFS 'Asset Protection Zone Standards' and Appendix 4 of 'Planning for Bush Fire Protection 2019';
- a clear area of low-cut lawn or pavement is maintained adjacent to the house;
- trees and shrubs are located so that:
 - the branches will not overhang the roof;
 - the tree canopy is not continuous; and
 - any proposed windbreak is located on the elevation from which fires are likely to approach.
- new fencing is constructed in accordance with section 7.6 of 'Planning for Bush Fire Protection 2019'.

General Advice – Consent Authority to Note

The recommendations are based on the plans prepared by Your Style Design Home Additions, titled 'First Floor Addition', Project No: GOR 0421 01 DA, dated 16 June 2021 and the 'Bushfire Risk Assessment' prepared by Bushfire Planning Services dated 2 June 2021.

For any queries regarding this correspondence, please contact Neil Pengilly on 1300 NSW RFS.

Yours sincerely,

Alan Bawden
**Supervisor Development Assessment & Plan
Built & Natural Environment**