

All communications to be addressed to:

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The General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your Ref: DA2019/0393
Our Ref: D19/1384
DA19043018442 PE

ATTENTION: Claire Ryan

29 May 2019

Dear Ms Ryan

Integrated Development Application - 1//202857 - 7 Trentwood Park St Avalon Beach 2107

I refer to your correspondence dated 29 April 2019 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the 'Environmental Planning and Assessment Act 1979', and a Bush Fire Safety Authority, under Section 100B of the 'Rural Fires Act 1997', are now issued subject to the following conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the issue of subdivision certificate and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

2. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
3. Hydrants are to be provided within the site so that the existing and future dwellings are entirely within 70m of any hydrant.

Should you wish to discuss this matter please contact Peter Eccleston on 1300 NSW RFS.

Yours sincerely



Nika Fomin
Manager Planning & Environment Services

For general information on bush fire protection please visit www.rfs.nsw.gov.au