
Sent: 7/09/2017 8:09:41 AM
Subject: Development Application DA-99862-93515-5 1//202857 7 Trentwood Park
Avalon Beach NSW 2107
Attachments: DA-99862-102709-5.pdf;

BRIMS DA record DA15121199862 received on 01/09/2017 for a S.100B ;
Subdivision assessment.

The Rural Fire Service response to the above development application referral is
attached.

If you require further information please contact Jason Maslen on 1300 NSW RFS.

RFS Disclaimer:

This email message, and any files/links transmitted with it, is intended only for the addressee(s) and contains information which may be confidential. If you are not the intended recipient, please notify the sender and delete this email and any copies or links to this email completely and immediately from your system. Views expressed in this message are those of the individual sender, and are not necessarily the views of the NSW Rural Fire Service.

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Headquarters
Locked Bag 17
Granville NSW 2142

Telephone: 1300 NSW RFS
e-mail: csc@rfs.nsw.gov.au

Facsimile: 8741 5433



The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Your Ref: DA-99862-93515-5
Our Ref: D15/3905
DA15121199862 JM

ATTENTION: Angela Manahan

7 September 2017

Dear Sir/Madam

Integrated Development for 1//202857 7 Trentwood Park Avalon Beach NSW 2107

I refer to your letter dated 1 September 2017 seeking general terms of approval for the above Integrated Development in accordance with Clause 55(1) of the Environmental Planning and Assessment Regulation 2000.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered 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. At the issue of a subdivision certificate, a fire fighting hydrant supply system shall be provided to Lots 2 and 3 as detailed in the 'Supplementary Bushfire Report' prepared by Australian Bushfire Protection Planners Pty Ltd with reference 'B172918-1' dated 24 August 2017.

General Advice – consent authority to note

This approval is for the subdivision of the land only. Any further development application for class 1,2 & 3 buildings as identified by the 'Building Code of Australia' must be subject to separate application under section 79BA of the EP & A Act and address the requirements of 'Planning for Bush Fire Protection 2006'.

This letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval dated 3 February 2016.

For any queries regarding this correspondence please contact Jason Maslen on 1300 NSW RFS.

Yours sincerely



Nika Fomin
Manager, Planning and Environment Services (East)

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.