
Sent: 19/08/2021 9:30:54 AM
Subject: Re: Submission Acknowledgment
Attachments: Addendum to Garrett Submission DA20211200.pdf;

Dear Mr Lane

Please find attached an addendum to the Garrett submission for DA2021/1200.

FYI, I also note in the DA2021/1200 documents section this morning there's a letter from the NSW RFS relating to a different property / development application.

Best regards

Nicola

Nicola Garrett
Co-founder and editorial director of [the limbic](#)

Please note that while I may sometimes send e-mails outside core working hours because of my flexible working pattern, I do not expect a response or action outside of your own usual working hours.

On Tue, 17 Aug 2021 at 11:29, Phillip Lane <Phillip.Lane@northernbeaches.nsw.gov.au> wrote:

Hi Nicola,

Thank you for your email.

That is correct the notification period ends today, however Council will accept any submission(s) until the application is determined and/or withdrawn.

Given the above it would be appreciated if further comments were received by COB 24 August 2021.

Regards,

Phil Lane

Principal Planner

Development Assessment

t 02 8495 6506 m 0419 495 152

phillip.lane@northernbeaches.nsw.gov.au

northernbeaches.nsw.gov.au



From: Nicola Garrett <nicola@thelimbic.com>
Sent: Tuesday, 17 August 2021 9:29 AM
To: DA Submission Mailbox <DASubmission@northernbeaches.nsw.gov.au>
Cc: Tim ☐☐♥☐ <timsgarrett@hotmail.com>
Subject: Re: Submission Acknowledgment

Re: **DA2021/1200**

Dear NBC,

I would like the opportunity to comment on the NSW Rural Fire Service report relating to **DA2021/1200** which was published on 16/8 (after I sent my submission) as its findings are highly relevant to adjoining properties. The submission deadline ends today, can you please advise at what time? And or if you will extend the deadline given the report has only been available for a short time.

Many thanks,

Nicola Garrett

Nicola Garrett

Co-founder and editorial director of [the limbic](#)

Please note that while I may sometimes send e-mails outside core working hours because of my flexible working pattern, I do not expect a response or action outside of your own usual working hours.

On Mon, 16 Aug 2021 at 09:42, <DASUB@northernbeaches.nsw.gov.au> wrote:

16/08/2021

MRS Nicola Garrett
- 3 Kanimbla Crescent CRES
NSW 2107

RE: DA2021/1200 - 1 Kanimbla Crescent BILGOLA PLATEAU NSW 2107

Dear Sir/Madam,

Thank you for your submission in respect of the above-mentioned property. Please be reminded that under provision of the Government Information Public Access Act, all submissions will be posted on Council's Website against the application.

The matters that you have raised will be noted and taken into consideration in the assessment of the proposal process. However, please note as previously stated in the notification letter, Council will not enter into correspondence in respect of any submission

due to the large number of submissions Council receives annually.

Should you wish to monitor the progress of this development application, please feel free to visit the Planning and Development section of Council's Website at www.northernbeaches.nsw.gov.au .

We thank you for your submission and should you have any queries, please do not hesitate to contact Council on 1300 434 434.

Yours faithfully

Northern Beaches Council

For your reference please find below a copy of your submission:

Dear Mr Lane, Please refer to our submission sent to the council@northernbeaches.nsw.gov.au as a PDF document to the email address on 16th August.

Best regards

Nicola and Tim Garrett

Northern Beaches Council

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Tim and Nicola Garrett
3 Kanimbla Crescent
Bilgola
NSW 2107

18th August 2021

For the attention of Mr Phil Lane

Re: Submission for DA2021/1200 (addendum)

Dear Mr Lane,

Thank you for the opportunity to comment on the NSW Rural Fire Service (RFS) referral report for DA2021/1200 which was published on the Northern Beaches Council website on 16 August after we had submitted our feedback.

We consider the RFS referral report to contain information relevant to (1) the proposed siting and scale of the 'South bedroom wing' in the context of its flame zone setting, as well as a point around vegetation and screening raised in our previous submission.

1. Siting of proposed 'South bedroom wing' incompatible with its Flame Zone rating

The NSW RFS report states that Flame Zone development is high risk, requiring a greater emphasis on: *'Construction standards, landscaping, **siting** [of the building] and vegetation management practices.'*

According to the '*Planning for Bush Fire Protection 2019*' document on which the RFS bases its advice, it states [ref: 7.5.3]: *"All flame zone developments should be sited and designed to minimise the risk of bush fire attack. Buildings should be designed and sited in accordance with appropriate siting and design principles to ensure the safest protection from bush fire impacts."*

The NSW RFS document '*Building in Bush Fire Prone Areas*' [for single dwelling development applications defines the design principles for building on bush fire prone land as: *"building away from the flame zone; and reducing the bulk of a building (height and width) facing a bush fire hazard."*

The proposed 'South bedroom wing' does not meet either of these design principles. Firstly, at 10.5 metres closer to the flame zone than the current house, it increases the level of bushfire risk to itself and its neighbouring properties. Secondly, its proposed non-compliance with building envelope and boundary setback council regulations [please refer to points 2-3 in submission dated 16/8/21) achieves a bulk and scale both in height and width that is not commensurate with the bush fire risk of flame zone.

2. Vegetation and screening further impeded by flame zone status

As outlined in our previous submission (16/8/21) point 3 - *'impact from private garden space on the western and southern boundary'* - it is not possible to screen a building that is up to 11 metres high with vegetation on the Western boundary as suggested by the applicant.

However, we now also note that this issue is further compounded by the flame zone rating of the site, which according to the RFS report requires that: "Large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings".

Screening even with low to medium vegetation on the Western boundary is incompatible with the advice relating to planting at proximity - a metre - to a building sited in flame zone.

Conclusion:

The proposed 'South bedroom wing' breaches several NSW RFS principles for building in *Bush Fire Prone Areas* and therefore poses a significant and unacceptable increased bush fire risk to the adjoining properties of Kanimbla Crescent and Wollombi Road.

Yours Sincerely

Tim and Nicola Garrett