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<b>Sent:</b>	24/03/2020 3:58:33 PM
<b>Subject:</b>	NSW RFS Information Request - 107 Iris Street Beacon Hills NSW 2100
<b>Attachments:</b>	DA20200127000301-Original-1 - Request for Information Letter.pdf;



## NSW RURAL FIRE SERVICE

**Attention:** Bronwyn Neal

**Your Reference:** DA2019/1500 (CNR-3948)

**Application Details:** s100B – Subdivision – (none)

**Site Address:**

107 Iris Street  
Beacon Hills NSW 2100

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Emma Jensen on 1300 NSW RFS and quote DA20200127000301-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](mailto: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: DA2019/1500 (CNR-3948)  
Our reference: DA20200127000301-Original-1

**ATTENTION:** Bronwyn Neal

Date: Tuesday 24 March 2020

Dear Sir/Madam,

**Integrated Development Application**  
**s100B – Subdivision – Torrens Title Subdivision**  
**107 Iris Street Beacon Hills NSW 2100, 18//DP19022**

I refer to your correspondence dated 17/01/2020 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises the following:

- The submitted information states that the proposed works are located approximately 28 metres from the unmanaged vegetation to the north, which has been considered generally accurate in this instance. However, based upon this recommendation of 28 metres the proposed works cannot achieve BAL 29 as proposed. The provisions of Table 2.4.2 of Australian Standard AS 3959-2009 *Construction of buildings in bushfire-prone areas* require that a distance of 29 metres is required in order to achieve BAL 29 as required in accordance with *Planning for Bush Fire Protection (PBP) 2006*. However, the issues raised below must also be considered in the calculation of the recommended BALs for the proposed works and to demonstrate how the works comply with the relevant provisions of *PBP 2006*.
- The preliminary assessment of the referral shows that the slope of the land within the vegetation to the north is greater than 20 degrees down. In accordance with the provisions of *PBP 2006* the referral must be accompanied by a performance based assessment that demonstrates that in the event of a bush fire the development will not be in the flame zone. No information in this regard has been provided with the initial referral.
- On the basis of the information provided with the referral and the preliminary assessment concerns are raised over the downgrading of the vegetation to a remnant formation given the area of the existing vegetation exceeding 1 hectare, the potential fire runs of over 100 metres and the connectivity of the vegetation. Further justification regarding the application of the parameters for the downgrading of vegetation in accordance with Appendix 2 of *PBP 2006* must be provided for further assessment.

If additional information is not received within 100 days the application will be refused on the basis of Requested Information not provided. A formal request for re-assessment would be required after this time.

**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](http://www.rfs.nsw.gov.au)

For any queries regarding this correspondence, please contact Emma Jensen on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese  
**Team Leader, Dev. Assessment & Planning**  
**Planning and Environment Services**