

Date: 11/09/2024

Our Ref: BL-843424-A

BUSHFIRE PLANNING & DESIGN**BUSHFIRE REPORT ADDENDUM****107 Iris Street Beacon Hill 2100**

To: Northern Beaches Council

Prepared by: Matthew Noone

BPAD Accreditation Number: BPAD-25584 (Level 3)

Project: 107 Iris Street Beacon Hill 2100

Lot / DP: (Lot 18/-/DP19022)

Dear Sir / Madam,

This letter has been provided to support the proposed subdivision development at 107 Iris Street. The Applicant has lodged two previous Development Applications on this allotment (see below).

- A two-lot Subdivision in 2022 (RFS issued GTA's, Applicant withdrew the application).
- A four-lot subdivision in 2023 (RFS issued GTA's, Council refused the application).

The NSW Rural Fire Service issued their General Terms of Approval (GTA) for the 2022 two-lot subdivision (see Appendix C) however the Applicant withdrew the application from Council. In 2023 the Applicant lodged a new DA for a four-lot subdivision. This was referred to RFS who issued their Bush Fire Safety Authority (BFSa) and advised the recommendations in their previously issued GTA's remain unchanged (see Appendix C and D). The four-lot subdivision was refused by Council.

The current DA subdivision proposal has been reduced to three lots (see Appendix A). We have compared the current three lot subdivision to the previous four lot subdivision that RFS have provided a BFSa for. We advise that the current building envelope for Lot 1 is setback further from the front boundary than the previous proposal (eg. further from the assessed vegetation).

From a bushfire protection perspective and in accordance with Planning for Bushfire Protection (2019), the current proposal for a three-lot subdivision is comparable to the previous application for which the RFS issued General Terms of Approval (GTAs). The project specifications will align with the prior RFS advice without any deviations. Although there should be no changes to the previous RFS General Terms of Approval, the development should be referred to NSW RFS under 100B Rural Fire Act.

Should you have any questions in relation this report please get in contact.

Report prepared by:	Bushfire Planning and Design Matthew Noone	
		

Inclusions:

Appendix A - Proposed Subdivision Layout

Appendix B - Previous DA 2023 Proposed Four Lot Subdivision

Appendix C - Previous DA 2023 Proposed Four Lot Subdivision RFS GTA / BFSA

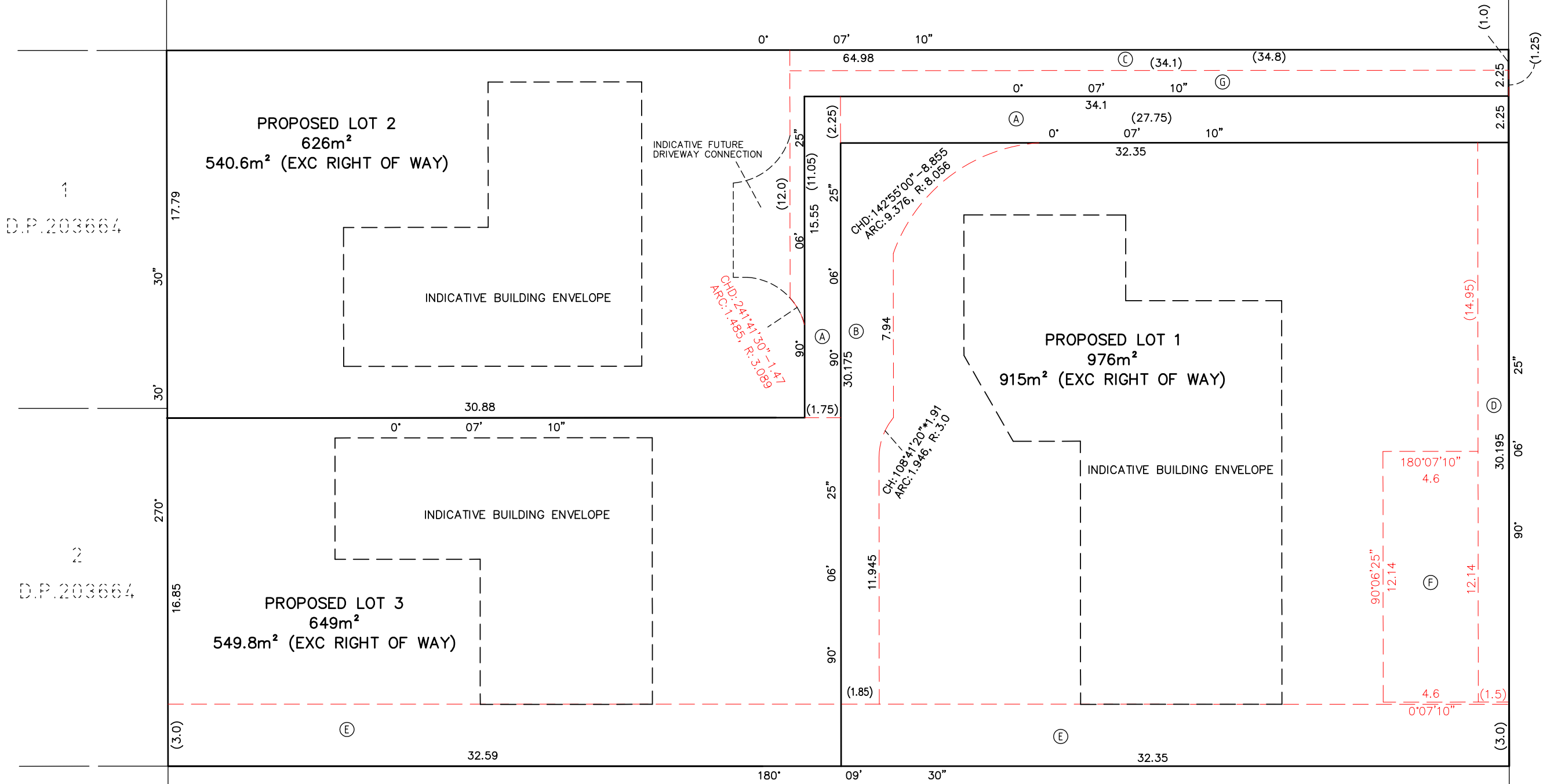
Appendix D - Previous DA 2022 Proposed Two Lot Subdivision RFS GTA / BFSA

Appendix E - Comparison of the current subdivision layout to the previous and RFS have provide GTA's for.

APPENDIX A - PROPOSED SUBDIVISION LAYOUT

LOT DIMENSIONS AND AREAS ARE SUBJECT TO COUNCIL APPROVAL AND FINAL SURVEY.
EASEMENTS TO BE CREATED SUBJECT TO SERVICE INTALLMENT AND DRIVEWAY CONSTRUCTION.

D.P.204368



- (A) PROPOSED RIGHT OF WAY & EASEMENT FOR SERVICES 1.75 & 2.25 WIDE & VARIABLE
- (B) PROPOSED RIGHT OF WAY & EASEMENT FOR SERVICES 1.85 WIDE & VARIABLE
- (C) PROPOSED EASEMENT FOR SERVICES 1 WIDE
- (D) PROPOSED EASEMENT FOR DRAINAGE 1.5 WIDE
- (E) PROPOSED EASEMENT FOR DRAINAGE 3.0 WIDE
- (F) PROPOSED EASEMENT FOR DRAINAGE 4.6 WIDE
- (G) PROPOSED RIGHT OF WAY & EASEMENT FOR SERVICES 0.7 & 1.25 WIDE

D.P.206629

SURVEYOR:
Name: MICHAEL K JOYCE
Date:

PLAN OF PROPOSED SUBDIVISION OF LOT 18
IN D.P.19022

LGA: NORTHERN BEACHES
Locality: BEACON HILL
Reduction Ratio: 1:150

Registered

APPENDIX B - PREVIOUS DA (2023) - FOUR LOT SUBDIVISION LAYOUT

NOTE

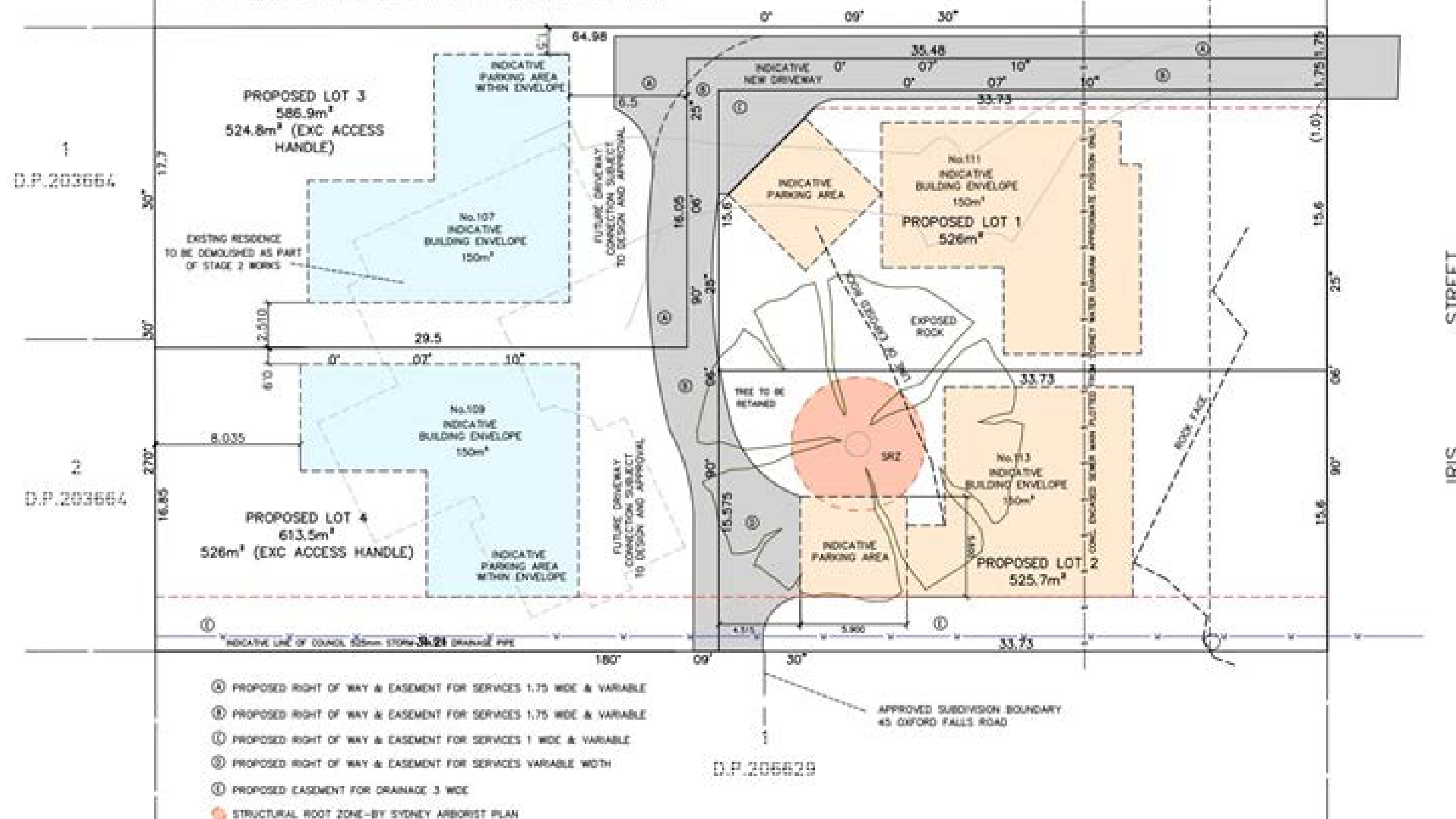
EXISTING BUILDINGS, STRUCTURES, CONTOURS AND LOT DIMENSIONS HAVE BEEN TAKEN FROM DETAILED SITE SURVEY BY RSM PROPERTY SURVEYS, DRAWING No. 14455001, REV A, DATED 28/01/2014. WATERVIEW SURVEYING SERVICES ACCEPTS NO LIABILITY FOR THE ACCURACY OF THIS INFORMATION.

LOT DIMENSIONS AND AREAS ARE SUBJECT TO COUNCIL APPROVAL AND FINAL SURVEY.

BUILDING FOOTPRINTS SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO COUNCIL APPROVAL.

PROPOSED DRIVEWAY IS INDICATIVE ONLY AND IS SUBJECT TO ENGINEERING DESIGN.

EASEMENTS TO BE CREATED SUBJECT TO SERVICE INSTALLMENT AND DRIVEWAY CONSTRUCTION.



SURVEYOR:
Name: MICHAEL K. JOYCE
Date:
Reference:

PLAN OF PROPOSED SUBDIVISION OF LOT 18
IN D.P. 19022

LGA: NORTHERN BEACHES
Locality: BEACON HILL
Reduction Ratio: 1:100
Lengths are in metres

Registered

APPENDIX C - PREVIOUS DA (2023) - FOUR LOT SUBDIVISION - RFS RESPONSE



Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: (CNR-67419) REV2024/0006
Our reference: DA20230629002829-S4.55-1

ATTENTION: Northern Beaches Council

Date: Tuesday 14 May 2024

Dear Sir/Madam,

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

I refer to your correspondence dated 29/04/2024 seeking general terms of approval for the above Integrated Development in accordance with s4.55 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amendments and raises no objections subject to compliance with our previous terms of approval dated 01/08/2023.

For any queries regarding this correspondence, please contact Craig Casey on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
**Manager Planning & Environment Services
Built & Natural Environment**

1

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

APPENDIX D - PREVIOUS DA (2022) - TWO LOT SUBDIVISION - RFS GTA'S

Sent: 1/08/2023 5:42:16 PM
Subject: NSW RFS Determination - Your Reference - DA2023/0379 (CNR-54582)
Attachments: DA20230629002829-Original-1 - 01-08-2023 14_32_27 - Determination Letter.pdf;



NSW RURAL FIRE SERVICE



Attention: Northern Beaches Council

Your Reference: DA2023/0379 (CNR-54582)

Application Details: s100B – Subdivision – Original

Site Address:

107 Iris Street
Beacon Hill NSW 2100

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Craig Casey on 1300 NSW RFS and quote DA20230629002829-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

www.rfs.nsw.gov.au | www.facebook.com/nswrfs | www.twitter.com/nswrfs

PREPARE. ACT. SURVIVE.



NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: DA2023/0379 (CNR-54582)
Our reference: DA20230629002829-Original-1

ATTENTION: Northern Beaches Council

Date: Tuesday 1 August 2023

Dear Sir/Madam,

Integrated Development Application
s100B – Subdivision – Subdivision
107 Iris Street Beacon Hill NSW 2100, 18//DP19022

I refer to your correspondence dated 29/06/2023 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

Intent of measures: to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.

1. At the issue of a subdivision certificate, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entirety of the proposed residential lots (Lots 1 to 4 inclusive) must 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 :

- 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; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and

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www.rfs.nsw.gov.au

- leaves and vegetation debris should be removed.

When establishing and maintaining an outer protection area (OPA) the following requirements apply:

- trees tree canopy cover should be less than 30%;
- canopies should be separated by 2 to 5m.
- shrubs should not form a continuous canopy;
- shrubs should form no more than 20% of ground cover;
- grass should be kept mown to a height of less than 100mm; and
- leaf and other debris should be removed.

Access – Property Access

Intent of measures: to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

2. Property access roads must comply with the general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:

- property access roads are two-wheel drive, all-weather roads;
- minimum 4m carriageway width;
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;
- provide a suitable turning area in accordance with Appendix 3;
- curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;
- the minimum distance between inner and outer curves is 6m; the crossfall is not more than 10 degrees;
- maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and
- Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed.

Water and Utility Services

Intent of measures: 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.

3. The provision of water, electricity and gas must comply with the following in accordance with Table 5.3c of *Planning for Bush Fire Protection 2019*:

- reticulated water is to be provided to the development where available;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
- hydrants are and not located within any road carriageway;
- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
- all above-ground water service pipes are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
 - a) lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - b) no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- 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;
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, 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.

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 *National Construction Code of Australia* may be subject to separate application under section 4.14 of the *EP & A Act* and address the requirements of *Planning for Bush Fire Protection 2019*.

For any queries regarding this correspondence, please contact Craig Casey on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Built & Natural Environment



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

Subdivision – Subdivision
107 Iris Street Beacon Hill NSW 2100, 18//DP19022
RFS Reference: DA20230629002829-Original-1
Your Reference: DA2023/0379 (CNR-54582)

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

Nika Fomin

Manager Planning & Environment Services
Built & Natural Environment

Tuesday 1 August 2023

APPENDIX E - COMPARISON OF THE CURRENT LAYOUT TO THE PREVIOUS LAYOUT RFS HAVE PROVIDED A BFSA FOR.

PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 1 sheets

NOTE:

EXISTING BUILDINGS, STRUCTURES, CONTOURS AND LOT DIMENSIONS HAVE BEEN TAKEN FROM DETAILED SITE SURVEY BY RRM PROPERTY SURVEYS, DRAWING NO. 14450001, REV. A, DATED 29/07/2014. BATHURST SURVEYING SERVICES ACCEPTS NO LIABILITY FOR THE ACCURACY OF THIS INFORMATION.

LOT DIMENSIONS AND AREAS ARE SUBJECT TO COUNCIL APPROVAL AND FINAL SURVEY.

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6.500 FRONT BUILDING SETBACK BY DCP

PROPOSED LOT 3
586.9m²
524.8m² (EXC ACCESS HANDLE)

EXISTING RESIDENCE TO BE DEMOLISHED AS PART OF STAGE 2 WORKS

INDICATIVE BUILDING ENVELOPE 150m²

INDICATIVE PARKING AREA WITHIN ENVELOPE

INDICATIVE NEW DRIVEWAY

INDICATIVE BUILDING ENVELOPE 150m²

PROPOSED LOT 1
526m²

INDICATIVE BUILDING ENVELOPE 150m²

INDICATIVE PARKING AREA

EXPOSED ROCK

TREE TO BE RETAINED

SRZ

INDICATIVE BUILDING ENVELOPE 150m²

PROPOSED LOT 2
525.7m²

INDICATIVE BUILDING ENVELOPE 150m²

INDICATIVE PARKING AREA

INDICATIVE BUILDING ENVELOPE 150m²

PROPOSED LOT 4
613.5m²
526m² (EXC ACCESS HANDLE)

INDICATIVE BUILDING ENVELOPE 150m²

INDICATIVE PARKING AREA WITHIN ENVELOPE

INDICATIVE LINE OF COUNCIL 150mm STORMWATER DRAINAGE PIPE

APPROVED SUBDIVISION BOUNDARY 45 DIXFORD FALLS ROAD

IRIS STREET

LEGEND:

- ① PROPOSED RIGHT OF WAY & EASEMENT FOR SERVICES 1.75 WIDE & VARIABLE
- ② PROPOSED RIGHT OF WAY & EASEMENT FOR SERVICES 1.75 WIDE & VARIABLE
- ③ PROPOSED RIGHT OF WAY & EASEMENT FOR SERVICES 1 WIDE & VARIABLE
- ④ PROPOSED RIGHT OF WAY & EASEMENT FOR SERVICES VARIABLE WIDTH
- ⑤ PROPOSED EASEMENT FOR DRAINAGE 3 WIDE
- ⑥ STRUCTURAL ROOT ZONE-BY SYDNEY ARBORIST PLAN
- STAGE 2 WORKS

SURVEYOR
Name: MICHAEL K JOYCE
Date:
Reference:

PLAN OF PROPOSED SUBDIVISION OF LOT 18
IN D.P.19022

LGANORTHERN BEACHES
Locality: BEACON HILL
Reduction Ratio: 1:100
Lengths are in metres

Registered

16 of 16