

Sent:	16/09/2020 3:44:07 PM
Subject:	NSW RFS Determination - Your Reference - DA2020/0868 (CNR-12256)
Attachments:	DA20200911003321-Original-1 - 16-09-2020 15_26_19 - Determination Letter.pdf;



NSW RURAL FIRE SERVICE

Attention: Livia Kekwick

Your Reference: DA2020/0868 (CNR-12256)

Application Details: s4.14 – Infill – Original

Site Address:

40 Bilwara Avenue,
Bilgola Plateau NSW 2107

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Joshua Calandra on 1300 NSW RFS and quote DA20200911003321-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

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PREPARE. ACT. SURVIVE.



NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: DA2020/0868 (CNR-12256)
Our reference: DA20200911003321-Original-1

ATTENTION: Livia Kekwick

Date: Wednesday 16 September 2020

Dear Sir/Madam,

Development Application

s4.14 - Infill - Single Dwelling - Alterations & Additions

40 Bilwara Avenue, Bilgola Plateau NSW 2107, 4//DP30870, 4//DP30870

I refer to your correspondence dated 10/09/2020 seeking advice regarding bush fire protection for the above Development Application in accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

Asset Protection Zones

Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

1. From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire property 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 requirements apply:

- 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;
- 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

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

- leaves and vegetation debris should be removed.

Construction Standards

Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

2. New construction must comply with Section 3 (excluding section 3.5) and Section 9 (BAL FZ) of Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant BAL-FZ requirements of the *NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015)*. New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

Water and Utility Services

Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

3. The provision of water, electricity and gas must comply with Table 7.4a of *Planning for Bush Fire Protection 2019*.

For any queries regarding this correspondence, please contact Joshua Calandra on 1300 NSW RFS.

Yours sincerely,

Nika Fomin

**Manager Planning & Environment Services
Planning and Environment Services**