

Our Reference B162721 - 1
20.2.2017

Dee Why RSL
932 Pittwater Road,
Dee Why
NSW 2099



Attention: Marcel Batrac

Re: Stage 5 - New Club Areas & Carpark for the Dee Why RSL Club, Pittwater Road, Dee Why.

Dear Marcel,
Thank you for the brief in this matter.

ABPP has been requested to examine whether the construction of the proposed Carpark extension to the Dee Why RSL Club is required to address the bushfire protection provisions of *Planning for Bushfire Protection 2006*.

Prior to preparing this response I have reviewed the Warringah Pittwater Bushfire Prone Land Map, undertaken an inspection of the landuse to the northeast of the Dee Why RSL Club and determined the extent of vegetation within the Dee Why Lagoon Wildlife Reserve which could lawfully be recorded on the Warringah Bushfire Prone Land Map as being Category 1 Bushfire Prone Vegetation, pursuant to Section 146 of the *Environmental Planning & Assessment Act 1979* and the NSW Rural Fire Service's '*Guideline for Bushfire Prone Land Mapping – 2015*.

Figure 1 on Page 2 provides an extract from the Warringah 2010 Bushfire Prone Land Map showing the extent of affectation on the RSL Club site of the mapped 100 metre wide buffer zone to the Category 1 Bushfire Prone Vegetation which is shown, on the 2010 version of the Warringah Bushfire Prone Land Map, to be within the Reserve, located to the northeast of the Club.

Figure 2 on Page 2 provides an extract from the Draft Warringah 2015 Bushfire Prone Land Map. This draft map continues to show the extent of the Category 1 Bushfire Prone Vegetation and the affectation on the RSL Club site of the mapped 100 metre wide buffer zone to the Category 1 Bushfire Prone Vegetation, which is shown to be within the Reserve, located to the northeast of the Club.

Figure 1 – Extract from the Certified 2010 Warringah/Pittwater Bushfire Prone Land Map showing the extent of affection on the Dee Why RSL Club site of the 100 metre wide buffer zone to the Category 1 Bushfire Prone Vegetation.

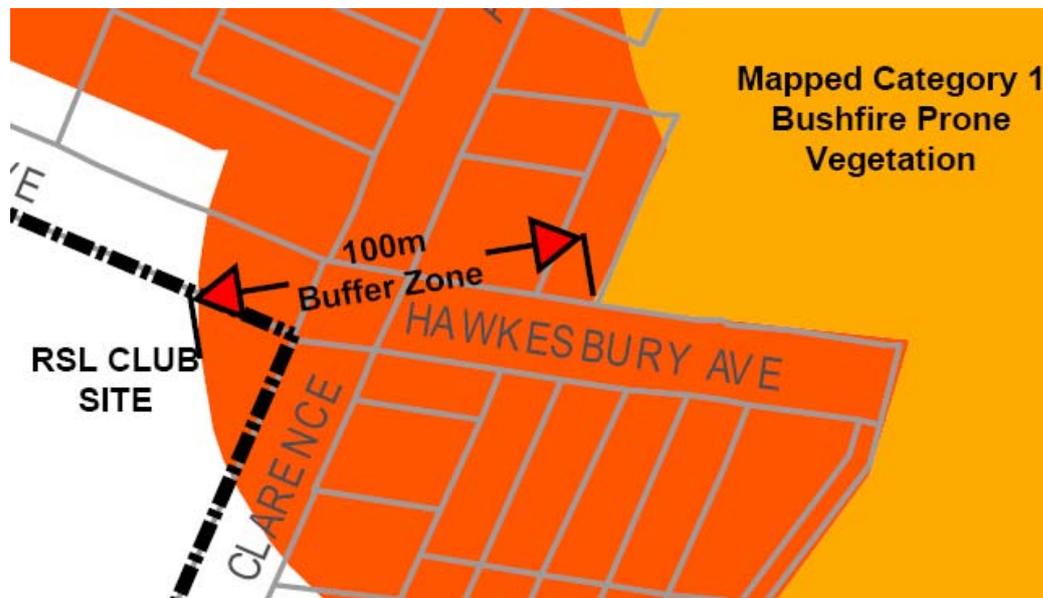


Figure 2 – Extract from the Draft 2015 Warringah/Pittwater Bushfire Prone Land Map which shows the extent of affection on the Dee Why RSL Club site of the 100 metre wide buffer zone to the Category 1 Bushfire Prone Vegetation.



Figure 3 below shows the actual line of unmanaged vegetation within the Dee Why Lagoon Wildlife Reserve. This line has been validated from the inspection of the landuse to the northeast of the Club with the extent of the Category 1 Bushfire Prone Vegetation being correctly shown as extending up to the concrete Walking Path/Cycleway which extends from Hawkesbury Avenue to Clarence Avenue – beneath the tree canopy and within the managed south-western corner of the Reserve – refer to site photographs at Appendix A.

Figure 3 – Extract from the Certified Warringah/Pittwater Bushfire Prone Land Map showing the location of the actual extent of the Category 1 Bushfire Prone Vegetation within the Dee Why Lagoon Wildlife Reserve.

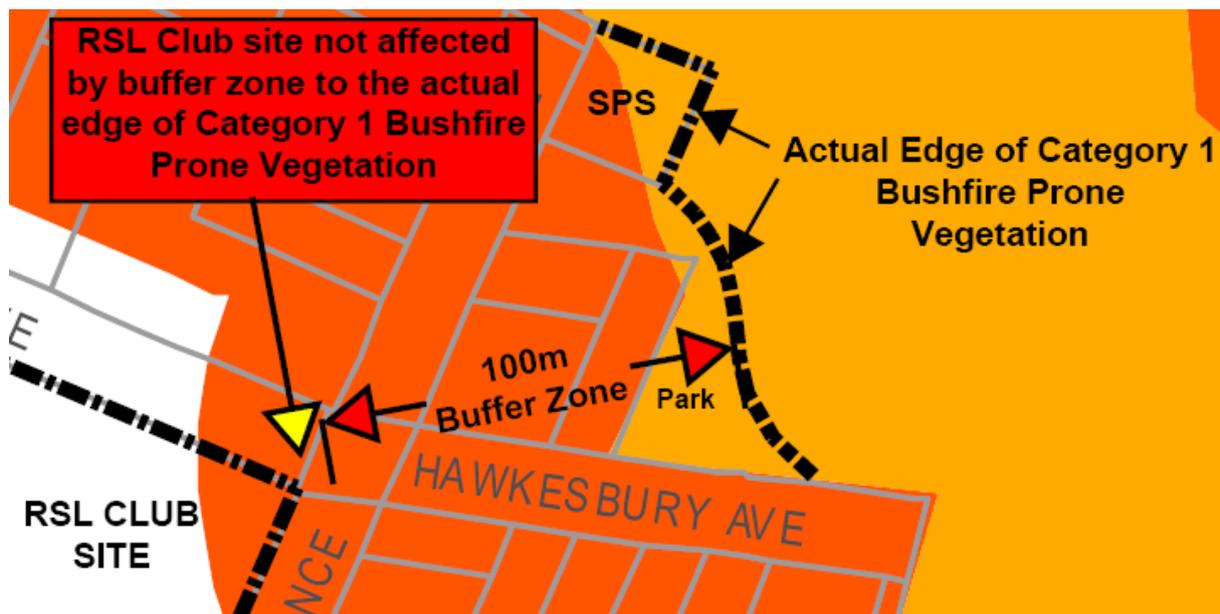


Figure 4 on Page 4 provides an Aerial Photograph of the vegetation within the south-western corner of the Dee Why Lagoon Wildlife Reserve and identifies the line of the concrete Walking Path/Cycle-way which is located beneath the tree canopy and forms the north-eastern edge of the managed section of the Reserve.

Figure 4 – Aerial Photograph of the vegetation within the south-western corner of the Dee Why Lagoon Wildlife Reserve and identifies the line of the concrete Walking Path Cycle-way located beneath the tree canopy.



Conclusion:

The south-western corner of the Dee Why Lagoon Wildlife Reserve contains managed vegetation [mown lawn] beneath a tree canopy. This vegetation is not bushfire prone vegetation pursuant to the definitions provided by Appendix 2 of Planning for Bushfire Protection 2006.

When the extent of the 100 metre wide buffer zone to the Category 1 Bushfire Prone Vegetation is measured from the actual edge of the unmanaged forest vegetation in the Dee Why Lagoon Wildlife Reserve, the buffer zone does not affect the Dee Why RSL Club site.

The Warringah Bushfire Prone Land Map [2010 and Draft 2015 version] does not accurately record the extent of bushfire prone vegetation within the Dee Why Lagoon Wildlife Reserve and should therefore be modified.

The proposed development therefore is not required to address the provisions of Section 79BA of the *Environmental Planning & Assessment Act 1979*.

If you require any further information please contact the undersigned.

Yours faithfully,



Graham Swain,
Managing Director,
Australian Bushfire Protection Planners Pty Limited.

Attachment A – Site Photographs.



Photograph No. 1 – Looking west to Clarence Avenue showing managed vegetation in the Dee Why Wildlife Reserve.



Photograph No. 2 – Looking south along pedestrian path showing managed vegetation in the Dee Why Wildlife Reserve and the existing residential development on the southern side of Richard Avenue in the background.



Photograph No. 3 – Looking northwest along Walking Path/Cycleway showing managed park in the south-western corner of the Dee Why Lagoon Wildlife Reserve.



Photograph No. 4 – Looking northwest from Hawkesbury Avenue showing the managed vegetation beneath the tree canopy in the south-western corner of the Dee Why Wildlife Reserve – bushfire prone vegetation commences on the right of the Walking Path/Cycleway.