

30 July 2021

Mr Jordan Davies
Acting Principal Planner
Northern Beaches Council
PO Box 82 Manly NSW 1655

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Dear Jordan

Bushfire Safety Authority – 27 July 2021
Council Ref: DA 2021/0053
Rural Fire Service Ref: DA20210312000953-Original-1

I write to you regarding the abovementioned Bushfire Safety Authority (Authority). Our project team including ecological consultants have reviewed the Authority and believe that the Asset Protection Zones (APZ) required by conditions 3 and 4 exceed the requirements of Planning for Bushfire Protection 2019 (PFBP), and unduly impact our proposed dwellings.

Our understanding of the circumstances is as follows:

- The southwestern portion of our site adjoins land with an upslope and containing forest vegetation. A 24m APZ is required from the bushfire hazard
- The bushfire hazard is located within the adjoining property and setback from the common boundary
- The APZ when projected from the hazard extends into the rear yards of our proposed lots but does not touch the building footprints. The APZs are shown in the attached plan by Craig and Rhodes. The plan overlays the bushfire hazard assessment by ecological consultants onto the architectural drawings.
- The 6m APZ required by conditions 3 and 4 of the Authority is greater than is required by PFBP (as shown on the attached plan) and will impact on the proposed dwellings.

We ask that you request the RFS to review the conditions of their Authority. Specifically, we request that conditions 3 and 4 are amended to require provision of APZs on the proposed lots in accordance with Craig and Rhodes plan rather than a standard 6m APZ. We note that Lot 7 does not require an APZ and ask that reference is not made to it in future conditions.

Should you wish to discuss this matter further, please contact me on 0434 523 538.

Yours sincerely



Mark Schofield
Director - Planning

Attached: Bushfire overlay – Craig and Rhodes