

All communications to be addressed to:

Head Office
NSW Rural Fire Service
Locked Mail Bag 17
Granville NSW 2142

Head Office
NSW Rural Fire Service
Unit 3, 175-179 James Ruse Drive
Rosehill NSW 2142

Telephone: (02) 9684 4411
e-mail: danielle.simpson@rfs.nsw.gov.au

Facsimile: (02) 9638 7956

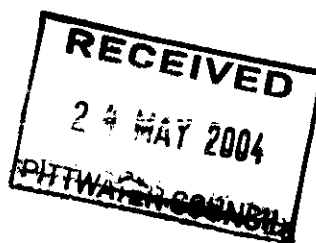


The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Your Ref:

Our Ref: LEP/0129
A04/1511 and A04/1861 DS

Attention: Neill O'Donnell



19 May 2004

Dear Sir / Madam,

Re: Rezoning Application R0002/04 to permit 14 residential lots - Sector 10A, Warriewood Valley Urban Land Release, 11-15 Orchard Street, Warriewood.

I refer to your letter dated 31 March 2004 seeking our advice in accordance with section 62 of the *Environmental Planning & Assessment Act 1979* for the above Local Environmental Plan (LEP) and apologise for the delay in responding.

Based upon an assessment of the plans and documentation received for the proposal, the NSW Rural Fire Service (RFS) supports the rezoning but has concerns with the master plan and proposed subdivision layout in respect to bush fire matters. The following advice should be addressed prior to the lodgement of any development application:

The RFS has concerns with the vegetation assessment and resulting asset protection zones provided in the Bushfire Threat Assessment. From aerial photo interpretation and contour analysis provided in the Bushfire Threat Assessment the following recommendations are provided.

Proposed Lots 12, 14 and 15 have a proposed 10 metres asset protection zone. From aerial photographs it would appear that the land to the west might not be as managed as indicated in the Bushfire Threat Assessment. As such a 20 metres asset protection zone would be required (based on Group 3 vegetation).

Depending on any Plan of Management proposed for the public reserve to the south of proposed Lots 1-3 a 30 metres asset protection zone will be required (based on Group 1 vegetation at 0° cross slope).

Proposed Lot 15 will require a 20 metres asset protection zone from the south. From aerial photographs the adjoining public reserve does not appear to be as managed as indicated in the Bushfire Threat Assessment. As well as this depending on any Plan of

Management for the proposed reserve, any revegetation may result in an increased bushfire risk.

In addition to this any landscaping plans will need to take into account the management requirements of an asset protection zone as outlined in section 4.2.2 of *Planning for Bushfire Protection 2001*.

Any new roads to be constructed as part of the subdivision will need to comply with section 4.3.1 of *Planning for Bushfire Protection 2001* and any proposed subdivision layout will need to take this into account.

As this area is identified as bush fire prone on the Pittwater Bush Fire Prone Land map, any subdivision application will require referral to the RFS under section 100B of the *Rural Fires Act 1997*. Any subdivision applications are strictly assessed against *Planning for Bushfire Protection 2001* and any non-compliance will result in a refusal. The applicant is therefore advised to take into consideration the matters raised in this letter.

In the preparation of the LEP I refer you to the provisions of the Minister For Planning's s117 Direction "G20 – Planning For Bush Fire Protection" (provision 3 a to h).

Should you require any additional information regarding this matter, please contact Danielle Simpson.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Keith Simpson', with a long horizontal flourish extending to the right.

Keith Simpson
A/Manager, Development Control Services