
Sent: 29/09/2016 11:21:10 AM
Subject: FW: Emailing - L13.0004.pdf
Attachments: L13.0004.pdf; L13.0004.pdf;

From: Ruchi Bhandula [mailto:Ruchi.Bhandula@rfs.nsw.gov.au]
Sent: Thursday, 29 September 2016 11:20 AM
To: Council Mailbox
Subject: Emailing - L13.0004.pdf

Dear Sir/Madam,

Please find attached a copy of response in relation to a DA.

Thank you
Ruchi



Ruchi Bhandula | Administration Officer

NSW RURAL FIRE SERVICE

Planning & Environment Services

42 Lamb Street Glendenning NSW 2761

Locked Bag 17 Granville NSW 2142

P 1300 679 737 **F** 02 8867 7958 **E** ruchi.bhandula@rfs.nsw.gov.au

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

PREPARE. ACT. SURVIVE.

//// NSW RURAL FIRE SERVICE..... for our community

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Northern Beaches Council

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NSW RURAL FIRE SERVICE



The General Manager
Northern Beaches Council
PO Box 882
Mona Vale NSW 1660

Your ref: PP0002/16
Our Ref: L13/0004
DA16091203768 GB

Attention: Gordon Edgar

28 September 2016

Dear Sir / Madam

Preliminary Notification of Planning Proposal to Rezone Land at 9, 11, 12 & 13 Fern Creek Road Warriewood (pp0002/16)

I refer to your letter dated 5 September 2016 seeking preliminary advice for the above Planning Proposal (rezoning) application. The New South Wales Rural Fire Service (NSW RFS) has reviewed the documentation and provides the following preliminary comments.

The site is mapped as bush fire prone land under the current *Pittwater Council Bush Fire Prone Land Map* and any development of the land must satisfy the aims and objectives of *Planning for Bush Fire Protection 2006 (PBP)* to provide for the protection of human life, including fire fighters, and to minimise impacts on property from the threat of bush fire.

As the proposal allows for the residential subdivision it must address section 4.1 of PBP including:

- *minimise perimeters of the subdivision exposed to the bush fire hazard;*
- *minimise bushland corridors that permit the passage of bush fire;*
- *ensure that separation distances or asset protection zones (APZs) between a bush fire hazard and future dwellings enable conformity with the deemed-to-satisfy requirements of the National Construction Code 2016;*
- *provide and locate where the scale of the development permits, open space and public recreation areas as accessible public refuge areas or buffers (APZs);*
- *ensure the ongoing maintenance of asset protection zones;*
- *provide clear and ready access from all properties to the public road system;*
- *ensure the provision of and adequate supply of water for effective fire fighting.*

In this regard it is noted that the extent of the rehabilitation / revegetation within the RE1 Public Recreation zone will determine the required setback or APZ for the future adjoining residential development within the RE Medium Density zone. The proposal will need to address the future development of the land.

There is also concern that the site and the surrounding area is currently serviced by a single access road. *Planning for Bush Fire Protection 2006* recommends through roads to allow safe access for firefighters while residents are evacuating. This issue should be addressed within broader design of the Warriewood Valley Release Area.

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
Planning and Environment
Services East 42 Lamb Street
GLENDENNING NSW 2761

T 1300 NSW RFS
www.rfs.nsw.gov.au



For any queries regarding this correspondence please contact Garth Bladwell on 1300 NSW RFS.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nika', followed by a long horizontal flourish.

Nika Fomin

Manager

Planning and Environment Services East



NSW RURAL FIRE SERVICE



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Nika Fomin

Manager

Planning and Environment Services East