



The General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: PP0005/16
Our reference: R16/1479

14 February 2017

Attention: Land Release Team

Dear Sir/Madam,

Draft Planning Proposal - Rezoning - (Non Statutory) Preliminary Notification for 6 Jacksons Road, 10 & 12 Boondah Road, Warriewood

Reference is made to Council's correspondence dated 20 January 2017 seeking comment in relation to the above draft Planning Proposal which seeks to rezone land at 6 Jacksons Road, 10 & 12 Boondah Road, Warriewood. The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regards to the aims and objectives of *Planning for Bush Fire Protection 2006* (PBP).

The aim of PBP is: *to protect human life, minimise impacts on property from the threat of bush fire, and protection of the environment.*

The objectives are to:

- Afford occupants of any building adequate protection from exposure to a bush fire;
- Provide a defensible space around buildings;
- Provide appropriate separation between a hazard and buildings which will prevent direct flame contact and material ignition;
- Ensure safe operational access and egress is available;
- Provide for on-going maintenance of asset protection zones; and
- Ensure that utility services are adequate to meet the needs of fire fighters.

Based upon an assessment of the available information, NSW RFS raises no objections to the proposed rezoning subject to the requirement that the future development of the land complies with *Planning for Bush Fire Protection 2006*. This includes, but is not limited to:

- Provision of Asset Protection Zones (APZs) within the proposed lots in accordance with Table A2.4;
- Access to be provided in accordance with the design specifications set out in section 4.1.3; and
- Services to be provided in accordance with section 4.1.3.

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With regard to these requirements, the following comments are made in relation to the preferred Master Plan:

- The proposed 10 metre setback for commercial development to the Warriewood Wetlands is insufficient to prevent direct flame contact of the building. A 15 metre setback should be provided in accordance with Table A2.4 of PBP.
- The proposed 24 metre setback for residential development to the Warriewood Wetlands maybe reduced in accordance with Table A2.4 of PBP. However the resulting construction requirement under the *Australian Standard AS3959 - Construction of buildings in bushfire-prone areas* should be considered. A bushfire attack level of BAL FZ would not be supported by the NSW RFS.
- Setbacks to the wetlands are required to be managed as an asset protection zone in accordance with Appendices 2 & 5 of PBP.
- The proposal to link the two proposed roads located at either ends of the commercial centre via a shared path for emergency vehicles is acceptable. The path would need to be suitable designed for fire-fighting vehicles.

If you have any queries regarding this advice, please contact Garth Bladwell, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,



Nika Fomin
Manager, Planning and Environment Services (East)