
Sent: 20/12/2016 10:57:50 AM
Subject: Emailing - 20161220103602290.pdf
Attachments: 20161220103602290.pdf; 20161220103602290.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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NSW RURAL FIRE SERVICE



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

Your reference: PP0003/16
Our reference: R16/1479

19 December 2016

Attention: Strategic Planning

Dear Sir/Madam,

PRELIMINARY NOTIFICATION (NON STATUTORY) OF A PLANNING PROPOSAL (REZONING) FOR 2 MACPHERSON STREET, WARRIEWOOD

Reference is made to Council's correspondence dated 24 November 2016 seeking comment in relation to the above draft rezoning Planning Proposal which seeks to amend the Pittwater Local Environmental Plan 2014 to increase the permitted dwelling yield from 0 dwellings to 22 dwellings for No. 2 Macpherson Street, Warriewood.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regard to *Planning for Bushfire Protection 2006*. Based upon an assessment of the information provided, NSW RFS raises no objections to the proposal subject to a requirement that the future subdivision 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.

With regard to these requirements, the following comments are made in relation to the submitted concept plan:

- > The following minimum asset protection zones (APZs), as measured from the front building alignment to the bush fire hazard should be provided for future dwellings:
Northeast - 11m and extending to 25m to the North and Northwest;
East and South - 11m;
West - 25m. These are the minimum setbacks required to achieve a Bushfire Attack Level (BAL) 29 under Australian Standard AS 3959 *Construction of buildings in bushfire-prone areas*. It is noted that greater APZs can be achieved within the site which would further reduce the BAL rating.
- > The perimeter road as proposed shall have a minimum carriageway width of 8 metres kerb to kerb.

Postal address
NSW Rural Fire Service
Records Management
Locked Bag 17
GRANVILLE NSW 2141

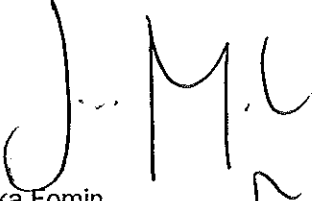
Street address
NSW Rural Fire Service
Planning and Environment Services (East)
42 Lamb Street
GLENDEENING NSW 2761

T 1300 NSW RFS
F (02) 8741 5433
E csc@rfs.nsw.gov.au
www.rfs.nsw.gov.au



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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J.M.L.' with a stylized flourish at the end.

Nika Fomin
Manager, Planning and Environment Services (East)



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

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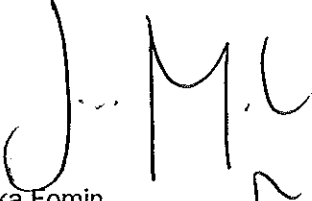
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