



NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: CNR-53042 DA2023/0129
Our reference: DA20230315001095-Original-1

ATTENTION: Northern Beaches Council

Date: Wednesday 26 April 2023

Dear Sir/Madam,

Development Application
s100B – Subdivision – Subdivision
4 Forest Road Warriewood NSW 2102, B//DP370222

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 21/03/2023.

The NSW RFS cannot support the development in its current form. The documentation submitted with the referral do not provide sufficient detail for a bush fire assessment.

The following information will need to be resubmitted through the Planning Portal under Section 37 of the *Environmental Planning & Assessment Regulation 2021*.

1. Preliminary assessment of the site and surrounds has identified inconsistencies in relation to the effective slopes as below:

- The effective slope to the west of the subject site is assessed in the 0-5° downslope range as opposed to upslope considered in the submitted bushfire report. As such, larger Asset Protection Zones (APZ) which meets the requirements of 5.3a of *Planning for Bushfire Protection (PBP) 2019*; and
- Gentler effective slope to the south west of the subject site is assessed as compared 10° upslope considered in the submitted bushfire report, therefore requiring more than the currently assessed 20 metres.

Any future referrals for the proposed development must consider the above assessed effective slopes in determining the appropriate APZ.

2. The hazard to the south and south west of the proposed lot 13 has a connectivity to the broader hazard and does not comply with the requirements of section A1.11.1 of *PBP 2019* to be downgraded to remnant hazard. As such, appropriate APZs with appropriate vegetation classification which meets the requirement of table 5.3a of *PBP 2019* shall be provided.

3. Table 5.3a of *PBP 2019*, requires that the potential building footprints must not be exposed to radiant heat levels exceeding 29 kW/m² on the proposed lots. Further information such as a suitable building envelope plan complying with minimum council requirements and meeting the requirements of table 5.3a of *PBP 2019* shall be

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provided for the proposed lots lot 10-13 with the future referrals when considering larger APZs required due to above identified variations in the assessed effective slopes.

4. The separation distance to the south and south west of the subject is considered beyond the proposed road carriageway with no evidence of management provided. Where offsite APZ is proposed, further information in accordance with section 3.2.5 of *PBP 2019* shall be provided with the section 37 application.

For any queries regarding this correspondence, please contact Surbhi Chhabra on 1300 NSW RFS.

Yours sincerely,

Adam Small
**Supervisor Development Assessment & Plan
Built & Natural Environment**