

All communications to be addressed to:

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

Your Ref: R00002/12
Our Ref: L08/0142
ED12/034410

Attention: Liza Cordoba

3 January 2013

Dear Sir / Madam

Re: Preliminary Notification (Non-statutory) of rezoning for 120-122 Mona Vale Rd, 10 Jubilee Ave & 4 Boundary Street Warriewood.

I refer to your letter dated 22 November 2012 seeking advice for the above rezoning proposal and apologize for our delay in response.

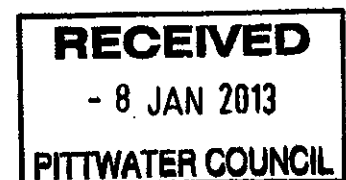
The NSW Rural Fire Service (RFS) notes that portions of the subject sites fall within bush fire prone areas as identified on the Pittwater Bush Fire Prone Land Map.

The RFS raises concerns with both proposals (Options 1 & 2) tabled for the site. Of particular concern is the access / egress provided to the site and the accuracy of the bush fire assessment report provided with the application.

In relation to access / egress to the site, the RFS raises concerns that access / egress from the site is reliant on a single access point to the nearest through road (Mona Vale Road) which, may not provide a satisfactory level of service for evacuation of occupants in the event of an emergency. This access point being potentially subject to the restriction of left in left out onto Mona Vale Road.

The RFS prefers Option 2 to Option 1 with a minor modification. From the plan provided, it appears that a through road is proposed within Lot 2 DP 816070 to Jubilee Road, which would connect the proposal with the existing road network further to the east of the site. This would improve the access provisions by providing an alternate access/egress route to Mona Vale Road. If a through road has not been proposed, consideration should be given to its provision.

Please be advised that a perimeter road is the preferred option to separate bush land from rural-residential subdivisions and the subject site is considered to have the potential to accommodate a perimeter road.



It is also noted that the bushfire assessment report prepared Advanced Bushfire Performance Solutions dated September 2012 for Options 1 & 2 has inconsistencies that will require further information and analysis.

Matters that require further clarification include Asset Protection Zones (APZ's), including compliance with Planning for Bushfire Protection for subdivisions, demonstrated modelling within the report that results in potential flame contact, APZ's on lands greater than 18 Degrees, and the potential requirement for a buffer from Narrabeen Creek that will potentially increase the minimum required APZ's.

Furthermore, clarification is required of the potential ramifications of the proposed park/bushland/creek areas proposed within the site that may increase the bush fire threat to the site. This potentially increases the risk in providing 'fire runs' through the subject site, potentially resulting in bush fire behaviour of significant intensity impacting the vicinity.

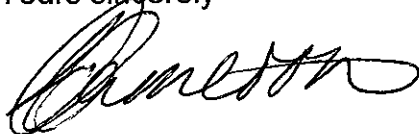
The RFS recommends that the rezoning - and subsequent related planning directions - demonstrate due consideration for the bush fire risk that exists within the area, and provide for appropriate mitigation of the evaluated risks.

As such, any future development within the abovementioned subject site will be required to comply with section 79BA (residential, commercial or industrial development) or section 91 (subdivision or special fire protection purposes development) of the *Environmental Planning and Assessment Act* 1979. Applications affected by section 91 will require the issue of a bush fire safety authority as per section 100B of the *Rural Fires Act* 1997.

Consideration should also be given to ensuring appropriate access, water and utilities is available to the proposed Lots. Where an increase in density or a special fire protection purpose development could be proposed, roads should provide a satisfactory level of service for evacuation of occupants in the event of an emergency.

For any enquiries regarding this correspondence please contact Jason Hulston on 1300 NSW RFS.

Yours sincerely



Iona Cameron
A/Team Leader, Development Assessment

The RFS has made getting additional information easier. For general information on *Planning for Bush Fire Protection 2006*, visit the RFS web page at www.rfs.nsw.gov.au and search under *Planning for Bush Fire Protection 2006*.

