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**Sent:** 28/08/2017 4:35:15 PM  
**Subject:** Development Application N0491/16 32/C/5464 41 WARRIEWOOD ROAD  
WARRIEWOOD NSW 2102  
**Attachments:** DA-106855-102179-5.pdf;

d\plain\f0BRIMS DA record DA17041206855 received on 07/08/2017 for a S.100B ;  
Subdivision assessment.

The Rural Fire Service response to the above development application referral is  
attached.

If you require further information please contact Garth Bladwell on 1300 679 737.

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All communications to be addressed to:

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15 Carter Street  
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Telephone: 1300 NSW RFS  
e-mail: pes@rfs.nsw.gov.au

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

Your Ref: N0491/16  
Our Ref: D16/3779  
DA17041206855 GB

**ATTENTION:** Angela Manahan

28 August 2017

Dear Sir/Madam

**Integrated Development for 32/C/5464 41 Warriewood Road Warriewood NSW 2102**

I refer to your letter dated 7 August 2017 seeking general terms of approval for the above Integrated Development in accordance with Clause 55(1) of the Environmental Planning and Assessment Regulation 2000.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

**Asset Protection Zones**

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the issue of subdivision certificate, the proposed residential Lots 201 to 229 inclusive, shall be managed as an asset protection zone as outlined within Appendices 2 & 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones', until they are redeveloped.

**Water and Utilities**

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

2. Water, electricity and gas supplies shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

### **Access**

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

3. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.

### **General Advice – consent authority to note**

This approval is for the subdivision of the land only. Future development within this subdivision may be subject to requirements as set out in 'Planning for Bush Fire Protection 2006'.

The proposed residual Lot 2 has not been assessed for residential development.

This letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval dated 12 May 2017.

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

Yours sincerely



Nika Fomin  
**Manager, Planning and Environment Services (East)**

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.