
Sent: 9/10/2025 4:12:30 PM
Subject: NSW RFS Determination - 1 - 9 Wilson Avenue & 212 - 222 Powderworks Road Ingleside NSW 2101
Attachments: SPI20250907000210 - 08-10-2025 12_08_28 - Determination Letter.pdf;



NSW RURAL FIRE SERVICE



Attention: Kate Mercieca

Your Reference: PEX2025/0001

Application Details: LEP Amendment – Planning Proposal –

Northern Beaches Council, has received a Planning Proposal application (PEX2025/0001) for land at 1-9 Wilson Avenue, 7-14 Wilga Street, 212-222 Powderworks Road. The Proposal seeks various amendments to Pittwater *Local Environmental Plan* 2014, including rezoning the land from RU2 Rural Landscape to Part R3 Medium Density Residential, Part C2 Environmental Conservation (section of Mullet Creek) and Part RE1 Public Recreation.

Site Address:

1 - 9 Wilson Avenue & 212 - 222 Powderworks Road
Ingleside NSW 2101

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Craig Casey on 1300 NSW RFS and quote SPI20250907000210.



Planning and Environment Services

NSW RURAL FIRE SERVICE

Locked Bag 17 Granville NSW 2142

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RFS



Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: PEX2025/0001
Our reference: SPI20250907000210

ATTENTION: Kate Mercieca

Date: Thursday 9 October 2025

Dear Sir/Madam,

Strategic Planning Instrument LEP Amendment – Planning Proposal

Northern Beaches Council, has received a Planning Proposal application (PEX2025/0001) for land at 1-9 Wilson Avenue, 7-14 Wilga Street, 212-222 Powderworks Road. The Proposal seeks various amendments to Pittwater *Local Environmental Plan* 2014, including rezoning the land from RU2 Rural Landscape to Part R3 Medium Density Residential, Part C2 Environmental Conservation (section of Mullet Creek) and Part RE1 Public Recreation.

I refer to your correspondence dated 04/09/2025 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

- The information provided by the applicant has been considered and no objection is raised to the proposed amendments to the planning proposal application (PEX2025/0001) for land located at 1-9 Wilson avenue, 7-14 Wilga street, 212-222 Powderworks Road Ingleside, as they relate to various amendments to *Pittwater Local Environmental Plan* 2014, including rezoning the land from RU2 rural landscape to part R3 medium density residential, part C2 environmental conservation (section of Mullet Creek) and part RE 1 public recreation.
- This assessment is based on the documents/plans supplied via Councils referral to the NSW RFS.
 - The document titled *Strategic Bushfire Study, Wilga-Wilson Precinct Ingleside* as prepared by Blackash Bushfire Consulting Pty Ltd, Lew Short, version 1.5 and dated 15 July 2025.
 - The revised and updated masterplan report for the Wilga Wilson Precinct Ingleside, prepared by the Place Design Group Pty Ltd, dated July 2025, document no: 230152, revision no: 7 and approved by TF.
 - The document titled *Traffic & Transport Assessment, Wilga Wilson Precinct, Ingleside*, prepared by PDC Consultants Pty Ltd, reference: 0928r01v05, version 5, Ben Midgley and dated 2/05/2025.
- Its noted that the number of proposed dwellings has now been reduced from 662 (as earlier assessed) to 536, 126 less dwellings and or 20% reduction. The location of the more denser apartment blocks, has now been revised, with them now being concentrated and located, with a significantly greater separation distance to the more impactful bushfire hazard vegetation located towards the north and centred around the central communal open space towards the south.

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
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SYDNEY OLYMPIC PARK NSW 2127

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RFS



- All residential lots have been located where they can achieve BAL 29 construction for any proposed future dwellings, accommodating the required separation distances either through the perimeter and internal managed carriage ways, verges and front/ rear setbacks. This being determined and illustrated by the applicants use of a performance based solution AS3959 - 2018, Method 2 radiant heat Short Fire Run modelling and the classification of the managed bushfire hazard vegetation (equivalent to rainforest fuel loads) located within the revegetated riparian corridors according to a proposed vegetation management plan.
- It is also advised, that perimeter roads are required in all areas, where future development abuts adjoining hazards such as the riparian corridors, whilst it is noted that such measures are in place within the current indicative Master Concept Plan, they should also be included in any further design site plan modifications. Additionally, that these future hazards, located within areas designated for public recreation or for environmental conservation have suitable treatments such as appropriate separation distances and asset protection zones may need to be incorporated in this regard where these areas of potential vegetation are considered to represent hazards.
- The RFS assessment, is also based on the assessment/ conclusions of the traffic engineer's assessment of evacuation, as they are the expert in this matter, and with their advice that the Planning Proposal is supportable on traffic planning grounds.
- Further future development on bush fire prone lands within the site, arising through the proposed rezoning, needs to specifically consider their compliance with the provisions relevant to the development in accordance with *Planning for Bush Fire Protection 2019* and *AS3959- 2018 Construction of Buildings in Bushfire Prone Areas*.
- Council is also advised that the NSW RFS assessment applies solely to the Wilga-Wilson Precinct, as per their referral and the RFS has not assessed, nor does it provide support for, the broader *Ingleside Place Strategy*, as this assessment was conducted in isolation from that strategy.

For any queries regarding this correspondence, please contact Craig Casey on 1300 NSW RFS.

Yours sincerely,

Kristy Chedid
Supervisor Development Assessment & Plan
Built & Natural Environment