



NSW RURAL FIRE SERVICE

Department of Planning and Environment (Sydney Offices)
GPO Box 39
Sydney NSW 2001

Your reference: MP 07_0166 MOD 8
Our reference: DA20200506001604-Original-1

ATTENTION: Michelle Niles

Date: Tuesday 19 May 2020

Dear Sir/Madam,

Development Application
Other - Part3A - Other
Wahroonga Estate Concept Plan Wahroonga NSW AUS, (none)

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 06/05/2020.

On the basis of the information provided the NSW Rural Fire Service makes no objections to the modification of Condition B5 Bush Fire Protection subject to future developments demonstrating compliance with the relevant provisions of *Planning for Bush Fire Protection (PBP) 2019*. This includes, but is not limited to the following:

- The provision of minimum Asset Protection Zones (APZs) distance in accordance with Table A1.12.1 of Special Fire Protection (SFPP) developments and Table A1.12.2 for residential developments;
- The provision of access in accordance with Section 5.3.2 for residential development and Section 6.8.2 of SFPP developments;
- The provision of services in accordance with Section 5.3.3 and Section 6.8.3 of SFPP developments;
- The provisions of Section 8.2.2 for Multi-Storey Residential Development;
- The construction of future buildings in accordance with Section 7.5 of *PBP 2019* and the relevant requirements of Australian Standard AS 3959 *Construction of Buildings in Bush Fire Prone Land*.

The Department of Planning, Industry and Environment has requested specific comments regarding the numeric compliance of the proposed APZs in light of the adoption of *PBP 2019* as of 1 March 2020 and the extension of the APZ into the E2 Environmental Conservation Zone boundary. On the basis of the review undertaken of proposed modification and submitted information the following advice is provided:

- The proposed APZ distances of 60 metres for residential development and 100 metres for SFPP development meet the relevant numerical minimum requirements of Table A1.12.2 and A1.12.1 of *PBP 2019* as identified in the submitted supplementary bush fire report prepared by Australian Bushfire Protection Planners Pty Ltd; and,
- The NSW Rural Fire Service makes no objection to the maintenance of the proposed APZs to the Vegetation Transition Management line as demonstrated on the Vegetation Transition Management Line plan prepared by Group GSA (Dated 22 February 2019, Reference SK-R-0001) and the Vegetation Protection Line demonstrated in Figures 1-3 of the Ecological Impact Assessment prepared by Cumberland Ecology (Dated 24 March 2020); provided that the minimum APZ distance requirements of

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PBP 2019 continue to be met. However, where it is determined that the proponent cannot maintain APZs beyond the E2 Environmental Conservation Zone boundary, the Concept Plan will required to be updated to demonstrate that all development will be located behind the APZ setbacks. Future development proposed within the required APZs will not be supported by the NSW Rural Fire Service.

For any queries regarding this correspondence, please contact Emma Jensen on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese

**Team Leader, Dev. Assessment & Planning
Planning and Environment Services**