

Planning For Bushfire Protection Pty Ltd



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Reference: 582

27th October 2011

Michael Woodland
Director Urban Assessments
NSW Department of Planning and Infrastructure
33 Bridge Street, Sydney NSW 2000

Subject:

Amendment to the approved Concept Plan 09-0162, No 14-18 Boondah Road,
Warriewood to remove the internal road.

I have been instructed to examine the removal of the internal road against the requirements of the NSW Rural Fire Service requirements and the Planning for Bushfire Protection 2006 guidelines to access the site in the event of a bushfire.

The following documents were referenced to determine the requirements of the NSW Rural Fire Service.

- Concept Plan Submission File No MP09_0162, Dated 18th January 2011
- Bushfire Risk Assessment prepared and submitted by Flame Zone Bushfire Consulting Dated September 2008
- Vehicle Access and Street Network Diagram, Drawing No A001 – Issue D
[Attached as Appendix 1]
- Revised Master Plan Layout Drawing SKC22 – Project 10-23 - Issue P4

[Attached as Appendix 1]

The amended concept plan that shows the removal of the internal road and introduction of the cul-de-sac area at the end of the proposed driveways is all that is required for the NSW Bushfire Services to access the site in the event of a bushfire, to comply with requirements of *Planning for Bushfire Protection 2006*. The plan that I have reviewed is Drawing SKC22 that is attached to Appendix 1.

Provided the proposed development is constructed in accordance with the recommendations included in the NSW RFS Provision of key issues and assessment statement (that formed part of Condition F19 of the Project Approval MP10_0177, dated the 18 January 2011), it is my considered opinion that the development, including the revised road design, satisfies the Aims and Objectives of '*Planning for Bushfire Protection 2006*' and the requirements of '*Australian Standard AS3959, 2009 Construction of Buildings in Bushfire Prone Areas*'.



Ron Coffey – Bushfire Safety Engineer
Grad I Fire E [Institute of Fire Engineers - 1973]
Grad Cert Fire Safety Eng [UWS - 2003]
Grad Dip Building in Bushfire Prone Areas [UWS – 2005]
Ass Prof Cert in Expert Evidence in the Land & Environment Court [UTS – 2005]
Corporate Member - Institute of Fire Engineers
Member - Fire Protection Association Australia



Planning for Bushfire Protection Pty Ltd
Fire Protection Association of Australia
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APPENDIX 1

