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**Sent:** 23/02/2015 1:30:50 PM  
**Subject:** RFS Comments  
**Attachments:** LEP.0129.pdf; LEP.0129.pdf;

Dear Sir/Madam,

Please find attached a copy of response in relation to a DA.

Thanks  
Ruchi



**Ruchi Bhandula** | Administration Officer

**NSW RURAL FIRE SERVICE**

Customer Service Centre (East)

42 Lamb Street Glendenning NSW 2761

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**PREPARE. ACT. SURVIVE.**

**//// NSW RURAL FIRE SERVICE..... for our community**

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# NSW RURAL FIRE SERVICE



The General Manager  
Warringah Council  
Civic Centre, 725 Pittwater Road  
DEE WHY NSW 2099

Your reference: PEX2013/0003  
Our reference: LEP/0129  
DA15020595664

20 February 2015

Attention: Theo Zotos

Dear Sir/Madam

## Planning Proposal – Rezoning of land at Ralston Avenue, Belrose. Lot 1 DP 1139826

I refer to your letter dated 3 February 2015 seeking further comments from the NSW Rural Fire Service (RFS) in consideration of the proposal against the Ministerial Direction in particular *Planning for Bush Fire Protection 2006* (PBP) and any other relevant legislation.

The RFS is not opposed to the development of this site in principle, however the site is exposed to a significant bush fire threat. In this regard I wish to reiterate our concerns expressed in previous correspondence dated 6 June 2013.

- The RFS does not support the location of asset protection zones (APZs) on land exceeding 18 degrees and recommends a modification of the lot layout.
- For future dwellings to be constructed on the site, the bushfire attack level (BAL) rating provided for under the Australian Standard AS 3959 *Construction of buildings in bushfire-prone areas* is valid where the effective slope does not exceed 20 degrees. The slopes on this site often exceed this.
- The requirements under PBP for public roads are applicable for the road access regardless of final ownership. In this regard perimeter roads are required to have a minimum carriageway width of 8 metres and other internal roads shall have a minimum carriageway width of 6.5 metres.
- It is noted that the road layout is changing and without a detailed design the RFS cannot provide further comment.

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

Catherine Ryland  
Team Leader  
Development Assessment and Planning

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