

Mark Dennett

From: David Boverman <David.Boverman@rfs.nsw.gov.au>
Sent: Wednesday, 7 June 2017 9:35 AM
To: Mark Dennett
Subject: RE: Ku-ring-gai Planning Proposal for Deferred Areas and Evacuation Zones

Hi Mark,

Thanks for the email and for requesting confirmation. Please be advised that the attached was and is formal communication by the NSW RFS.

If you have any questions please let me know.

Kind Regards,
David



David Boverman | Manager | Development Planning & Policy
NSW RURAL FIRE SERVICE
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From: Mark Dennett [mailto:Mark.Dennett@planning.nsw.gov.au]
Sent: Wednesday, 7 June 2017 9:22 AM
To: David Boverman
Cc: Corey Shackleton; Terry Doran
Subject: RE: Ku-ring-gai Planning Proposal for Deferred Areas and Evacuation Zones

Dear David,

Thank you again for RFS's comments below regarding the planning proposal for Ku-ring-gai's deferred areas, and comments relating to the post-exhibition changes.

We also note RFS's issues raised in its formal submission to Council on 17 October 2016 (see attached).

The Department just wishes to confirm the below is a formal response on behalf of the Commissioner for the NSW Rural Fire Service, prior to taking action on the advice given.

Regards,

Mark

Mark Dennett
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From: David Boverman [mailto:David.Boverman@rfs.nsw.gov.au]
Sent: Friday, 26 May 2017 12:53 PM
To: Mark Dennett <Mark.Dennett@planning.nsw.gov.au>
Cc: Corey Shackleton <Corey.Shackleton@rfs.nsw.gov.au>
Subject: Ku-ring-gai Planning Proposal for Deferred Areas and Evacuation Zones

Hi Mark,

Thank you for the telephone conversation yesterday concerning the planning proposal for Ku-ring-gai Council.

To reiterate, I have been advised by Council that the adopted planning proposal for the deferred areas will not result in any further increase in population density than that which is allowable under the existing planning provisions applying to those areas. In regard to secondary dwellings, the provisions are to be more onerous by requiring a development application for such developments. Council advises that the current planning provisions allow the development of secondary dwellings as complying development.

I wish to confirm the above with your department.

Additionally, I have been advised that the purpose of Council's resolution to amend maps to remove development standards from particular lots was to correct a small number of mapping errors identified during the exhibition. The five properties involved are to be zoned either RE1 Public Recreation, RE2 Private Recreation or E2 Environmental Conservation. Council advises that these zones do not permit residential development and it is protocol across the KLEP 2015 not to apply any development standards in these zones.

The details of the properties involved are as follows.

- 420 Bobbin Head Road, North Turramurra – Lot 102 DP1134640 – remove HOB and FSR – Zone RE1 Public recreation
- 22 St Columbans Green, North Turramurra – Lot 101 DP1134640 – remove HOB and FSR – Zone RE1 Public recreation
- 410-412 Bobbin Head Road, North Turramurra – Lots 1-7 DP211722 and Lot 3 DP506214 – remove HOB and FSR – Zone RE2 private recreation
- 61 Miowera Road, North Turramurra – Part of Lot 323 DP752031 – remove HOB – Zone RE2 private recreation
- 118A Koola Avenue, East Killara – Lot 17 DP241746 – remove HOB, FSR and LSZ – Zone E2 Environmental Conservation

Please note that although residential development is not permitted, certain other development types are permitted and therefore removing development standards in the above areas is a concern as increased population densities could ensue.

Finally, as you are aware, the NSW RFS does not support any increase in population density in these evacuation risk areas. This has been communicated to council on various occasions.

If you require any further clarification or have any questions, please don't hesitate to contact me.

Kind Regards

David



David Boverman | Manager | Development Planning & Policy

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