



NSW RURAL FIRE SERVICE



The General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: PP0002/16
Our reference: L13/0004

18 April 2017

Attention: Sylvania Mok

Dear Sir/Madam,

Re-notification (Non-Statutory) of Planning Proposal PP0002/16. No. 9, 11, 12 & 13 Fern Creek Road, Warriewood

Reference is made to Council's correspondence dated 22 March 2017 seeking comment in relation to the amended and additional information relating to the above Planning Proposal.

The New South Wales Rural Fire Service (NSW RFS) has previously commented on this Planning Proposal, dated 28 September 2016, raising several concerns. Based upon an assessment of the additional information provided, NSW RFS raises no objections to the proposal subject to a requirement that the future residential subdivision of the land complies with *Planning for Bush Fire Protection 2006*. This includes, but is not limited to:

- Provision of Asset Protection Zones (APZs) in accordance with Table A2.4;
- Access to be provided in accordance with the design specifications set out in section 4.1.3; and,
- Services to be provided in accordance with section 4.1.3.

With regard to these requirements, the following comments are made in relation to the submitted concept plan - *Sector 8 & 9 Open Space Masterplan* dated 6 May 2015:

- The NSW RFS supports the creation of the open recreation space as part of the Central Local Park and the management of the Park to the standard of an asset protection zone; and
- The NSW RFS supports the new east-west Fern Creek Road extension and connection to Garden Street, thereby creating a through road. And the western connection from the cul-de-sac to the existing fire trail.

If you have any queries regarding this advice, please contact Garth Bladwell, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,

Jason Maslen
Acting Manager, Planning and Environment Services (East)

Postal address

NSW Rural Fire Service
Records Management
Locked Bag 17
GRANVILLE NSW 2141

Street address

NSW Rural Fire Service
Planning and Environment Services (East)
42 Lamb Street
GLENDENNING NSW 2761

T 1300 NSW RFS
F (02) 8741 5433
E csc@rfs.nsw.gov.au
www.rfs.nsw.gov.au

Office of Water - Response to non-statutory exhibition (March-April 2017)

----- Forwarded message -----

From: **Gina Potter** <gina.potter@dpi.nsw.gov.au>

Date: 29 March 2017 at 10:24

Subject: Re: Planning Proposal PP0002/16 - 9,11,12&13 Ferncreek Road, Warriewood - additional information received

To: Cheryl Williamson <Cheryl.Williamson@northernbeaches.nsw.gov.au>

Hi Cheryl,

Any works within 40m of the watercourse will be integrated.

DPI Water requirements for this site, in accordance with our current Guidelines, are for a minimum 10m setback from the top of bank (both sides) and that outlet structures and instream works be in accordance with our guidelines.

<http://www.water.nsw.gov.au/water-licensing/approvals/controlled-activity>

regards,

Gina Potter | Water Regulation Officer

Water Regulation Group

NSW Trade & Investment | Level 11, 10 Valentine Avenue Parramatta | Locked Bag 5123, Parramatta 2124

T: [+61 2 8838 7566](tel:+61288387566) | F: +61 2 8838 7554

E: gina.potter@dpi.nsw.gov.au