

All communications to be addressed to:

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The General Manager  
Lane Cove Municipal Council  
PO Box 20  
Lane Cove NSW 1595

Your Ref: DA200/2010  
Our Ref: D10/1711  
DA10092272895 LC  
ID:72895/67148/3

ATTENTION: R Shankar

18 October 2010

Dear Sir/Madam

**Land Use Application for 532/4 Mowbray Road & 72/4 Gordon Crescent Lane Cove North**

I refer to your letter dated 15 September 2010 seeking advice regarding bush fire protection for the above Land Use Application in accordance with Section 79BA of the 'Environmental Planning and Assessment Act 1979'.

The service is not in a position to properly assess the application as submitted by Lane Cove Municipal Council on the basis of the information provided. The following will need to be provided for further assessment:

1. The NSW Rural Fire Service does not support the locating of balconies or any other part of the residential building within the asset protection zone. The applicant is requested to review the siting of the development to ensure the asset protection zone is not encroached upon by any part of the building.
2. An increase in population density in the bush fire interface will cause a greater impact on the existing infrastructure to support evacuating occupants. The RFS needs to be satisfied that the existing road infrastructure in the area can handle the increase in usage brought upon by the entire rezoning process. As a result, the RFS is to be provided an assessment of the impact of this development on the surrounding road infrastructure in an emergency situation whilst taking into account existing and future road users on surrounding properties.

From receipt of the required information the Service will respond with its recommendations within 14 days.

If additional information is not received within 100 days the application will be refused on the basis of Requested Information not provided. A formal request for re-assessment would be required after this time.

For any queries regarding this correspondence please contact Luke Catorall on 8741 5175.

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Yours sincerely



Nika Fomin

**Team Leader, Development Assessment and Planning**

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.