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Mr Peter Thomas  
Manager Development Assessment  
Lane Cove Municipal Council  
PO Box 20  
Lane Cove  
NSW 1595

Your ref: DA10/198 DA10/266 DA10/307  
Our ref: D10/1691 D10/2141 D11/0004

21 March 2011

Dear Mr Thomas

**Re: Lane Cove North Traffic Study**

I refer to your correspondence dated 14 March 2011 advising that Lane Cove Council have not endorsed any of the options and amelioration recommendations within the Lane Cove Bushfire Accessibility Report prepared by Urbanhorizon dated March 2011.

From the outset of the rezoning of the Mowbray Precinct allowing high density development within the locality, the NSW Rural Fire Service (RFS) has worked with Lane Cove Council in appreciating their concerns regarding the preservation of the environmentally significant bushland of Stringybark Creek Reserve and in ensuring any new development in the rezoned area can be afforded appropriate bush protection measures for compliance with *Planning for Bush Fire Protection 2006*. This was reinforced from our meeting of 22 July 2011, where potential constraints and parameters were explored and incorporated into future design considerations within the precinct, with the aim of council forwarding this advice to applicants at the pre lodgement stage.

Subsequently, the RFS forwarded its generic advice to council in its letter dated 3 September 2011 detailing the need to satisfy the performance requirements of *Planning for Bush Fire Protection 2006* which includes the consideration of adequate asset protection zones, public roads, property access, water and other services. Additionally, the fact that the rezoned precinct relied on the existing road infrastructure for access and egress in a bush fire emergency, council needed to be satisfied that the existing road infrastructure was capable of supporting the potential increased usage. For this reason, it was recommended that council should consider a traffic report demonstrating how the existing and any proposed road infrastructure would cope in an emergency situation. This recommendation was not based on an identified deficiency by the RFS, rather the need for the council to be satisfied with access and egress when considering increased residential density when approving development within the precinct. On the basis of this recommendation, it is my understanding that the

NSW Department of Planning (DOP) commissioned an independent traffic report for the rezoned area.

Comments in respect of the final report produced by Urbanhorizon, '*Lane Cove Bushfire Accessibility Report*', dated March 2011 were forwarded by email to Ms Stephanie Bashford of council and the DOP on 9 March 2011. The RFS advised that it recognised that it is was not a traffic authority, and has relied on the expert advice and endorsed all the findings and recommendations of the report, which will provide a better outcome to the existing road infrastructure in the event of a bush fire.

The extent to which council accepts the recommendations of the report and the method by which these recommendations are staged and implemented within the development approval process is a matter between council and the Joint Regional Planning Panel.

In respect of comments forwarded for the development proposals at Nos. 554-560 Mowbray Road Lane Cove North, 9 -13 Mindarie Street Lane Cove and 532/4 Mowbray Road & 72/4 Gordon Crescent Lane Cove North (copies attached), the RFS considers condition No. 1 and condition No. 2 respectively of its recommendations now having been met. Revised recommendations in respect of asset protection zones, design and construction standards within AS 3959-2009 *Construction of buildings in bush fire prone areas* will now be forwarded to council and should be included in any approval considered by the Joint Regional Planning Panel.

If you have any further questions regarding these issues please contact Ms Nika Fomin on 8741 5424.

Yours sincerely



Lew Short  
**Group Manager**  
**Community Resilience**

c.c. NSW Department of Planning  
GPO Box 39  
Sydney NSW 2001

The RFS has made getting additional 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*.