

All communications to be addressed to:

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

**RECEIVED**

Your Ref: DA233/2011  
Our Ref: D12/0066  
DA12011281745 MS

Attention: M Q LI

- 1 MAY 2012

**RECORDS**

27 April 2012

Dear Sir / Madam,

**Land Use Application for 7, 7a, 9, 9a, 11, 11a, 11b & 13 Centennial Avenue & 92, 94 & 96 Gordon Crescent Lane Cove North**

I refer to your letter dated 9 January 2012 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 has reassessed the application submitted by Lane Cove Municipal Council and the Bushfire Safety Engineering Evaluation Report prepared by Travers Bushfire & Ecology dated April 2012. As a result, the following will need to be provided for further assessment:

1. The applicant is requested to submit further details demonstrating how proposed building footprints and appropriate asset protection zones required by *Planning for Bush Fire Protection 2006* can be achieved within the proposed development. In particular, the development is required to meet a radiant heat of no more than 29kW/m<sup>2</sup>.

Extensive bush fire modelling has been conducted to determine the radiant heat on the elevation to the west of Block A of the proposed development. As such, the development in its current form still exposes the western elevation to a radiant heat exceeding 29kW/m<sup>2</sup> after reviewing the additional information provided by Travers Bushfire & Ecology.

The applicant would need to do one of the following to satisfy the requirements of *Planning for Bushfire Protection 2006* and a radiant heat of no greater than 29kW/m<sup>2</sup>:

- Increase the separation distance from the hazard by increasing the front setback; or
- Arrange for an agreement with Council under Section 88B of the *Conveyancing Act 1919* to provide for a restriction on the land

owned by Council to the west to create an easement on their land to form part of the required Asset Protection Zone.

- Obtain a Plan of Management from Council stating that a portion of the land owned by Council to the west is to be managed in perpetuity as part of the Asset Protection Zone required for the development.

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 Michelle Streater on 8741 5175.

Yours sincerely



Nika Fomin

**Team Leader Development Assessment**

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*'.