

Ext Adv
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

- 6 MAR 2012

RECORDS

Your Ref: DA233/2011

Our Ref: D12/0066
DA12011281745 MS

Attention: M Q Li

29 February 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 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 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/m².

Extensive bush fire modelling has been conducted to determine the radiant heat on the elevations of the proposed development. As such, the development in its current form exposes the following elevations to a radiant heat exceeding the acceptable 29kW/m²:


- Block A – Western elevation
- Block C - Eastern elevation
- Block C – Southern elevation

2. The NSW Rural Fire Service has reviewed the Bush Fire Assessment Report prepared by Australian Bushfire Protection Planners dated 17 November 2011. The assessment does not conform with the specifications, or justify any deviations from, the requirements of 'Planning for Bush Fire Protection 2006'. The Service requires the consultant to review their assessment and re-lodge it through Council for further consideration.

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



Mark Hawkins
A/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 and search under 'Planning for Bush Fire Protection, 2006'.