



## NSW RURAL FIRE SERVICE



The General Manager  
Ku-ring-gai Council  
Locked Bag 1056  
PYMBLE NSW 2073

Your ref: DA0185/14

Our ref: D14/1603

27 May 2015

Dear Sir,

### **Proposed Redevelopment of an Aged Care Facility at 402 Bobbin Head Road, North Turramurra**

Reference is made to your letter dated 10 July 2014 seeking general terms of approval in relation to the above development application. Reference is also made to Council's subsequent letter dated 23 December 2014 providing further information in response to the NSW Rural Fire Service's (NSW RFS) request dated 20 August 2014.

As detailed in our previous advice, emergency evacuation and access are matters of primary concern in the North Turramurra peninsula. The North Turramurra peninsula is at the highest level of bush fire risk and contains a high number of vulnerable residents, who would likely require assistance in an emergency. Most importantly, the safe emergency evacuation of residents continues to be constrained by the presence of the 'pinch point' on Bobbin Head Road, just north of Glengarry Avenue.

The above concerns were reflected in the NSW RFS's issue of a bush fire hazard reduction notice in 2006. As previously noted, notwithstanding the issue of the notice, the vegetation at the 'pinch point' has not been maintained, and has fully regrown since then. It follows that development which would result in an increase in vulnerable residents in the North Turramurra area is of significant concern to the NSW RFS.

While the NSW RFS acknowledges that the proposed development would result in a number of improved bush fire protection measures on the site, the NSW RFS is not satisfied that the proposal complies with the provisions of *Planning for Bush Fire Protection 2006*. Specifically, the proposal does not meet the aims and objectives of *Planning for Bush Fire Protection 2006* relating to the provision of safe operable access and egress for emergency services personnel and residents. Nor does it provide for suitable emergency access and evacuation arrangements as required in section 4.2.7 given the above comments. In these circumstances, the NSW RFS is not in a position to issue a Bush Fire Safety Authority.

Furthermore, in recognition of the NSW RFS's concerns in relation to the pinch point and its impact on the overall safety of the locality, the matter has been referred to the NSW RFS's Hazard Management Unit to review the hazard.

If you require any clarification or wish to discuss the matter further, please contact me on 8867 7960 or [nika.fomin@rfs.nsw.gov.au](mailto:nika.fomin@rfs.nsw.gov.au).

Yours sincerely,

Nika Fomin  
Manager, Customer Service Centre East

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