



NSW RURAL FIRE SERVICE



The General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: 2019/457203
Our reference: R19/104
DA19082320138

13 September 2019

Attention: Carla Davies

Dear Sir/Madam,

Planning Proposal - Planning Proposal to Amend Warringah LEP 2011

Reference is made to Council's correspondence dated 16 August 2019 requesting comments in relation to the above Planning Proposal which seeks to rezone four parcels of Crown land downstream of Manly Dam, in the suburbs of Manly Vale and Allambie Heights, from R2 Low Density Residential to RE1 Public Recreation.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regard to Section 4.4 of the directions issued in accordance with Section 9.1(2) of the *Environmental Planning and Assessment Act 1979*.

The direction provides that a Planning Proposal must:

- (a) have regard to *Planning for Bushfire Protection (PBP)*,
- (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and
- (c) ensure that bushfire hazard reduction is not prohibited within the asset protection zone (APZ).

The following comments are provided for Council's consideration.

It is noted that there are several permitted uses, with consent, within the proposed Public Recreation Zone RE1 under the Warringah LEP 2011 which the NSW RFS consider to be inappropriate due to the bush fire risk. Some uses are Special Fire Protection Purpose developments under PBP, and require larger APZs than residential development. The requirement for complying APZs under PBP would require significant vegetation clearing and ongoing management which would be inconsistent with the objectives of the zone:

- To protect and enhance the natural environment for recreational purposes.

In the preparation of the new Northern Beaches LEP, Council should consider prohibiting inappropriate development.

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If you have any queries regarding this advice please contact Garth Bladwell Development Assessment and Planning Officer on 1300 NSW RFS.

Yours sincerely,



Nika Fomin
Manager
Planning and Environment Services (East)