

All communications to be addressed to:

Headquarters
NSW Rural Fire Service
Locked Mail Bag 17
GRANVILLE NSW 2142

Headquarters
NSW Rural Fire Service
15 Carter Street
HOMEBUSH BAY NSW 2127

Telephone: (02) 8741 5555

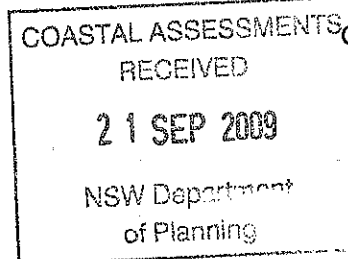
Facsimile: (02) 8741 5550

e-mail: development.assessment@rfs.nsw.gov.au



Department of Planning
Director - Coastal Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: Alan Bright



Your Ref: MP 05_0129

Our Ref: S09/0034

DA09082762707 MH

11 September 2009

Dear Mr Bright,

**Request for environmental assessment requirements for 10//1071628,
1//1089778, 2//607602 & 95//1126227 Lakes Drive & North Boambee Road North
Boambee Valley 2450**

I refer to your letter dated 21 August 2009 seeking the NSW Rural Fire Service (RFS) comments regarding bush fire protection for the environmental assessment for the above property in accordance with section 75F (4) of the *Environmental Planning and Assessment Act 1979*.

The service is not in a position to properly assess the application as submitted by Department Of Planning – Coastal Assessments on the basis of the information provided. The following will need to be provided for further assessment:

1. The proposed building envelopes for Lots 37, 61, 79, 149, 150 and 151 as indicated in the Bushfire Report prepared by Australian Bushfire Protection Planners numbered B07602 and dated 25.6.2008 do not support the required asset protection zones as per Table A2.5 of '*Planning for Bush Fire Protection 2006*'. 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 subdivision.
2. The Bushfire Report identifies that there is 'likely' to be development of lands adjoining proposed Lots 1, 27-37, 79-86, 167 and 168. The RFS cannot accept proposed works as circumstances may change and the development may not proceed. In addition, only in extenuating circumstances can the application of asset protection zones (APZ) on adjoining land be permitted (i.e. creation of an easement under section 88B of the '*Conveyancing Act 1919*'). Therefore the application of appropriate APZ (on the adjoining land) applied to the full length of the respective boundaries shall be provided and secured under an easement arrangement. The RFS requires that the applicant demonstrate that this proposal has the adjoining property

owner's support before further determination can be undertaken by the RFS. This APZ can be extinguished upon commencement of the proposed adjoining 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 enquiries regarding this correspondence please contact Mark Hawkins on 8741 5175.

Yours sincerely



Corey Shackleton
Team Leader - Development Assessment & Planning

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 and search under *Planning for Bush Fire Protection 2006*.