



NSW RURAL FIRE SERVICE



The Director General
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Your Ref: MP 05_0129 Mod 3

Our Ref: DA-2009-07893-S4.55-1

ATTENTION: Emma Butcher

6 March 2020

Dear Ms Butcher,

Development Application; Section 4.55 (1A) Modification of Consent MP 05_0129 to Stage 3A, Lot 10 DP 1240161, The Lakes Estate Residential Subdivision, North Boambee Valley, Coffs Harbour City Council Local Government Area.

I refer to your letter, dated 23/1/20 seeking comments and recommended conditions of approval from the NSW Rural Fire Service for the above project. The RFS has reviewed the documents provided, in relation to the proposed development, and provides the following comments.

The proposed modification seeks to:

- amend the layout of Stage 3A to replace 5 large lots with 10 smaller lots (additional 5 lots)
- replace the fire trail along the boundary of stage 3A with a public road
- remove 7 additional trees.

A modified overall subdivision plan has not been provided with the Stage 3A modification plan and therefore the following comments are specific to the Stage 3A (10 lot development) and therefore the recommendations will need to be considered in concert with previous comments provided under other MP 05_0129 proposals.

1. The following comments are based on the plan; prepared by Newnham Karl Weir titled "Proposed Subdivision Lot 10 DP 1240161 Road, Drainage Works, Water Supply & Sewerage" and dated 14/10/19.

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Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

2. At the issue of a subdivision certificate, all Stage 3A lots (Proposed lots 1 - 10) must be managed as an inner protection area (IPA). The IPA must comprise:
 - Minimal fine fuel at ground level;
 - Grass mowed or grazed;
 - Trees and shrubs retained as clumps or islands and do not take up more than 20% of the area;
 - Trees and shrubs located far enough from buildings so that they will not ignite the building;
 - Garden beds with flammable shrubs not located under trees or within 10 metres of any windows or doors;
 - Minimal plant species that keep dead material or drop large quantities of ground fuel;
 - Tree canopy cover not more than 15%;
 - Tree canopies not located within 2 metres of the building;
 - Trees separated by 2-5 metres and do not provide a continuous canopy from the hazard to the building; and,
 - Lower limbs of trees removed up to a height of 2 metres above the ground.
3. At the issue of a subdivision certificate, a suitable mechanism, such as an instrument pursuant to section 88 of the 'Conveyancing Act 1919', must be in place over proposed lots 1 - 9 to ensure future dwellings are not erected within the required APZ. The APZ is shown on the drawing; prepared by Building Code & Bushfire Hazard Solutions P/L titled "The Lakes Estate Stage 3A (ii) Bushfire APZ Overlay", dated 28/10/19 and found as an attachment to their Bush Fire Assessment Report of 28/10/19.
The name of authority empowered to release, vary or modify any instrument shall be Coffs Harbour City Council.

Access

The intent of measures is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

4. Public road access shall comply with the requirements of section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.

Water and Utility Services

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

5. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Advice

- These comments are provided with regard to the proposed modifications to Stage 3A only. All other previous comments, for the larger overall staged development, contained within MP 05_0129, are also to be addressed/considered.

For any queries, regarding this correspondence, please contact Bradford Sellings on 6691 0400.

Yours sincerely,



Paul Creenaune

Acting Team Leader – Development, Assessment and Planning

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'.