

From: Coffs Council Email Account
Sent: Thu, 10 Dec 2020 15:40:58 +1100
To: Planning
Subject: FW: NSW RFS Information Request - Lakes Estate Residential Subdivision (MP 05_0129 MOD 4) NSW AUS
Attachments: DA-2006-01296-S4.55-1 - Request for Information Letter.pdf

Rebecca Tarasenko
Coffs Harbour City Council
Customer Services Group | Coffs Harbour City Council
Ph: 02 6648 4000 |
E: rebecca.tarasenko@chcc.nsw.gov.au | W: www.coffsharbour.nsw.gov.au



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From: RFS Guardian <rfsguardian@id.ngcomms.net>
Sent: Thursday, 10 December 2020 3:27 PM
To: Coffs Council Email Account <coffs.council@chcc.nsw.gov.au>
Subject: NSW RFS Information Request - Lakes Estate Residential Subdivision (MP 05_0129 MOD 4) NSW AUS



NSW RURAL FIRE SERVICE



Attention: See letter

Your Reference: MP 05_0129

Application Details: Other – Part3A – (none)

Site Address:

Lakes Estate Residential Subdivision (MP 05_0129 MOD 4)

NSW

AUS

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Bradford Sellings on 1300 NSW RFS and quote DA-2006-01296-S4.55-1.



Planning and Environment Services

NSW RURAL FIRE SERVICE

Locked Bag 17 Granville NSW 2142

P 1300 NSW RFS **E** records@rfs.nsw.gov.au

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PREPARE. ACT. SURVIVE.



NSW RURAL FIRE SERVICE

Coffs Harbour City Council
Locked Bag 155
COFFS HARBOUR NSW 2450

Your reference: MP 05_0129
Our reference: DA-2006-01296-S4.55-1

ATTENTION: See letter

Date: Thursday 10 December 2020

Dear Sir/Madam,

Development Application

Other - Part3A -

Lakes Estate Residential Subdivision (MP 05_0129 MOD 4) NSW AUS, 14//DP752856

I refer to your correspondence dated 19/11/2020 seeking advice regarding bush fire protection for the above Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises the following:

1. The proposed subdivision modification is not able to be supported by the NSW Rural Fire Service until evidence is submitted that indicates how proposed lot 6 is able to support a future dwelling being erected at BAL-29.

This request comes in response to information noted in Coffs Harbour City Council's (CHCC) letter to NSW Department of Planning, Industry and Environment, dated 17/11/2020, where it is stated that CHCC is not able to support part of a required APZ being located within land proposed to be dedicated to Council. The location of the APZ is identified to be repositioned to be wholly contained within the private lots so that Council is not required to maintain APZ.

It appears that a very small triangular area, within proposed lot 6, will likely be available for erection of a dwelling after accounting for the required (repositioned) APZ and usual front building line setback. Proposed lots 5 and 6 will also have some impact, but to a far lesser degree.

2. The cul-de-sac will need to be at least 10 metre in radius, be provided with roll top kerbing and have no parking permitted within the cul-de-sac head. This is noted to be smaller than the PBP 2019 outcome of 12 metre radius however it is noted that such an outcome is tenible in association with the turning head, located to the SSW and directly adjacent to the cul-de-sac, being compliant with the vehicle turning head requirements of Appendix 3 of PBP 2019. This outcome is able to be conditioned in future advice from the NSW Rural Fire Service.

If additional information is not received within 21 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.

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Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

For any queries regarding this correspondence, please contact Bradford Sellings on 1300 NSW RFS.

Yours sincerely,

Alan Bawden

**Team Leader, Dev. Assessment & Planning
Planning and Environment Services**