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Cowman Stoddart Pty Ltd
PO Box 738
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Your Ref: 05/70

Our Ref: DEV/0110
A06/0244

Attention: Stephen Richardson

06 March 2006

Dear Sir/Madam,

**RE: Major Project – Part 3A Environmental Planning & Assessment Act 23
Additional Short Term Sites and 93 Additional Camp Sites Kioloa Beach Holiday
Park**

I refer to your letter dated 21 February 2006 seeking our views in respect to bushfire matters for the above major project development proposal.

The NSW Rural Fire Service (RFS) notes that the subject site is identified as bush fire prone. Future residential or Special Fire Protection Purpose developments are likely to be subject to the requirements of Section 100B of the *Rural Fires Act 1997* and Section 79BA of the *Environmental Planning and Assessment Act 1979*.

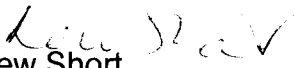
Based on the above, the RFS advises that the following key issues should be addressed in any subsequent application:

1. Controlling the type of developments permissible in bushfire prone areas
2. Minimising the impact of radiant heat and direct flame contact by separating the development from the bushfire hazard by identifying the extent to which future development can provide for asset protection zones in accordance with *Planning for Bushfire Protection 2001*. Setbacks will depend on proximity to vegetation, vegetation type and slope.
3. Reducing the rate of heat output (intensity) of a bushfire close to a development through control of fuel levels.
4. The ability to provide for adequate egress/access to the proposed development as outlined within Section 4.3 of *Planning for Bushfire Protection 2001*
5. The ability to site and provide for adequate future water supplies for bushfire suppression operations.

6. Minimising the vulnerability of buildings to ignition from radiation and ember attack by addressing the construction of assets in accordance with *Australian Standard 3959 Building in Bush Fire Prone Areas*.
7. The future management regimes for any areas of hazard remaining within the subject area. This should focus on the level of hazard posed to future development by the land or adjacent land and how the hazard may change as a result of development.
8. Substantial revegetation of the subject site may increase bush fire risk to the proposed development. Any proposed revegetation should be undertaken in such a way that limits the spread and occurrence of fire.
9. A Plan of Management will need to include fuel management within the development and maintenance of asset protection zones in accordance with *Planning for Bushfire Protection 2001*.

For any enquiries regarding this correspondence, please contact Danielle Meggos.

Yours sincerely


Lew Short

Manager, Development Control Services