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Department of Planning
Coastal Assessments
GPO Box 39
SYDNEY NSW 2001



Your Ref: 05_0198

Our Ref: S06/0041
HQ09/0869

Attention: Jane Flanagan

24 September 2009

Dear Ms Flanagan,

*SALIX Munk
28/09/09
B*

Jane F.
MM 28/9/09

RE: **Environmental Assessment – MP 05-0198**
Walmsley Road & Stott Street, Bilambil Heights

I refer to your letter dated 19 August 2009 seeking comment on the environmental assessment regarding bush fire protection for the proposed development in accordance with s75F(4) of the *Environment Planning and Assessment Act 1979*.

Asset Protection Zone (APZ)

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.

1. At the commencement of subdivision works and in perpetuity the entire site shall be managed as an APZ as outlined within Appendices 2 & 5 of *Planning for Bush Fire Protection 2006* and the NSW Rural Fire Service's document *Standards for asset protection zones*.
2. The proposed 25 metre APZ to the west of proposed Lot 56 lies outside the boundary of the property and is required to be protected and maintained in perpetuity. The APZ shall be managed as outlined within Appendices 2 & 5 of *Planning for Bush Fire Protection 2006* and the NSW Rural Fire Service's document *Standards for asset protection zones*.

Water and Utilities

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.

3. The proposed reticulated water supply shall comply with the requirements for services as outlined within section 4.1.3 of *Planning for Bush Fire 2006*.

Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

4. The proposed public and private roads shall comply with the requirements of section 4.1.3 (1) of *Planning for Bush Fire Protection 2006*. A perimeter road is not required in this instance.

Landscaping

5. Landscaping, restoration and regeneration works within the site is to comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.

General Advice

For the proposed Lots 38, 39, 40, 41, 42, 57, 59, 60 & 61, the thinning of Camphor Laurel trees only within the 25 metre recommended APZ may not be sufficient to meet the requirements as outlined within Appendices 2 & 5 of *Planning for Bush Fire Protection 2006* and the NSW Rural Fire Service's document *Standards for asset protection zones*.

This response is on the subdivision of the land only. Future development may be subject to separate application and the requirements of *Planning for Bush Fire Protection 2006*.

For any enquiries regarding this correspondence please contact Garth Bladwell.

Yours faithfully,


Corey Shackleton
A/Team Leader
Development Assessment and Planning

For information on *Planning for Bush Fire Protection 2006* visit the RFS web page www.rfs.nsw.gov.au