



**Ref:** 1708 – Seaside Fern Bay

**Date:** 22<sup>nd</sup> August 2019

**Attn:** Nick Chandler  
Rawson Communities  
c/- Monteath and Powys  
Building F, Level 2, Suite 1  
1 Homebush Bay Drive  
RHODES NSW 2138

Via: [c.beecham@monteathpowys.com.au](mailto:c.beecham@monteathpowys.com.au)

Dear Nick

**RE: MP 06\_250 FERN BAY SEASIDE VILLAGE, MODIFICATION NUMBER 12 –  
BUSHFIRE PLANNING ADVICE**

We refer to the application to modify the Major Project approval (MP06\_250); specifically the following requested amendments with regards to ensuring the modifications do not result in an increased risk to human life or threat to property from the threat of bushfire.

- ❑ Amend Condition *A2 Staging* (12)(c) in its entirety to remove the requirement for the completion of the northern extension of Seaside Boulevard and upgraded intersection with Nelson Bay Road (Northern Intersection) prior to the release of Stage 14.
- ❑ Amend Condition *B5* to adjust the date that the Northern Intersection must be fully constructed by, and remove the requirement that the Northern Intersection must be fully constructed prior to the release of any subdivision certificate for Stages 18 and 19.
- ❑ Amend Condition *E6* to reflect the required roadworks not be linked to the subdivision certificate for the stages of which they are apart, in order to reflect amendments to Conditions A2, B5 and E23.
- ❑ Amend condition E23 by deleting part 2 a) in its entirety to remove the Proponents ability to enact the Bank Guarantee reduction option.

Works have commenced on the Northern Intersection and the temporary emergency road has been provided in accordance Condition E24 of Modification No.11. The emergency road was provided following consultation with the NSW Rural Fire Service and is to remain operational at all times until the Northern Intersection has been opened to the public. It is also noted all vegetation required to be cleared as part of the Northern Intersection approval has been completed, and works on the subgrade of the intersection have commenced. It is noted that continuing temporary emergency access is being provided by the Contractor throughout the construction process as required.

In assessing the implications of the proposed modifications; including the extended use of the temporary emergency road, Bushfire Planning Australia (BPA) have consulted with several Officers from the NSW Rural Fire Service (RFS); including Alan Bawden Acting



Manager – Development Assessment and Planning (North) and Guy Baddock Lower Hunter Operational Services Leader.

As the RFS Officer responsible for assessing Modification No.11, Alan advised he was satisfied the extended use of the temporary emergency road will not result in any additional risks to the public or firefighters; including risk to property. Alan also recognised that it is unlikely that additional residents would occupy any future stages (specifically Stages 18 & 19) should the subdivision certificate of these stages be released; primarily due to the period of time typically required to construct and complete an average single dwelling. In this regard, it is unlikely any additional residents (in addition to the existing local population) would be affected by the extended use of the temporary access road.

As one of the RFS Officers responsible for emergency responses in the Lower Hunter Bushfire Management Committee area, Guy Baddock is directly affected by the extended use of the temporary access road. Upon being advised of the temporary emergency road has been provided and remains operational, Guy was satisfied that suitable emergency access arrangements are in place, and that the extended use of the temporary emergency road will have no adverse implications to the operational requirements of the RFS.

### **Planning for Bushfire Protection 2006**

The proposed modifications remain consistent with the Project Approval MP 06\_0250; and all subsequent modifications, with regard to satisfying the aims and objectives of Planning for Bushfire Protection 2006 (PBP 2006).

In the opinion of Bushfire Planning Australia, the temporary emergency road complies with the section 4.1.3 (3) of PBP 2006 and the extended use of the temporary emergency road is acceptable and satisfies the aims and objectives of PBP 2006.

### **Conclusion**

We trust this is sufficient for your purposes, however should you require further information or clarification, please do not hesitate to contact the undersigned.

Yours sincerely

Stuart Greville  
Director  
Accredited Practitioner  
BPAD-26202