



NSW RURAL FIRE SERVICE



The Secretary
NSW Planning & Environment
GPO Box 39
Sydney NSW 2001

Your Ref: MP08_0005 MOD 1
Our Ref: D18/5168
DA18041212621 AB

ATTENTION: Timothy Green

2 May 2018

Agency Comment: Part 3A/State Significant Development Modification Application - Lot 106 DP 1144462; The Pines Caravan Park, 8 Hearnese Lake Road, Woolgoolga

Dear Mr Green

I refer to your letter dated 9 April 2018 seeking bush fire protection advice from NSW Rural Fire Service (NSW RFS) regarding the above part 3A/State Significant Development modification application proposal in accordance with the 'Environmental Planning and Assessment Act 1979'.

The NSW RFS has reviewed the modification application including the associated documentation and understands the proposal seeks approval for:

- *Reduced the number of long term sites from 53 to 47;*
- *Minor internal road design layout amendment;*
- *Modified bulk earthworks strategy.*

The NSW RFS notes that the subject land is mapped bush fire prone land by Coffs Harbour City Council. Further, NSW RFS is the primary response agency for fighting all structural fires within the site.

The NSW RFS has considered the information provided and recommends the following conditions:

1. At the commencement of building works and in perpetuity the property to the south or proposed Lots 22-23 and 41-47 to a distance of 30 metres, shall be maintained as an asset protection zone (APZ) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'. (Note: in forested areas a portion of the APZ may be maintained as an

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outer protection zone as specified in Table A2.7 of 'Planning for Bush Fire Protection 2006').

2. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush fire Protection 2006'.
3. Internal roads shall comply with section 4.2.7 of 'Planning for Bush fire Protection 2006'.
4. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush fire Protection 2006'.
5. New construction within the long term caravan sites shall comply with Table 2.4.3 of Australian Standard 3959-2009 'Construction of buildings in bushfire prone areas' and section A3.7 Addendum Appendix 3 of 'Planning For Bush fire Protection'.
6. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

For any queries regarding this correspondence please contact Alan Bawden on 1300 NSW RFS.

Yours Sincerely



John Ball

Manager – Planning and Environment Services North

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'.