



NSW RURAL FIRE SERVICE

Department of Planning and Environment (Sydney Offices)
GPO Box 39
Sydney NSW 2001

Your reference: MP 08_0005 MOD 2
Our reference: DA-2018-01380-S4.55-1

ATTENTION: Kendall Clydsdale

Date: Friday 12 November 2021

Dear Sir/Madam,

Development Application

Other - Part3A - (none)

The Waterside Cabins 8 Hearnese Lake Road WOOLGOOLGA NSW 2456, 106//DP1144462

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 19/10/2021.

The NSW RFS has reviewed the part 3A modification application including the associated documentation in accordance with the *Environmental Planning and Assessment Act 1979* and understands the proposal seeks modification approval for:

- Move Lots 1 – 8 west approximately 10 m to give Lot 9 frontage to Road 2.
- Remove the extension of Road 1 to the north-west.
- Retain the existing road connection at the north-east of the development area, as per the existing Approval to Operate.

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 amended conditions:

1. At the commencement of works and in perpetuity, the land to the south of proposed Lots 22, 23 and 41-47 to a distance of 25 metres. shall be managed as an inner protection area in accordance with the following requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m; and
- preference should be given to smooth-barked and evergreen trees.
- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and

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- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

2. New construction within the long term caravan sites shall comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2018 'Construction of buildings in bushfire-prone areas' or the relevant requirements of the NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of 'Planning for Bush Fire Protection 2019'”

3. Internal access roads for special fire protection purpose (SFPP) developments must comply with general requirements of Table 6.8b of 'Planning for Bush Fire Protection 2019'

4. Water, electricity and gas are to comply with section 6.8.3 of 'Planning for Bush Fire Protection 2019'.

5. Landscaping of the site should comply with following principles of Appendix 4 of 'Planning for Bush Fire Protection 2019':

6. Arrangements for emergency and evacuation are to comply with section 6.8.4 of 'Planning for Bush fire Protection 2019'.

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

Yours sincerely,

Timothy Carroll
Manager Planning & Environment Services
Built & Natural Environment