

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Headquarters
Locked Bag 17
Granville NSW 2142

Telephone: 1300 NSW RFS
e-mail: records@rfs.nsw.gov.au

Facsimile: 8741 5433



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

Your Ref: MP 08_0080 MOD 1
Our Ref: D18/5995
DA18062013585 BS

ATTENTION: Michelle Niles

27 June 2018

Dear Ms Niles

Part 3A/State Significant Development Application - Modification Of Project Approval - Lyons Road, North Bonville

I refer to your correspondence dated 18 June 2018 seeking key issue and assessment requirements regarding bush fire protection for the above Part 3A/State Significant Development Application in accordance with section 75F (4) of the 'Environmental Planning and Assessment Act 1979'.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following advice:

1. This letter is in response to additional information submitted and supersedes our previous comments dated 17 October 2012.
2. No objections are raised to the proposed modification to Condition B15, and deletion of Condition B19 of MP08_0023, subject to the following conditions numbered 3 to 11, inclusive.
3. The proposed asset protection zones (APZs) on the south and west elevations are based upon the inclusion of the 6 metre wide fire trail within the adjoining Bongil Bongil National Park. If the fire trails cannot be guaranteed to be maintained then the proposed lot layout will need to be amended to incorporate the required APZs within the site boundaries.
4. The asset protection zones (APZ) proposed for those lots adjoining the riparian corridor are based upon the re-vegetation being limited to a total of 20 metres wide. Any re-vegetation beyond this will need to comply with the requirements of 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.

5. All lots within the subdivision are be required to be managed as an asset protection zone 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, until further developed.
6. The bushfire attack level (BAL) overlay map is not recommended at this stage for the use in determining the construction requirements of future dwellings to be erected within the subdivision.
7. Public Road Access shall comply with section 4.1.3 (1) of Planning for Bush Fire Protection 2006.
8. Perimeter roads shall have a minimum carriageway width of 8 metres.
9. Non perimeter road widths shall comply with Table 4.1 in Planning for Bush Fire Protection 2006.
10. The fire trail system is to be connected to the public road system at frequent intervals of 200 metres or less.
11. The provision of water, electricity and gas supplies shall comply with section 4.1.3 of Planning for Bush Fire Protection 2006.

Should you wish to discuss this matter please contact Bradford Sellings on 1300 NSW RFS.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Alan Bawden', with a stylized, flowing script.

Alan Bawden

Team Leader - Development Assessment and Planning

For general information on bush fire protection please visit www.rfs.nsw.gov.au