



NSW RURAL FIRE SERVICE



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

Your reference: MP 08_0167 Mod 3

Our reference: S08/0040
DA17020305918 PC

Attention: Amy Robertson

1 March 2017

Dear Ms Robertson,

Modification to Project Approval (MP 08_0167 Mod 3) – Belle O'Connor Street, South West Rocks

I refer to your email dated 31 January 2017 seeking comments from the NSW Rural Fire Service (RFS) with respect to the above application.

The NSW RFS notes that the proposed modification seeks to incorporate a seniors living development over an area previously approved for residential subdivision. The proposed seniors living development is classified as a 'special fire protection purpose' and must have regard to the relevant provisions of 'Planning for Bush Fire Protection 2006'.

Following an assessment of the modification application and associated documents, particularly the Bushfire Hazard Assessment prepared by Building Certification and Environmental Services (December 2016), the NSW RFS provides the following comments:

- Further evidence is required to support the classification of vegetation to the east and south-east of the proposed development as 'remnant vegetation' having regard to the relevant provisions in section A2.3 of 'Planning for Bush Fire Protection 2006'.
- The vegetation to the south of the site is a mixture of woodland and grassland and should be assessed accordingly.
- The proposed asset protection zone to the east is partly located on adjoining land and part of the area proposed as an asset protection zone does not meet the specifications for an inner protection area. Furthermore, no evidence has been provided that the proposed asset protection zone will be subject to ongoing management as an inner protection area. The applicant is required to address section 3.3 of 'Planning for Bush Fire Protection 2006'.
- A perimeter road should be provided along the eastern and south-eastern boundary adjacent to any areas of unmanaged vegetation.
- A plan showing road width dimensions in accordance with 'Planning for Bush Fire Protection 2006' is to be provided.

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
Planning & Environment Services
Suite 1, 129 West High Street
COFFS HARBOUR NSW 2450

T (02) 6691 0400
F (02) 6691 0499
www.rfs.nsw.gov.au
csc@rfs.nsw.gov.au

The NSW RFS is not in a position to support the proposed modification as submitted by NSW Planning and Environment on the basis of the information provided. From receipt of further information addressing the above matters, the NSW RFS will respond with its recommendations.

If additional information is not received within 100 days the application will be refused on the basis of requested information not being provided. A formal request for re-assessment would be required after this time.

For any queries regarding this correspondence please contact Paul Creenaune on 6691 0400.

Yours sincerely,



Alan Bawden
Team Leader - Development Assessment & Planning
Planning & 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'.