



NSW RURAL FIRE SERVICE



The Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Your reference: MP 10_0137 MOD 10
Our reference: D19/661

5 April 2019

Attention: Casey Joshua

Dear Casey,

Huntlee Stage 1 Modification 10, Wine Country Drive Huntlee

Reference is made to the correspondence dated 28 February 2019 seeking comment in relation to the above modification which seeks to amend the subdivision layout for part of Stage 1.

The New South Wales Rural Fire Service (NSW RFS) undertook an assessment of the information provided, in particular the additional information provided by MJD Environmental Pty Ltd dated 26 March 2019 (referenced 16015 RFS RFI Huntlee MOD 10 26-3-2019).

The NSW RFS raises no objections to the proposed modifications. The recommendations provided in this response are applicable to proposed Lot 1000 only, in light of proposed Lots 481 to 484 now being removed from seeking approval as part of the subject modification application.

Future residential development on proposed Lot 1000 is required to comply with *Planning for Bush Fire Protection 2006* (or any subsequent version). This includes, but is not limited to:

- Provision of Asset Protection Zones (APZs) within proposed Lot 1000 in accordance with Table A2.4;
 - Restriction to land use shall be placed on proposed Lot 1000 and adjacent land to provide a 25 metre setback from the building envelope on the northern and western aspects through suitably worded instrument(s) under section 88B of the *Conveyancing Act 1919*. The APZs need to be provided as indicated in Attachment 1 of the correspondence provided by MJD Environmental Pty Ltd dated 26 March 2019 (referenced 16015 RFS RFI Huntlee MOD 10 26-3-2019). No residential dwelling shall be constructed within the 25 metres setback except for a Class 10 building.
- Access is to be provided in accordance with the design specifications set out in section 4.1.3 or an alternate solution and,
- Services are to be provided in accordance with section 4.1.3. If a water hydrant is not provided within 70 metres of the building envelope, a 5000 litre static water supply will need be provided on proposed Lot 1000.

Postal address

NSW Rural Fire Service
Planning and Environment Services
Locked Bag 17
GRANVILLE NSW 2141

T 1300 NSW RFS
F (02) 8741 5433
E records@rfs.nsw.gov.au
www.rfs.nsw.gov.au

If you have any queries regarding this advice, please contact Matthew Apps, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,



Kalpana Varghese
Team Leader, Development Assessment and Planning
Planning and Environment Services (East)