



NSW RURAL FIRE SERVICE



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

Your reference: SSD 7198
Our reference: S09/0054
DA09121865907 PC

26 May 2016

Attention: Jane Flanagan

Dear Ms Flanagan,

Residential Subdivision (SSD 7198) - Lot 1 DP 1097743, Pacific Highway, Moonee Beach

I refer to your letter dated 12 May 2016 requesting comments from the NSW RFS in relation to the applicant's Response to Submissions for the above proposal.

The NSW RFS has reviewed the plans and documents submitted in the Response to Submissions and is satisfied that the applicant has addressed the matters outlined in our letter to NSW Planning and Environment dated 3 December 2014, except that the proposed asset protection zone over part of Lot 104 should be managed as an inner protection area.

The following numbered conditions are recommended for inclusion in any approval of the proposed development.

1. The development proposal is to comply with the subdivision layout identified on the drawing titled 'Proposed Subdivision Lot Layout', prepared by CivilTech (ref: Dwg. No. 1277-DR1 - Issue F), dated 26 August 2015, except as modified by the following conditions.

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

2. At the issue of subdivision certificate for each stage and in perpetuity, the entire area of each newly created residential lot shall be managed as an inner protection area (IPA) 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'.

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3. At the issue of subdivision certificate for the relevant stage of subdivision, a restriction to land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be included as follows:
 - a) over the undeveloped residue lot requiring a 10 metre wide temporary asset protection zone around the perimeter of the subdivision stage being released;
 - b) over Lots D1 to D19 for the purpose of a temporary asset protection zone 10 metres wide along the southern boundary; and
 - c) over Lots D86 to D101 and D103 for the purpose of a temporary asset protection zone 10 metres wide along the northern boundary;

The temporary asset protection zone shall be managed as an inner protection area (IPA) 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'. The temporary APZs may be deleted upon the development of subsequent stages or development of the adjoining land, as applicable.

4. At the issue of subdivision certificate including Lot D104, a restriction to land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be included over Lot D104 for the purpose of an asset protection zone as shown on the plan titled 'Proposed Subdivision Lot Layout', prepared by CivilTech (ref: Dwg. No. 1277-DR1 - Issue F), dated 26 August 2015. The APZ shall be managed as an inner protection area (IPA) 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'.
5. A Bush Fire Management Plan is to be prepared with respect to the asset protection zone on Lot D104. The Plan shall include:
 - a) details of the contact person / department responsible for implementation of the plan; and
 - b) a schedule and description of works for the construction of asset protection zones and their continued maintenance.
6. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

7. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
8. Any temporary cul-de-sac created in the respective stages of the development shall provide an all weather 12 metre outer radius turning circle.

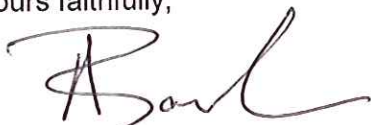
Services - Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

9. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

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

Yours faithfully,

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

Alan Bawden
Team Leader – Development Assessment and Planning