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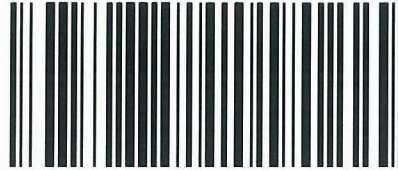
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Director General
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Kerry Hamann



Your Ref: MP 10_0006
Our Ref: S13/0012
DA14032591471 PC

12 May 2014

Dear Ms Hamann,

Pindimar Abalone Farm (MP 10_0006)

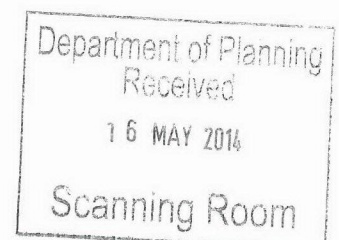
I refer to your letter dated 19 March 2014 seeking comments and recommended conditions of approval from the NSW Rural Fire Service (RFS) in relation to the Environmental Assessment (EA) for the above project.

The RFS has reviewed the EA, including the Bushfire Protection Assessment prepared by Australian Bushfire Protection Planners Pty Ltd (ref: B101348 – 5), issued 3 February 2014, and provides the following recommended conditions for any approval of the proposed development:

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:

1. At the commencement of building works and in perpetuity the property around the proposed buildings for a distance of not less than 20 metres to the north, east and south and 30 metres to the west 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'.
2. A fire management plan is to be prepared that addresses the following requirements:
 - i) Contact person / department and details; and
 - ii) Schedule and description of works for the construction of asset protection zones and their continued maintenance.
3. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.



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:

4. Electricity and gas services shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
5. A 50,000 litre fire fighting water supply shall be provided in accordance with section 4.1.3 of 'Planning for Bush Fire Protection 2006' and the details identified on the drawing numbered Figure 14 in the Bushfire Protection Assessment report prepared by Australian Bushfire Protection Planners Pty Ltd (ref: B101348-5), dated 3 February 2014.
6. A minimum 5hp or 3kW petrol or diesel powered pump shall be made available to the water supply and a 19mm (internal diameter) fire hose and reel shall be connected to the pump.
7. A Static Water Supply (SWS) sign shall be obtained from the local NSW Rural Fire Service (RFS) and positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:
 - i) Markers must be fixed in a suitable location so as to be highly visible; and
 - ii) Markers should be positioned adjacent to the most appropriate access for the water supply.

Access

The intent of measures for property access is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:

8. Como Street and Challis Avenue shall be constructed to comply with section 4.1.3(2) of 'Planning for Bush Fire Protection 2006'.
9. Internal access roads shall comply with the layout and details identified on the drawing numbered Figure 14 in the Bushfire Protection Assessment report prepared by Australian Bushfire Protection Planners Pty Ltd (ref: B101348-5), dated 3 February 2014, with the 'property access road' to be constructed and maintained in accordance with section 4.1.3(2) of 'Planning for Bush Fire Protection 2006' and the 'fire trail' to be constructed and maintained in accordance with section 4.1.3(3) of 'Planning for Bush Fire Protection 2006', except that a reversing bay may be provided in lieu of a loop road or a turning circle. Where a reversing bay is provided it shall be not less than 6 metres wide and 8 metres deep with an inner minimum turning radius of 6 metres and outer minimum radius of 12 metres.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

10. New construction shall comply with Sections 3 and 8 (BAL 40) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection'.
11. Roofing shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall be non-combustible.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

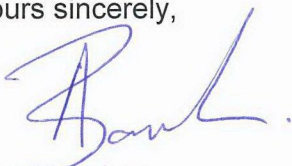
12. An emergency and evacuation plan addressing section 4.2.7 of 'Planning for Bush Fire Protection 2006' shall be prepared for the subject site. A copy of the plan shall be provided to the consent authority prior to the issuing of an occupation certificate.
13. Internal access routes, fire fighting water supply and assembly points shall be clearly sign posted.

Recommended Advice:

The proposed asset protection zones, as outlined in the Bushfire Protection Assessment prepared by Australian Bushfire Protection Planners Pty Ltd, dated 3 February 2014, may require the clearing of vegetation. This bush fire safety authority does not authorise the clearing of any vegetation, nor does it include an assessment of potential flora and fauna impacts of clearing vegetation for the purpose of establishing the proposed asset protection zones. Approvals necessary for the clearing of vegetation should be obtained prior to the establishment of the proposed asset protection zones.

For any enquiries regarding this correspondence please contact Paul Creenaune on 1300 NSW RFS.

Yours sincerely,



Alan Bawden

Team Leader – Development Assessment and Planning

For information on *Planning for Bush Fire Protection 2006* visit the RFS web page www.rfs.nsw.gov.au