



## NSW RURAL FIRE SERVICE

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

Your reference: SSD 8859  
Our reference: DA-2019-00324-Response to  
Submissions-1

**ATTENTION:** Ania Dorocińska

Date: Thursday 26 November 2020

Dear Sir/Madam,

**State Significant Development – Tourist and visitor accommodation  
1111 ELIZABETH DR CECIL PARK NSW 2178, 2/4/DP2954**

I refer to your correspondence dated 22/10/2020 seeking comments regarding the Environmental Impact Statement (EIS) currently being exhibited, for the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises the following:

- The Applicant is to address the provision for perimeter roads under section 3.4.1 of *Planning for Bush Fire Protection 2019* (PBP). This may incorporate a performance-based solution to demonstrate how firefighting operations can be effectively deployed to the interface and defend multiple properties with ease and efficiency.
- NSW RFS assessed an effective downslope of 5-10 degrees to the northeast of the development site. As such, an asset protection zone (APZ) of 20 metres along the length of the northeastern boundary of proposed Lots 10 and 11 should be provided to facilitate future commercial-type developments. Otherwise, future buildings will require BAL Flame Zone construction based on the current 12-metre setback, which may not be practicable.
- The subdivision plan is to incorporate a restriction of the use of land under Section 88b of the *Conveyancing Act 1919* to prohibit Special Fire Protection Purpose (SFPP) developments and Class 9 buildings on Lots 6-11 because of APZ constraints as acknowledged in the bush fire report.
- The proposed detention basin on Lot 12 has not been identified as potential hazard despite connectivity to Grassy Woodland vegetation the northeast. As such, a suitable mechanism is to be proposed ensuring the ongoing management of the basin by a body corporate under a Community Title Scheme or a Plan of Management by a government entity. Otherwise, the potential bush fire threat must be addressed, including how it impacts on the single point access for future SFPP developments.

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- The proposed development intends to facilitate a future highway service centre that may include service stations. The Applicant is to address the appropriateness of future service stations on the development site, which is identified as a type of hazardous industry that should be avoided on bush fire prone land under section 8.3.9 of PBP.

If additional information is not received within 14 days the application will be refused on the basis of Requested Information not provided. A formal request for re-assessment would be required after this time.

For any queries regarding this correspondence, please contact Simon Derevnin on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese  
**Team Leader, Dev. Assessment & Planning**  
**Planning and Environment Services**