



NSW RURAL FIRE SERVICE



Secretary General
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Your Ref: DA 485-12-2002 MOD 1

Our Ref: D16/3566

ATTENTION: Fiona Gibson

4 November 2016

Dear Fiona

**DA 485-12-2002 MOD 1 - S75W Modification to Residential Subdivision at Nadine Street
Sanctuary Point , NSW**

I refer to your letter received by the NSW Rural Fire Service (RFS) on the 24 October 2016 seeking comment for the above proposal. The RFS has reviewed the submitted modification and provides the following comments for your consideration.

1. No objection is raised to the removal of condition H3 in recognition that the adjoining land to the south has been recently cleared for residential development.
2. Contrary to the submitted documentation, condition number H2 is not a reflection of the hazard to the south. This condition was applied to ensure that future dwellings within the subdivision are not subject to hazards from surrounding lots (also within the subdivision). This condition was to ensure that no lots within the subdivision have persistent hazardous vegetation when other lots are seeking to construct dwellings. Notwithstanding, no objection is raised to the removal of condition H2, provided an alternate condition is adopted as part of any modification approval, as outlined below:
 - Prior to the issue of subdivision and in perpetuity, the entire property 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'.
3. This letter is in response to the proposed S75W Modification submitted and supersedes our previous approval dated 11 November 2003.

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For any enquiries regarding this correspondence or to discuss the matters raised in this letter further please contact Martha Dotter on (02) 4472 0600.

Yours faithfully,



Amanda Moylan

Team Leader Development Assessment and Planning