

All communications to be addressed to:

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Director General
Dept. Of Planning - Urban
GPO Box 39
Sydney NSW 2001

Your Ref: MP 09_0019
Our Ref: S09/0007
DA09012057330 MM

ATTENTION: Tom FitzGerald

22 September 2011

Dear Sir/Madam

Part 3A Development for New Entrance Road South West Rocks

I refer to your letter dated 26 July 2011 seeking key issue and assessment requirements regarding bush fire protection for the above Part 3A Development in accordance with section 75F (4) of the 'Environmental Planning and Assessment Act 1979'.

The Service has reviewed the environmental assessment and the following conditions are recommended:

1. The Bush Fire Hazard Assessment prepared by GeoLink Environmental Management and Design, referenced 1291756, dated August 2010, has identified that a 44 metre Asset Protection Zone (APZ) is required from the SEPP 14 wetlands to the north and east based on bush fire design modelling. The report has also identified that the four most northern cabins are unable to achieve the APZ, but has stated that the cabins can comply with the performance criteria for Special Fire Protection Purpose (SFPP) Developments in accordance with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

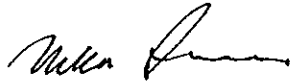
The RFS does not support this justification and requires further evidence demonstrating how the proposed cabins can achieve the performance criteria for SFPP Developments in accordance with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

In this regard, any point on the buildings must not be exposed to radiant heat levels greater than 29kW/m2.

This letter is in response to a further assessment of the application submitted and supersedes our previous key issue and assessment requirements regarding bush fire protection dated 16 February 2009.

For any queries regarding this correspondence please contact Michael Murrell on 8741 5175.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nika Fomin', with a stylized, cursive script.

Nika Fomin
Team Leader Development Assessment

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.