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Director General
Department of Planning and Infrastructure
GPO Box 39
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Your Ref: MP05_0129
Our Ref: S09/0034
DA09082762707 PC

Attention: Daniel Gorgioski – Metropolitan and
Regional Projects

15 April 2013

Dear Mr Gorgioski,

**Preferred Project Report, Lakes Estate Residential Subdivision, North Boambee Road,
North Boambee Valley (MP05_0129)**

I refer to your letters dated 12 November 2012 and 26 March 2013 seeking comments and recommended conditions of approval from the NSW Rural Fire Service (RFS) for the above project. The RFS has reviewed the documents provided in relation to the proposed development and provides the following comments.

Stage 3b includes a proposal for emergency access from the northern end of Amadeus Place to Kratz Drive via a proposed fire trail and extension of the existing service road to Roberts Hill Reservoir. No details have been provided to the RFS to demonstrate that the owner of the land on which the proposed emergency access route will be located as provided consent for the creation of the emergency access, or that the subject land is included as part of the development application. Provision of emergency access from Amadeus Place to Kratz Drive is essential for the safe development of Stage 3b and as such, the RFS does not support the granting of consent for Stage 3b until the above matter is resolved.

Subject to resolution of the above matter, the RFS recommends the following conditions be included in any approval granted for the development:

1. The development proposal is to comply with the subdivision layout identified on the following plans prepared by Astoria Group Pty Ltd (hereafter referenced as the 'approved plans'), except as modified by the following conditions:

Subdivision Stage 1 Plan – Response to RFS (Project No. 912, DWG No. A016
(Revision A), dated 11 March 2013

Subdivision Stage 2 Plan – Response to RFS (Project No. 912, DWG No. A017
(Revision A), dated 11 March 2013

Subdivision Stage 3 Plan – Response to RFS (Project No. 912, DWG No. A018
(Revision B), dated 19 March 2013

Asset Protection Zones

Intent: 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 residential lot within that Stage 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. At the issue of subdivision certificate for each Stage, a restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed on relevant lots within the subdivision requiring the provision of asset protection zones (APZ), to 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', as identified on the 'approved plans' and as follows:
 - a) APZ over the southern portion of Lot 67 being increased to 9 metres;
 - b) APZ over the southern portion of Lots 73, 74 and 75 being increased to 21 metres;
 - c) include a 10 metre wide APZ along the eastern boundary of Lot 88 - measured from the western edge of the unmanaged vegetation;
 - d) include a 10 metre wide APZ over Lot 142 along the western edge of Lot 76;
 - e) APZ over the eastern portion of Lot 120 being increased to taper from 9 metres wide at the south to 12 metres wide at the north;
 - f) APZ to the north-west of Lot 123, 125 and 126 being increased to 21 metres; and
 - g) APZ over the northern portion of Lot 127 being increased to 13.5 metres;
4. The required s.88B restriction along the western boundary of Stages 1b, 1d and 2a, and along the eastern boundary of Stage 3b, may be deleted following the commencement of development on the adjoining land that removes the grassland hazard.
5. A minimum 1.8 metres high radiant heat shield made of non-combustible materials shall be constructed along the western boundary of residential lots within Stages 1b, 1d and 2a, and along the eastern boundary of Stage 3b. All posts and rails shall be constructed of steel. The bottom of the fence is to be in direct contact with the finished ground level or plinth.
6. Prior to the issue of a subdivision certificate for Stage 1, a fire management plan shall be prepared with respect to the future undeveloped stages and proposed Lot 142 that addresses the following requirements:
 - a) contact person / department and details; and
 - b) schedule and description of works for the construction of asset protection zones and their continued maintenance.
7. Undeveloped asset protection zones and building areas of proposed future Stages shall be managed as an outer protection area (OPA) as outlined within 'Planning for Bush Fire Protection 2006' to prevent the re-growth of vegetation until development of these areas occurs.
8. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

Access

Intent: 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:

9. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006', except that a reversing bay may be provided in lieu of a 12 metre outer radius 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.

Intent: The intent of measures for fire trails is to provide suitable access for fire management purposes and maintenance of APZs. To achieve this, the following conditions shall apply:

10. A restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed over the proposed fire trails requiring their construction and maintenance in accordance with section 4.1.3 (3) of 'Planning for Bush Fire Protection 2006'.
11. Fire trails around the perimeter, or along the bushland interface of a Stage of subdivision shall be constructed prior to the issue of a subdivision certificate for that stage.
12. The fire trail around western and northern perimeter of the site shall be constructed prior to the issue of a subdivision certificate for Stage 2f. The fire trail shall link back to Eyre Road (via proposed Stage 3) or to Kratz Drive.
13. Prior to issue of a subdivision certificate for Stage 3b a restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed over the emergency access from the northern end of Amadeus Place to Kratz Drive. The emergency access shall be constructed in accordance with the requirements of section 4.1.3 (3) of 'Planning for Bushfire Protection 2006'.

Utilities

Intent: 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:

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

Advice:

Any future development application lodged within this subdivision under section 79BA of the 'Environmental Planning & Assessment Act 1979' will be subject to requirements as set out in 'Planning for Bush Fire Protection 2006'.

The RFS acknowledges that there is a discrepancy between the minimum specifications for asset protection zones for residential and rural-residential subdivisions in Table A2.5 of 'Planning for Bush Fire Protection 2006' and the minimum separation distances for BAL-29 under Table 2.4.3 of 'AS 3959-2009 Construction of buildings in bushfire-prone areas'. As such, subject to the separation distance between future construction and the adjacent

vegetation on lots interfacing with bushland, the bushfire attack level may be greater than BAL 29.

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

Yours sincerely,



John Ball
Manager – Customer Service Centre

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