



## NSW RURAL FIRE SERVICE



The Secretary  
NSW Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Your reference: MP05\_0129 (MOD 1)  
Our reference: S09/0034

15 August 2014

**Attention: Jane Flanagan**

Dear Ms Flanagan,

**Lakes Estate Residential Development, North Boambee Valley (MP05\_0129 MOD 1)**

I refer to your letter dated 8 July 2014 requesting the Service's comments in relation to the above proposal.

The Service has reviewed the plans and documents received for the proposed modification, being the Section 75W Modification report prepared by GLN Planning (reference: 10034, dated May 2014) and associated plans. The following comments are based on the plans described as:

- Subdivision Stage 1 Plan - Response to RFS, prepared by Astoria Group Pty Ltd (Project No. 912, DWG No. A016 (Revision D), dated 27 March 2014);
- Subdivision Stage 2 Plan - Response to RFS, prepared by Astoria Group Pty Ltd (Project No. 912, DWG No. A017 (Revision D), dated 27 March 2014); and
- Subdivision Stage 3 Plan - Response to RFS, prepared by Astoria Group Pty Ltd (Project No. 912, DWG No. A018 (Revision E), dated 27 March 2014).

It is noted that an amended Bushfire Hazard Assessment Report was not submitted with the application and that bushfire implications arising from the proposed modification have not been addressed in the Section 75W Modification report.

The Service is not in a position to properly assess the application as submitted by NSW Planning and Environment on the basis of the information provided. In this regard, the following points require further information for assessment:

1. proposed modification to the subdivision plan:

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Records Management  
Locked Bag 17  
GRANVILLE NSW 2142

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Coffs Harbour Customer Service  
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COFFS HARBOUR NSW 2450

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- proposed Lot 162 includes land to the east of Stage 2d and south of proposed Lot 131 (Stage 2c) that is identified under the currently approved plans for MP05\_0129 as 'Reserve managed as APZ' and 'managed open space'. The Section 75W Modification report does not identify how this land is to be managed and whether there are provisions under DA 575/03 for its management as an asset protection zone as currently approved. The applicant is required to demonstrate that adequate asset protection zones are provided to the east of Stage 2d and south of proposed Lot 131 under the conditions of consent for DA 575/03 for these areas of proposed Lot 162.
  - the amended plans have deleted an area of proposed 'managed open space' to the south of Stage 2(d) (i.e. south of proposed Lots 119-123). The applicant is required to demonstrate that adequate asset protection zones are provided for Lots 119-123.
  - the amended lot layout for Stage 3 results in certain sections of proposed fire trails being located within proposed Lots 143 and 145-155. The provision of fire trails over privately owned lots with multiple ownership is contrary to the requirements of section 4.1.3(3) of 'Planning for Bush Fire Protection 2006' and is not supported by the Service.
2. proposed deletion of link road from Amadeus Place to the undeveloped residential land to the north-east:
- should the link road be deleted, the asset protection zone along the eastern boundary of proposed Lot 160 is to extend for the full length of the eastern boundary and should be shown as such on the proposed plans.

In addition to the modifications proposed by the applicant, the Service has identified the following matters as requiring modification in the current Project Approval for MP05\_0129 to ensure consistency with the conditions recommended by the Service in its letter to the Department on 15 April 2013:

3. condition B10 should require fire trails to be constructed and maintained in accordance with section 4.1.3(3) of 'Planning for Bush Fire Protection 2006'.
4. condition E3 should be amended as follows to reflect the proposed lot layout and new lot numbers:

E3 At the issue of subdivision certificate for each Stage, a restriction to the land use pursuant to section 888 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:

- i) APZ over southern portion of Lot 75 to increase to 9 metres;
- ii) APZ over southern portion of Lots 82, 83, 84 and 85 be increased to 21 metres;
- iii) include a 10 metre wide APZ along the eastern boundary of Lot 101 – measured from the western edge of the unmanaged vegetation;
- iv) include a 10 metre wide APZ over Lot 163 along the western edge of Lot 86;
- v) APZ over the eastern portion of Lots 137 and 138 being increased to taper from 9 metres wide at the south to 12 metres wide at the north;
- vi) APZ to the north-west of Lots 143, 145 and 146 being increased to 21 metres; and
- vii) APZ over the northern portion of Lot 147 being increased to 13.5 metres.



It is also noted that the modified subdivision plans do not include the above asset protection zone requirements. The Services recommends that these amendments be shown on the modified subdivision plans to correctly reflect the approval conditions and to avoid potential confusion due to the discrepancy between the approved plans and approval conditions.

5. condition E5 should be amended as follows to reflect the proposed lot layout and new lot numbers:

E5 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 161 that addressed the following requirements:

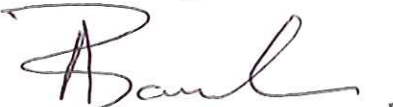
- a) contact person / department and details; and
- b) schedule and description of works for the construction of asset protection zones and their continued maintenance.

Finally, it is also noted that the issue of proposed emergency access from the northern end of Amadeus Place to Kratz Drive in Stage 3b has not been addressed in the proposed modification application. As such, the Service maintains its objection to this stage of the development as outlined in its letter to the Department on 15 April 2013.

From receipt of information addressing the above matters, the Service will respond with its recommendations within 14 days.

For any enquiries regarding this correspondence please contact Paul Creenaune on 6691 0400.

Yours faithfully,



**Alan Bawden**  
**Team Leader – Development Assessment and Planning**