

All communications to be addressed to:

Headquarters  
15 Carter Street  
LIDCOME NSW 2141

Headquarters  
Locked Bag 17  
GRANVILLE NSW 2142

Telephone: 1300 NSW RFS  
e-mail: [csc@rfs.nsw.gov.au](mailto:csc@rfs.nsw.gov.au)

Facsimile: 8741 5433



Director General  
Department of Planning - Urban  
GPO Box 39  
SYDNEY NSW 2001

Your Ref: MP06\_0060 MOD 15

Our Ref: S13/0028

**ATTENTION:** Fiona Gibson

19 October 2016

Dear Sir/Madam,

**Part 3A Development - Section 75W request to modify Concept Plan and Project Approval for the Vincentia Coastal Village**

I refer to your letter dated 14 July 2016 seeking key issue and assessment requirements regarding bush fire protection for the above Part 3A Development in accordance with section 96 of the *Environmental Planning and Assessment Act 1979*.

The following key issue and assessment requirements regarding bush fire protection are recommended:

**Stages 14-16**

Prior to the release of proposed lots in stages 14 to 16, the following conditions shall be met:

**Asset Protection Zones**

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:

1. All residential lots shall be maintained 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'.

2. Prior to release of lots 1401-1450 in stage 14, easements are to be created over the residual lot adjoining the eastern and western boundary of these lots to a distance of 35 metres for the purpose of Asset Protection Zones (APZs) in accordance with Appendix 2 of *Planning for Bush Fire Protection 2006*. Easements shall be created in accordance with section 88B of the *Conveyancing Act 1919* and may be extinguished when the burdened lot is fully developed and has removed the hazard to the benefited lot.
3. Prior to the release of lots 1401-1450 in stage 14, roads adjoining the proposed lots in stages 14 to 16, including Coaster Circuit, Halloran Street, and Moona Creek Road, shall be fully constructed. All road reserves shall be maintained as an Asset Protection Zone (APZ) in accordance with Appendix 2 of *Planning for Bush Fire Protection 2006*.

### **Water and Utilities**

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 located gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

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

### **Access**

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:

5. Prior to release of lots in each stage of stages 14 to 16, public road access shall comply with section 4.1.3(1) of *Planning for Bush Fire Protection 2006*. This includes incorporating temporary complying turning areas where dead end roads are created as a result of staging.

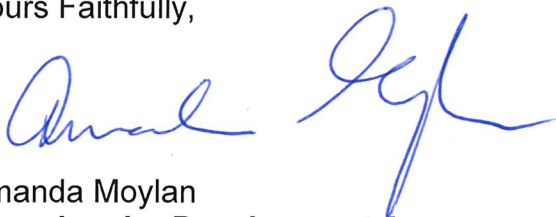
### **General Advice – consent authority to note**

- The N.S.W. Rural Fire Service is not to be included as a beneficiary to 88B instruments created as part of this consent. Please refer to N.S.W. Rural Fire Service's Community Resilience Practice Note 1/12 *Establishment of Easements for the Purpose of Asset Protection Zones*.

- This letter is in response to a proposed modification to a concept plan and project approval. Conditions recommended in this letter apply to the modification only. Previous advice issued by the RFS on 3 April 2006, 11 October 2010, 21 October 2010, 15 February 2011 and 28 June 2013 should still be considered relevant and is not superseded by advice in this letter.

For any enquiries regarding this correspondence please contact Lauren Ellevsen on (02) 44 72 0600.

Yours Faithfully,



Amanda Moylan

**Team Leader Development Assessment and Planning**

*The RFS has made getting information easier. For information on Planning for Bush Fire Protection 2006, visit the RFS web page at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) and search under Planning for Bush Fire Protection 2006.*

