



NSW RURAL FIRE SERVICE



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

Your Ref: MP 06_0250 MOD11
Our Ref: D18/7750
DA181024415724 AB

ATTENTION: Michelle Niles

31 January 2019

Agency Comment: MP06_0250 Mod 11 Seaside Village Estate Fern Bay

I refer to your correspondence dated 21 December 2018 seeking comments and recommended conditions from the NSW Rural Fire Service (NSW RFS) with respect to the proposed Part 3a Project Approval Mod 11 application.

The NSW RFS has reviewed the plans/documents and understands that the modification proposes:

- *Amend condition A2 Staging (12)(c) in its entirety to remove the requirement for the completion of the northern intersection and access road with Nelson Bay Road prior to the release of Stage 14.*
- *Amend condition B5 and remove reference to "must be constructed as part of Stage 14".*
- *Amend condition E6 to reflect the required roadworks not be linked to the subdivision certificate for Stage 14, to reflect amendments to conditions A2 and B5.*

Further, the NSW RFS has reviewed the Response to Submissions document that provided commentary to our earlier comments dated 14 November 2018.

The New South Wales Rural Fire Service (NSW RFS) has considered the information provided and considers that the proposal does not satisfy the aims and objectives of 'Planning for Bush Fire Protection 2006' on the following grounds:

1. The application has not provided sufficient justification for deferring the construction of the Seaside Boulevard/Nelson Bay Road intersection till after the subdivision release of stage 14.
Stage 14 residential release was the trigger for the Seaside Boulevard roadworks including the completion of the intersection works. This was to ensure a secondary

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public road access was provided to the residential estate, taking into account that the current residential estate is more than 50% completed.

The NSW RFS is of the opinion that the proposed intersection is critical to public access/egress in a bush fire emergency. Delays caused by design works and approvals processes are not considered sufficient justification for deferment of these works.

2. Until such time as the intersection works have been completed, the developer should maintain an emergency vehicle access arrangement at the current junction of Seaside Boulevard and Nelson Bay Road.

This letter is in response to a further assessment of the application and supercedes our previous correspondence date 14 November 2018.

For any queries regarding this correspondence please contact Alan Bawden on 1300 NSW RFS.

Yours Sincerely



John Ball

Manager – Planning and Environment Services North

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'.