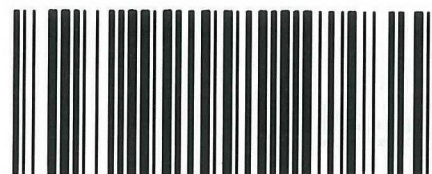




NSW RURAL FIRE SERVICE



PCU068753

The Secretary
Department of Planning Environment
GPO Box 39
Sydney NSW 2001

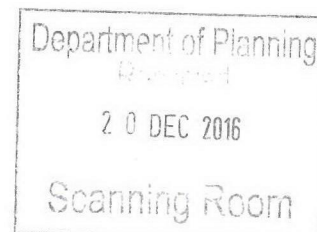
Your reference: MP06_250 MOD9
Our reference: D16/4085

12 December 2016

Attention: Amy Robertson

Dear Sir/Madam,

Application for Modification MP06_250 MOD9 - Seaside Boulevard Fern Bay



I refer to your letter dated 29 November 2016 seeking comments in relation to the above application to modify an approval. The application seeks to:

1. Make various changes to the stages 18, 19 and 20;
2. Relocate a proposed pumping stage station within stage 18; and,
3. Change a proposed secondary public road access to an emergency only access road.

The NSW RFS has reviewed the information provided and has no objection to proposed modifications 1 and 2 subject to the incorporation of the conditions listed below.

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.

1. At the issue of subdivision certificate and in perpetuity the entirety of each residential lot 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*.
2. At the commencement of building works and in perpetuity a 10 metre asset protection zone shall surround all structures associated with the proposed pumping station and 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*.

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 locate gas and electricity so as not to contribute to the risk of fire to a building.

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

Postal address

NSW Rural Fire Service
Records Management
Locked Bag 17
GRANVILLE NSW 2141

Street address

NSW Rural Fire Service
Planning and Environment Services (East)
42 Lamb Street
GLENDENNING NSW 2761

T 1300 NSW RFS
F (02) 8741 5433
E csc@rfs.nsw.gov.au
www.rfs.nsw.gov.au

Access

The intent of measures for property access is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation.

4. Property access roads shall comply with section 4.1.3 (2) of *Planning for Bush Fire Protection 2006*.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments.

5. An evacuation plan for the site shall be created and comply with the NSW Rural Fire Service's document *Guide for Developing a Bush Fire Emergency Evacuation Plan*.

Landscaping

6. Landscaping to the site is to comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.

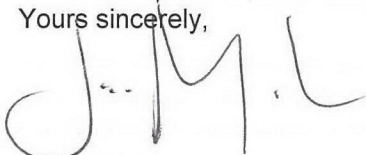
General Advice – consent authority to note

This approval is for the subdivision of the land only. Any further development application for class 1,2 & 3 buildings as identified by the 'Building Code of Australia' must be subject to separate application under section 79BA of the EP & A Act and address the requirements of 'Planning for Bush Fire Protection 2006'.

The NSW RFS does not support proposed modification 3. The secondary public access road was included in the development following a strong NSW RFS recommendation to do so as set out in a response to a previous modification dated 30 April 2015. The removal of proposed secondary public access road would result in a large subdivision surrounded by extensive bush fire prone vegetation having a singular access and egress point also surrounded by bush fire prone vegetation. This is contrary to the objectives of *Planning for Bush Fire Protection 2006* and is not supported.

If you have any queries regarding this advice, please contact Josh Calandra, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,



Jason Maslen
Team Leader, Development Assessment and Planning