



NSW RURAL FIRE SERVICE



Director General
Planning & Environment
GPO Box 39
Sydney NSW 2001

Your reference: MP06_250 MOD9
Our reference: D16/4085

1 May 2017

Attention: Amy Robertson

Dear Sir/Madam,

Proposed Modification 9 (MP06_250 MOD9) to Part 3A Development for Seaside Boulevard Fern Bay

I refer to your letter dated 29 November 2016 providing a copy of the response to submissions proposed in relation to the above modified application which consists of the three following components:

- A. Subdivision of approved Stages 18 – 20 to reconfigure the pattern of lots;
- B. Modification of approved road intersection and access from Stage 14 to Nelson Bay Road from general use to an emergency access track only and addition of a turning circle to the northern end of Seaside Boulevard at corner with Windsurf Circuit and associated deletion of approved condition B5 in regard to Stage 14;
- C. Relocation of Pump Station P3 from the western side of Stage 18 to its eastern side.

The NSW Rural Fire Service has considered the information provided for the proposed modification and provide the following General Terms of Agreement.

- A. The proposed amended Stages 18, 19 and 20 shall comply with the following:

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. At the issue of subdivision certificate and in perpetuity the entire property 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. To achieve this, the following conditions shall apply:

2. 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 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. To achieve this, the following conditions shall apply:

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
GLEN DENNING NSW 2761

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

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

Landscaping

4. 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'.

- B. Modification of approved road intersection and access from Stage 14 to Nelson Bay Road from general use to an emergency access track only and addition of a turning circle to the northern end of Seaside Boulevard at corner with Windsurf Circuit and associated deletion of approved condition B5 in regard to Stage 14 the following:

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:

The proposed emergency access track as identified in the document *29850 Landscape Plan Rev L*, prepared by North Point Surveys, dated 11/04/2017, shall comply with section 4.1.3 (1) of *Planning for Bush Fire Protection 2006*.

- C. The proposed pumping station (relocated from the western side of Stage 18 to the eastern side) shall comply with the following:

Asset Protection Zone

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. At the commencement of building works and in perpetuity a 10 metre asset protection zone shall surround all structures 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*.

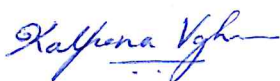
Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

2. 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*.

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

Yours sincerely,



Kalpana Varghese
Team Leader, Development Assessment and Planning
Planning and Environment Services (East)