

Geoff Slattery

Civil and Structural Engineer

Geoff Slattery & Partners Pty Ltd T/F Slattery Family Trust No. 2 ABN 65 097 037 221

192 Pacific Highway, Coffs Harbour
P.O. Box 8090, Coffs Harbour, N.S.W., 2450

Phone: (02) 66511944

0418 664 864

Fax: (02) 66515766

Email: g_slattery@bigpond.com

Geoff Slattery B.E. (Hons), M.I.E. (Aust)

27 February 2013

RFS
Cnr Orara and Bowra Sts
URUNGA NSW 2455

Attn: John Ball

PROPOSED SUBDIVISION Lot 112 DP 1073781
LYONS ROAD, NORTH BONVILLE

We confirm our meeting on Friday 22 February 2013 attended by;

Geoff Slattery
Steve Ellis
John Ball
Alan Bawden

In order that we can proceed with details of the development we confirm the resolutions of the meeting in the attached.

If there is anything further you wish to advise please let us know.

Yours faithfully



G E Slattery

MEETING 22 FEBRUARY 2013 WITH RURAL FIRE SERVICE
GEOFF SLATTERY
STEVE ELLIS (HOLIDAY COAST BUSHFIRE SOLUTIONS)
JOHN BALL (RFS)
ALAN BAWDEN (RFS)

NPWS FIRE TRAIL

RFS will accept a confirmation letter from NPWS that it will maintain the fire trail 6 metres wide to the standard for fire trails and as an outer protection area.

With NPWS confirmation of maintenance the RFS will accept the use of the 6 metre fire trail as part of the overall APZ, without the necessity to have an agreement with NPWS over the public land.

BAL PLAN

At this stage a BAL Plan cannot be signed off by the RFS for the total project.

New regulations due to start on 1st March 2013 (although date could be pushed back to 1st April 2013) will however allow the RFS to sign off on BAL Plan for what is defined as an "urban release area".

Implementation of the new regulation will greatly simplify the RFS process and the BAL Plan will then satisfy the development to the end including house construction.

We need to have Council have the area included in what is "urban release area".

If the area is included in the "urban release area" then RFS will sign off on the BAL Plan.

RIPARIAN CORRIDOR

Total planting in the riparian corridor is to be less than 20m wide to maintain the current APZ limit. If it exceeds 20m then APZ will need to be reassessed.

ENTRY ROAD

The entry road corridor is to have a 20m wide strip each side that is maintained as an inner protection area.

This will most likely necessitate a reduction in planting in the riparian zone by the VMP.

SUBDIVISION LOTS

All lots are to be maintained as an APZ (i.e. reduced plantings, reduced fire hazard).

STAGED DEVELOPMENT

Roads at completion of each stage will need to comply with fire requirements. If not connecting roads temporary cul-de-sacs required.

Undeveloped land that adjoins each stage to be maintained as an APZ (i.e. keep grass slashed).

ACCESS TO FIRE TRAIL

RFS can look at the connectivity to the fire trail.

As a minimum there should be 3 links on the West fire trail with one at each end and one in the middle at a logical location with ease of access from connecting roads. On the South fire trail there should be a minimum of 2 links.

NPWS to confirm the desired locations.

Geoff Slattery

From: Geoff Slattery [g_slattery@bigpond.com]
Sent: Thursday, 21 March 2013 2:20 PM
To: 'John Ball'
Cc: Adrian Borsato (ABorsato@draarchitects.com.au); Power, Robert (Sydney)
Subject: Lyons Road Development
Attachments: letter rfs 210313.pdf

John

Letter re the APZ issues at Lyons Road project

The NPWS have responded and I believe it should satisfy your requirements

Thanks
Geoff

Geoff Slattery and Partners

Consulting Engineers
192 Pacific Highway
Coffs Harbour
Phone 02 6651 1944

Geoff Slattery

Civil and Structural Engineer

Geoff Slattery & Partners Pty Ltd T/F Slattery Family Trust No. 2 ABN 65 097 037 221

192 Pacific Highway, Coffs Harbour
P.O. Box 8090, Coffs Harbour, N.S.W., 2450

Phone: (02) 66511944

0418 664 864

Fax: (02) 66515766

Email: g_slattery@bigpond.com

Geoff Slattery B.E. (Hons), M.I.E. (Aust)

21 March 2013

RFS
Cnr Orara and Bowra Sts
URUNGA NSW 2455

Attn: John Ball

PROPOSED SUBDIVISION Lot 112 DP 1073781 LYONS ROAD, NORTH BONVILLE

We refer to our meeting of 22 February 2013 and letter of details, 27 February 2013 for the above project.

Details of the requirements for the adjoining Bongil Bongil National Park have been requested from the NPWS. A copy of our letter of 13 March 2013 to NPWS and their response dated 14 March 2013 is attached.

In order that we can finalise the RFS details the points for the NPWS are detailed as:

1. Fire Trails

NPWS has confirmed that the fire trails will be maintained as;

- Substantially fuel reduced over a 3 – 4 metre wide travel path,
- Additional 2 – 3 metres of shoulder maintained for fuel reduction by slashing, removal of encroaching shrubs, and overhanging branches.

This advice we believe confirms the required 6 metres fire trail.

2. Access to Fire Trail

NPWS is suggesting two or three gates be located on the West property boundary, and no access on the South property boundary.

NPWS has suggested meeting in regards to the gates or discussing with you. In this regard you may wish to discuss with Mr Martin Smith at NPWS.

In order that the APZ plan can be completed can you confirm with us that based on the NPWS advice received the APZ can include the 6 metre fire trail on the West and South boundaries?

Yours faithfully

A handwritten signature in black ink, appearing to read 'G E Slattery', with a long horizontal flourish extending to the right.

G E Slattery

Geoff Slattery

From: Geoff Slattery [g_slattery@bigpond.com]
Sent: Thursday, 21 March 2013 2:24 PM
To: 'John Ball'
Cc: Adrian Borsato (ABorsato@draarchitects.com.au)
Subject: Lyons Road
Attachments: prelim APZ 200313.pdf

John

As separate issue I have done a preliminary APZ plan

Can you make any comment please particularly in regards to the access road and riparian area. I think this is what is expected on these locations.

We have to go and discuss with OEH in regards to vegetation plantings before we can finalise the APZ and need somewhere to start

Thanks for help
Geoff

Geoff Slattery and Partners

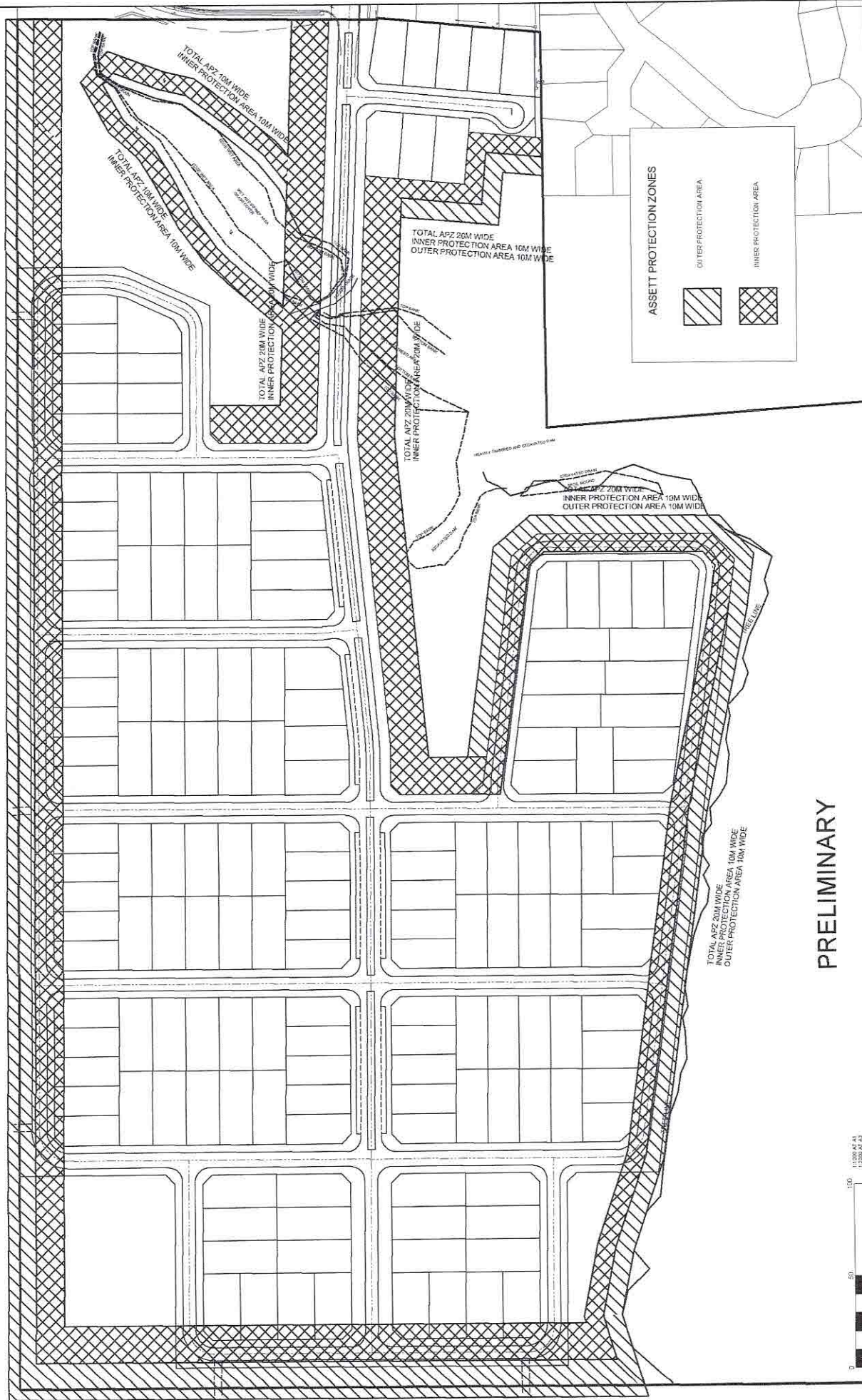
Consulting Engineers

192 Pacific Highway

Coffs Harbour

Phone 02 6651 1944

TOTAL APZ 15M WIDE
INNER PROTECTION AREA 15M WIDE
OUTER PROTECTION AREA 15M WIDE



TOTAL APZ 40M WIDE
INNER PROTECTION AREA 20M WIDE
OUTER PROTECTION AREA 20M WIDE

TOTAL APZ 20M WIDE
INNER PROTECTION AREA 10M WIDE
OUTER PROTECTION AREA 10M WIDE

TOTAL APZ 20M WIDE
INNER PROTECTION AREA 10M WIDE
OUTER PROTECTION AREA 10M WIDE

TOTAL APZ 15M WIDE
INNER PROTECTION AREA 10M WIDE
OUTER PROTECTION AREA 10M WIDE

TOTAL APZ 15M WIDE
INNER PROTECTION AREA 10M WIDE
OUTER PROTECTION AREA 10M WIDE

TOTAL APZ 20M WIDE
INNER PROTECTION AREA 10M WIDE
OUTER PROTECTION AREA 10M WIDE

ASSETT PROTECTION ZONES

OUTER PROTECTION AREA

INNER PROTECTION AREA

PRELIMINARY

PROPOSED SUBDIVISION LOT 112 DP 1073781 LYONS ROAD NORTH BONVILLE		DEVELOPMENT APPLICATION ASSETT PROTECTION ZONES		Geoff Slattery and Partners Pty Ltd Civil and Structural Engineers Geoff Slattery & Partners Pty Ltd 112 Lyons Road North Bonville NSW 2800 Ph: 08 9351 1555 Fax: 08 9351 1555 Email: g.slattery@gspltd.com.au		Drawing Sheet 0824 1138 Date of Issue 20/07/2022	
② EXISTING This plan shows the existing boundaries of the site and the existing structures and features. The site is located at the intersection of Lyons Road and North Bonville Road. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south. The site is bounded by the Lyons Road to the north, the North Bonville Road to the east, and the North Bonville Road to the south							

Geoff Slattery

From: Alan Bawden [Alan.Bawden@rfs.nsw.gov.au]
Sent: Tuesday, 26 March 2013 1:21 PM
To: g_slattery@bigpond.com
Cc: John Ball
Subject: proposed Subdivision Lot112 DP 1073781 Lyons Road East Boambee

Geoff

The RFS has reviewed your concept plan and NPWS correspondence in respect to addressing the RFS concerns for the proposed residential subdivision.

The RFS agrees 'in principle' with the amended layout plan titled "Development application Asset Protection Zones, Dwg No. 113B dated July 2012".

The RFS accepts that the fire trails to the west and south of the subject land, located on NPWS reserve can be incorporated into the proposed perimeter asset protection zones.

The RFS acknowledges the NPWS correspondence that advise restricted vehicle access to the western fire trail to two to three locked gates. The RFS presumes that the NPWS will be the key holders for those gates. Further the RFS agrees that no vehicle access gates will be provides to the southern fire trail in the NPWS reserve.

Should you have any further questions please contact me.

regards

Alan Bawden

Team Leader - Development Assessment and Planning

NSW RURAL FIRE SERVICE

Customer Service Centre - Coffs Harbour

Corner Bowra & Orara Streets

URUNGA NSW 2455

T: 02 6655 7002

F: 02 6655 7008

www.rfs.nsw.gov.au

RFS Disclaimer:

This email message is intended only for the addressee(s) and contains information which may be confidential. If you are not the intended recipient, please notify the sender and delete this email and any copies or links to this email completely and immediately from your system. Views expressed in this message are those of the individual sender, and are not necessarily the views of the NSW Rural Fire Service.