



NSW RURAL FIRE SERVICE



The Secretary
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Your reference: MP 08_00167 (Mod 2)

Our reference: D18/5728
DA18052513242 PC

Attention: Emma Butcher

12 June 2018

Dear Ms Butcher,

MP 08_0167 (Mod 2) – Belle O'Connor Street, South West Rocks

I refer to your correspondence dated 24 May 2018 seeking comments from the NSW Rural Fire Service (RFS) regarding the above application and the Proponent's response to submissions.

The NSW RFS understands that the proposed modification (Mod 2) only relates to Stages 5 and 6 (as identified in the Proponent's submission) and seeks to:

- create 42 low density residential lots;
- amend the internal road network and create a new public road access;
- amend the bushfire asset protection zones; and
- amend the overall development staging to enable Stages 5 and 6 to occur independently of the other stages of the current Project Approval.

Following an assessment of the Proponent's response to submissions and associated documents, the NSW RFS provides the following recommended conditions. The following comments only relate to proposed Stages 5 and 6.

1. The development proposal is to comply with the layout identified on the drawing titled 'General Arrangement & Lot Layout Plan' prepared by de Groot & Benson, reference Project No. 13056, Drawing No. L36-MOD02 (Amendment No. DA2), dated 8 March 2018, except as modified by the following conditions.

Access

The intent of measures for fire trails is to provide suitable access for fire management purposes and maintenance of APZs. To achieve this, the following conditions shall apply:

2. A minimum 6 metre wide Restriction as to User shall be created over the fire trail to the north of Lots 25 - 33. The Restriction as to User shall require the fire trail to be constructed and maintained in accordance

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with section 4.1.3(3) of 'Planning for Bushfire Protection 2006' and the full width of the easement to 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'.

3. The fire trail to the north of Lots 25 - 33 shall include a temporary 12 metre outer radius turning circle at its eastern termination or continue to provide through access to the public road network.

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:

4. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.

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:

5. A Restriction as to User shall be created over Lots 1, 6, 7, 12, 13, 24 and 25 for the purpose of an 8 metre wide temporary asset protection zone (APZ), as shown on the above referenced plan. The APZ 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'. The Restriction as to User for the temporary asset protection zone may be extinguished upon the commencement of development over the affected areas.
6. A Restriction as to User shall be created over Lots 25 to 33 for the purpose of an asset protection zone (APZ), as shown on the above referenced plan. The APZ 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'.

Note: the APZ over Lots 25 to 33 may be provided in conjunction with the APZ required over the adjacent fire trail to create an APZ with a total width of not less than 21 metres.

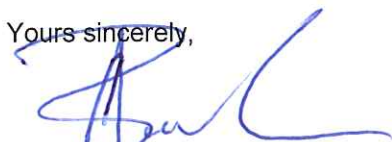
Water and Utilities

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:

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

For any queries regarding this correspondence, please contact Paul Creenaune on 6691 0400.

Yours sincerely,



Alan Bayden
Team Leader - Development Assessment & Planning
Planning & 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'.