



NSW RURAL FIRE SERVICE



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

Your reference: MP 08_00167

Our reference: S08/0040
DA16102404406 PC

Attention: Natasha Harras

16 November 2016

Dear Ms Harras,

Modification to Project Approval (MP 08_0167) – Belle O'Connor Street, South West Rocks

I refer to your email dated 19 October 2016 seeking comments from the NSW Rural Fire Service (RFS) regarding the above application.

The NSW RFS notes that the proposed modification only relates to Stages 10 and 11 and seeks to:

- create 43 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 development staging to enable Stages 10 and 11 to occur independently of Stages 1 to 9 of the current Project Approval.

Following an assessment of the modification application and associated documents, the NSW RFS provides the following comments:

- The proposed plan of subdivision titled 'MP 08_0167 DA Modification' prepared by de Groot & Benson (ref: project No. 13056, Drawing No. L36-MP1, Amendment No. DA6) dated 12 July 2016 does not show the required asset protection zones or any reference to the fire trail previously approved along the northern boundary.
- The asset protection zone to the north is partly located on adjoining land. The applicant has not addressed section 3.3 of 'Planning for Bush Fire Protection 2006'. In this regard the applicant must provide evidence of the adjoining owner's consent to creation of the asset protection zone and details of who will be responsible for ongoing management of this area.
- The current Project Approval includes a fire trail along the northern boundary of Stages 10 and 11 which appears to have been deleted and replaced with a drainage easement. The preferred option to separate bushland from urban areas is a perimeter road and the application should demonstrate the benefit of the current proposal over the use of a perimeter road.
- The application should be amended to clearly show the location of the northern drainage easement with respect to access to the bushland interface. The extent of land that will be managed in this area should be detailed and the corresponding extent of asset protection zone that will be required on Lots 13 to 19.

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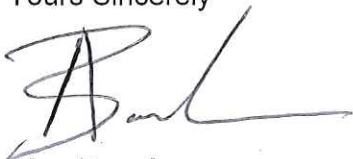
- The modification application has deleted asset protection zones adjacent to Lot 51 DP 831284 on the basis that Lot 51 is managed. No evidence has been provided to demonstrate that the circumstances regarding Lot 51 have changed or that there is a mechanism in place to ensure the ongoing management of this land. On this basis, a temporary asset protection zone should be provided adjacent to the boundary with Lot 51 DP 831284.

The NSW RFS is not in a position to support the proposed modification as submitted by NSW Planning and Environment on the basis of the information provided. From receipt of further information addressing the above matters, the NSW RFS will respond with its recommendations.

If additional information is not received within 100 days the application will be refused on the basis of requested information not being provided. A formal request for re-assessment would be required after this time.

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

Yours Sincerely



Alan Bawden
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'.