



NSW RURAL FIRE SERVICE



The Secretary
Department of Planning, Industry & Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Your Ref: SSD 7198
Our Ref: DA-2019-01301

ATTENTION: Emma Butcher

6 August 2020

Dear Ms Butcher

Moonee Beach Residential Subdivision (SSD 7198) – Lot 1 DP 1097743, Pacific Highway, Moonee Beach

I refer to your correspondence dated 7 July 2020 seeking comments and updated conditions from the NSW Rural Fire Service (NSW RFS) with respect to the above development proposal.

The NSW RFS has reviewed the information provided with the Applicant's response to submissions and notes that an updated bush fire assessment report was not provided.

The NSW RFS also notes that the amended subdivision layout includes a new Road 7, providing access to the adjoining land to the south. No objection is made to this amendment.

Having regard to the above, the NSW RFS recommends the following conditions be included in any approval granted for the project:

1. The development proposal is to comply with the subdivision layout identified on the drawing titled 'Proposed Subdivision Lot Layout', prepared by CivilTech Consulting Engineers (Ref: Dwg. No. 1277-DR1, Issue J), dated 19 June 2020, except as modified by the following conditions.

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:

2. At the issue of subdivision certificate for each stage and in perpetuity, the entire area of each newly created residential lot shall be managed as an inner protection area (IPA) as

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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. At the issue of subdivision certificate for the relevant stage of subdivision, a restriction to land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be included over the undeveloped residue lot requiring a 10 metre wide temporary asset protection zone around the perimeter of the subdivision stage being released. The temporary asset protection zone 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 temporary APZs may be deleted upon the development of subsequent stages or development of the adjoining land, as applicable.
4. At the issue of subdivision certificate for the relevant stage of subdivision, a restriction to land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be included over the area identified as an asset protection zone on Lots D1 to D19, D86 to D101 and D103, as shown on the drawing titled 'Proposed Subdivision Lot Layout', prepared by CivilTech Consulting Engineers (Ref: Dwg. No. 1277-DR1, Issue J), dated 19 June 2020, to prohibit the construction of a dwelling in the subject area. The restriction to land use may be deleted upon the development of the adjoining land as managed land.
5. At the issue of subdivision certificate including Lot D104, a restriction to land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be included over Lot D104 for the purpose of an asset protection zone as shown on the plan titled 'Proposed Subdivision Lot Layout', prepared by CivilTech Consulting Engineers (ref: Dwg. No. 1277-DR1, Issue J), dated 19 June 2020. 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'.
6. A Bush Fire Management Plan is to be prepared with respect to the asset protection zone on Lot D104. The Plan shall include:
 - a) details of the contact person / department responsible for implementation of the plan; and
 - b) a schedule and description of works for the construction of asset protection zones and their continued maintenance.
7. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

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:

8. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
9. Any temporary cul-de-sac created in the respective stages of the development shall provide an all-weather 12 metre outer radius turning circle.

Services - 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:

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

This letter is in response to additional information submitted and supersedes our previous correspondence date 9 May 2019.

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

Yours sincerely



Alan Bawden

Team Leader – Development Assessment & Planning

Planning and Environment Services - North

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2019', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2019'.