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Director General
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Your Ref: MP06_0060 & MP06_0058

Our Ref: S13/0028
DA13062187853 LC

ATTENTION: Pilar Aberasturi

28 June 2013

Dear Sir/Madam,

Part 3A Development - Section 75W request to modify Concept Plan and Project Approval for the Vincentia Coastal Village

I refer to your letter dated 17 June 2013 seeking key issue and assessment requirements regarding bush fire protection for the above Part 3A Development in accordance with section 96 of the *Environmental Planning and Assessment Act 1979*.

The following key issue and assessment requirements regarding bush fire protection are recommended:

1. Where proposed lots 6001, 6002, 6003 and 6004 are adjoining existing residential or Special Fire Protection Purpose (SFPP) development which is part of the Vincentia Coastal Village Concept Plan and Project Approval, adequate easements shall be created benefiting the existing residential and SFPP developments for the purpose of Asset Protection Zones (APZs) in accordance with Appendix 2 of *Planning for Bush Fire Protection 2006*. Easements shall be created in accordance with section 88B of the *Conveyancing Act 1919* and may be extinguished when the burdened lot is fully developed and has removed the hazard to the benefited lot.
2. Where residential and SFPP development proposed as part of the Vincentia Coastal Village Concept Plan and Project Approval is located within proposed lots 6001, 6002, 6003 and 6004, APZs for proposed development on those lots shall be provided within individual lot boundaries in accordance with Appendix 2 of *Planning for Bush Fire Protection 2006*. Alternatively, where APZs cannot be accommodated within individual lot boundaries, easements shall be created over adjoining lots subject to this modification in accordance with section 88B of

the *Conveyancing Act 1919*. The easements may be extinguished when the burdened lot is fully developed and has removed the hazard to the benefited lot.

3. Where proposed lots 6001, 6002, 6003 and 6004 include reserves or public open space proposed as part of the Vincentia Coastal Village Concept Plan and Project Approval, a Plan of Management is to be developed for those areas and should include at a minimum:
 - a. How vegetation within the areas will be managed to prevent the spread of fire towards residential and SFPP development;
 - b. Identify land to be managed as an Asset Protection Zone (APZ) and detail how APZs will be managed and maintained; and
 - c. Details of ongoing maintenance and management of any proposed access tracks.

The Plan of Management should be developed in consultation with the Shoalhaven Fire Control Centre.

For any enquiries regarding this correspondence please contact Lauren Cole on (02) 44 72 0600.

Yours Faithfully,



Amanda Moylan
Team Leader Development Assessment and Planning

The RFS has made getting information easier. For 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.