



NSW RURAL FIRE SERVICE



Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Your reference: MP06_0212
Our reference: S06/0060
DA14072193050AB

24 July 2014

Attention Ms Kate Masters

Dear Ms Masters

**AGENCY COMMENT - PART 3A MODIFICATION APPLICATION (MP06_0212 MOD1): LE CLOS VERDUN
RURAL RESIDENTIAL SUBDIVISION; SANCROX ROAD, SANCROX**

I refer to your correspondence dated 17 July 2014 seeking the NSW Rural Fire Service (RFS) comments regarding the modification application to the Part 3A Major Projects Application (MP06_0212), Le Clos Verdun Rural Residential Subdivision, Sancrox Road, Sancrox. The RFS understands that Minister of Planning is the approval body.

The RFS understands the modification application seeks to make minor amendments to the approved subdivision lot layout, road access plan and staging release plan. The RFS notes that these modifications also incorporate a modification to the approved fire trails within the subdivision.

A review of the Concept Plan and Project Approval determinations identified that the majority of bush fire conditions and commitments were linked to a Bush Fire Hazard Assessment report dated March 2008. A subsequent bush fire hazard report referencing the proposed modification application was not referred to the RFS. NSW Planning advised that no 'updated' Bush Fire Hazard Assessment report was submitted with the modification application. Consequently the March 2008 report did not consider the proposed modifications and therefore the current bush fire conditions and commitments in the Concept and Project Approvals document could be irrelevant to any approved modified plans.

As such the RFS has 'agreed' to NSW Planning suggestion that a 'updated' Bush Fire Hazard Assessment report can be a condition of any modified Concept and Project Approvals

The NSW RFS has no objection to the modification application being approved and recommends the following conditions are included in both the Concept Plan and Project Approval modification determination documents:

Amend "Part A2 Staging" to reflect the amended Stage Plan

"Sheet 16 revision F dated 24-07-2013, titled '*Plan of Proposed Subdivision All Stages with Areas Le Clos Verdun*', prepared by Hopkins Consultants".

Amend "Part A4 Project according to plans" to reflect amended plans referred to the RFS

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Revision F

Survey Drawings prepared by Hopkins Consultants Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
6096 – Sheet 1A	A	Overall Plan of Subdivision	06/07/2010
6096 Sheets 1B & 1C	A	Proposed Subdivision Detail	06/07/2010
6096 – Sheet 2	A	Proposed Subdivision – Contours & Flood Levels	06/07/2010
6096 – Sheet 3	A	Proposed Subdivision – Zone Boundary	06/07/2010
6096 – Sheet 4	2	Proposed Subdivision – Aerial Photograph	17/4/2014
6096 – Sheet 5	A	Proposed Subdivision – Flood Levels & Intended Filling	06/07/2010
6096 – Sheet 6	A	Proposed Subdivision – Stormwater Strategy	06/07/2010
6096 – Sheets 7A, 7B & 7C	A	Proposed Subdivision – Sample Building Envelopes	06/07/2010
6096 – Sheet 8	2	Proposed Subdivision – Access Strategy	17/4/2014
6096 – Sheet 16	F	Proposed Subdivision – Staging Plan	24/7/2013
6096 – Sheet 10	A	Proposed Subdivision – Comparison Existing & Proposed Lot Layouts	06/07/2010

Insert in “Part B Prior to issuing Construction Certificate” the following new condition

B12

“Prior to the issuing of a construction certificate, the Bush Fire Hazard Assessment prepared by Mid Coast Environment dated March 2008 shall be updated in accordance with the modified subdivision, staging and access plans (MP06_0212 Mod 1), to the satisfaction of NSW Rural Fire Service. The agreed Bush Fire Hazard Assessment report shall be submitted to Council”.

Amend “Part E10(7) Vegetation Management” to read

“The APZ and fire trail are to be located on the eastern margin of the existing riparian vegetation on lots 158 & 159”.

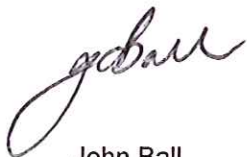
No change to Statement of Commitments Item 16 under the heading “Flora and Fauna”.

Delete Statement of Commitments Items 31-38 under the heading Bushfire Hazard management and insert

“Bushfire Hazard Management shall be implemented as per the recommendations of the Bush Fire Hazard Assessment report as required by condition B12 of this approval document”.

For any queries regarding this correspondence, please contact Alan Bawden on 1300 NSW RFS.

Yours sincerely



John Ball
Manager
Customer Service and Support – Coffs Harbour