



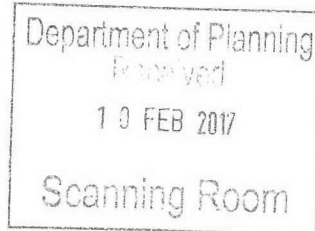
NSW RURAL FIRE SERVICE



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

Your reference: MP10_0136 Mod 1
Our reference: D17/109

Attention: Amy Robertson



31 January 2017

Dear Ms Robertson,

MP10_0136 Mod 1 – Riverside, Tea Gardens

I refer to your email dated 11 January 2017 seeking comments and recommended conditions from the NSW Rural Fire Service (RFS) with respect to the proposed modification (Mod 1) to the Concept Plan Approval for MP10_0136.

The NSW RFS has reviewed the plans and documents available on the Department's website and understands that the intention of the modification with respect to the assessment of potential bush fire risk is to modify Concept Approval Condition C11 and item 11 of the Statement of Commitments such that bushfire protection measures for each stage of the development are to comply with the submitted Bushfire Management Plan, prepared by Tattersall Lander Pty Ltd (November 2015).

While the NSW RFS does not object to the general layout of the modified concept plan, the submitted Bushfire Management Plan does not fully reflect the requirements of 'Planning for Bush Fire Protection 2006' and does not provide sufficient information to enable a detailed assessment of each proposed subdivision stage.

In this regard, it is noted that the submitted Bushfire Management Plan:

- includes recommendations without proper reference to the requirements of 'Planning for Bush Fire Protection 2006';
- includes fuel management aims and asset protection zone descriptions (inner protection area and outer protection area) that are partly inconsistent with the requirements of 'Planning for Bush Fire Protection 2006';
- does not include details regarding the proposed vegetation management plan for the site;
- does not include an assessment of the proposed revegetated water management corridors;
- does not provide adequate asset protection zones for Stage 16B;
- does not reference the additional construction requirements of 'Planning for Bush Fire Protection: Addendum – Appendix 3';
- does not include written confirmation of Council's commitment to undertake ongoing management of asset protection zones on conservation land or other public land.

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

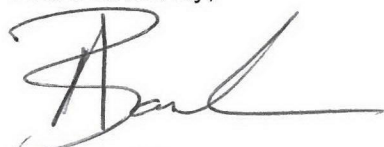
NSW Rural Fire Service
Planning & Environment Services
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COFFS HARBOUR NSW 2450

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Having regard to the above matters, the NSW RFS does not support the proposed modification to Concept Plan Approval Condition C11 – Bushfire Assessment or Item 11 in the Statement of Commitments.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Alan Bawden', with a stylized, flowing script.

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'.