



NSW RURAL FIRE SERVICE



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

Your Ref: MP 06_0258 MOD 10
Our Ref: D16/0555
DA16022300836 PC

ATTENTION: Emma Butcher

16 January 2018

Dear Ms Butcher

Casuarina Town Centre – MP 06_0258 (Mod 10)

I refer to your letter dated 17 November 2017 seeking comments from the NSW Rural Fire Service (RFS) with respect to the above application.

The NSW RFS has reviewed the plans and document available on the Department's website and understands the modification proposes to:

- modify the approved lot layout by replacing medium density lots with single dwellings lots. This would:
 - increase the total number of lots on the site from 97 to 178;
 - reduce the total number of dwellings across the site from approximately 663 to 447
- modify the built form controls to increase the height of buildings permitted along Grand Parade;
- delete the approved hotel use;
- revise the drainage concept to facilitate the filling of an existing drainage swale and its conversion to a 'green buffer';
- change the timing for the provision of additional beach access; and
- change the approved staging plan;

The NSW RFS does not raise any objection to the proposed modification and recommends inclusion of the following conditions in any approval of the proposed development.

Postal address

Records
NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
Planning and Environment Services (North)
Suite 1, 129 West High Street
COFFS HARBOUR NSW 2450

T (02) 6691 0400
F (02) 6691 0499
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Email: pes@rfs.nsw.gov.au

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:

1. At the issue of subdivision certificate and in perpetuity the entire property 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.
2. Landscaping to the site and within the public reserve to the east of Lots 85 – 91 is to comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006 and the NSW Rural Fire Service's document Standards for asset protection zones.

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:

3. Public road access shall comply with section 4.1.3 (1) of Planning for Bush Fire Protection 2006.

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:

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

General Advice – consent authority to note:

The NSW RFS recommendations assume that the area of Lot 13 DP 1014470 to the east of Lots 85-91 will be managed as an asset protection zone as indicated in the letter from Newton Denny Chapelle to the Department of Planning and Environment dated 15 December 2017 (ref: 13/054).

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

Yours Sincerely



Neil Pengilly

Acting Team Leader – Development Assessment & Planning

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'.