



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

24 April 2018

Dear Ms Butcher,

Casuarina Town Centre – MP 06_0258 (Mod 10)

I refer to your letter dated 10 April 2018 seeking comments from the NSW Rural Fire Service (RFS) on the Bushfire Threat Performance Solution Report prepared by Bushfire Certifiers (ref: 18/110, dated 9 April 2018) with respect to the above application.

The NSW RFS has reviewed the submitted report and notes the following:

- the radiant heat calculations in the Performance Solution are based on a grassland fuel load of 4.5 t/ha (AS 3959-2009, Table B2) and requires a 5.7m asset protection zone in combination with a 2000mm high radiant heat shield to ensure radiant heat exposure will not exceed 29kW/m².
- NSW RFS radiant heat calculations are based on a grassland fuel load of 6 t/ha ('Planning for Bush Fire Protection 2006', Table A2.1) and requires a 6.9m asset protection zone in combination with a 2000mm high radiant heat shield to ensure radiant heat exposure will not exceed 29kW/m².

The applicant's statement that *'this performance solution is only one study to demonstrate compliance with the asset protection zone performance criteria of Planning for Bush Fire Protection 2006, however there are likely to be a number of different methodologies available when an application for a dwelling is submitted'*, is also noted.

Having regard to the information submitted and the comments above, the NSW RFS has amended its advice 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
www.rfs.nsw.gov.au
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 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:

Any future development application lodged within this subdivision under section 4.14 of the Environmental Planning & Assessment Act 1979 will be subject to requirements as set out in Planning for Bush Fire Protection 2006.

This letter is in response to a further assessment of the application submitted and supersedes our previous advice regarding bush fire protection dated 16 January 2018.

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

Yours sincerely,



John Ball

Manager – 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'.