



NSW RURAL FIRE SERVICE



The Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Your reference: MP 06_0031 MOD 4
Our reference: D18/329

9 May 2018

Attention: Emma Butcher

Dear Emma,

Part 3A / State Significant Development Application – 290 & 302 Minmi Road – Fletcher

Reference is made to your correspondence dated 19 January 2018 seeking comment in relation to the abovementioned development, which seeks to modify the concept plan and project approval.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regard to Section 4.4 of the directions issued in accordance with Section 117(2) of the *Environmental Planning and Assessment Act 1979*.

The objectives of the direction are:

- (a) *to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and*
- (b) *to encourage sound management of bush fire prone areas.*

The direction provides that a planning proposal must:

- (a) *have regard to Planning for Bushfire Protection 2006,*
- (b) *introduce controls that avoid placing inappropriate developments in hazardous areas, and*
- (c) *ensure that bushfire hazard reduction is not prohibited within the APZ.*

Based upon an assessment of the information provided, the NSW RFS raises no objections to the proposal subject to a requirement that the future subdivision of the land complies with *Planning for Bush Fire Protection 2006*. This includes, but is not limited to:

- Provision of Asset Protection Zones (APZs) within the proposed lots in accordance with Table A2.4;
- Access to be provided in accordance with the design specifications set out in section 4.1.3; and,
- Services to be provided in accordance with section 4.1.3.

With regard to these requirements, the following comments are made in relation to the submitted concept plan (drawn by ADW Johnson, Titled: Proposed Subdivision Outlook Stage 10, dated 10/4/18 Revision P):

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➤ **Asset Protection Zones**

- Each proposed residential lot and red hashed area as marked on the plan, shall be managed as inner protection area (IPA) in perpetuity as outlined within section 4.1.3 and Appendix 5 of *Planning for Bush Fire Protection 2006* and the NSW RFS document *Standards for Asset Protection Zones*.
- The fuel managed zone shall be managed as an outer protection area (OPA) as outlined within section 4.1.3 and Appendix 5 of *Planning for Bush Fire Protection 2006* and the NSW RFS document *Standards for Asset Protection Zones*. At the issue of a subdivision certificate, a suitable legal mechanism (such as an instrument created pursuant to section 88 of the *Conveyancing Act 1919* or an adopted Council Plan of Management shall be created for this zone which requires the land to be managed in perpetuity.

If you have any queries regarding this advice, please contact Matthew Apps, Development Assessment and Planning Officer, on 1300-NSW-RFS.

Yours sincerely,



Kalpana Varghese
Acting Team Leader, Development Assessment and Planning
Planning and Environment Services (East)