



NSW RURAL FIRE SERVICE



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

Your reference: MP 05_0083 (Mod 7)

Our reference: D18/5807
DA18060613376 PC

Attention: Emma Butcher

18 June 2018

Dear Ms Butcher,

MP 05_0083 (Mod 7) – Sandy Beach

I refer to your correspondence dated 30 May 2018 seeking comments from the NSW Rural Fire Service (RFS) with respect to the above modification application.

The NSW RFS understands that the proposed modification (Mod 7) seeks to:

- reinstate previously refused Stages 1, 2 and 6;
- provide off-site offsets to satisfy Condition C11;
- increase the land dedicated to the Coffs Coast Regional Park; and
- relocate the access to Stage 4.

The NSW RFS does not support the proposed reinstatement of Stage 2 as outlined in the application as the modified proposal does not satisfy the performance criteria for access (public roads) in section 4.1.3(1) of 'Planning for Bush Fire Protection 2006'.

With respect to the remaining proposed modifications, the NSW RFS provides the following recommended conditions for inclusion in any modification of the Concept Approval.

1. The development proposal is to comply with the layout identified on the drawing titled 'Plan of Proposed Subdivision' prepared by ADW Johnson, reference 239312-DA-005-C (Version C), dated 27 February 2018, except for Stage 2 and except as modified by the following conditions.

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:

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
Planning & Environment Services
Suite 1, 129 West High Street
COFFS HARBOUR NSW 2450

T (02) 6691 0400
F (02) 6691 0499
www.rfs.nsw.gov.au
csc@rfs.nsw.gov.au

1. The land around Stage 1 for the following distances 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 and the NSW Rural Fire Service's document 'Standards for asset protection zones':
 - north for 27 metres;
 - south-east and west for 21 metres; and
 - north-east for 13 metres.
2. The land around Stage 6 for the following distances 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 and the NSW Rural Fire Service's document 'Standards for asset protection zones':
 - north and east for 27 metres; and
 - west for 20 metres.
3. Where a proposed road forms part of the required asset protection zone, the full width of the road reserve is to be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of Planning for Bush Fire Protection and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
4. Where a required asset protection zone (or part thereof) is located on the proposed community lot, a restriction as to user shall be created over the community lot requiring the relevant area to 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'.

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:

5. 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:

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

Advice – consent authority to note

Establishment of asset protection zones may require the clearing of vegetation. The NSW RFS does not authorise the clearing of any vegetation, nor has it undertaken an assessment of potential ecological impacts of clearing vegetation for the purpose of establishing asset protection zones. Approvals necessary for the clearing of vegetation should be obtained prior to the establishment of any asset protection zones.

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

Yours sincerely,



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'.