



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

30 August 2018

Dear Ms Butcher,

Casuarina Town Centre – MP 06_0258 (Mod 10)

I refer to your correspondence dated 27 August 2018 seeking recommended conditions from the NSW Rural Fire Service (RFS) for the above development proposal following negotiations between the applicant, Tweed Shire Council and the NSW RFS regarding landscaping of the proposed civic park (Lot 84).

Having regard to the previous recommendations provided by the NSW RFS and the subsequent correspondence from Tweed Shire Council dated 27 August 2018, the NSW RFS has amended its advice and recommends inclusion of the following conditions in any approval of the proposed development:

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, proposed Lots 1 to 92 (excluding Lot 84) 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 (including Lot 84) is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

Postal address

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NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

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Planning and Environment Services (North)
Suite 1, 129 West High Street
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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'.

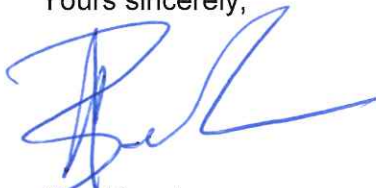
General Advice – consent authority to note:

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 24 April 2018.

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

Yours sincerely,



Alan Bawden

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'.