



NSW RURAL FIRE SERVICE



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

Your reference: MP 10_0088
Our reference: D17/1541

23 October 2018

Attention: Emma Butcher

Dear Sir/Madam,

Response to Submission - Nords Wharf Concept Plan

Reference is made to the correspondence dated 5 October 2018 seeking comments on the proponent's response to submissions in relation to the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

Based on a preliminary assessment of the proposal, the concept subdivision plan can provide the minimum asset protection zone (APZs) within the proposed lots in accordance with Appendix 2 of *Planning for Bush Fire Protection (PBP) 2006*. However, it is noted that the areas within the proposed lots, closest to the hazard, that would allow a future dwelling to achieve bush fire attack level (BAL) 29 are constrained.

In this regard, further information is required for further assessment of the proposal in its current form including:

- An updated subdivision plan demonstrating that the required minimum APZs in accordance with Appendix 2 of PBP 2006 can be achieved within the proposed residential lots;
- An updated subdivision plan which shows the location of future dwelling footprints within the BAL 29 or lower area on the proposed residential lots; and,
- An updated BAL plan that includes the above information for APZs and future dwelling footprints.

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

Yours sincerely,

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

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